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Council File: 17-1422, 17-1432  
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Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Attention: Zina Cheng, Legislative Assistant

**COUNCIL REPORT BACK TO ESTABLISH AN APPROPRIATE METHOD OF DETERMINING THE NUMBER OF MOTEL CONVERSION UNITS AND PERMANENT SUPPORTIVE HOUSING (PSH) UNITS REQUIRED PER DIFFERENT AREAS THROUGHOUT THE CITY TO ACCOMPLISH A DISTRIBUTION DIRECTLY CORRELATED TO NEED OR ANOTHER SPECIFIED AREA**

**SUMMARY**

On January 17, 2018, City Councilmembers from the Homelessness and Poverty Committee issued two instructions directing the Los Angeles Housing + Community Investment Department (HCIDLA) with assistance from the Chief Legislative Analyst (CLA) and City Administrative Officer (CAO) to report back within thirty days or sooner on how the City Council can: 1) establish an appropriate method of determining the number of motel conversion units required per different areas throughout the city of Los Angeles to accomplish a distribution directly correlated to need, such as the Point-in-Time (PIT) homeless count, or another specified criteria; and 2) establish an appropriate method of determining the number of PSH units required per different areas throughout the city to accomplish a distribution directly correlated to need, such as the PIT count, or another specified criteria.

As directed, HCIDLA has consulted and worked with the Los Angeles Department of City Planning (DCP), the CLA and the CAO. In preparation for this report, HCIDLA has conducted extensive research and analyses of various factors and indicators in an effort to address the City Council instructions

regarding the current and potential siting of housing projects (PSH and potential motel conversions) to house the city's homeless and vulnerable populations throughout the city of Los Angeles. This report outlines HCIDLA's findings based on a number of indicators including the geographic distribution of permanent supportive housing (PSH) and upcoming Proposition HHH (HHH) projects in the city, location of existing motels in the city, PSH eligible landbase lots, 2017 Homeless Point-in-Time (PIT) Count for Los Angeles, rapid re-housing placement distribution, and the State's Opportunity Mapping Tool. HCIDLA's approach also includes incorporating the City's Assessment of Fair Housing Plan's (AFH) policies and strategies as the framework to address the same overarching policy concerns outlined in the Committee's instructions. This report also offers observations and conclusions based on the geospatial and analytical outcomes of the above indicators, including the following: Council Districts 8, 9, and 14 currently contain a large percentage of the City's current PSH units and upcoming HHH funded units; Council Districts 8 and 9 have the largest number of the city's motel sites, Council Districts 1, 6, 8, 9, 11, 13, 14, and 15 have a homeless population of over 2,000; and Council Districts 2, 3, 4, 11 and 15 present good opportunities for the siting of new PSH and motel conversions that would promote a more equitable share of these resources in areas of the city that have the highest, high, and moderate resource census tracts per the State's Opportunity Mapping tool.

## **RECOMMENDATION**

The General Manager of HCIDLA respectfully requests that this transmittal be received and filed and serve as HCIDLA's official report back to the Homelessness and Poverty Committee's above referenced instructions.

## **BACKGROUND**

HCIDLA consistently endeavors to examine current programs, legislation and regulations to help identify solutions to encourage a more equitable distribution of affordable housing resources throughout the City. Most recently, HCIDLA's HHH funding guidelines incorporate incentives for developers to pursue projects in areas that haven't historically seen much affordable housing development. Specifically, the guidelines incorporate the federal designated "small difficult to develop areas" (SDDAs) which include areas with high housing costs relative to the area median gross income (i.e. high construction, land, and/or operating costs). For such eligible projects, the developer is permitted to receive more of their tax credit-governed developer fee at construction loan closing. With the HHH Program being so new, it is too early to confirm how effective this incentive will be, but program stakeholders have suggested that this measure will prove valuable in the efforts to foster development of supportive housing projects in a wider portion of the city.

In alignment with the goal of fair disbursement of new affordable housing development, HCIDLA recently conducted and completed the Assessment of Fair Housing (AFH) Plan on behalf of the City. The AFH Plan directly links to the equitable geographic distribution of PSH projects and potential motel conversions.

The AFH Plan's key purposes are for localities to take meaningful actions to address any significant disparities in housing needs and access to opportunity, to change segregated living patterns with integrated and balanced living patterns to help transform racially and ethnically concentrated areas of poverty, and to promote and maintain compliance with civil rights and fair housing laws. These objectives clearly align with the City's efforts to attain a fair geographic distribution of permanent supportive housing in Los

Angeles. The City's AFH Plan was adopted by the City Council and approved by the Mayor on October 26, 2017. Given the policy considerations herein and the City's proactive approach to implement the approved AFH Plan's goals and strategies, the following AFH goal and respective strategies serve as the policy framework in determining HCIDLA's approach for this report back.

AFH Goal 1: Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity. City staff with input from stakeholders crafted the following:

- **Goal 1.3 – Strategy:** Identify and allocate City-owned land for affordable housing, particularly in current and emerging high-opportunity areas.
- **Goal 1.4 – Strategy:** Remove barriers to producing affordable housing by streamlining the development process, including decreasing segregation and increasing integration of protected classes (e.g., people with disabilities) in high-opportunity neighborhoods.
- **Goal 1.6 – Strategy:** Develop a siting policy for permanent supportive housing development projects and a geographic distribution policy for consideration and adoption by local elected officials
- **Goal 1.7 – Strategy:** Explore the feasibility of adopting and implementing the City's Interim Motel Conversion Ordinance as the Housing Authority of the City of Los Angeles (HACLA) proceeds with its U.S. Department of Housing and Urban Development (HUD)-Veteran Affairs Supportive Housing motel conversion program.

In addition to applying the above AFH strategies, HCIDLA is also utilizing the California Department of Housing and Community Development's (HCD) and the California Tax Credit Allocation Committee's (TCAC) Opportunity Mapping Tool, updated and released on December 8, 2017. This new statewide Tool is also based on the same fair housing laws and principles that inform the AFH and it was created by the State in their effort to develop new policies to incentivize a more equitable siting of affordable housing opportunities for families and individuals in California. Further information regarding the State's opportunity area maps and tool can be found at California Tax Credit Allocation Committee's website at <http://www.treasurer.ca.gov/ctcac/opportunity.asp>.

The State's Opportunity Mapping Tool methodology resulted in the development of five opportunity resource categories: highest resource area, high resource area, moderate resource area, low resource area, and high segregation and poverty resource area. HCIDLA used these categories to strengthen its analyses regarding the location of permanent supportive housing/HHH projects, motels, and PSH landbase lots that exist throughout the city to further identify areas in the city that could be prioritized for the siting of new PSH and motel conversion projects. As the opportunity resource area criteria is adopted in the State's various housing funding programs in the near future, HCIDLA is anticipating mirroring the criteria in the HHH Program to align with the State. This will ensure that PSH and HHH projects fully leverage those resources while supporting the fair geographic distribution goal.

## **APPROACH & ANALYSIS**

### **I. PERMANENT SUPPORTIVE HOUSING PROJECTS/PLACEMENTS**

To better understand the relationship between the location of current PSH and HHH projects, PSH eligible landbase lots and Opportunity Resource Areas, HCIDLA conducted an extensive research and analyses to develop various charts, tables and maps using Geographic Information System (GIS). The data and maps produced have revealed geographic findings and patterns in terms of the current and potential

distribution of PSH and HHH projects across the city. The following section reflects the outcome of the analyses performed:

### **Analysis #1 - PSH & HHH Projects by PSH Eligible Landbase Lots**

*(See Attachments A, B, C and D)*

This analysis shows the number and location of PSH and HHH projects/units by Council District and Opportunity Resource Area.

#### **Details of map layers (Attachment C):**

- PSH – Projects financed by the City of Los Angeles, since 2006 to the present
- HHH – Projects financed as a result of the Proposition HHH funding/requirements administered by the City of Los Angeles
- PSH Landbase Lots – DCP’s data source contains three categories where two categories are classified as eligible parcels and the criteria are as follows:

1) Property is zoned for a multi-family residential use (RD1.5 and less restrictive). Note that restricted density parcels are eligible parcels that are zoned RD1.5. The PSH Ordinance (PSHO) restricts the density increase that is allowed in that zone. It would provide a 300% density increase in the RD1.5 zone, whereas in all other zones that allow multi-family residential use, it would allow for unlimited density;

2) The property is located in a High Quality Transit Area (HQTA) (defined by the Southern California Association of Governments (SCAG) in the 2040 Regional Transportation Plan (RTP/SCS));

3) Ineligible parcels are those that have the correct zoning, but are not located within a HQTA, and therefore, not able to take advantage of the PSH Ordinance like the first two categories.

#### **Findings**

- The geospatial analysis conducted reveal that the concentration of completed PSH projects, and HHH projects from the Winter 2017 Round 1 Call for Projects exist within the Downtown L.A. and South L.A. areas.
    - Twelve (25%) of the City’s total 48 PSH completed projects are in Council District (CD) 14, representing 898 PSH units in CD 14.
    - Four (25%) of the City’s total 16 HHH current round/recommended projects are located in CD 10. This represents 190 units in CD 10.
    - In addition to the previous 16 HHH projects, four additional HHH projects were recently approved by the City Council and Mayor on February 23, 2018 for HHH funding commitments as part of the 2017 Winter Call for Projects. They are located in CD 1 (one project), CD 8 (one project), and CD 11 (two projects). These projects represent a total of 288 PSH units; individual count per CD is as follows: CD 1 – 136 PSH units, CD 8 – 33 PSH units, and CD 11 – 119 PSH units.
- NOTE:** These four projects are not part of the project map and related data tables/charts (Attachments A, B, and C) since they reflect recently approved amendments to HCIDLA’s Winter 2017 Round 1 Call for Projects funding round.
- Over 180,000 PSH landbase lots are identified as eligible parcels (19% are restricted density) for implementation of the PSHO throughout the city, however, it is important to note that PSH projects and recently approved HHH projects are concentrated in the areas depicted in the attached map. HCIDLA’s analysis of these factors also reveal that there is opportunity to site new HHH projects in

the non-concentrated areas that have eligible landbase areas in highest and high resource areas in Council Districts 4, 5 and 11.

- CDs 4, 5, and 11 contain a large percentage of PSH landbase lots in their top opportunity areas, a large amount of these lots exist within the highest and high resource areas – 87%, 93% and 80% respectively. These CDs consist of eligible parcels of land to develop PSH units in areas of high opportunity.

## **Analysis #2 - PSH & HHH Projects by TCAC/HCD Opportunity Resource Areas**

*(See Attachments E, F, G, H, I, J, and K)*

This analysis compares the location of PSH and HHH projects with Opportunity Resource Areas, Council Districts and R/ECAPs. The R/ECAPs are defined as a geographic area with significant concentrations of poverty and minority concentrations according to HUD's AFFH Rule.

### **Details of map layers (Attachment E):**

- PSH – Projects financed by the City of Los Angeles, since 2006
- HHH – Projects financed as a result of the Proposition HHH funding/requirements administered by the City of Los Angeles
- Opportunity Resource Categories – based on TCAC/HCD methodology
  - Highest Resource Area – contains 149 census tracts
  - High Resource Area – contains 175 census tracts
  - Moderate Resource Area – contains 198 census tracts
  - Low Resource Area – contains 217 census tracts
  - High Segregation & Poverty – contains 258 census tracts
  - Missing/Unreliable Data – contains 11 census tracts

### **Findings**

- CDs 4, 5, 11, and 12 (portions) contain many of the highest and high resource Census Tracts (CTs); many opportunities for PSH units exist in CDs 4, 5, and 11.
- CDs 1, 9, and 14 have the highest number of PSH and recently approved HHH units, as well as contain a high percentage of the city's high segregation and poverty CTs, 17%, 22%, and 10% respectively.
  - A significant number of the City's completed PSH projects and units are in the high segregation and poverty area – more than 55%; the next level that has a large portion of PSH projects and units is the low resource area – more than 20% of the City's units are in this low resource area.
  - The City also has an over concentration of HHH current round/recommended projects and units located in the high segregation and poverty area – more than 55% of the City's total recommended HHH allocation.
- CDs 1, 13, and 15 contain the highest number of PSH units that are in construction; the majority of these units (56% of City's total) that are in development are in high segregation and poverty areas.
- CDs 13 and 14 reflect the two Council Districts that have HHH loans closed; the two projects, totaling 117 units are located in high segregation and poverty areas.
- CDs 8, 9, and 14 reflect the highest number of HHH predevelopment units; the majority of the City's HHH units (67%) in predevelopment phase are in high segregation and poverty areas.

- Many of the PSH/HHH projects are sited in areas of racially and ethnically concentrated areas of poverty (R/ECAPs) throughout the city.

### **Analysis #3 - Rapid Re-Housing Placements and 2017 Homeless Count**

*(See Attachments L, M, N, and O)*

This analysis explores the concentrations of rapid re-housing placements in relation to the distribution of the homeless population by census tract and council district.

#### **Details of map layer (Attachment L):**

- Rapid Re-Housing Placements – Rapid re-housing placements of households that are part of the Los Angeles County Continuum of Care (CoC) System (Data current as of July 2017). These placements reflect permanent housing for extremely-low, very-low, and low-income populations throughout the city. Final placements reflect Veterans Affairs Supportive Housing (VASH) recipients, other housing subsidies, non-subsidy renters, as well as Coordinated Entry System (CES) participants.

#### **Details of map layer (Attachment N):**

- 2017 Homeless Point-in-Time Count for Los Angeles – data from the Los Angeles Homeless Services Authority (LAHSA).

#### **Findings**

- Highest rapid re-housing (RRH) placement numbers overwhelmingly exist in South L.A. (CDs 8, 9, and 10), as well as a few areas in CDs 6 and 15. It is safe to conclude that households tend to find housing in properties located within certain areas of the city that are most likely to accept housing vouchers, and those non-voucher holders seek housing in areas of the city that are considered affordable. These placements result in certain portions of the city appearing more economically feasible than others for those in need of housing. As a result, many areas of the city do not experience the same level of permanent placements, resulting in a disparity of final placement destinations for rapid re-housing.
- The City's 2017 Homeless Count reveals that the highest number of homeless individuals were counted in CDs 1, 6, 8, 9, 11, 13, 14, and 15. Of these council districts, four of them experienced the highest homeless count increase from 2016 to 2017:

CD 1 - 49%  
CD 8 - 45%  
CD 14 - 32%  
CD 15 - 28%

## **II. LOCATION OF MOTELS**

The city's existing stock of motels presents an opportunity to convert these existing structures into PSH housing. This new approach would help maximize the use of these properties and expedite the availability of permanent supportive housing opportunities. As directed, HCIDLA conducted extensive research and analysis to develop various maps using Geographic Information System (GIS) to illustrate the current landscape of existing motels in Los Angeles and to identify any potential approaches that could result in a more equitable distribution of such conversions in the City. The geospatial and data analysis revealed

significant geographic findings and patterns in terms of the distribution of existing motels in relation to Opportunity Resource Areas and council districts. The following section reflects the outcome of the analyses performed.

#### **Analysis #4 - Motels by TCAC/HCD Opportunity Resource Areas**

*(See Attachments P, Q, and R)*

This analysis illustrates the locations of existing motels (based on size) in relation to a council district and Opportunity Resource Area.

##### **Details of map layers (Attachment Q):**

- Motels – Classified as “motel/hotel and apartment combination” and “motel” does not include “hotel” (Data shared by DCP (Source: 2016 LA County Assessor Data)).
- Opportunity Resource Categories (as described above)

##### **Findings**

- Data demonstrates that Council District 8 has the largest number of motels in the city. A total of 71 motels exist in CD 8, representing almost 19% of the total number of motels in Los Angeles; 70 of the motels are under 50 units, one motel is over 50 units.
- The next highest number of motels are located in CD 9; a total of 43 motels are in this area, representing 11% of the total number of motels in the City; all 43 motels are under 50 units.
- The third highest number of motels exist in CD 13; a total of 42 motels are in this district, representing almost 11% of the total number of motels in the city; 33 motels are under 50 units, the remaining nine motels are over 50 units.
- The landscape in the valley portions of the city demonstrates:
  - CD 6 has a total of 12 motels, representing a small percentage of the City’s overall count (3%); seven motels are under 50 units and the other five motels are 50 units or more.
  - CD 7 contains a total of 19 motels, representing 5% of the City’s total number of motels; 14 motels are under 50 units and the remaining five motels are 50 units or more.
- CD 12 contains the lowest number of motels in the city. This district has two motels (only .5% of the total number of the city’s motels); the two motels in CD 12 are over 50 units in size.
- Since most of the city’s motels are located within CDs 8 and 9, the majority of the motels are in low resource and high segregation and poverty resource area census tracts.

#### **OBSERVATIONS**

The concentration of completed PSH projects and current round/recommended HHH projects are prevalent within the Downtown L.A. and South L.A. areas. The majority of these projects targeting households of need (i.e., suffering from mental illness, substance abuse, chronically homeless, etc.) are in the high segregation and poverty resource area, the next largest number of these projects are in the low resource area. The high segregation and poverty and low resource areas have been the prime investment locations for siting PSH projects for over a decade. These areas demonstrate the least amount of opportunity based on environmental, educational and economic factors, but serve as the most prominent areas for financing permanent supportive housing for the very low-income population.

PSH landbase lots also represent a resource for PSH development. Certain council districts have a tremendous amount of landbase lots in their high opportunity census tracts, which are valuable sources for increasing affordable housing opportunities, and are not currently maximized. Specifically, CDs 4, 5, and 11 contain a large percentage of PSH landbase lots in their highest and high resource areas – 87%,

93% and 80% respectively. These districts are areas for the City's keen consideration of housing for those most in need of housing coupled with services. These districts should be taken into account in how Los Angeles funds projects in the underutilized sections of the city.

Furthermore, as we consider additional options for funding affordable housing, the City must consider innovative approaches in incentivizing and prioritizing the placement of PSH units. Sites such as existing motels are possible opportunities for creating more housing for the growing number of individuals and families who suffer from homelessness and require wrap-around services, however, after performing research and analysis, it is evident that most of the city's stock of motels already exist in areas that are highly impacted within L.A. The majority of motels are in low resource and high segregation and poverty resource areas with a high number of these motels located in CD 8 and CD 9 respectively. HCIDLA's analysis, however, also reveals there are good opportunities for motel conversions in the highest, high, and moderate resource census tracts in portions of CD 2, 3, 5, 11 and 15. These higher resource areas within these council districts could be prioritized for future motel conversions to help promote a more equitable distribution and conversion of motel conversions in the city.

In addition, data from the Los Angeles Homeless Services Authority's (LAHSA) Homeless Management Information System (HMIS) reveals that the highest rapid re-housing (RRH) placement numbers are in South L.A. (CDs 8, 9, and 10), as well as a few areas in CDs 6 and 15. Individuals who undergo permanent housing placements largely do so in the high segregation and poverty and low resource areas as supported by the analysis. This is the case for those receiving housing vouchers (e.g., VASH, CES participants) and for those who secure housing without any type of subsidy assistance. These individuals and service providers tend to find housing in areas that are "lower" cost and where permanent supportive housing already exists. Potentially, the trend in rapid re-housing placements in these lower cost communities will change as more of the City's PSH investment occur in higher resource areas (i.e., highest and high opportunity resource areas).

Further, the City's 2017 Homeless Count illustrates that the homeless population continues to increase, concentration is prevalent in some parts of the city and also spreading to other sections of the city as evidenced in the attached map (Attachment N). Although homelessness is a citywide issue, many council districts have a count of more than 2,000 homeless persons such as CDs 1, 6, 8, 9, 11, 13, 14, and 15.

## **CONCLUSION**

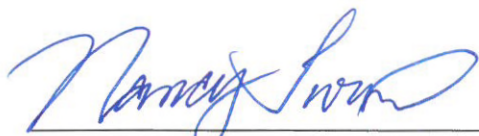
The City must decide upon the most equitable approach in how to distribute PSH units (both new and converted units in motels) throughout the city. The AFH Plan approved by City Council and Mayor in October 2017, serves as a prelude to the City's efforts in carrying out its objective to address and/or encourage a more equitable distribution of HHH units throughout the city and facilitating the conversion of motel units into PSH options, including identifying land sources, removing barriers to producing affordable housing, and developing a siting policy for creation of PSH units. HCIDLA has conducted the required analyses and submitted the resulting observations that provide the necessary tools and background for the City Council to develop a clear approach and options that incorporate a fair distribution in the siting of PSH units in the city.

## **FISCAL IMPACT STATEMENT**

There will be no impact to the General Fund.

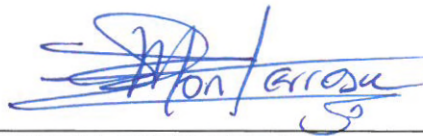


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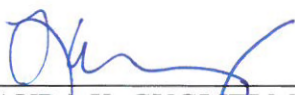
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Director, Public Policy and Research Unit

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Approved by:



RUSHMORE D. CERVANTES  
General Manager

cc: Honorable Eric Garcetti, Mayor, City of Los Angeles, c/o Mandy Morales, Legislative Coordinator

#### ATTACHMENTS

- Attachment A: Table - Permanent Supportive Housing & Measure HHH Projects/Placements
- Attachment B: Bar Graph - PSH & HHH Projects by Council District
- Attachment C: Map - City of Los Angeles: Permanent Supportive Housing/HHH Projects with PSH Landbase Lots
- Attachment D: Table/Bar Graph - PSH Landbase Lots by Council District and Proportion of Landbase Lots within Highest & High Resource Areas vs Total PSH Landbase Lots by Council District
- Attachment E: Map - City of Los Angeles: 2018 TCAC/HCD Opportunity Areas and Permanent Supportive Housing/HHH Projects
- Attachment F: Bar Graph - PSH & HHH Projects by Council District
- Attachment G: Bar Graph - Opportunity Resource Categories – Number of Census Tracts by Council District
- Attachment H: Map - R/ECAPs: City of Los Angeles
- Attachment I: Pie Charts – PSH Completed and In Construction Projects and Units by Resource Area
- Attachment J: Pie Charts – HHH Current Round Recommended, Predevelopment and Loans Closed Projects and Units by Resource Area
- Attachment K: Table - Proportion of PSH/HHH Units vs Total Units in PSH/HHH Projects
- Attachment L: Map - City of Los Angeles: Rapid Re-Housing Placements by Census Tracts
- Attachment M: Bar Graph - Number of Rapid Re-Housing Placement by Council District
- Attachment N: Map - City of Los Angeles: 2017 Homeless Count Results by Census Tract
- Attachment O: Bar Graph - 2017 City of Los Angeles Homeless County by Council District
- Attachment P: Number of Motels by Council District (Under and Over 50 Units)
- Attachment Q: Map - City of Los Angeles: 2018 TCAC/HCD Opportunity Areas and Motels
- Attachment R: Map - City of Los Angeles: Location of Motels with PSH Landbase Lots

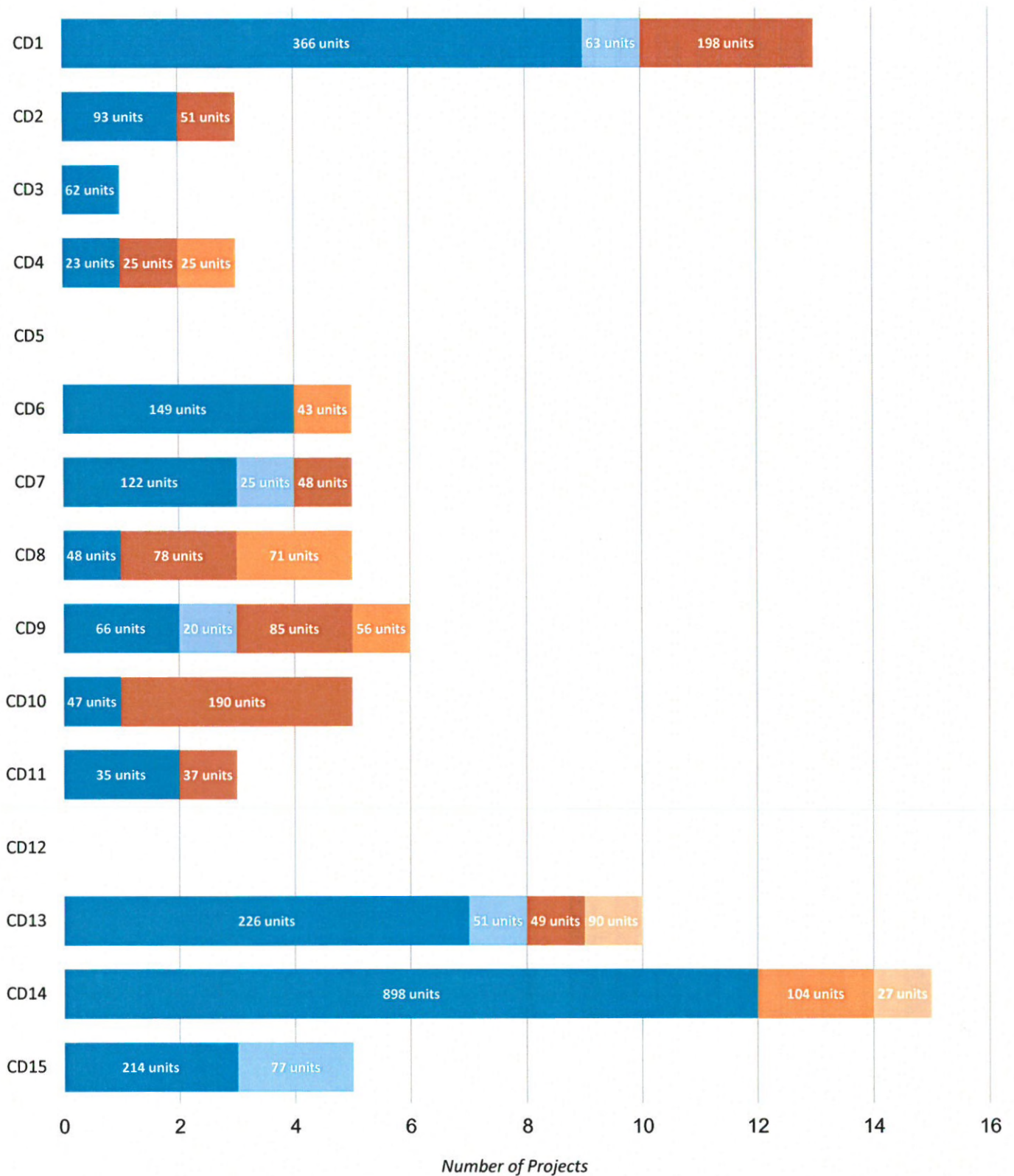
Attachment A

Permanent Supportive Housing (PSH) Measure HHH (HHH) Projects/Placements  
City of Los Angeles, 2006 - 2017

CD #	PSH Completed Projects	PSH Projects Completed - PSH Units	PSH Projects Completed - Total Units	PSH In Construction Projects	PSH In Construction Projects - PSH Units	PSH In Construction Projects - Total Units	HHH Loans Closed - Projects	HHH Loans Closed - PSH Units	HHH Loans Closed - Total Units	HHH Predevelopment Projects	HHH Predevelopment Projects - PSH Units	HHH Predevelopment Projects - Total Units	HHH Current Round/ Recommended Projects	HHH Current Round/ Recommended Projects - PSH Units	HHH Current Round /Recommended Projects - Total
1	9	366	488	1	63	125	0	0	0	0	0	0	3	198	222
2	2	93	113	0	0	0	0	0	0	0	0	0	1	51	103
3	1	62	95												
4	1	23	24							1	25	26	1	25	98
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	4	149	202							1	43	44			
7	3	122	137	1	25	101							1	48	49
8	1	48	49							2	71	112	2	78	97
9	2	66	68	1	20	26				1	56	57	2	85	87
10	1	47	48										4	190	268
11	2	35	41	0									1	37	74
12															
13	7	226	367	1	51	65	1	90	122				1	49	60
14	12	898	1148				1	27	55	2	104	199			
15	3	214	217	2	77	160									
<b>TOTAL</b>	<b>48</b>	<b>2,349</b>	<b>2,997</b>	<b>6</b>	<b>236</b>	<b>477</b>	<b>2</b>	<b>117</b>	<b>177</b>	<b>7</b>	<b>299</b>	<b>438</b>	<b>16</b>	<b>761</b>	<b>1,058</b>

Note: 1 PSH completed project is a multi-site so not reflected in count, and 1 PSH in construction project is a multi-site so not reflected in count.

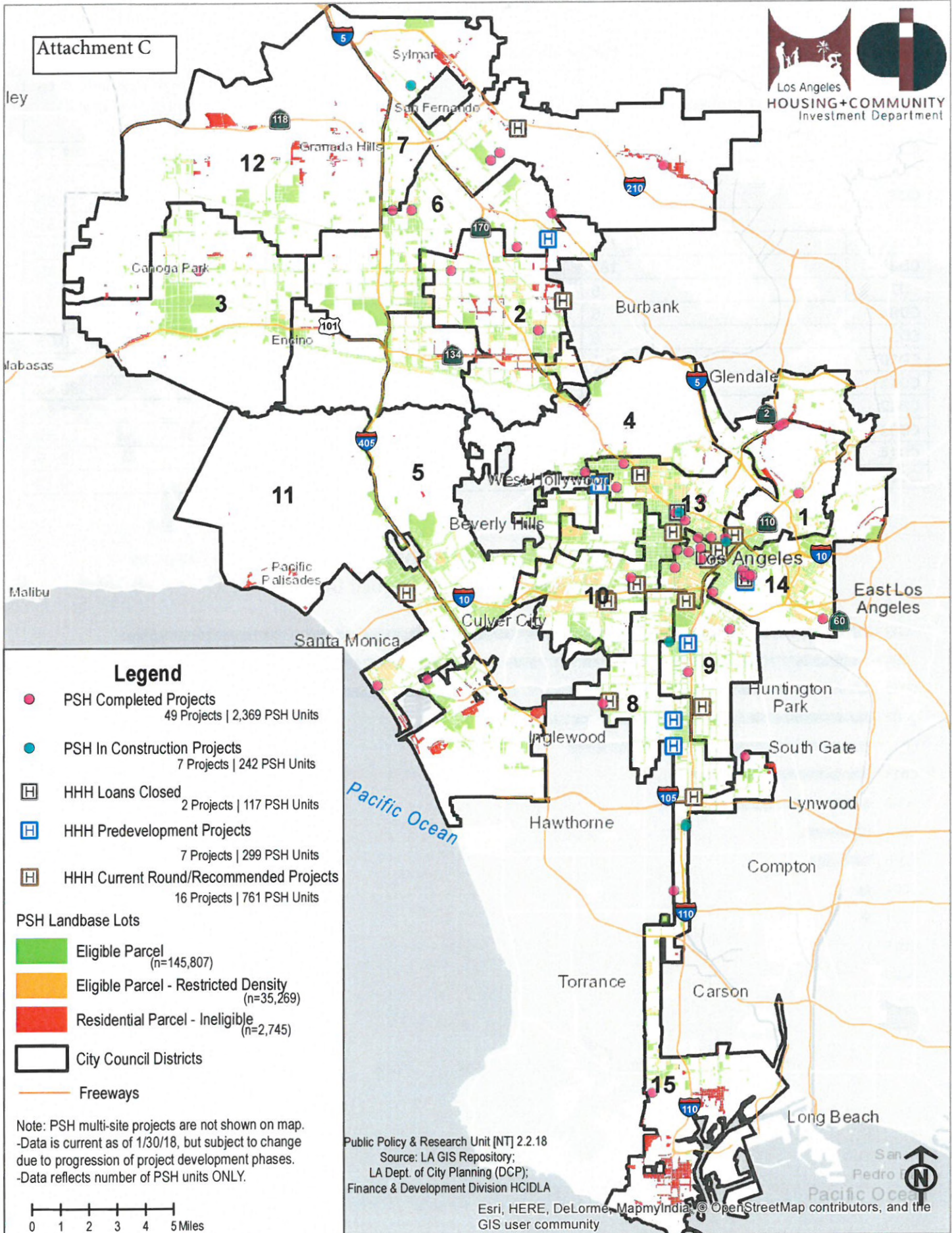
### PSH & HHH Projects by Council District (CD)



- PSH Completed Projects
- PSH In Construction Projects
- HHH Current Round/Recommended Projects
- HHH Predevelopment Projects
- HHH Loans Closed - Projects

# City of Los Angeles: Permanent Supportive Housing/HHH Projects with PSH Landbase Lots

Attachment C



## Legend

- PSH Completed Projects  
49 Projects | 2,369 PSH Units
- PSH In Construction Projects  
7 Projects | 242 PSH Units
- H HHH Loans Closed  
2 Projects | 117 PSH Units
- H HHH Predevelopment Projects  
7 Projects | 299 PSH Units
- H HHH Current Round/Recommended Projects  
16 Projects | 761 PSH Units

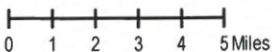
## PSH Landbase Lots

- Eligible Parcel  
(n=145,807)
- Eligible Parcel - Restricted Density  
(n=35,269)
- Residential Parcel - Ineligible  
(n=2,745)
- City Council Districts
- Freeways

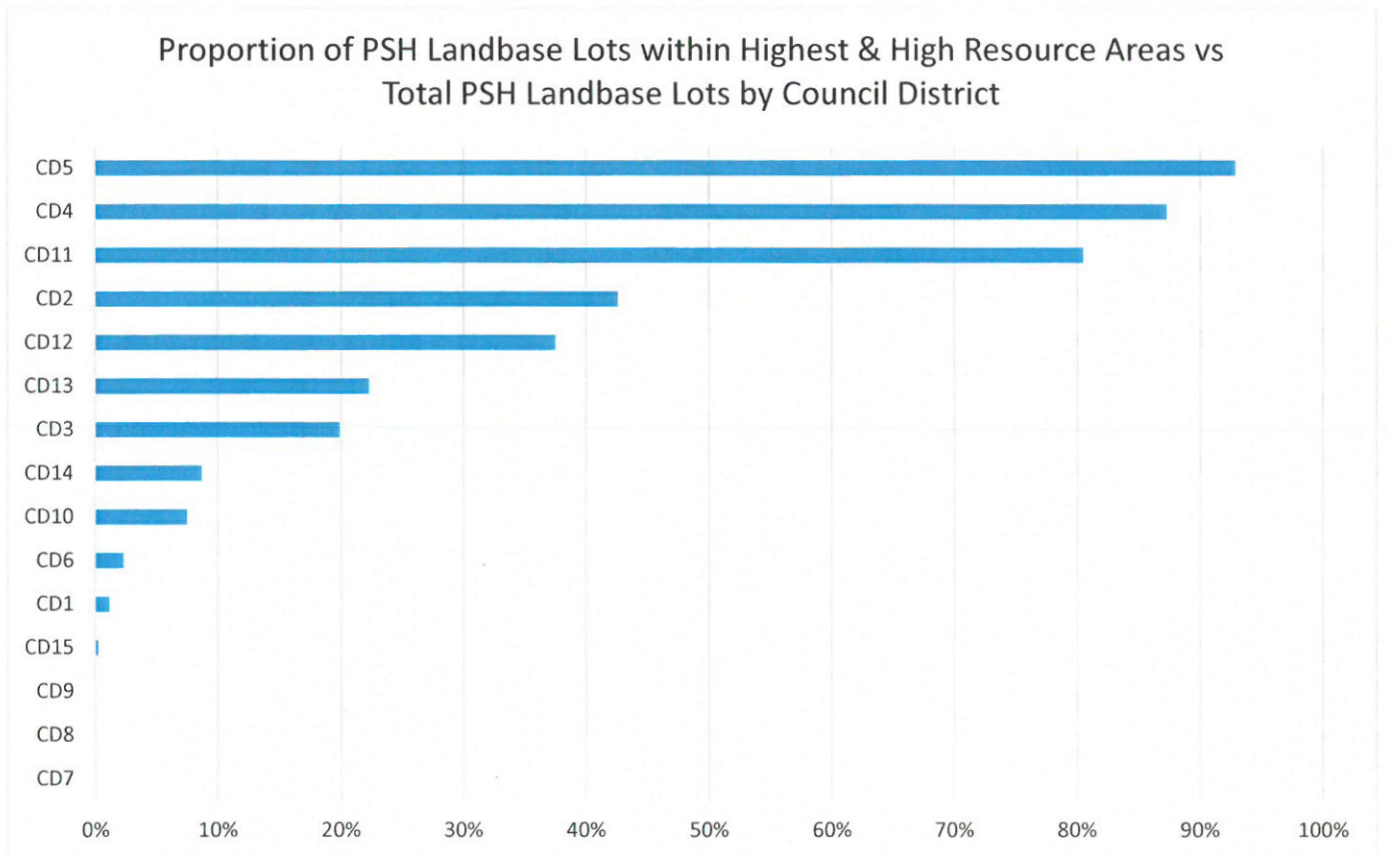
Note: PSH multi-site projects are not shown on map.  
-Data is current as of 1/30/18, but subject to change due to progression of project development phases.  
-Data reflects number of PSH units ONLY.

Public Policy & Research Unit [NT] 2.2.18  
Source: LA GIS Repository;  
LA Dept. of City Planning (DCP);  
Finance & Development Division HCDILA

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

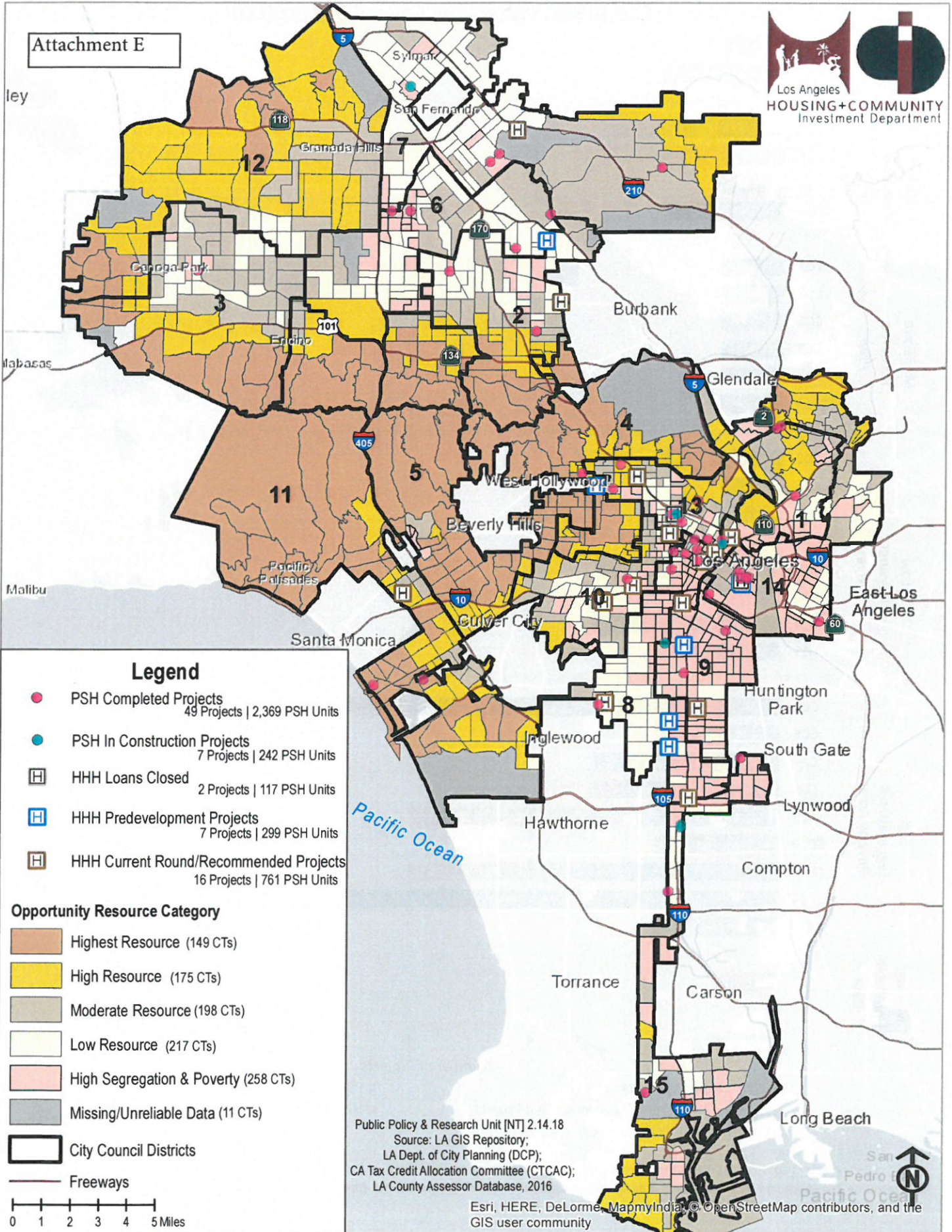


PSH Landbase Lots by Council District			
	# PSH Landbase Lots in Highest/High Resource Area	Total PSH Landbase Lots	% of Highest/High Resource Area PSH Landbase Lots of Total PSH Landbase Lots
CD1	194	16,394	1.2%
CD2	5,076	11,918	42.6%
CD3	931	4,685	19.9%
CD4	12,193	13,971	87.3%
CD5	13,732	14,784	92.9%
CD6	162	6,883	2.4%
CD7	0	2,100	0.0%
CD8	0	15,981	0.0%
CD9	0	12,637	0.0%
CD10	1,505	20,012	7.5%
CD11	11,624	14,449	80.4%
CD12	731	1,949	37.5%
CD13	4,761	21,386	22.3%
CD14	1,559	17,894	8.7%
CD15	15	6,029	0.2%



# City of Los Angeles: 2018 TCAC/HCD Opportunity Areas and Permanent Supportive Housing/HHH Projects

Attachment E

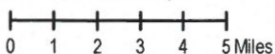


### Legend

- PSH Completed Projects  
49 Projects | 2,369 PSH Units
- PSH In Construction Projects  
7 Projects | 242 PSH Units
- H HHH Loans Closed  
2 Projects | 117 PSH Units
- H HHH Predevelopment Projects  
7 Projects | 299 PSH Units
- H HHH Current Round/Recommended Projects  
16 Projects | 761 PSH Units

### Opportunity Resource Category

- Highest Resource (149 CTs)
- High Resource (175 CTs)
- Moderate Resource (198 CTs)
- Low Resource (217 CTs)
- High Segregation & Poverty (258 CTs)
- Missing/Unreliable Data (11 CTs)
- City Council Districts
- Freeways

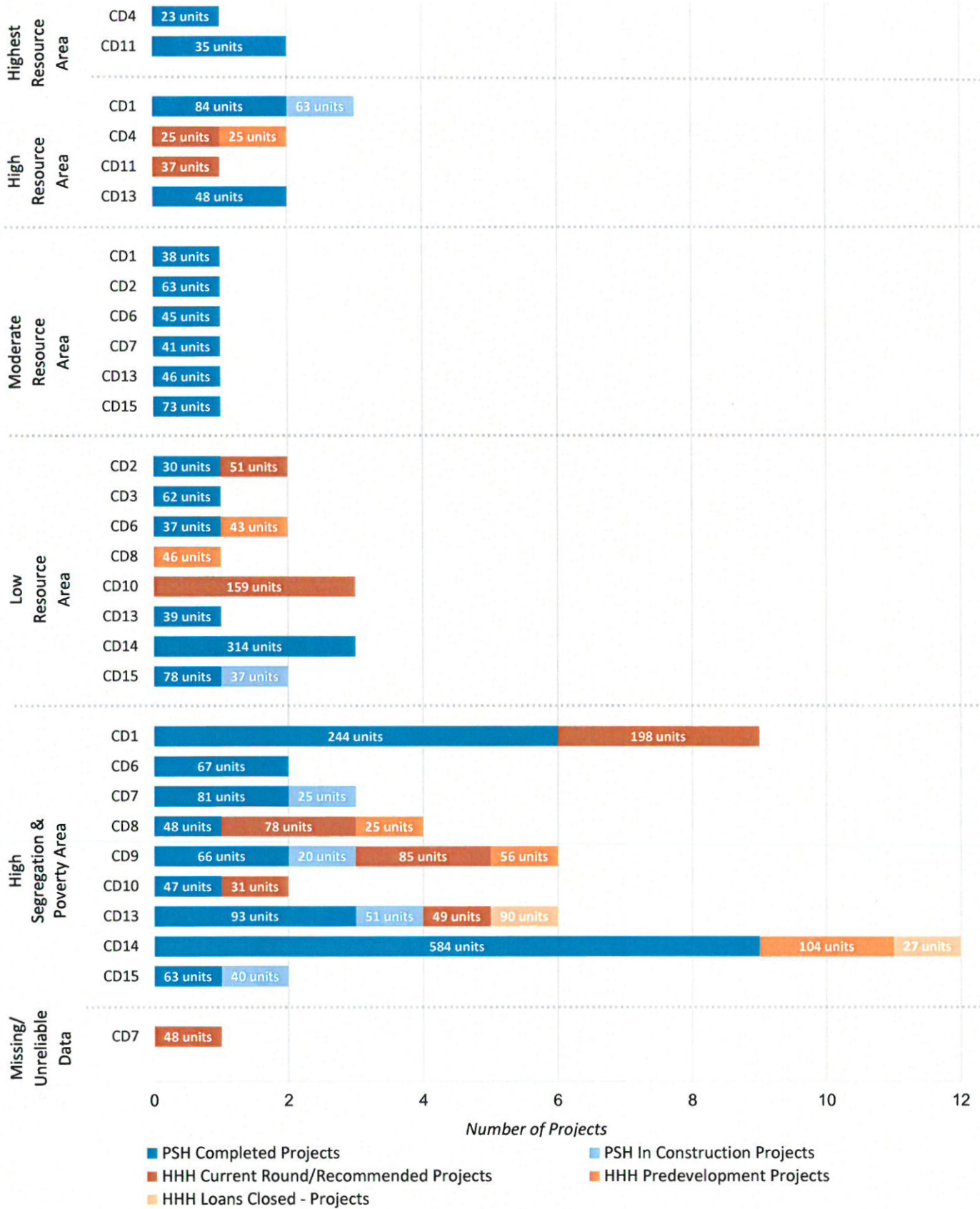


Public Policy & Research Unit [NT] 2.14.18  
 Source: LA GIS Repository;  
 LA Dept. of City Planning (DCP);  
 CA Tax Credit Allocation Committee (CTCAC);  
 LA County Assessor Database, 2016

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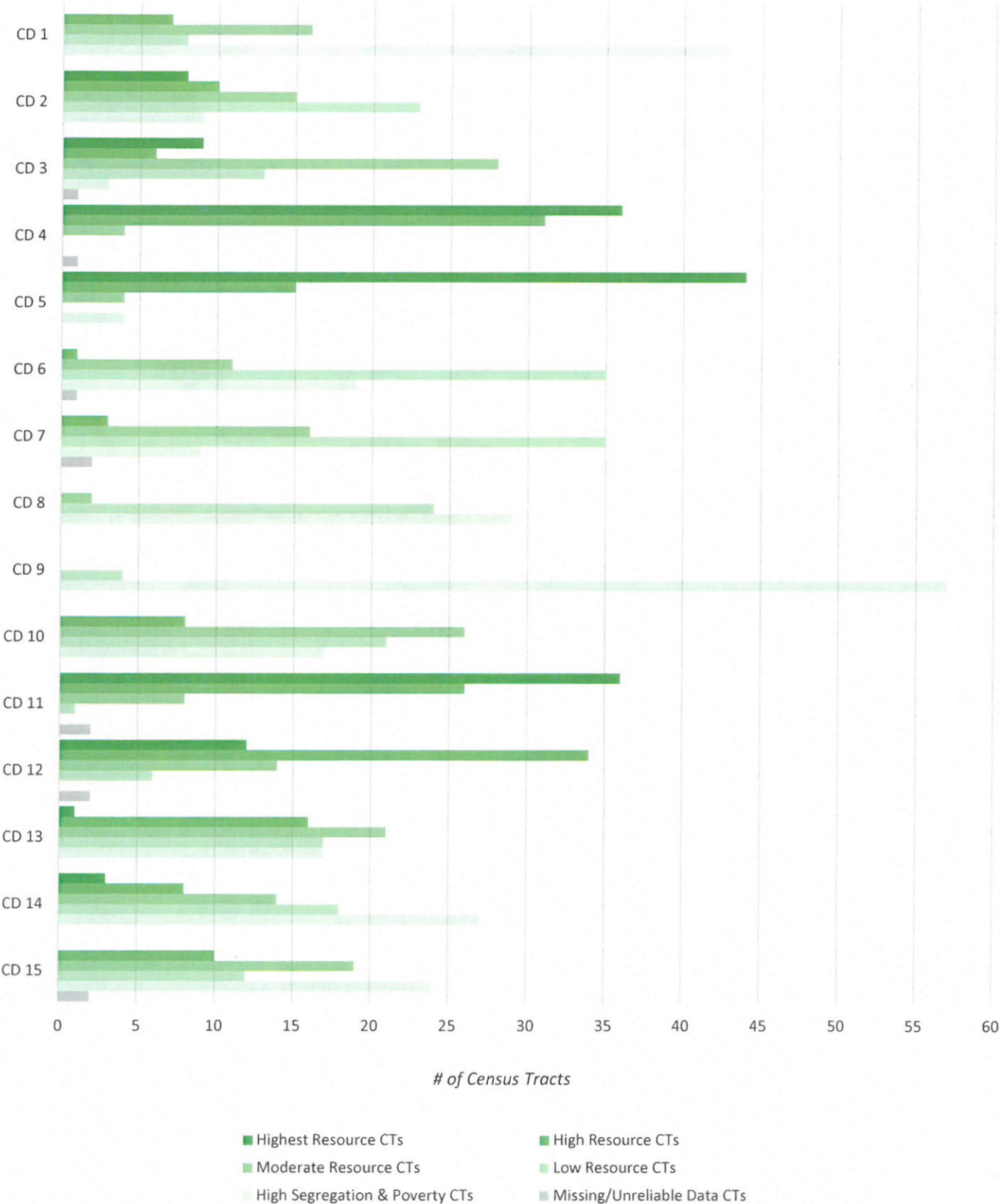


### PSH & HHH Projects by Council District (CD)



All census tracts in Los Angeles are categorized by Resource Area based on TCAC/HCD indicators. The PSH and HHH projects are grouped by Resource Area based on their census tract designation. These PSH and HHH projects are filtered by Council District, as shown above.

### Opportunity Resource Categories Number of Census Tracts by Council District

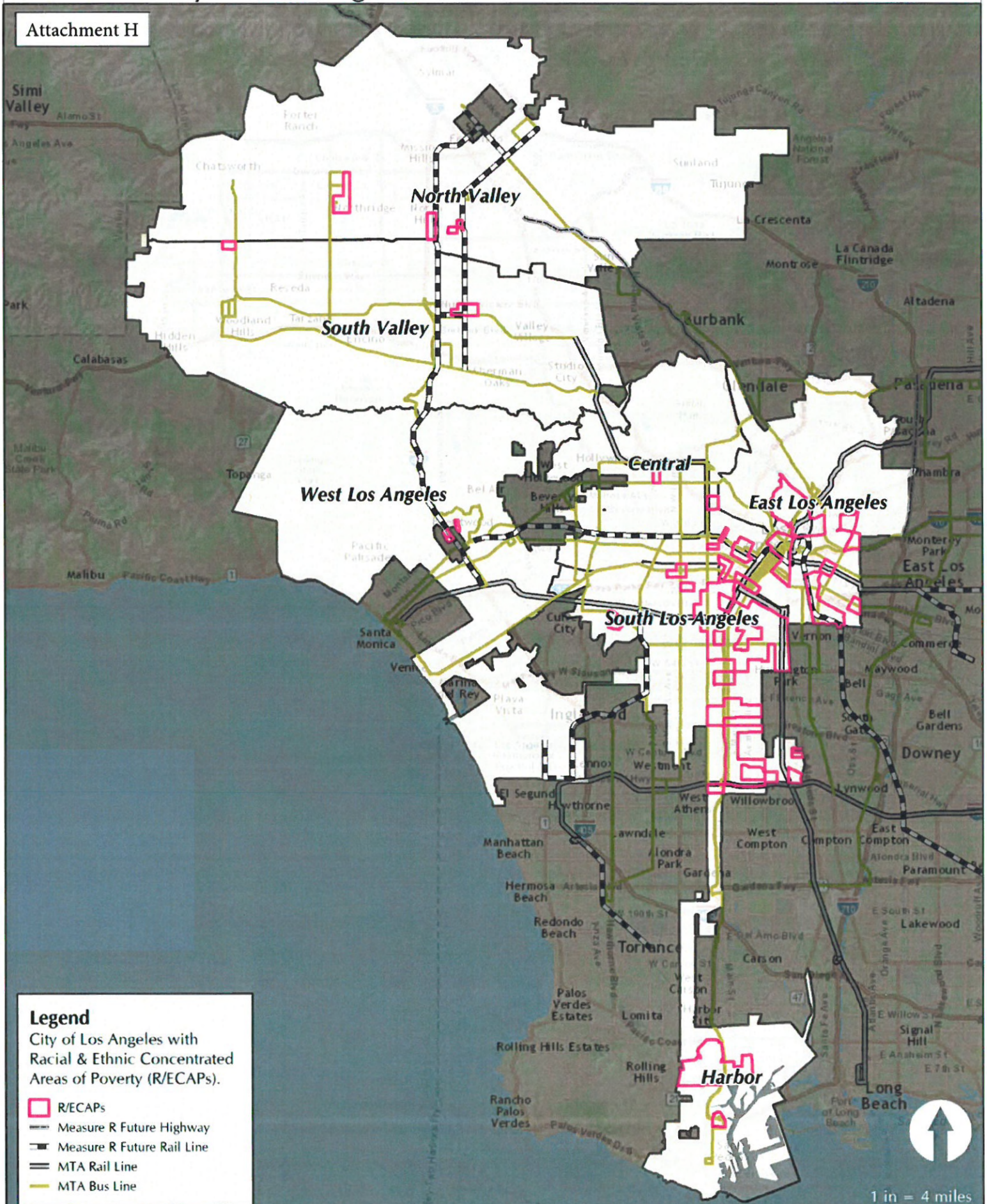




# R/ECAPs: City of Los Angeles



Attachment H



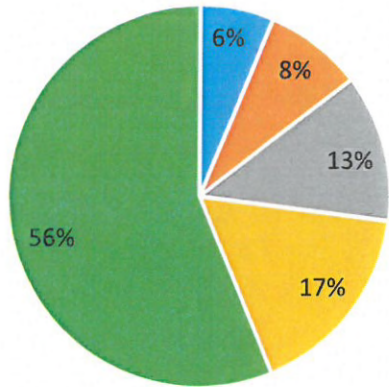
## Legend

City of Los Angeles with Racial & Ethnic Concentrated Areas of Poverty (R/ECAPs).

- R/ECAPs
- Measure R Future Highway
- Measure R Future Rail Line
- MTA Rail Line
- MTA Bus Line

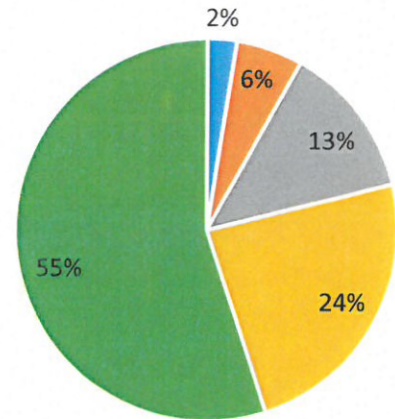
Attachment I

**PSH Completed Projects by Resource Area**

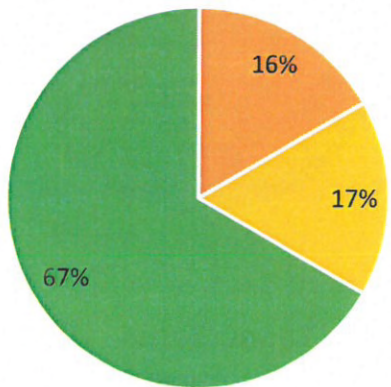


- Highest Resource Area
- High Resource Area
- Moderate Resource Area
- Low Resource Area
- High Segregation & Poverty Area

**PSH Completed Units by Resource Area**

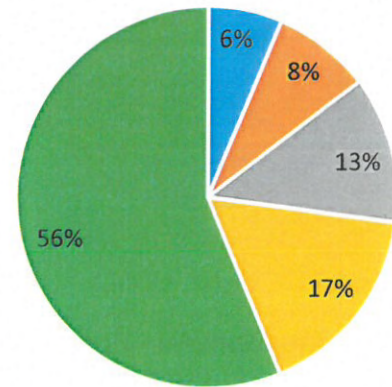


**PSH In Construction Projects by Resource Area**

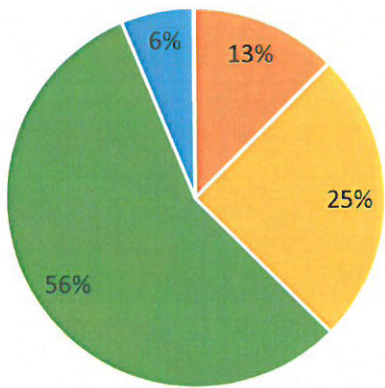


- Highest Resource Area
- High Resource Area
- Moderate Resource Area
- Low Resource Area
- High Segregation & Poverty Area

**PSH In Construction Units by Resource Area**

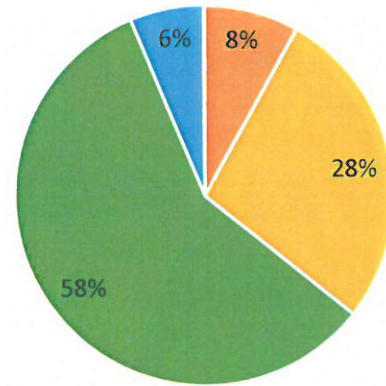


**HHH Current Round/Recommended Projects by Resource Area**

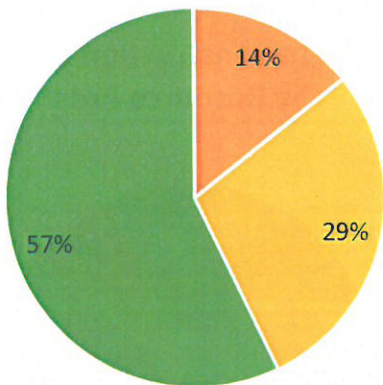


- Highest Resource Area
- High Resource Area
- Moderate Resource Area
- Low Resource Area
- High Segregation & Poverty Area

**HHH Current Round/Recommended Units by Resource Area**

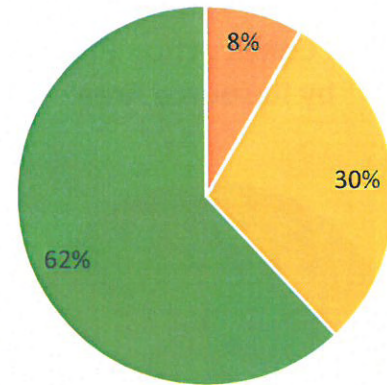


**HHH Predevelopment Projects by Resource Area**

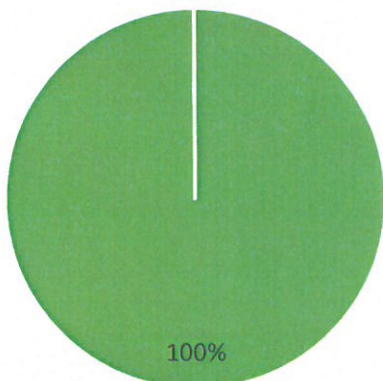


- Highest Resource Area
- High Resource Area
- Moderate Resource Area
- Low Resource Area
- High Segregation & Poverty Area

**HHH Predevelopment Units by Resource Area**

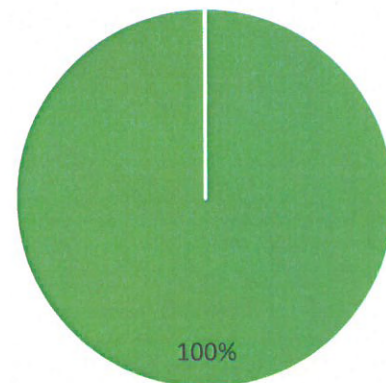


**HHH Loans Closed - Projects by Resource Area**



- Highest Resource Area
- High Resource Area
- Moderate Resource Area
- Low Resource Area
- High Segregation & Poverty Area

**HHH Loans Closed - Units by Resource Area**



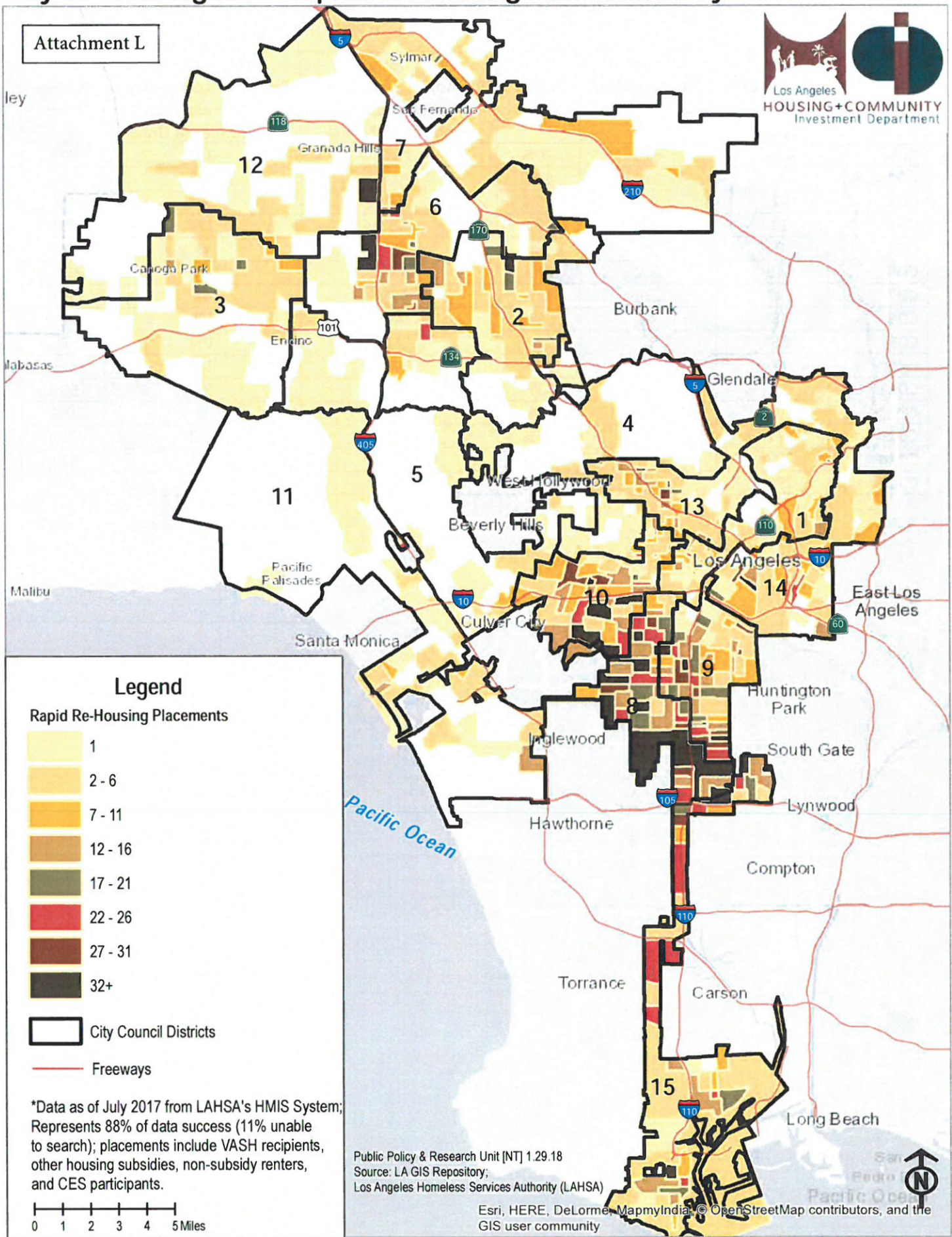
- Highest Resource Area
- High Resource Area
- Moderate Resource Area
- Low Resource Area
- High Segregation & Poverty Area

## Attachment K

Proportion of PSH/HHH Units vs Total Units in PSH/HHH Projects						
Council District	PSH Completed/In Construction Units	Total Completed/In Construction Units	% PSH Units	HHH Current Round/Recommended /Predevelopment/ Loans Closed Units	Total Current Round/Recommended /Predevelopment/ Loans Closed Units	% HHH Units
CD1	429	613	70%	198	222	89%
CD2	93	113	82%	51	103	50%
CD3	62	95	65%	0	0	0%
CD4	23	24	96%	50	124	40%
CD5	0	0	0%	0	0	0%
CD6	149	202	74%	43	44	98%
CD7	147	238	62%	48	49	98%
CD8	48	49	98%	149	209	71%
CD9	86	94	91%	141	144	98%
CD10	47	48	98%	190	268	71%
CD11	35	41	85%	37	74	50%
CD12	0	0	0%	0	0	0%
CD13	277	432	64%	139	182	76%
CD14	898	1,148	78%	131	254	52%
CD15	291	377	77%	0	0	0%

# City of Los Angeles: Rapid Re-Housing Placements by Census Tracts

Attachment L



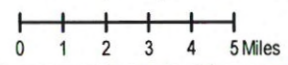
## Legend

### Rapid Re-Housing Placements

- 1
- 2 - 6
- 7 - 11
- 12 - 16
- 17 - 21
- 22 - 26
- 27 - 31
- 32+

- City Council Districts
- Freeways

\*Data as of July 2017 from LAHSA's HMIS System; Represents 88% of data success (11% unable to search); placements include VASH recipients, other housing subsidies, non-subsidy renters, and CES participants.



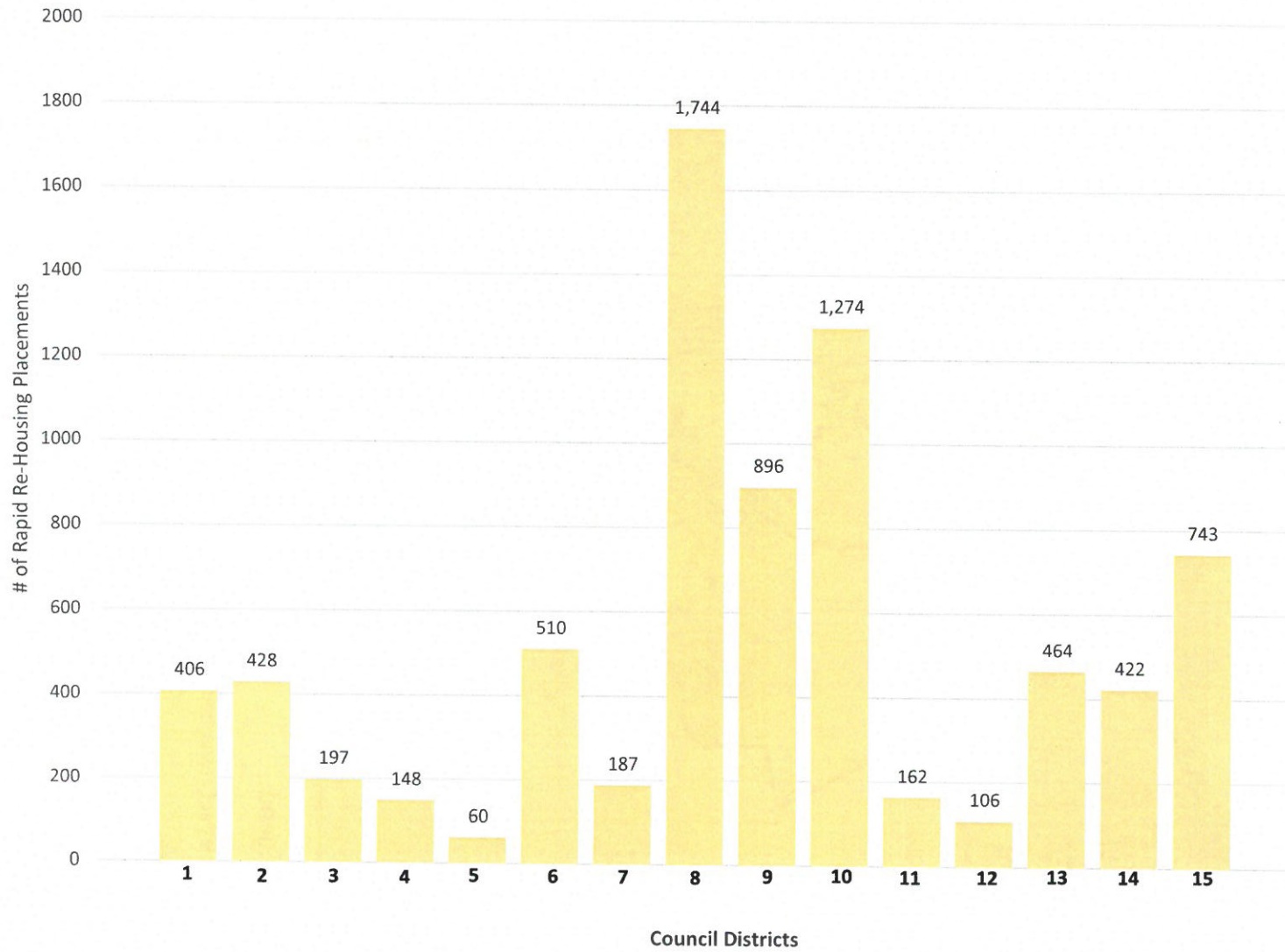
Public Policy & Research Unit [NT] 1.29.18  
 Source: LA GIS Repository;  
 Los Angeles Homeless Services Authority (LAHSA)

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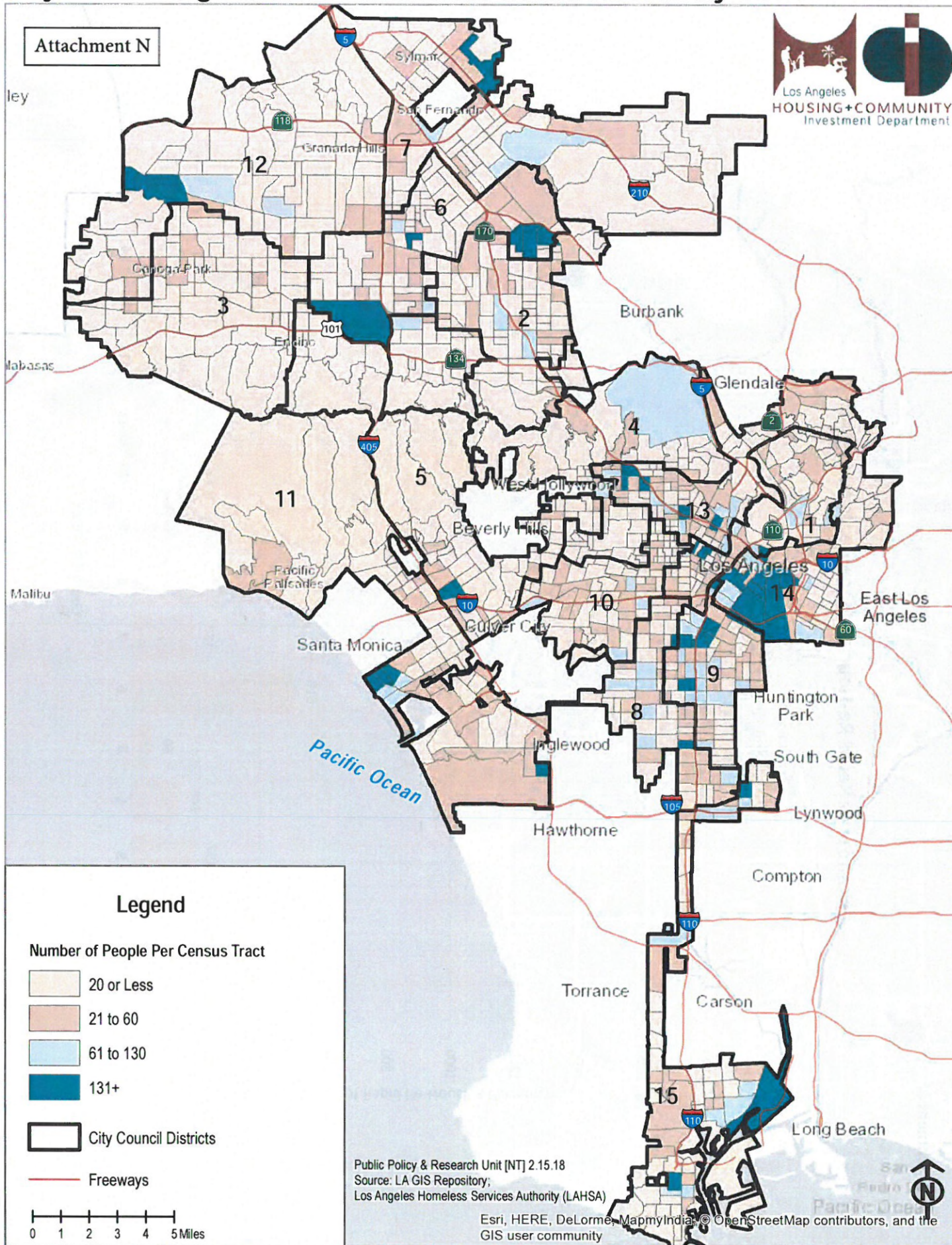
Attachment M

Number of Rapid Re-Housing Placements by Council District



# City of Los Angeles: 2017 Homeless Count Results by Census Tract

Attachment N

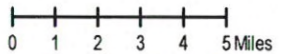


## Legend

### Number of People Per Census Tract

- 20 or Less
- 21 to 60
- 61 to 130
- 131+

- City Council Districts
- Freeways

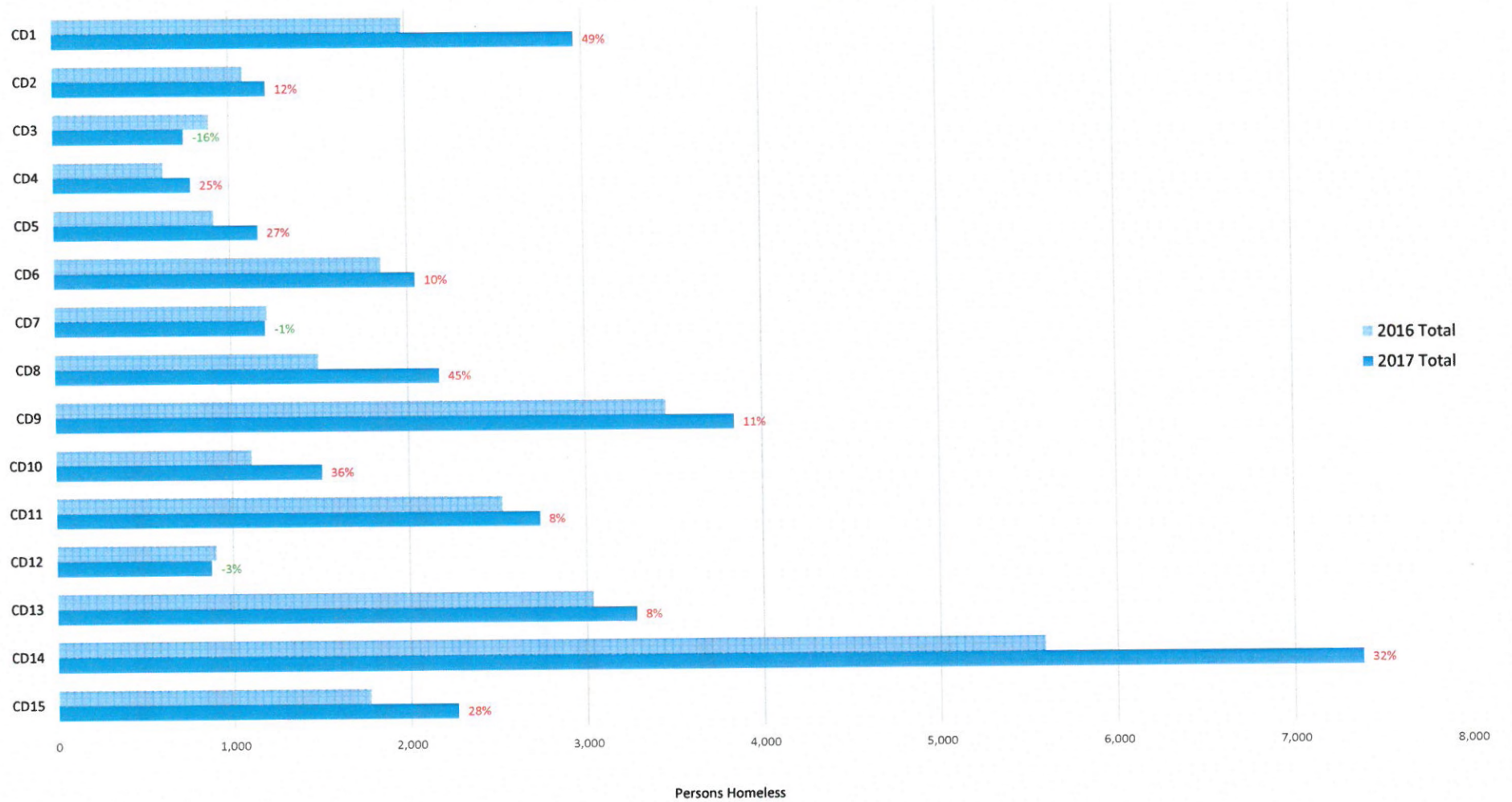


Public Policy & Research Unit [NT] 2.15.18  
 Source: LA GIS Repository;  
 Los Angeles Homeless Services Authority (LAHSA)

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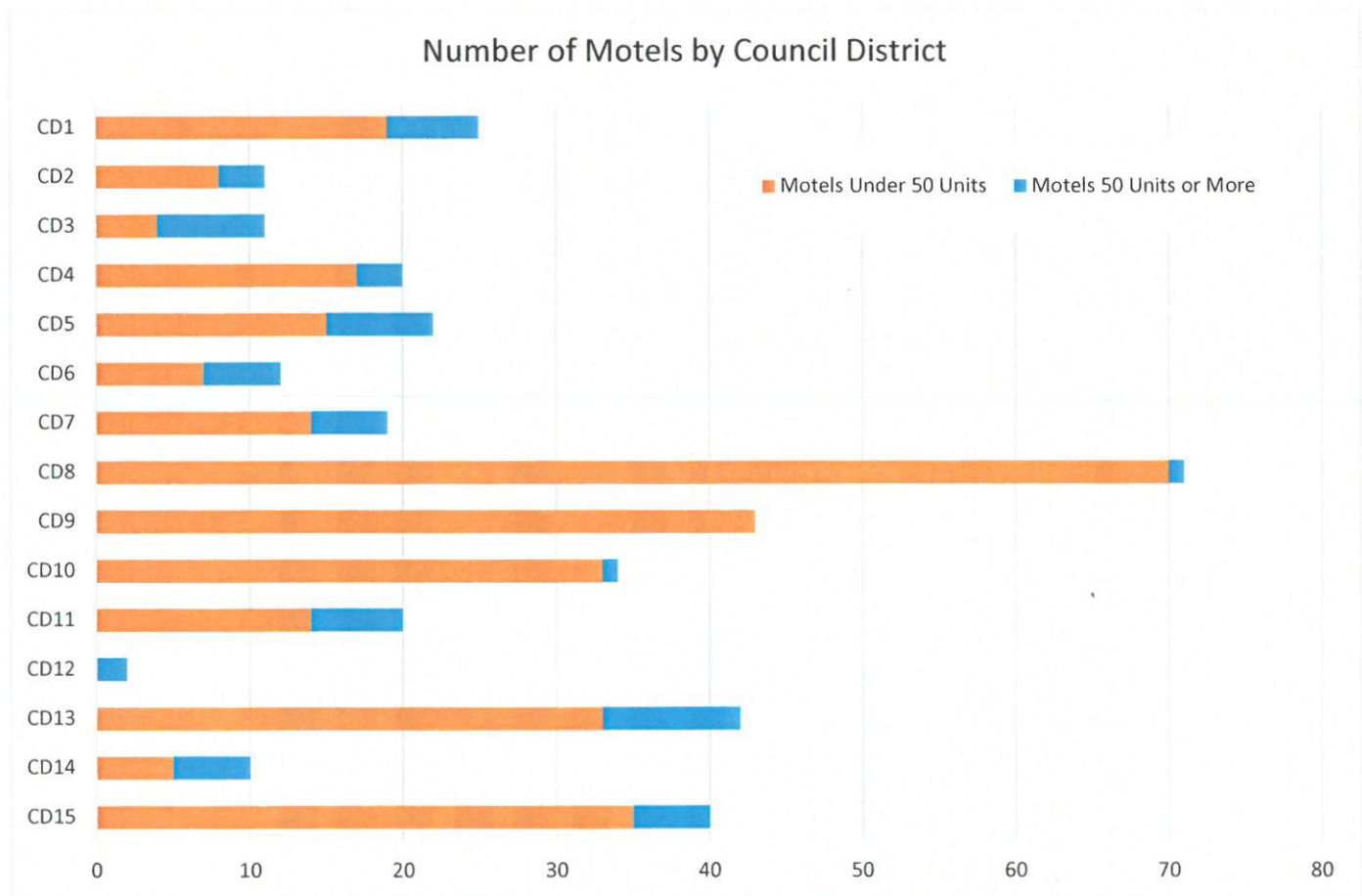
### 2017 City of Los Angeles Homeless Count by Council District





Attachment P

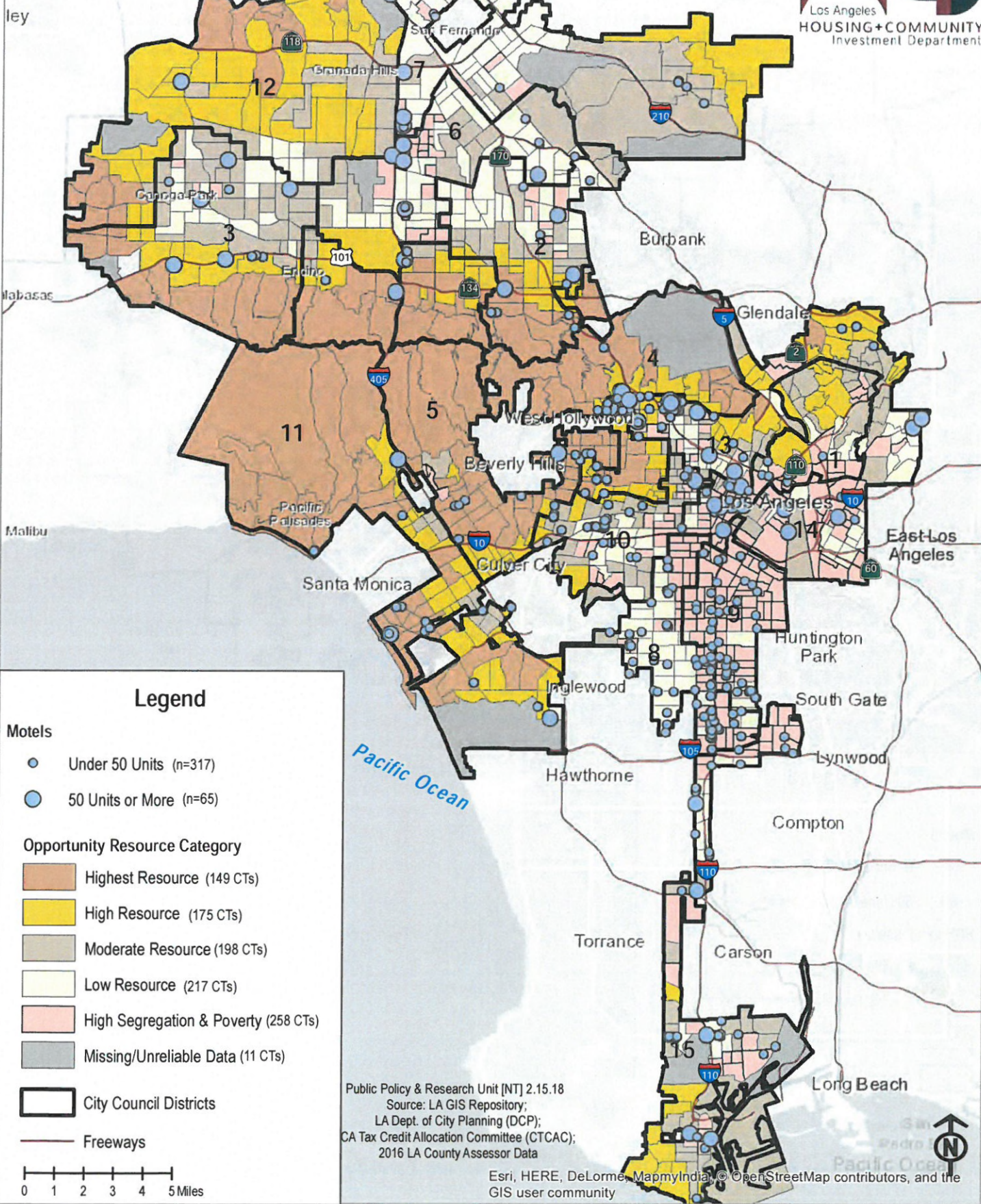
Motels by Council District							
	Under 50 Units			50 Units or More			
	Motel	Motel/Hotel and Apartment Combinations	Total	Motel	Motel/Hotel and Apartment Combinations	Total	Grand Total
CD1	17	2	19	5	1	6	25
CD2	6	2	8	2	1	3	11
CD3	4	0	4	7	0	7	11
CD4	15	2	17	3	0	3	20
CD5	12	3	15	6	1	7	22
CD6	7	0	7	5	0	5	12
CD7	14	0	14	5	0	5	19
CD8	70	0	70	1	0	1	71
CD9	41	2	43	0	0	0	43
CD10	32	1	33	1	0	1	34
CD11	11	3	14	6	0	6	20
CD12	0	0	0	2	0	2	2
CD13	33	0	33	7	2	9	42
CD14	3	2	5	4	1	5	10
CD15	33	2	35	4	1	5	40
<b>Total</b>	<b>298</b>	<b>19</b>	<b>317</b>	<b>58</b>	<b>7</b>	<b>65</b>	<b>382</b>



# City of Los Angeles: 2018 TCAC/HCD Opportunity Areas and Motels



Attachment Q



## Legend

- Motels**
- Under 50 Units (n=317)
  - 50 Units or More (n=65)
- Opportunity Resource Category**
- Highest Resource (149 CTs)
  - High Resource (175 CTs)
  - Moderate Resource (198 CTs)
  - Low Resource (217 CTs)
  - High Segregation & Poverty (258 CTs)
  - Missing/Unreliable Data (11 CTs)
- ▭ City Council Districts
- Freeways
- 0 1 2 3 4 5 Miles

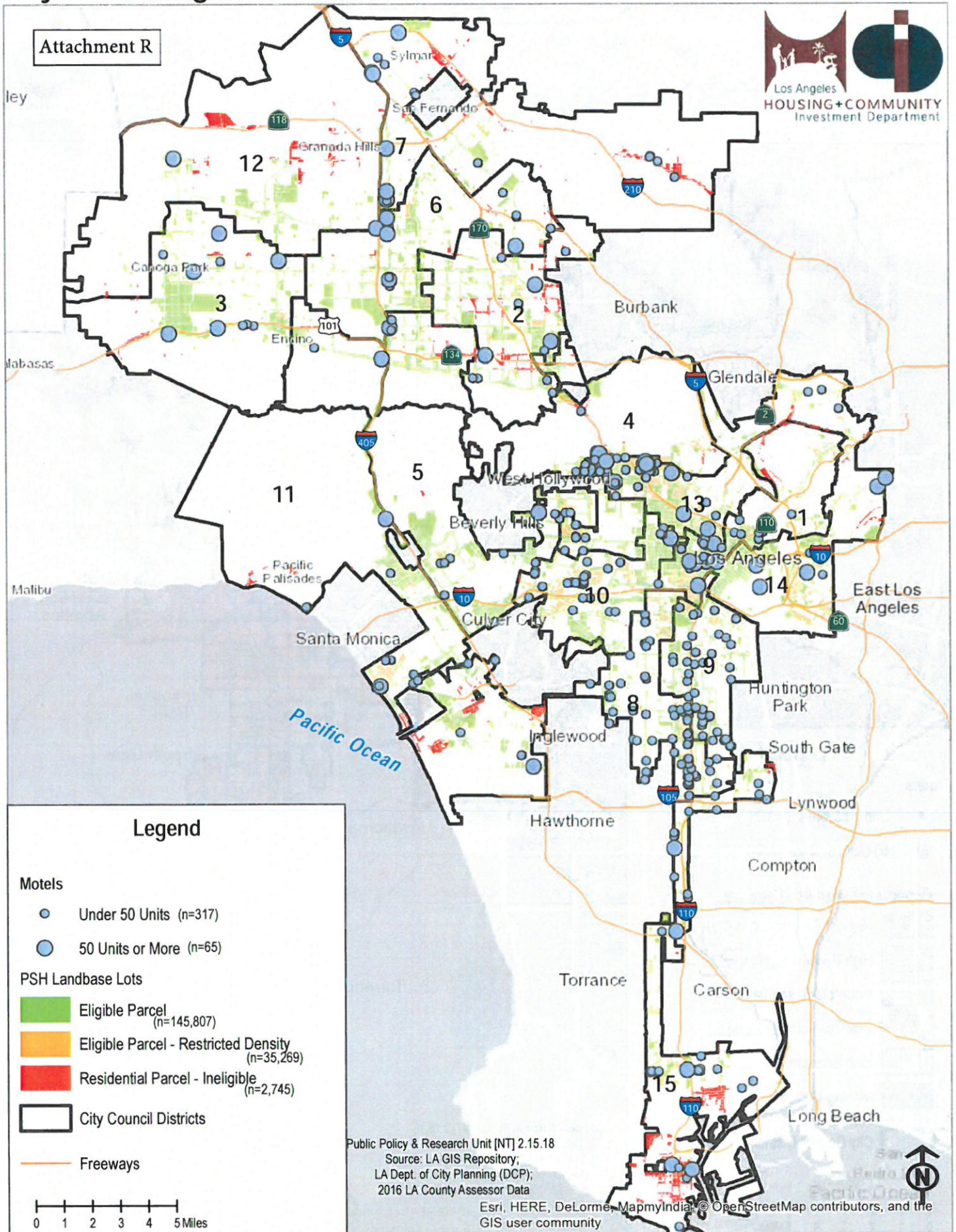
Public Policy & Research Unit [NT] 2.15.18  
 Source: LA GIS Repository;  
 LA Dept. of City Planning (DCP);  
 CA Tax Credit Allocation Committee (CTCAC);  
 2016 LA County Assessor Data

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# City of Los Angeles: Location of Motels with PSH Landbase Lots

Attachment R



## Legend

### Motels

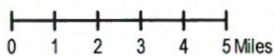
- Under 50 Units (n=317)
- 50 Units or More (n=65)

### PSH Landbase Lots

- Eligible Parcel (n=145,807)
- Eligible Parcel - Restricted Density (n=35,269)
- Residential Parcel - Ineligible (n=2,745)

City Council Districts

— Freeways



Public Policy & Research Unit [NT] 2.15.18  
 Source: LA GIS Repository;  
 LA Dept. of City Planning (DCP);  
 2016 LA County Assessor Data

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