

## New Study Finds Los Angeles County Needs 551,807 Affordable Homes

The February 9th meeting of the Los Angeles County Affordable Housing Coordinating Committee marked an important milestone in the County's fulfillment of its 2015 commitment to dramatically expanding its investment in affordable housing.

At the meeting, the committee reviewed the preliminary findings of the first section of the groundbreaking Affordable Housing Outcomes Report, which, upon its completion in late April, promises to provide the most comprehensive look at affordable rental housing needs and solutions of any county in California. The report is intended to guide the County in its strategic affordable housing investments as it increases its funding by \$20 million each year until it reaches \$100 million annually by 2021.

The County Board of Supervisors (Board) authorized the creation of the Committee and the Report in an October 27, 2015 motion by County Supervisors Sheila Kuehl and Mark Ridley-Thomas. That motion cited the loss of more than \$274 million in affordable housing funding annually due to the state's elimination of Redevelopment funding in 2012 as a prime motivating factor.

Last year, the [California Housing Partnership](#), with assistance from [CSH](#), developed a [template](#) for the Affordable Housing Outcomes Report based on input from relevant County Departments and key stakeholders. The Board approved the template on March 30, 2016.

Key Takeaways from the draft Section 1 include:

- There is a Countywide shortage of 551,807 rental homes for households earning less than \$41,500 for a four-person household.
- Most households earning less than \$41,500 for a four-person household are spending more than half their income on rent.
- Almost 47,000 people in LA County are homeless at any given time.
- About 29% are chronically homeless; the other 71% are not.
- LA's homeless population is unevenly distributed - across both demographic categories and geographies - highlighting a similarly uneven distribution of vulnerability

As specified in the approved Template, the Report will have five sections and will be delivered to the Committee as outlined below:

**Section 1:** Affordable Housing Needs (February 9)

**Section 2:** Total Affordable Housing Inventory in County Cities (March 31)

**Section 3:** County Administered Inventory/Resources (March 31)

**Section 4:** Neighborhood Accessibility and Vulnerability (March 31)

**Section 5:** Recommendations & Dashboard (April 28)

The highlights of Section 1, which is still in draft form until its approval by the County, include:

## Los Angeles County Incomes & Affordable Rents

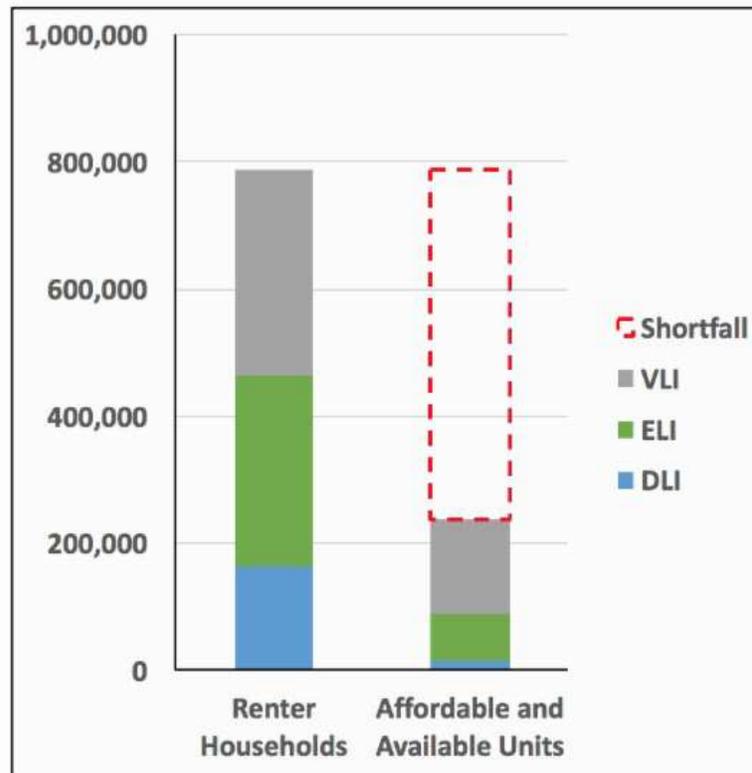
Los Angeles County	Area Median Income 4-person family <sup>1,2</sup>	HUD Income Categories	Adjusted HUD 4-person family	Adjusted HUD Income as % of Median Income	Affordable Monthly Rent, 4-person family
	\$63,000	DLI <sup>3</sup> (0-15% AMI)	\$12,450	20%	\$311
		ELI (15-30% AMI)	\$24,900	40%	\$622
		VLI (30-50% AMI)	\$41,500	66%	\$1,037
		LI (50-80% AMI)	\$66,400	105%	\$1,660

(1) HUD adjusts income limits upward to account for high-cost housing markets.

(2) Income and rent schedules maintained by the California Tax Credit Allocation Committee and Department of Housing and Community Development vary slightly because of a "hold harmless provision" adopted in 2009.

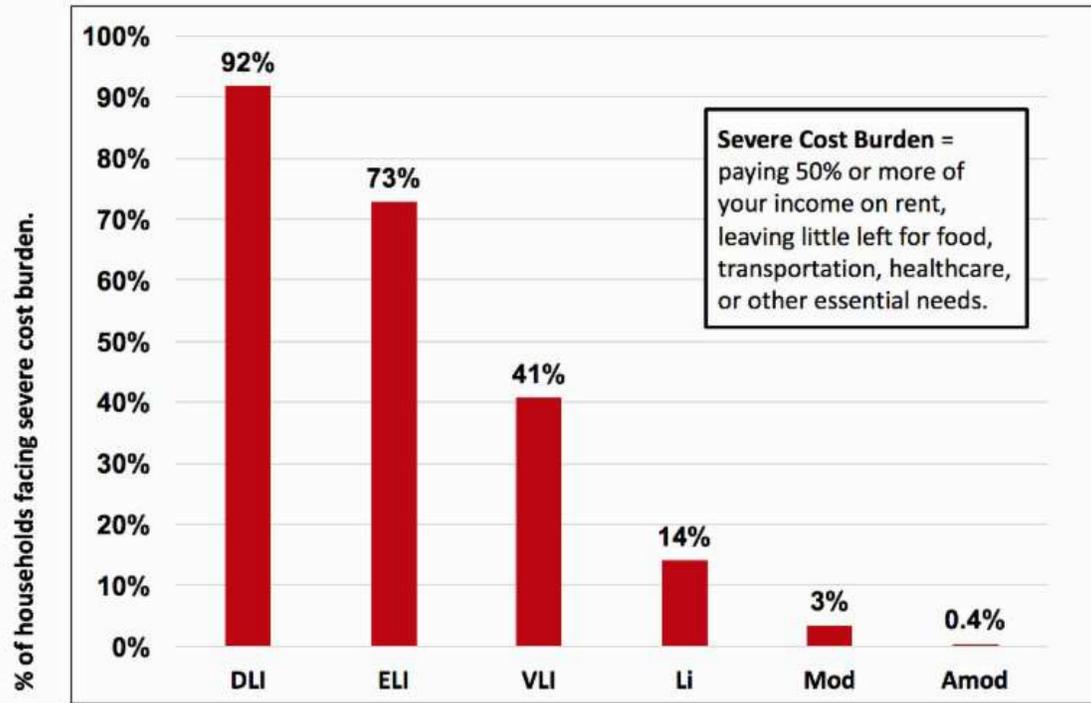
(3) Deeply Low Income (DLI) households is a relatively new category that HUD and the County are piloting.

## Los Angeles County Affordable Housing Shortfall



**551,807  
More  
Affordable  
Homes  
Needed**

# Los Angeles County Severe Cost Burden



For more information about the California Housing Partnership, please visit our website at [www.chpc.net](http://www.chpc.net).

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