

County of Los Angeles

Affordable Housing Coordinating Committee

April 28, 2022



Agenda

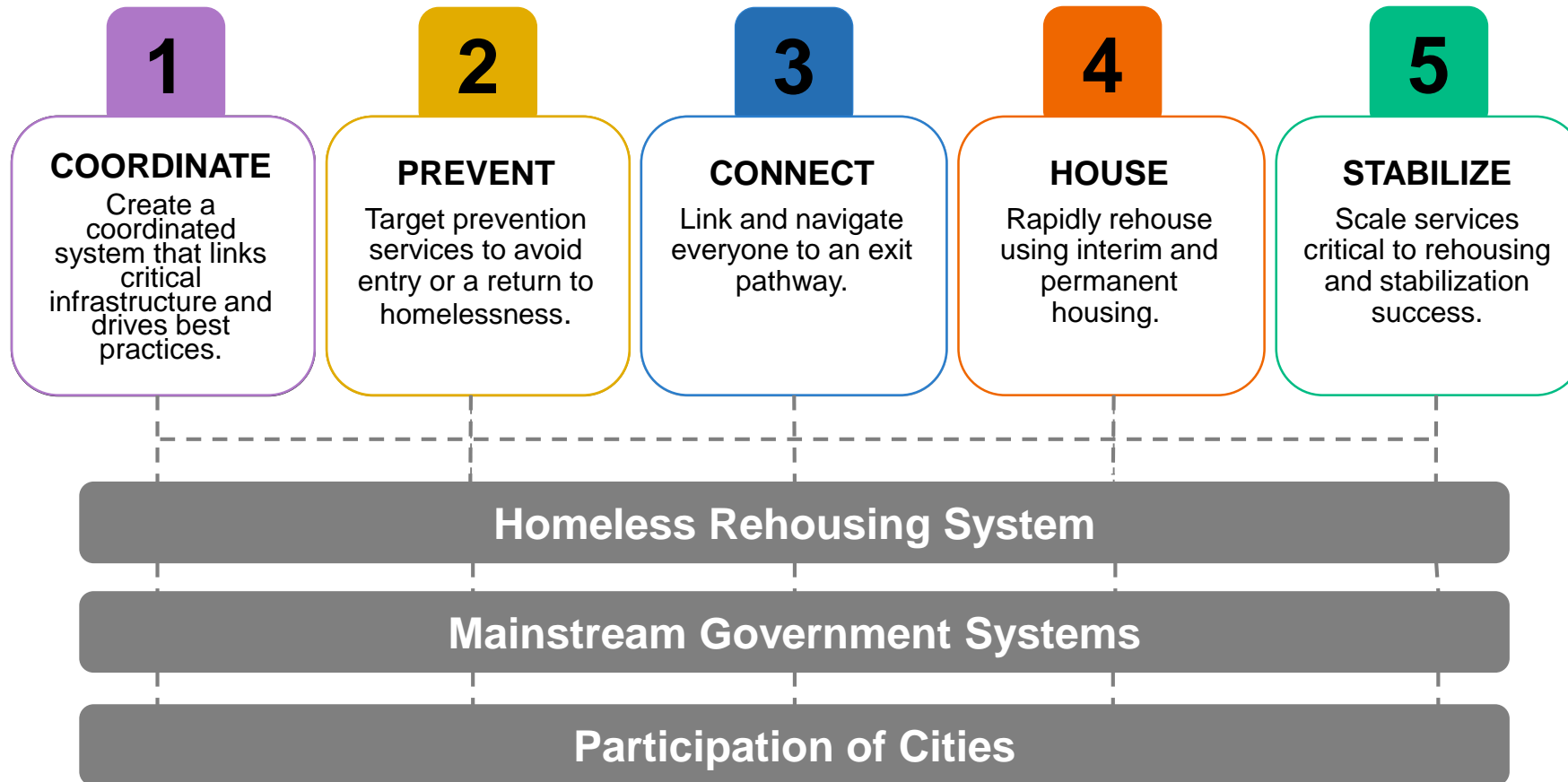
1. Welcome and Introductions
2. Homeless Initiative Strategy Framework (CEO)
3. Affordable Housing Strategies and Policy Framework (County team)
4. Affordable Housing Outcomes Report Draft Section(s)
(California Housing Partnership)
5. Discussion
6. Public Comment



Corazon del Valle
Clifford Beers Housing

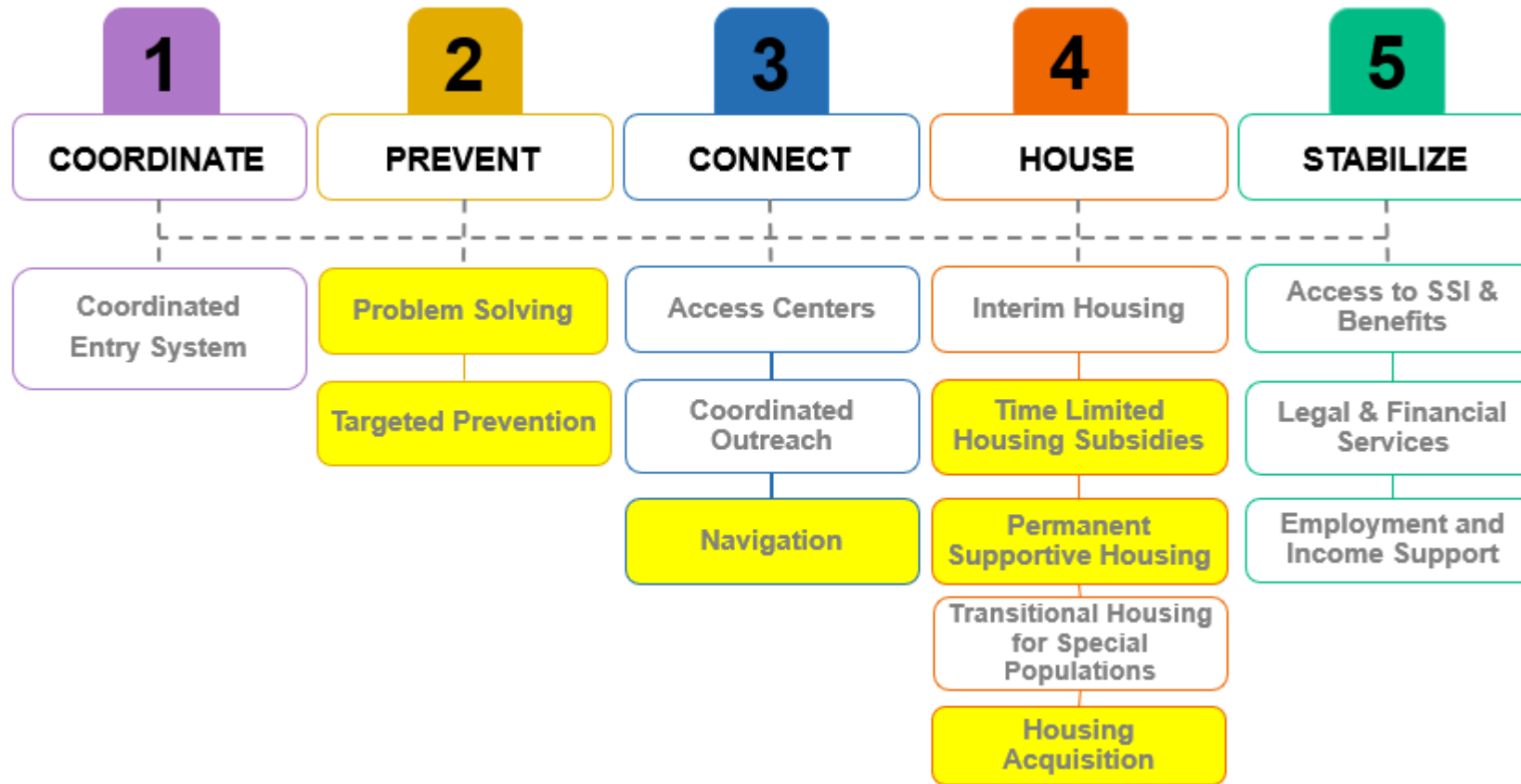
HOMELESS INITIATIVE STRATEGY REASSESSMENT

New Framework for HI Strategies



- The new HI Framework incorporates elements of LA County affordable housing approach (production, preservation, and protection/prevention) across all three system partners .

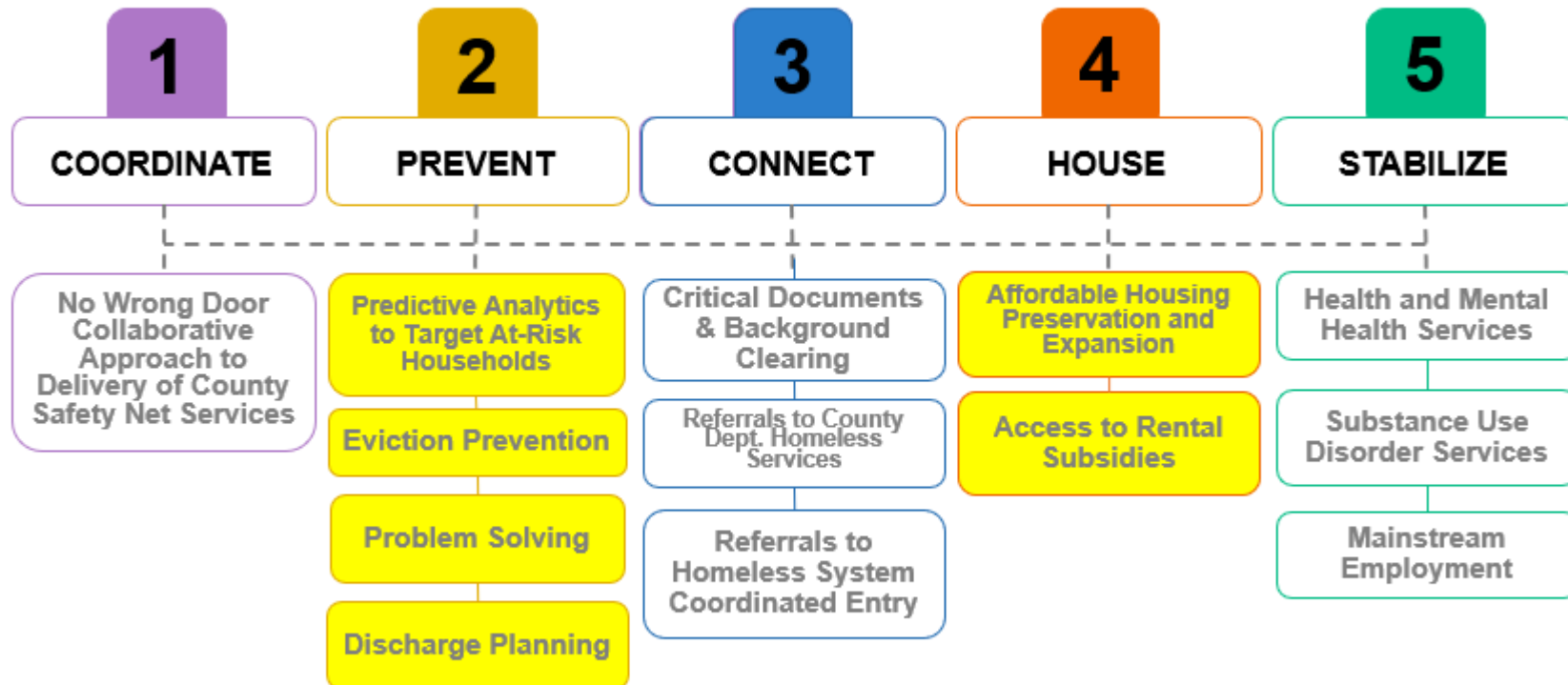
Homeless Rehousing System



Connections to Affordable Housing Approach:

- Scales up prevention and problem solving efforts within the rehousing system
- Emphasizes acquisition of housing units and navigating participants to housing
- Bolsters effective rental subsidy programs, both limited and longer term.

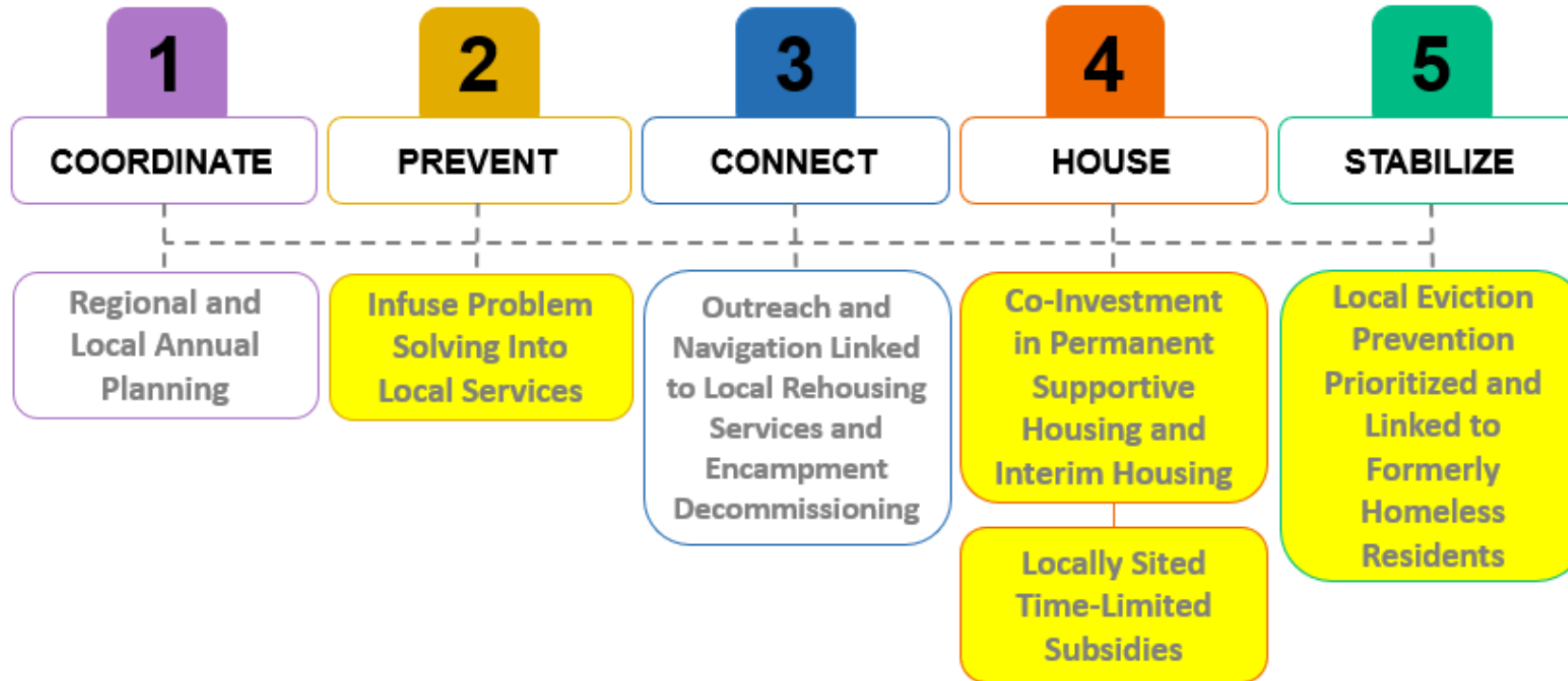
Mainstream Government Systems



Connections to Affordable Housing Approach

- Scales up prevention and problem solving efforts within the mainstream County departments
- Leverages County departments' capacities to engage in affordable housing preservation and expansion and provide rental support

Partnerships with Cities



Connections to Affordable Housing Approach

- Works to bring problem solving efforts to local service delivery
- Enhances opportunities for production of housing by co-investing with cities and Councils of Governments (COGs)
- Ties rental subsidies to locally sited and produced homeless housing
- Partners with cities on eviction prevention efforts for formerly homeless

Recent Board Directives

Affordable Housing Programs: In 2015 and 2017, Board motions established the Affordable Housing Programs Budget Unit, Affordable Housing Coordinating Committee, and the Affordable Housing Outcomes Report. FY 2021-22 Budget: \$100M.

Homeless Initiative: On February 9, 2016, the Board approved the Homeless Initiative comprising a set of 47 comprehensive strategies as a result of an inclusive planning process with community organizations, cities and County department.

2018 Affordable Housing Action Plan: On February 7, 2017, the Board approved for DRP to contract with Estolano LeSar Perez Advisors to develop an affordable housing action plan. The plan includes the following Policy Recommendations:

- | | |
|------------------------------------|---------------------------------------|
| 1. Accessory Dwelling Units | 5. Inclusionary Housing |
| 2. Affordable Housing Preservation | 6. Innovative Housing Typologies |
| 3. Community Land Trusts | 7. Value Capture and Incentive Zoning |
| 4. Affordable Housing Linkage Fees | |

Report link: [housing_la_ahap_action-plan-full.pdf \(lacounty.gov\)](https://www.lacounty.gov/housing_la_ahap_action-plan-full.pdf)

Housing Element: Board adopting the 2021-2029 Housing Element, which is a State requirement, and one of seven elements of the Los Angeles County General Plan. Housing Element serves as a policy guide to address housing needs of the unincorporated area.



AMCAL Florence
Neighborhood
Mobility Project

LA County's Affordable Housing Approach



Production

of more affordable housing

Preservation

of existing affordable housing

Protection & Prevention

**assistance for tenants and
homeless prevention**

Abode Communities'
La Veranda in Boyle Heights

Adopted Affordable Housing Strategies

Production

- **Permanent Supportive Housing and Affordable Housing for Low-Income Households**
 - DHS and DMH Permanent Supportive Housing
 - LACDA Notice of Funding Availability (NOFA)
 - Repurposing County assets
 - Metro Joint Development
 - Leveraging State and Federal Funding Sources
 - Innovative Housing Typologies*
 - Accessory Dwelling Units (ADUs)*
- **Land Use Programs**
 - Inclusionary Zoning*
 - Value Capture and Incentive Zoning and Enhanced Infrastructure Financing District)*
 - Land Banking
 - Planning Strategies and Streamlined Approval

Preservation

- **Policies and Programs**
 - Affordable Housing Preservation (Ordinance)*
 - Community Land Trusts (CLTs)*
 - Tenant Opportunity to Purchase Act (TOPA)
- **Data and Analytical Tools**
 - Affordability Watch Database
 - Tracking Regional Affordability and Challenges to Tenancy (TRACT)
 - Equity Explorer

Protection for Tenants and Homeless Prevention

- **Protections for Tenants & Tenant Assistance**
 - Rent Stabilization Ordinance
 - Eviction Defense/Stay Housed LA
 - COVID Tenant Protections and Rent Relief**
 - LACDA Rent Subsidies, Owner Incentives
- **Homeless Prevention and Early Intervention**
 - Time-limited Financial Assistance
 - Connections to Services

*These policies were recommended in the 2018 report. The linkage fee recommendation was not implemented.

**Local tenant protections suspended until 7/1/22; CA COVID-19 Rent Relief Program no longer accepting applications as of 3/31/22.

Production: Permanent Supportive Housing



Housing for Health

- **Housing for Health:** Established in 2012 within DHS and provides supportive housing to the County's most vulnerable populations. In FY 2020-21, connected 18,865 individuals to housing subsidy and/or services.
- **Flexible Housing Subsidy Pool (FHSP):** Enables Housing for Health to braid funds from multiple sources to deliver housing assistance quickly and efficiently. Includes housing assistance and supportive services that focus on housing retention and improving health outcomes. A total of 4,227 individuals/families currently housed through FHSP (12/21 report).
- **DMH Permanent Supportive Housing:** In 2021, served 4,378 households with individuals who are homeless and have a serious mental illness; Invested in more than 9,000 affordable homes, of which 3,878 are PSH for individuals with a serious mental illness that are homeless; A total of 364 PSH units opened for the same population.

Production: Affordable Housing and Permanent Supportive Housing

LACDA NOFA

- In 2021, invested in more than \$122M in the production and preservation of 1,523 affordable rental homes in 2021, leveraging an additional \$710M.
- Since 2016, the LACDA has funded more than 9,725 units.
- Of these funded units, approximately 6,975 are PSH, with approximately 2,750 general affordable and manager's units.

Los Angeles County Innovative Housing Fund (LACHIF)

- Disbursed over \$42M in funding to leverage over \$136M in loans, which will provide 3,315 new affordable housing units.

Repurposing County Assets

- Considering feasibility of repurposing County assets, including LAC+USC hospital campus; Chinatown Lot 45; and Antelope Valley (including the former Mira Loma Detention Facility and Challenger).

Metro Joint Developments

- Prioritizes development of 100% income-restricted housing on Metro property; requires a minimum of 25% set aside at 80% AMI, or equivalent. Metro has committed to completing 10,000 housing units, at least 5,000 will be income-restricted, in the next 10 years.

Los Angeles County
General Hospital

Production: Affordable Housing and Permanent Supportive Housing

Leveraging State and Federal Funding Sources

- Since 2018, County partnered with developers and the City of LA to receive over \$100M in Affordable Housing and Sustainable Communities (AHSC) funds to develop 670 affordable housing units at six project sites; and reduce greenhouse gas emissions by increasing public transit ridership and creating over 12 miles of bicycle and pedestrian pathways.
- Partnering with cities with \$10M in American Rescue Plan (ARP) Funds for City Housing Projects.

Innovative Housing Typologies

- Housing Innovation Challenge awarded \$4.5M to five creative, scalable and low-cost housing solutions for those experiencing homelessness.
- Project Homekey: Round 1- Received \$108M to acquire 10 motels (850 PSH units); Round 2 - Submitted applications for funding to acquire 18 properties, 10 for PSH and 8 for interim housing; Round 3 - Coming soon.

Accessory Dwelling Units (ADUs)

- Revised ordinance adopted by Board on 10/13/20 to establish development standards and case processing procedures for the unincorporated area. In response to 1/25/22 Board motion, County streamlining process and proposing incentives/financing for property owners.

Mural at 3rd and Dangler
via AC Martin

Production: Land Use Programs



Project Homekey –
Motel 6 conversion in SD4

Land Banking

- On 3/1/22, Board directed to prioritize gentrifying neighborhoods and areas with high displacement risk along the LA River. To develop viable model and goals to build new affordable housing.

Value Capture and Incentive Zoning

- On 8/1/17, Board adopted the County's Enhanced Infrastructure Financing Districts (EIFD) policy, now requiring 20% set-aside for affordable housing. Future property tax increment includes projects intended to spur development and generate revenue, including affordable housing.
- Projects approved in LaVerne, West Carson, Palmdale.

Land Use

Unincorporated County

RHNA 2021-2029	Affordability				Total
	Extremely Low ¹ / Very Low (<50% AMI) ²	Lower (50 - 80% AMI)	Moderate (80 - 120% AMI)	Above Moderate (>120% AMI)	
	25,648	13,691	14,180	36,533	

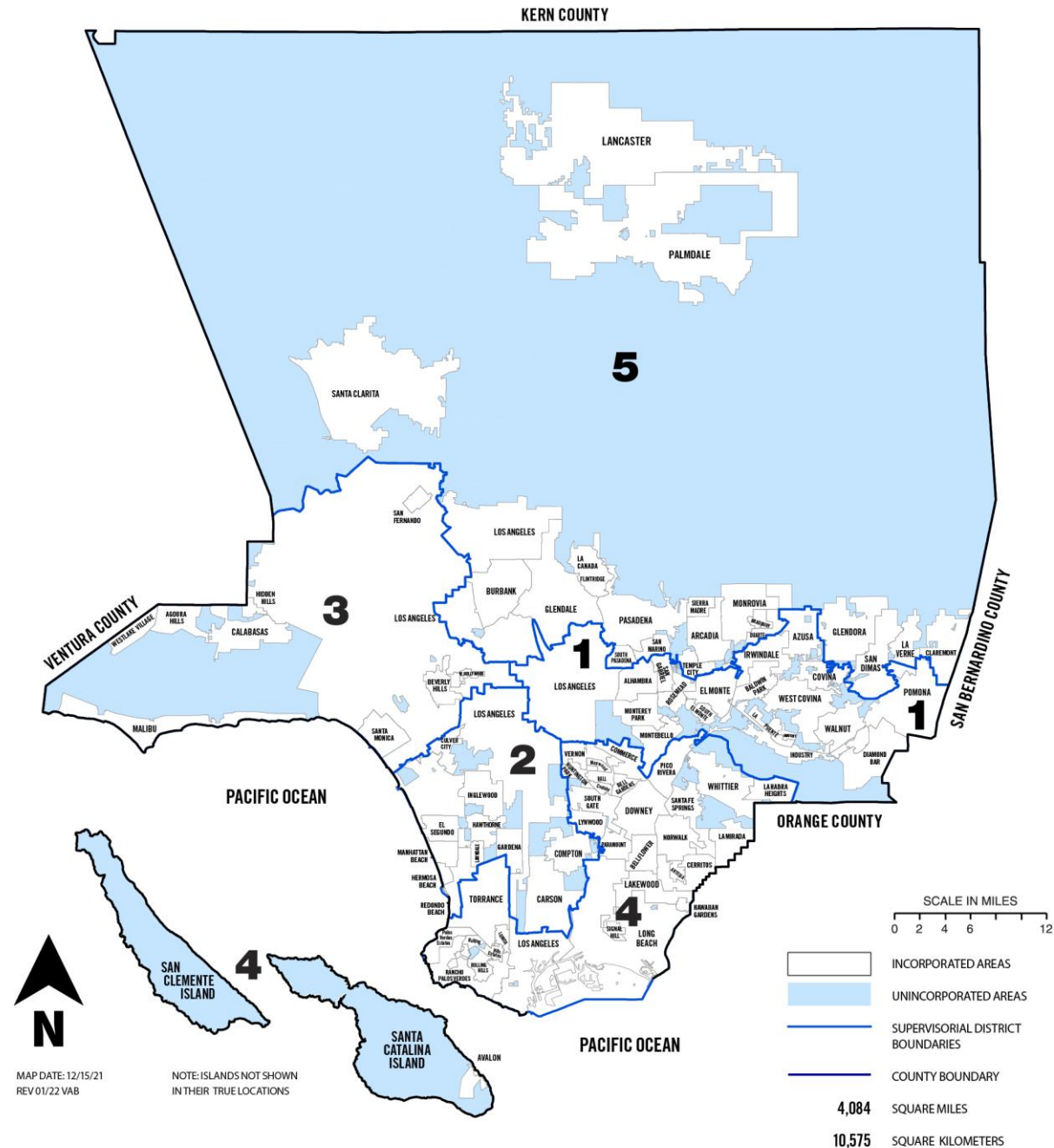
Unit Capacity by RHNA Strategy by Supervisorial District

RHNA Strategy	SD 1	SD 2	SD 3	SD 4	SD 5
Projected ADUs	720	720	720	720	720
Select Entitled Projects	248	774	61	111	3,504
Specific Plans	0	820	0	0	5,161
County-Owned Sites in Cities	3,042	1,028	425	3,125	670
Sites Inventory	4,417	1,711	1,032	823	3,726
Rezoning	9,615	25,462	0	12,406	8,865
Total	18,042	30,515	2,238	17,185	22,646

Land Use

Unincorporated County

- Density Bonus Ordinance
- Interim and Supportive Housing Ordinance
- By-Right Housing Ordinance
- Affordable Housing Preservation Ordinance
- Inclusionary Housing Ordinance



Land Use

Unincorporated County

Anti-displacement

- Focus on commercial corridors
- AB 1397 – 20% affordable to lower income households on Housing Element rezoned and recycled sites
- Inclusionary Housing Feasibility Study update



Penny Lane's Imagine Village II

Preservation: Policies and Programs



Pilot Community Land Trust (CLT) Partnership Program

- \$1M allocated to purchase tax-defaulted properties and then convey to CLTs. Five properties are in process of being purchased.
- \$14M allocated to acquire occupied properties to preserve families in their units with the longest-term affordability including homeownership opportunities with CLTs. Eight properties (43 units) have been purchased countywide. (LACDA/CEO)

Tenant Opportunity to Purchase Act (TOPA)

- DCBA proposing recommendations for an ordinance to prevent renter displacement by providing tenants, tenant groups, community land trusts, and affordable housing developers the first right to purchase single family homes and multi-family residential properties when offered for sale.



Preservation: Data and Analytical Tools

Affordability Watch

- In 2021, LACDA finalized its preservation database, Affordability Watch, which tracks the County's expiring affordability commitments. Upon completion, Affordability Watch will capture comprehensive information on projects to allow the County to monitor multiple expiration dates and rent schedules for all of its funded affordable projects and land use programs. By integrating with the County's Rent Registry, the database will identify the unincorporated County's housing stock to preserve unsubsidized “naturally occurring” affordable housing.

Tracking Regional Affordability and Challenges to Tenancy (TRACT)

- LACDA's and Strategic Actions for a Just Economy's (SAJE) TRACT platform is a tool that may be used in project selection to assess and prioritize vulnerable areas most at risk for displacement.

Equity Explorer (CEO Anti-Racism, Diversity, and Inclusion Initiative)

- Allows County departments and other stakeholders to explore data that may inform program and policy design. The COVID Vulnerability and Recovery Index is intended to guide American Rescue Plan Act (ARPA) spending by prioritizing activities geographically according to area need tiers.

Evermont - Vermont
Manchester Transit Priority
Joint Development Project

Protections for Tenants



DCBA Housing & Tenant Protections Division

- Responsible for enforcing the County's **Rent Stabilization Ordinance (RSO)** and **Mobilehome Rent Stabilization Ordinance (MRSO)** for residents in the unincorporated areas of Los Angeles County; and ensures tenants, mobilehome owners, landlords, and park owners are informed of their rights and responsibilities.
- Also responsible for oversight of the County's **COVID-19 Tenant Protections**.

Eviction Defense: Stay Housed L.A.

- Comprehensive initiative to provide County residents with information about their rights as tenants, free legal representation, short-term rental assistance, and referrals to wraparound services to prevent eviction during the ongoing COVID-19 pandemic.
- In 2021, County expended \$6.69M to connect 263,238 tenants by phone/text; provide limited scope legal representation to 3,973 tenants and 1,258 full legal representation.

Tenant Assistance: Rent Subsidies, Owner Incentives, & Rent Relief

LACDA Rent Subsidy Programs and Owner Incentives

- **Tenant-Based Vouchers:** 29,862 housing certificates and vouchers are available through various programs to assist individuals and families who are U.S. citizens and certain non-citizens, who are also very low-income, homeless, homeless veterans, the elderly and disabled.
- **Project-Based Vouchers:** Currently, 55 buildings with 1,764 affordable project-based housing units.
- **Open Doors Program:** To seek out new property owners to participate in rental housing programs, Open Doors offers an enhanced customer service experience for owners and a host of assurances and monetary owner incentives.

COVID Rent Relief Programs

- County CARES Rent Relief: 14,189 households assisted; \$117M paid 2020-21
- CA COVID-19 Rent Relief Program: 60,371 households assisted; \$722.1M paid to date 4/24/22.

Tenant Assistance: Rent Subsidies, Owner Incentives, & Rent Relief

Measure H Funded Strategies

- **Permanent Supportive Housing:** Since the implementation of Measure H in July 2017, a total of 31,898 individuals and family members were placed in permanent housing; and during Q1/2 FY 2021-22, a total of 14,117 individuals were receiving rental subsidies for the PSH program.
- **Rapid Re-Housing Program (RRH):** 11,175 households actively enrolled; 3,779 housed; 5,726 received rental assistance. Time-limited financial assistance for private market rental units for lower acuity households.




Homeless Prevention and Early Intervention

DHS Homelessness Prevention Unit

- A unique collaborative effort with the Department of Mental Health and the California Policy Lab at UCLA, the HPU uses predictive analytics to determine users of County services who are at the greatest risk of becoming homeless – then connects them to homelessness prevention and stabilization services.
- 92 individuals enrolled since July 2021 to receive financial assistance and linkages to supportive services.
- 96% permanent housing retention rate.
- Plans to scale with ARP funds to serve 300 individuals at any point in time.

Credit: California Policy Lab

Homeless Prevention: Financial Assistance & Linkages to Services

An aerial photograph showing a dense urban landscape. In the foreground, there are numerous residential houses with various roof colors and styles. In the background, a prominent city skyline with several tall skyscrapers is visible under a clear sky.

Homeless Prevention (LAHSA/DHS/DCFS) services aim to help rent-burdened, low-income families and individuals resolve crises that would otherwise result in losing their homes. These services can include short-term rental subsidies, housing conflict resolution and mediation with landlords and/or property managers, and legal defense against eviction. Similar services are provided to help individuals avoid becoming homeless after exiting institutions like jails, hospitals, and foster care.

Homeless Prevention Program for Families

- Percentage of participant families that exit the program who retain their housing or transition directly into other permanent housing
- Jul-Dec 2021-22: 85% (67/79) 92% (99/108)

Homeless Prevention Program for Individuals

- Percentage participants that exit the LAHSA prevention program who retain their housing or transition directly into other permanent housing
- Jul-Dec 2021-22: 90% (312/347) 85% (672/793)

Discussion



Mariachi Plaza joint development

Resolving the affordable housing crisis requires coordinated effort and support across federal, state, and local government agencies as well as private and nonprofit partners.

- Where are there currently gaps/What is missing?
For example: Scale, Impact, Connections
- How can we achieve updated outcomes?
- What goals should the County consider for greater success and impact?

Question & Answer