

PRIORITIZING AFFORDABLE HOUSING

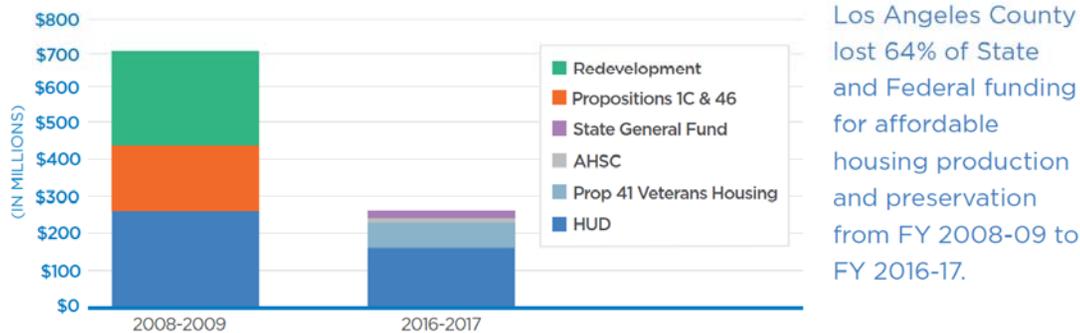
- In October 2015, the Board of Supervisors unanimously created an Affordable Housing Programs budget and multi-year funding plan
- \$20 million in FY 2016-17, increasing by increments of \$20 million until reaching \$100 million annually in FY 2020-21
- Created Affordable Housing Coordinating Committee to expedite housing production and preservation
- Commissioned a first-of-its-kind annual Affordable Housing Outcomes Report to evaluate the regional need and make recommendations for reducing the affordable housing gap



IMPACTS OF FEDERAL & STATE POLICIES

Investments in Affordable Housing

Change in Federal and State Capital Investments in Affordable Housing in Los Angeles County

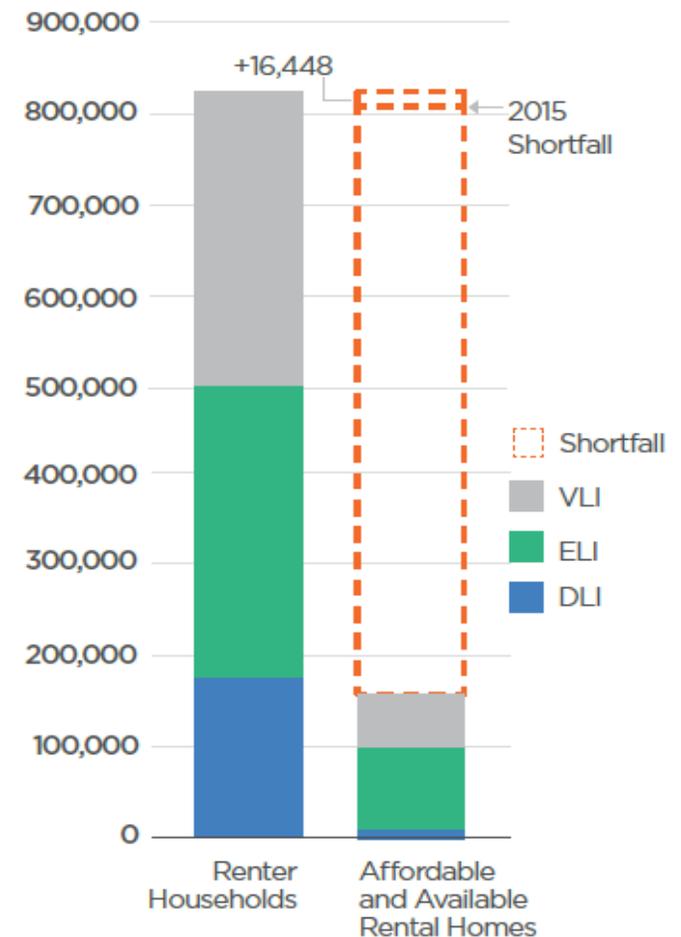


Funding Sources	FY 2008-2009	FY 2016-2017	% Change
State Redevelopment	\$274,787,841	\$0	-100%
State Housing Bonds and Housing Programs	\$176,595,573	\$85,771,509	-51%
HUD	\$260,516,144	\$169,556,041	-35%
TOTAL	\$711,899,558	\$255,327,550	-64%

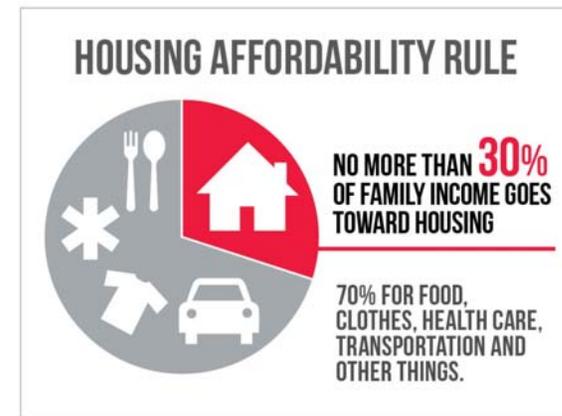
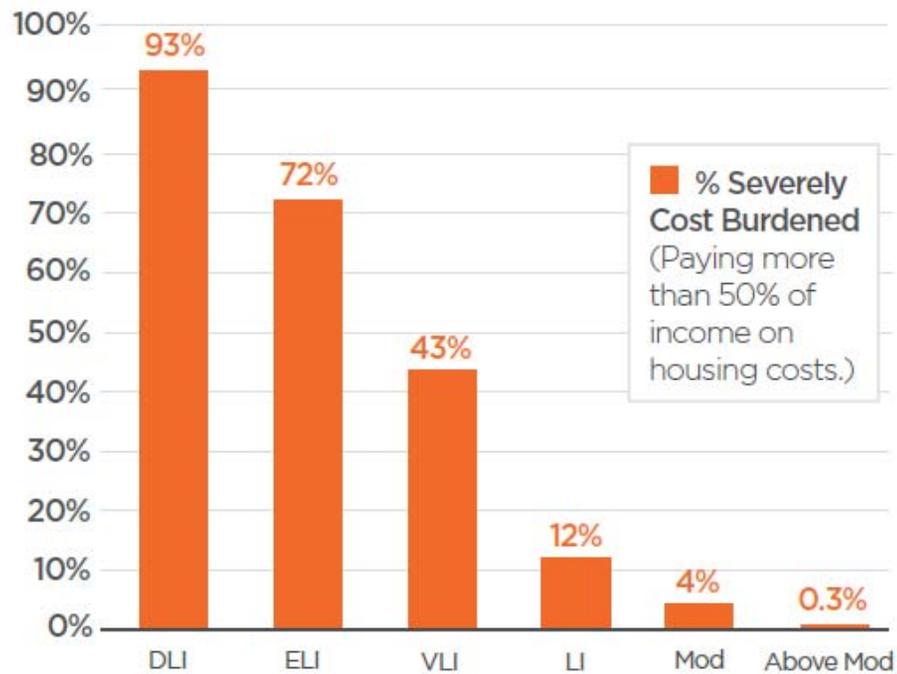
Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2016-2017 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2016.

AFFORDABLE HOUSING SHORTFALL

- Los Angeles County has a shortfall of 568,000 homes affordable to the lowest income renters.
- This shortfall has increased by 16,448 homes from 2015 to 2016.
- Rental housing vacancy rate in LA County is at a historic low between 2 and 3%.
- Throughout the County, 11,439 homes in 182 developments are at risk of conversion to market-rate within the next 5 years.
- This includes homes with Federal, State and County-Administered funding restrictions.



LA COUNTY RENTER COST BURDEN

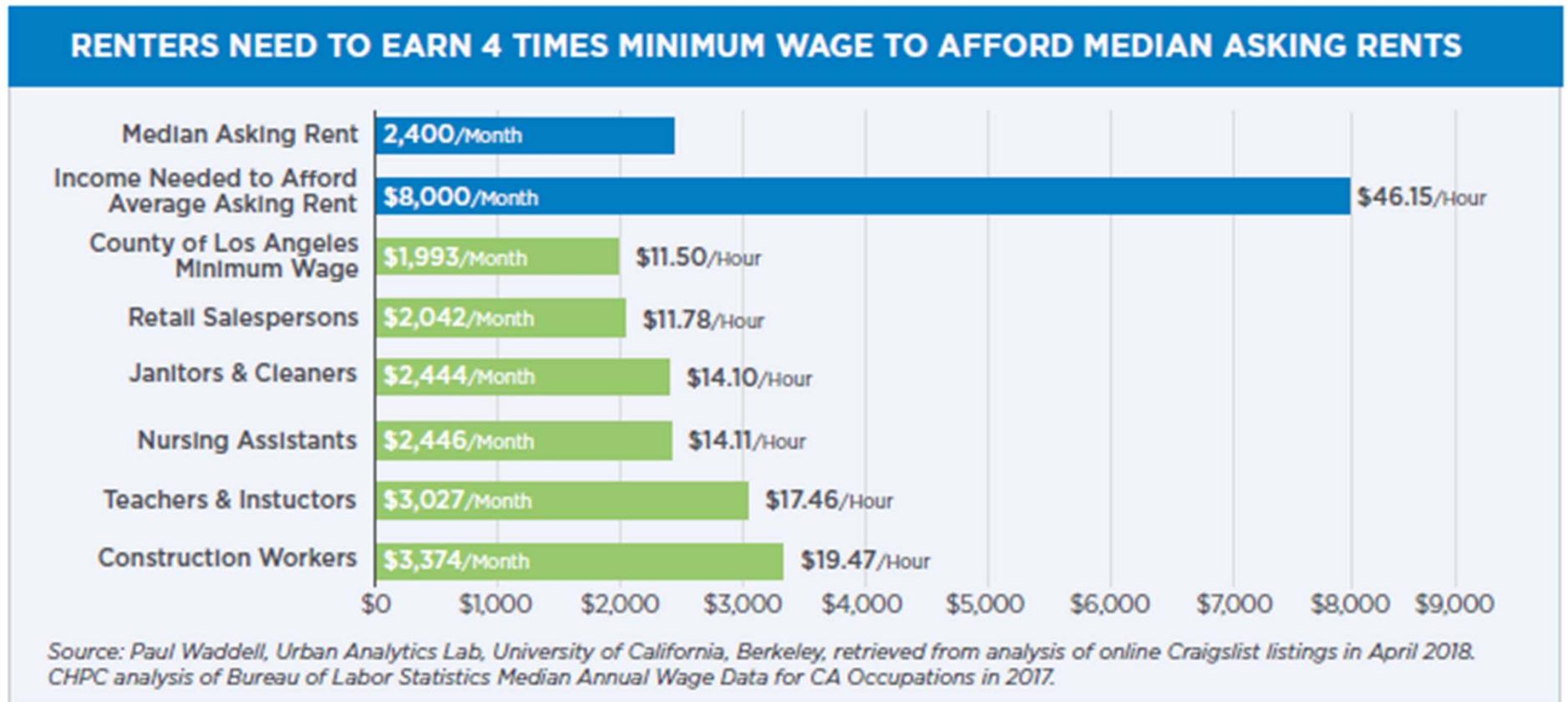


Los Angeles County Households

Renter Group by Area Median Income (AMI)	Number of Households 2016	% Change from 2015*
Deeply Low Income (DLI) 0-15% AMI	177,352	↗ 8%
Extremely Low Income (ELI) 15-30% AMI	329,887	↗ 11%
Very Low Income (VLI) 31-50% AMI	320,835	↘ -1%
Low Income (LI) 50-80% AMI	344,865	↘ -1%
Moderate Income (Mod) 80-100% AMI	280,119	↗ 0.2%
Above Moderate (Above Mod) 100%+ AMI	370,375	↘ -2%
TOTAL	1,823,433	↗ 2%

*Reflective of changes within the income group.

INCOME NEEDED FOR AVERAGE RENT



COUNTYWIDE COMMITMENT



IMPLEMENTING A MULTI-PRONGED APPROACH

- **Housing for Health**

- Created housing subsidy program for highest acuity users of health system through various existing rental subsidies
- Connected over 8,000 individuals to Housing Subsidy and Services in 2017
- Projected to serve over 10,000 individuals in 2018

- **Mental Health Funding**

- Providing subsidies and capital project funding for special needs housing
- Funded 58 developments and over 3,000 affordable homes in 2017

- **Homeless Initiative: Measure H**

- Commitment to facilitating supportive housing
- \$402 million in 2018-19 to expand the fight against homelessness

- **Ordinances to Expedite Housing Development**

- Accessory Dwelling Units
- Affordable Housing Preservation
- Inclusionary Housing
- By-Right Housing
- Homeless Housing



SETTING A FOUNDATION FOR SUCCESS

- CEO created the Affordable Housing Unit to administer the budget for affordable housing, implement recommendations from the Affordable Housing Outcomes Report, and manage other housing priorities
- 2017-18 budget allocations included nearly \$40 million to the CDC NOFA
 - Supplemented by \$50 million of MHSAs funding and \$10 million from Measure H
- Additional funding anticipated from the State's Affordable Housing and Sustainable Communities (AHSC) Program
 - Applied for over \$50 million in grants to build 380+ units of housing and active transportation improvements
- CEO reviewing other Outcomes Report recommendations and developing new strategies to acquire, develop, and preserve affordable housing assets
- CEO managing Board initiatives around Tenant Protections and Short-term Rental Regulations



CDC/HACoLA HOUSING PROGRAMS

Homeownership



- First Time Homeowner Program / Downpayment Assistance (SCHFA and HOP)
- Mortgage Credit Certificate Program

Preservation



- Bond Financing
- Rehabilitation – Housing Assistance Contract
- Single-Family Home Improvement Loans
- Handyworker Grants
- Residential Sound Insulation Grants

Rental Subsidies Public Housing



- Rental Assistance – HCV, Section 8, VASH
- Rental Assistance for Special Needs
- Public Housing and Affordable Housing Rental Units

New Construction



- NOFA for permanent, supportive and affordable multifamily housing
- Project Management of New Construction Projects
- Los Angeles Housing Innovation Fund (LACHIF)

CDC/HACoLA HOUSING PROGRAMS FY 2017 – 18 OUTCOMES

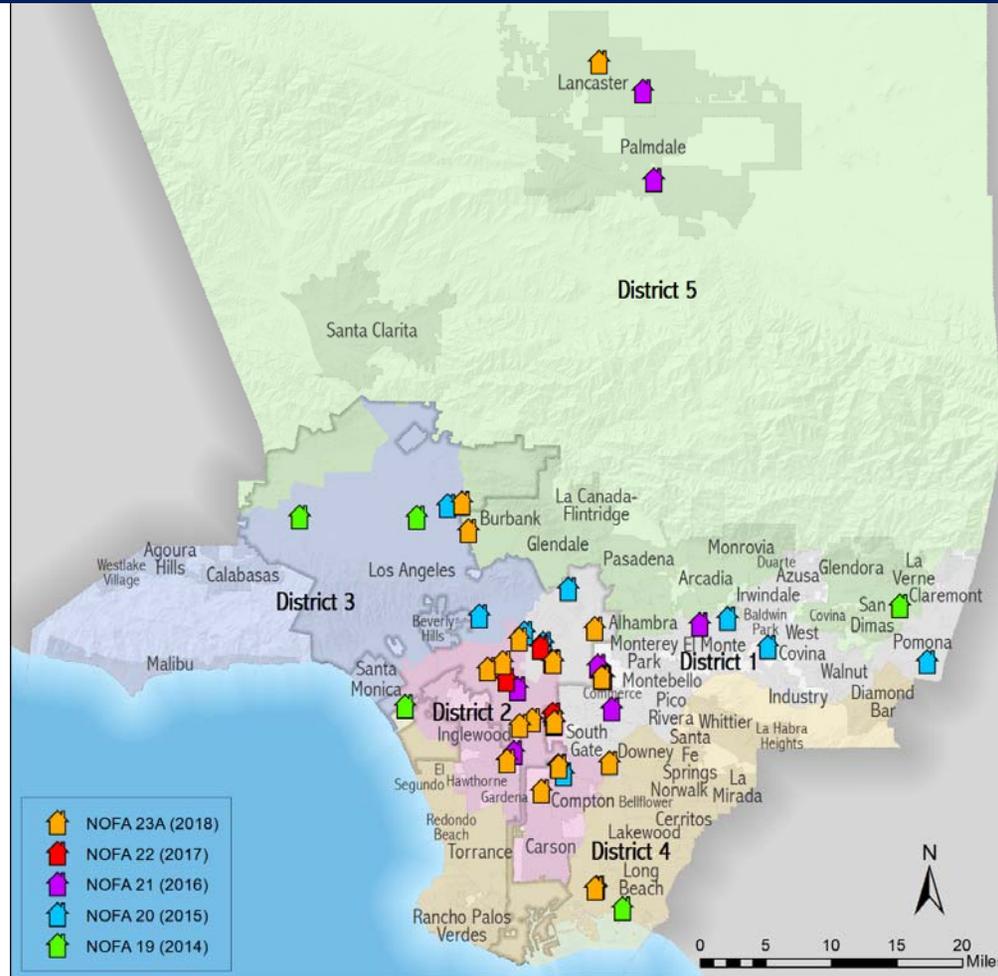
HOMEOWNERSHIP ACCOMPLISHMENTS		
PROGRAM	HHs ASSISTED	TOTAL AMOUNT
Homeownership Program (HOP)	42	\$2,357,499
Mortgage Credit Certificates (MCC)	108	\$32,453,633
Affordable Homeownership Program (AHOP)	3	\$500,000
First Home Program (SCHFA)	18	\$6,242,200
TOTALS	171	\$41,553,332

PRESERVATION ACCOMPLISHMENTS		
PROGRAM	HHs ASSISTED	TOTAL AMOUNT
Single Family Home Improvement Program (HIP)	82	\$1,965,062
Handyworker Program (Districts 4 & 5 only)	53	\$281,531
Residential Sound Insulation Program (RSIP)	71	\$2,357,499
TOTALS	206	\$4,604,092

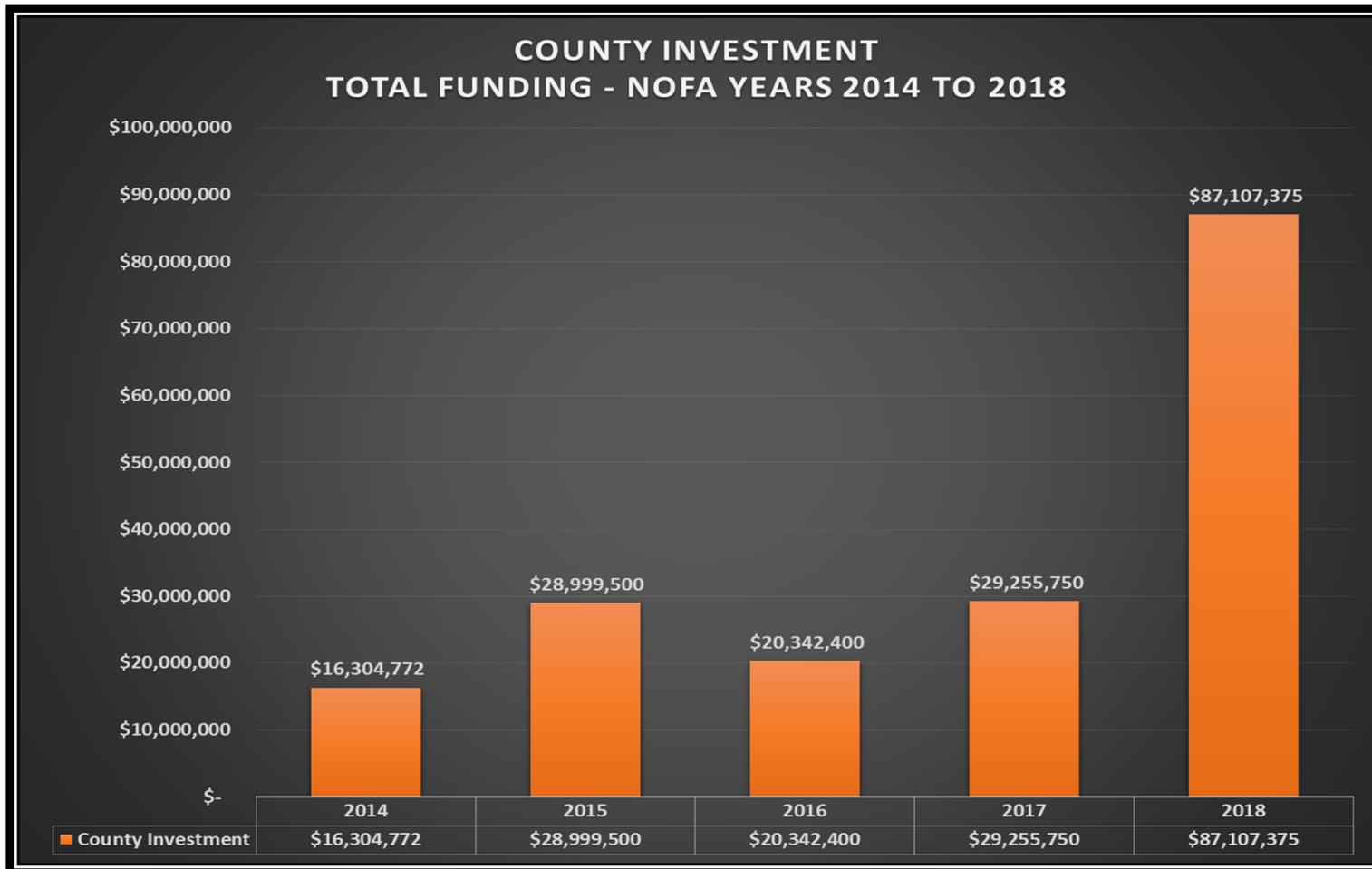
CDC/HACoLA HOUSING PROGRAMS FY 2017 – 18 OUTCOMES

RENTAL SUBSIDIES / PUBLIC HOUSING ACCOMPLISHMENTS	
PROGRAM	HHs ASSISTED
Housing Choice Voucher Program (HCV)	21,115
Continuum of Care Program	1,418
Veterans Affairs Supportive Housing Program	1,754
Project Based Voucher Program	715
Homeless Initiative Program	850
Public and Affordable Housing Units	3,229
TOTAL FAMILIES ASSISTED	29,081

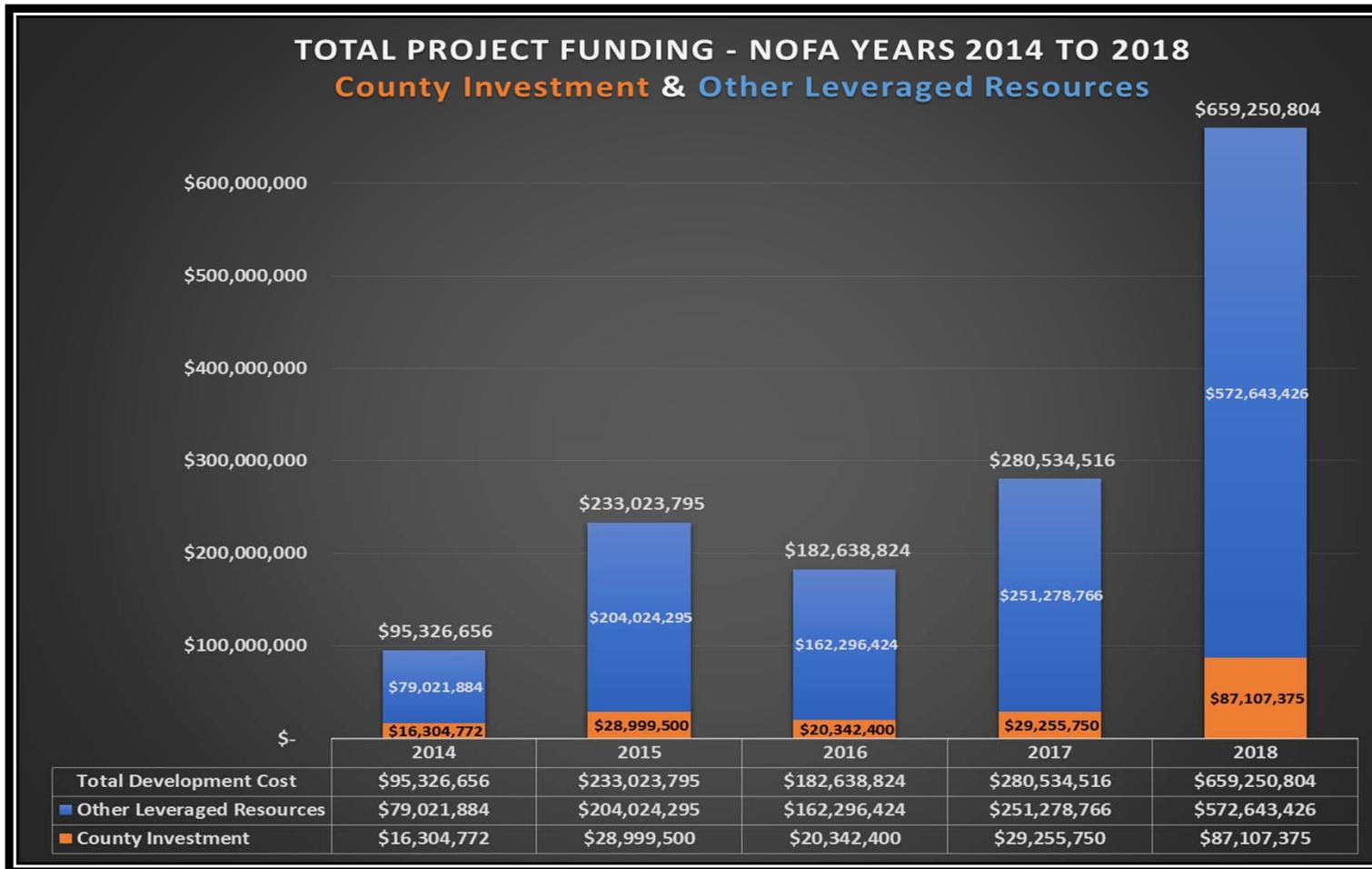
UNPRECEDENTED LEVEL OF COUNTY INVESTMENT



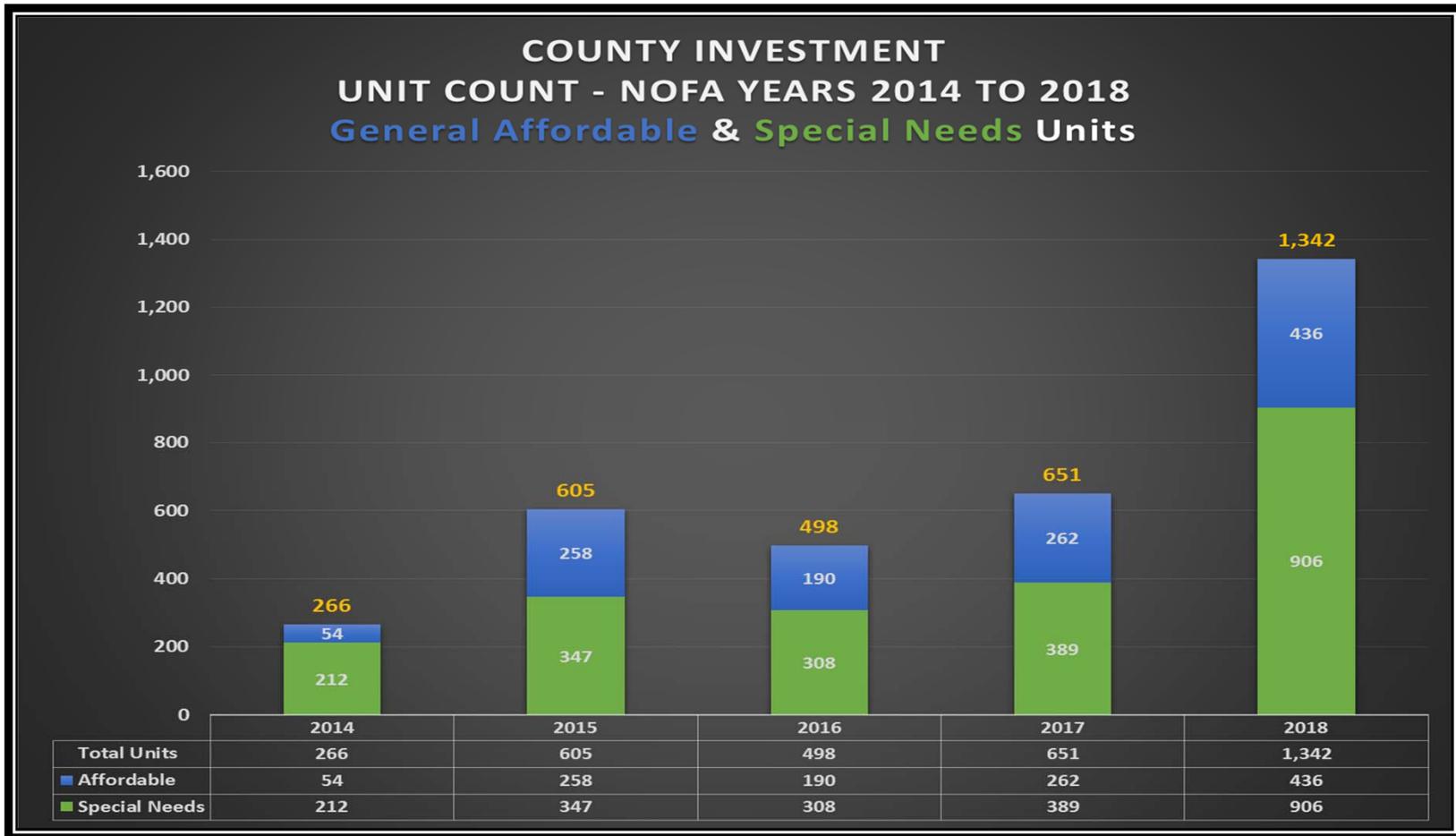
FIVE YEAR COUNTY INVESTMENT



FIVE YEAR COUNTY INVESTMENT



FIVE YEAR COUNTY INVESTMENT



JUST THE BEGINNING

Summer 2018

Alternative Housing NOFA
(\$6,000,000+)
Mobile Home Rental
Ordinance

Fall 2018

NOFA 24A
(\$100,000,000+)
Bond Issuances for (8) 4%
Tax Credit Projects
(\$155,000,000)

2019

No Place Like Home
(Approx. \$700,000,000)
NOFA 24B
ADU PILOT Units Occupied