

**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: September 11, 2015

TO: Honorable Members of the Homelessness and Poverty Committee

FROM: Sharon M. Tso *Sto*
Chief Legislative Analyst

Assignment No: 15-09-0736

SUBJECT: Housing Inventory Information -- Materials Submitted by Departments

CLA RECOMMENDATION: Receive and File.

SUMMARY

Attached are the printed materials submitted by the Los Angeles Housing and Community Investment Department and the Los Angeles Homeless Services Authority to the Homelessness and Poverty Committee on September 9, 2015, relative to the discussion of the City's housing inventory available to homeless individuals.

Jack Reef

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Analyst



Los Angeles Homeless Services Authority

a joint powers authority of the city & county of los angeles

Housing Brief

The Los Angeles Homeless Services Authority (LAHSA) is dedicated to building a model for housing and homeless services throughout the Continuum of Care by promoting and funding programs and services that are most effective in getting homeless people stably housed. "Housing First" is a model of housing assistance that is offered without preconditions or service participation requirements, and rapid placement and stabilization in permanent housing are primary goals.

The Los Angeles Continuum of Care (LA CoC) has a mix of housing that includes Emergency Shelter, Transitional Housing, Rapid Rehousing, and Permanent Supportive Housing. This has been funded based on a funding model that is being retooled to support a Housing First model. At the Federal level, changes have occurred at the Department of Housing and Urban Development (HUD) when it comes to funding priorities. HUD is prioritizing Rapid Re-housing and Permanent Supportive Housing over Transitional Housing, and this has been reflected in LAHSA's funding priorities as well.

Transitional Housing programs have been impacted by this shift in focus, but LAHSA has been committed to supporting the right mix of housing that will lead to Permanent Housing. Our reasons for supporting the reallocation of Transitional Housing to Rapid Rehousing and Permanent Supportive Housing when it comes to funding we receive from HUD are as follows:

- Transitional Housing programs are less effective in comparison to Rapid Rehousing and Permanent Supportive Housing in helping people obtain stable housing.
- Transitional Housing programs have a higher average cost of care in comparison to Rapid Rehousing.
- HUD continues to move towards funding continuums of care that are focused on Federal priorities, with a particular focus on Rapid Re-housing and Permanent Supportive Housing.

SHELTER

Bridge/Crisis Housing - provides an interim residence to participants while they work with housing navigators to become document ready and matched with appropriate permanent housing.

Emergency Shelter - provides a place to stay or bed to sleep in overnight if you become homeless or otherwise experience a housing crisis and have no place to go.

Winter Shelter- provides a place to stay or bed to sleep in overnight if you become homeless or otherwise experience a housing crisis and have no place to go. This limited to winter months for 90 days, usually from November 1 to February 28/29 in the City and County of Los Angeles.



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TRANSITIONAL HOUSING

In Transitional Housing, there is a time limit on how long you can stay in the housing or receive the housing assistance. HUD defines transitional housing as stays of up to 24 months (but stays can be shorter). These programs have traditionally placed requirements before a client can be eligible for housing.

HOUSING TYPES


Rapid Re-housing - a model of housing assistance that is designed to assist the homeless to move as quickly as possible into permanent housing and achieve stability in that housing. Rapid re-housing assistance is time-limited, individualized, and flexible, and is designed to complement and enhance homeless system performance and the performance of other homeless projects. While it can be used for any homeless person, preliminary evidence indicates that it can be particularly effective for households with children.

Permanent Supportive Housing - permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently. The vast majority of people who experience chronic homelessness interact with multiple service systems, providing an opportunity to prevent their homelessness in the first place. Permanent supportive housing has been shown to be not only successful at ending chronic homelessness, but is also often cost-efficient. People experiencing long-term homelessness often incur significant public costs -- through emergency room visits, run-ins with law enforcement, incarceration, and access to existing poverty and homeless programs.

AFFORDABLE AND SUBSIDIZED HOUSING

Affordable Housing - housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. This includes tenant and project based program such as Section 8 administered by the Housing Authority of the City of Los Angeles. Section 8 rental assistance HUD comes is available in two forms: tenant based and project-based assistance.

Subsidized Housing - government sponsored economic assistance program aimed towards alleviating housing costs and expenses for people in need with low to moderate incomes. Forms of subsidies include direct housing subsidies, non-profit housing, public housing, rent supplements and some forms of co-operative and private sector housing.




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HOUSING & SERVICES BRIEFING

City of Los Angeles
Council Committee on
Poverty and Homelessness
September 9, 2015


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Topics

- Shelter and Housing Types
- Housing First & CES
- 2015 LAHSA Housing Inventory
- Questions and Discussion


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Shelter & Housing Types

- Emergency Shelter
- Transitional Housing
- Rapid Re-housing
- Permanent Supportive Housing
- Affordable Housing


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Emergency Shelter

- Emergency Shelter – overnight, temporary shelter
- Winter Shelter – additional capacity 90 days from December to March
- Bridge or Crisis Housing – reserve bed shelter for interim during housing navigation

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LAHSA
LOS ANGELES
HOMELESS
SERVICES
AUTHORITY

Transitional Housing

- Not permanent housing
- Time limited up to 24 months
- With conditions or eligibility requirements
- Termination for program (vs lease) violations
- Federal shifts to more effective programs and options
- Re-allocation to Rapid re-housing and permanent supportive housing

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LAHSA
LOS ANGELES
HOMELESS
SERVICES
AUTHORITY

Rapid Re-housing

- Time-limited, flexible Rental Assistance
- Move-in Assistance
- No pre-condition to participate
- Housing Identification
- Case Management


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Permanent Supportive Housing

- Most effective for high-acuity and chronically homeless
- Permanent Housing (as long as necessary)
- Wrap-around supportive services customized to participant needs
- Participants pay 30% of income for rent
- Moving on programs facilitate turnover for new clients


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Affordable Housing

- Participants pay 30% of income for rent
- Examples include Sect 8, Sect 202, Sect 811: Tenant and project-based rental assistance programs

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Housing First



Principles

- “Everyone is housing ready”: No disqualifying requirements
- All can achieve housing stability, though supports may differ
- Improved quality of life, health, mental health, and employment through housing
- Safe and affordable housing

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Coordinated Entry System



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COORDINATED ENTRY SYSTEM (CES)
 Manages assessment, helps clients navigate the system, and links clients to housing and supports.

Engagement <i>(Entry Into System)</i>	Assessment	Navigation	Housing and Supports
<ul style="list-style-type: none"> • CES Outreach • LAHSA ERT* • Walk-ins • Shelter Programs • Public agency • 211 • Other referrals 	<ul style="list-style-type: none"> • Acuity and/or need for housing and supportive service needs • VI-SPDAT 	<ul style="list-style-type: none"> • Case management • Coordination • Documentation • Inform • Housing Alternatives 	<ul style="list-style-type: none"> • Permanent Supportive Housing • Rapid Re-housing • Affordable Housing • Other Permanent Housing


*ERT -Emergency Response Team

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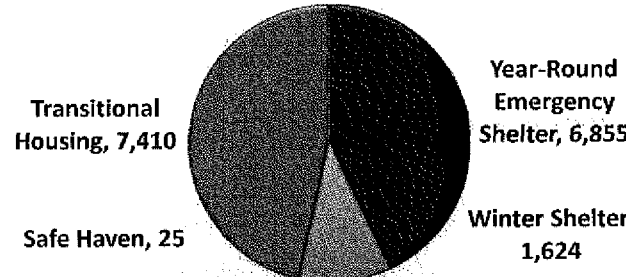


2015 LAHSA Housing Inventory

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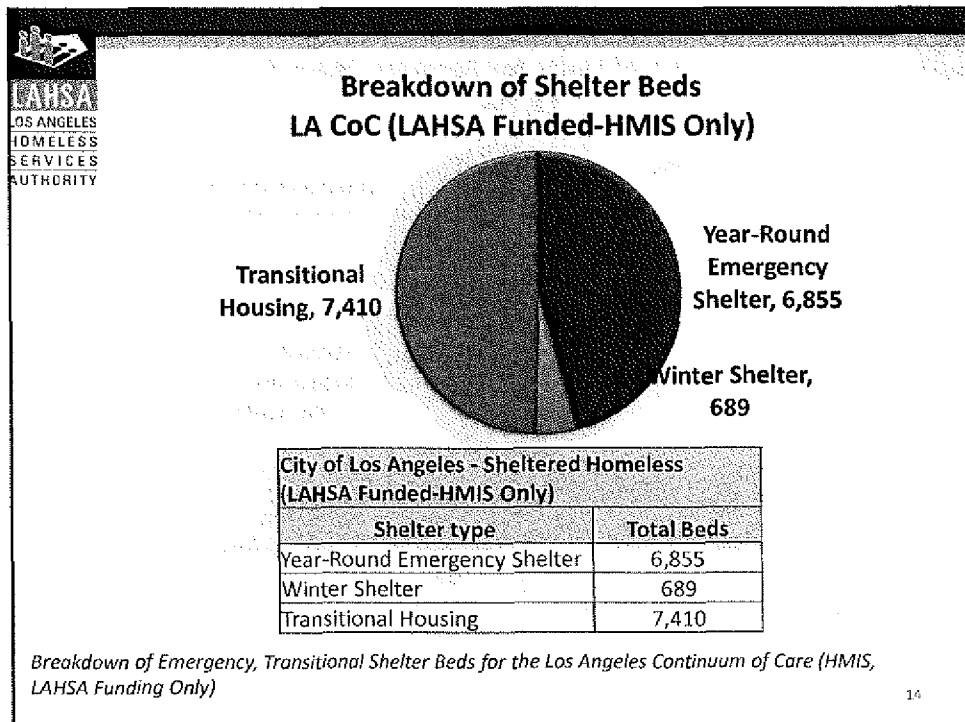
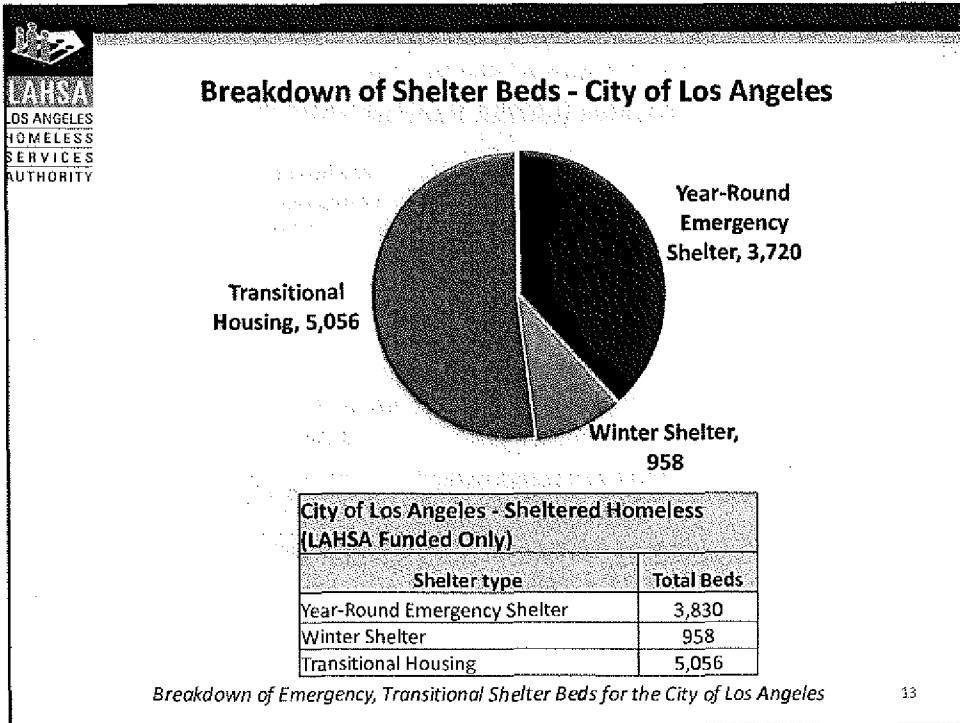


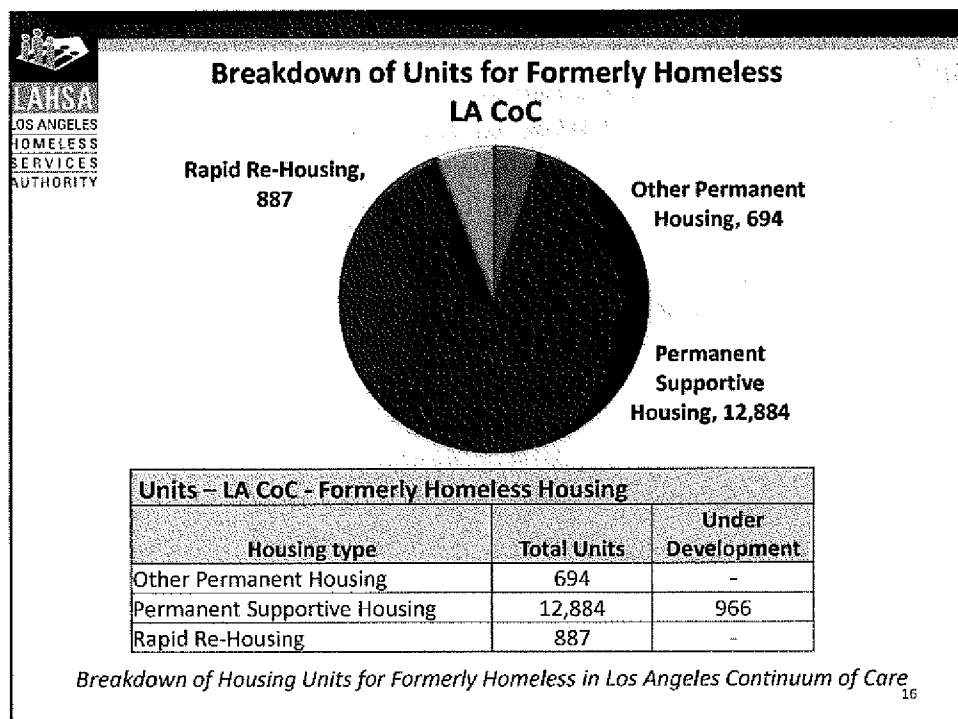
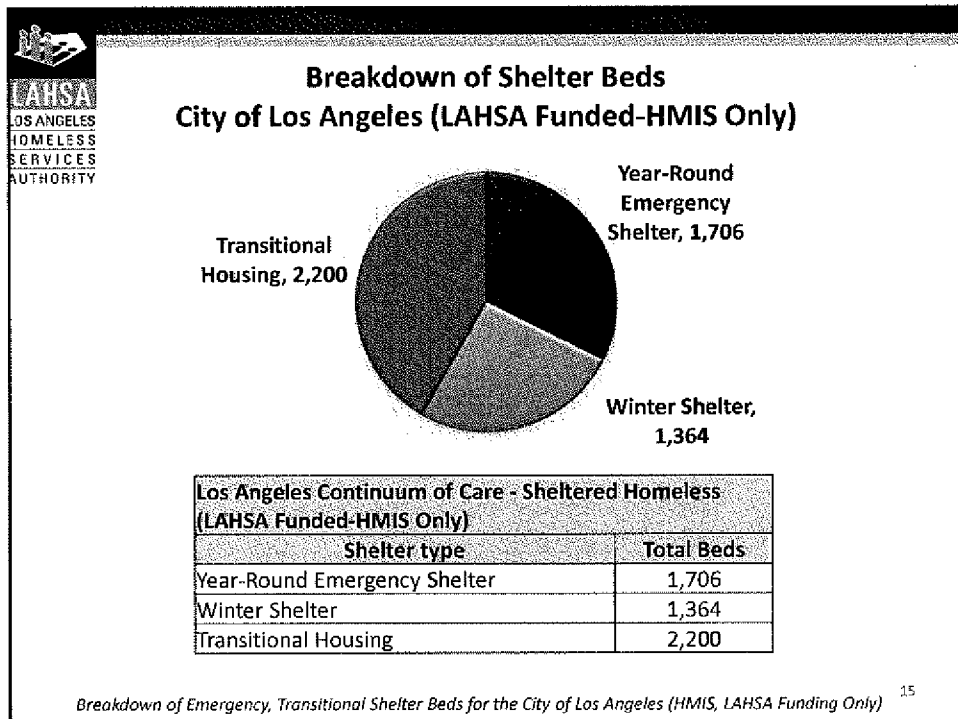
Breakdown of Shelter Beds Los Angeles Continuum of Care (LA CoC)

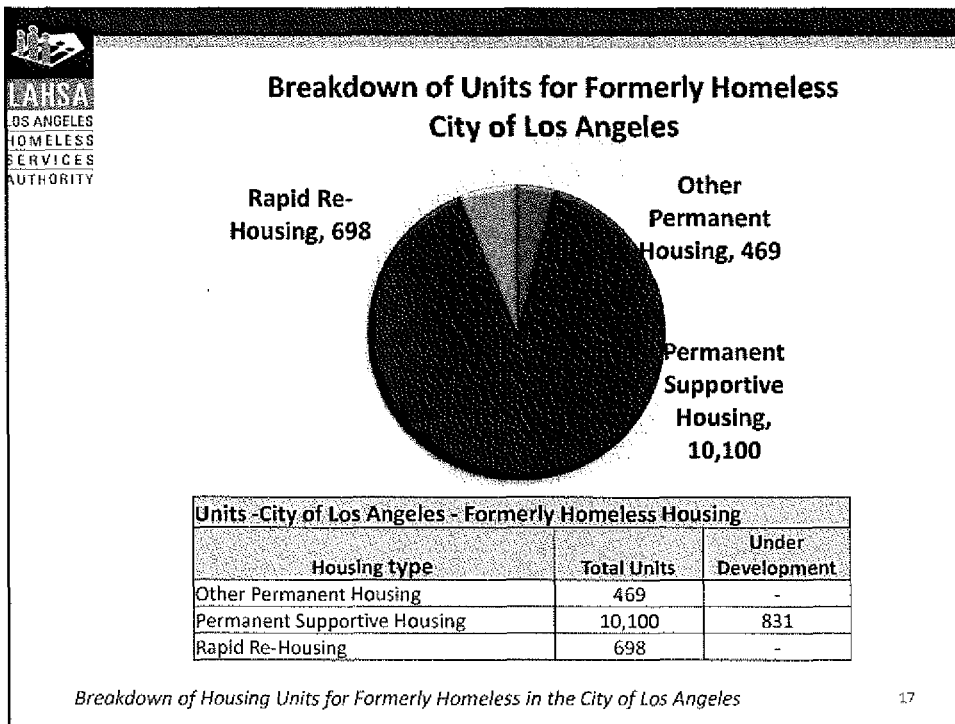


Los Angeles Continuum of Care - Sheltered Homeless (LAHSA Funded Only)	
Shelter type	Total Beds
Year-Round Emergency Shelter	6,965
Winter Shelter	1,624
Safe Haven	25
Transitional Housing	7,416

Breakdown of Emergency, Transitional Shelter Beds for the Los Angeles Continuum of Care ¹²









2014-2021 **NEW** Affordable Housing Targets Estimated Housing Need vs. Projected Production

Date: 9-9-15
 Submitted in HP Committee
 Council File No: 10/A
 Item No: 1
 Deputy: 10/5/15

Affordable Housing Targets		2014-2021		Annual	
Income Category	RHNA ¹	Estimated Need	Projected Production	Estimated Need	Projected Production
Extremely Low Income (Homeless) 0% - 30% Area Median Income ≤ \$17,750 / 4 person	12.5%	12,500	2,400	1,563	300
Very Low Income 30% - 50% Area Median Income ≤ \$29,550 / 4 person	12.5%	12,500	3,200	1,563	400
Low Income 51% - 80% Area Median Income ≤ \$47,250 / 4 person	15.2%	15,200	2,400	1,900	300
TOTAL AFFORDABLE	40.2%	40,200	8,000	5,026	1,000
Moderate Income 80% - 120% Area Median Income ≤ \$54,450 / 4 person	16.8%	16,800	Market Rate	2100	Market Rate
Above Moderate Income > 120% Area Median Income > \$94,500 / 4 person	43.0%	43,000		5,375	
TOTAL MARKET RATE	59.8%	59,800		7,475	
GRAND TOTAL	100%	100,000		12,500	

¹ The Regional Housing Needs Assessment (RHNA) is an estimate of housing need between 2014-2021, and is contained in the Housing Element of the City's General Plan. This chart applies the RHNA breakdown by AMI to the Mayor's 100,000 unit goal. The actual 2014-2021 RHNA calls for 82,002 (10,250 per year) total new housing, and 32,861 (4,108 per year) units below 80% of AMI.



Homeless Housing: Need vs. Supply

Identified Need

- Homeless Count
25,686 Homeless in City of Los Angeles

- United Way "Home For Good"
 - End Veteran homelessness by 2015
1,167 Veteran's Units / year

 - End Chronic Homelessness by 2016
4,618 Chronic Homeless / year

Estimated Supply in 2015

1. Emergency Shelter & Transitional Housing
 - LAHSA ≈ 2,300 Shelter Beds

2. Tenant Based Rental Assistance
 - HACLA ≈ 1,000 Section 8
 - HACLA VASH ≈ 800 VASH
 - DHS ≈ 800 units / year

3. Permanent Supportive Housing
 - HCIDLA ≈ 300 Units / year



2015 Permanent Supportive Housing Development Pipeline

TOTAL PROJECTS	11
TOTAL HOUSING UNITS	610
TOTAL PERMANENT SUPPORTIVE HOUSING UNITS	491

CAPITAL SOURCES

	TOTAL	PER UNIT	
Low Income Housing Tax Credit (Equity)	\$ 132,490,000	\$ 217,000	66%
HCIDLA Affordable Housing Trust Fund (Debt)	40,586,000	67,000	20%
Other Sources (Debt)	28,589,000	47,000	14%
Total Capital Development Cost	\$ 201,665,000	\$ 331,000	100%

OPERATING SUBSIDIES

HACLA Project Based Vouchers	476	\$ 56,214,960	\$ 118,099
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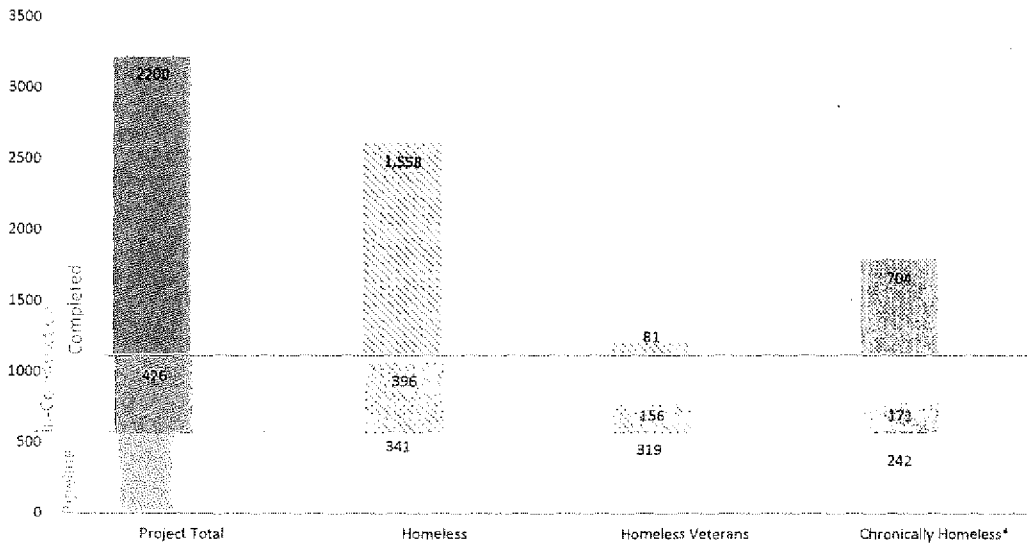
Permanent Supportive Housing

CURRENT SOURCES OF \$ FOR NEW HOUSING

- Development Capital
 - Low Income Housing Tax Credits \$130 Million
 - HOME \$ 27 Million / year
 - Prop 41 \$ 30 Million / year
 - Affordable Housing Sustainable Communities \$ 30 Million / year
- Operating Subsidies
 - Project Based Vouchers (Section 8, VASH) 300 / year
 - DHS Homeless Housing Subsidies
- Services Funding
 - LA County Social Service Agencies, Foundation Grants



HCIDLA AFFORDABLE HOUSING TRUST FUND
COMPLETED, IN-CONSTRUCTION AND PIPELINE PROJECTS FOR HOMELESS SINCE 2006
 As of 06-19-2015



PROJECTS FOR HOMELESS FINANCED

COMPLETED PROJECTS SINCE 2006					
	Project Total	Homeless	Homeless Veterans*	Chronically Homeless*	
<i>Projects</i>	34	34	2	30	
<i>Units</i>	2200	1,558	81	704	
<i>HCIDLA's Investment</i>	\$133,505,583	\$133,505,583	\$10,513,067	\$124,335,499	
<i>Total Development Cost</i>	\$740,867,910	\$740,867,910	\$47,108,689	\$653,845,524	
IN-CONSTRUCTION PROJECTS SINCE 2006					
	Project Total	Homeless	Homeless Veterans	Chronically Homeless*	
<i>Projects</i>	7	7	5	5	
<i>Units</i>	426	396	156	171	
<i>HCIDLA's Investment</i>	\$30,902,914	\$30,902,914	\$16,931,653	\$24,795,025	
<i>Total Development Cost</i>	\$127,588,676	\$127,588,676	\$89,480,997	\$105,674,061	

TOTAL PROJECTS COMPLETED & IN CONSTRUCTION FOR HOMELESS

COMPLETED AND IN-CONSTRUCTION PROJECTS SINCE 2006					
	Project Total	Homeless	Homeless Veterans	Chronically Homeless*	
<i>Projects</i>	41	41	7	35	
<i>Units</i>	2626	1954	237	875	
<i>HCIDLA's Investment</i>	\$164,408,497	\$164,408,497	\$27,444,720	\$149,130,524	
<i>Total Development Cost</i>	\$868,456,586	\$868,456,586	\$136,589,686	\$759,519,585	

NEW PROJECTS IN PIPELINE FOR HOMELESS (2 YEAR PROJECTION)

NEW PROJECTS IN PIPELINE FOR HOMELESS (2 YEAR PROJECTION)					
	Project Total	Homeless	Homeless Veterans	Chronically Homeless*	
<i>Projects</i>	11	11	10	8	
<i>Units</i>	635	341	319	242	

TOTAL PROJECTS FINANCED, IN CONSTRUCTION, & IN PIPELINE FOR HOMELESS

TOTAL PROJECTS FINANCED AND NEW PROJECT IN PIPELINE FOR HOMELESS					
	Project Total	Homeless	Homeless Veterans	Chronically Homeless*	
<i>Projects</i>	52	52	17	43	
<i>Units</i>	3261	2295	556	1117	

* Chronically Homeless units and Homeless Veterans units and are subsets of Homeless units. A Veteran's unit may also be a Chronically Homeless Unit.