

Section 1. Los Angeles County Affordable Housing Need

The [California Housing Partnership](#) is pleased to submit this *Affordable Housing Need* analysis for Los Angeles County. This document is the first of several deliverables that the California Housing Partnership and our subcontractor [CSH](#) will complete as part of the larger **Affordable Housing Outcomes Report** (Outcomes Report), which we are scheduled to finalize and submit to the Affordable Housing Coordinating Committee on April 28th, 2017.

A note about methodology: at the request of the Committee, the *Affordable Housing Need* analysis is designed to document housing affordability trends in each of the County's eight [Service Planning Areas](#) (SPA). The small populations of some SPAs, however, required that we draw from two years of Census data instead of just one year to generate reliable results. For this reason, we discourage comparing our analysis to other County-level housing needs assessments completed for previous years. Instead, the *Affordable Housing Need* analysis should establish the baseline against which County- and SPA-level data should be compared moving forward.

Key takeaways from the analysis include the following:

- 1. The County has a shortage of 544,000 rental homes that are affordable to lower income households.** The County would need to add over 544,000 affordable homes to meet current demand among renter households at or below 50 percent of Area Median Income (AMI). The shortfall for homes affordable to the lowest income households occurs in every SPA.
- 2. The County has a surplus of rental homes that are affordable to moderate and higher income renter households.** This is true across all SPAs. In some SPAs, the County also has a surplus of rental homes affordable to even low-income renter households.
- 3. Lower income renters in the County are significantly cost-burdened.** Nearly all renter households at the lowest end of the income spectrum spend more than half of their income on rent, including 92 percent of those who are Deeply Low Income (≤ 15 percent of AMI) and 73 percent of those who are Extremely Low Income (15-30 percent of AMI). Meanwhile, virtually no higher-income households are severely cost-burdened, and the vast majority—including 92 percent of renter households with incomes above 120 percent of AMI—spend less than 30 percent of their income on rent.
- 4. Homelessness is a continuing challenge in the County.** In 2016, nearly 47,000 people were homeless in Los Angeles County on any given night, the majority of whom were unsheltered. African Americans are disproportionately represented in the County's homeless population, constituting more than one third of those experiencing homelessness while making up only nine percent of the total County population. Similarly, in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care, persons between the

ages of 55 and 61 make up about eight percent of the general population but represent 16 percent of the homeless population. More than one quarter of those experiencing homelessness are chronically homeless, and more than one quarter suffer from mental illness.

We caution against using this *Affordable Housing Need* analysis as the basis for any policy or funding decisions without the benefit of the complete Outcomes Report, which will be completed on April 28th, since each section of the Report builds on the prior sections. For reference, the full Report’s Statement of Work—which includes descriptions and deadlines for each deliverable—is attached as an appendix to this document, along with a glossary of terms that will be used in the final Outcomes Report. A glossary of terms is also included as an attachment to this Section 1 of the Report.

Housing Affordability Gap and Cost Burden Analysis for Housed Population

This analysis includes two measures of housing affordability: **Gap Analysis** (or Shortfall Analysis) and **Cost Burden analysis**.

Gap Analysis compares the number households in an income group to the number of homes affordable and available to them (“available” is defined as currently occupied by a household in that income group or vacant but for rent at an affordable rent).

Cost Burden Analysis looks at the percentage of income paid for housing by households of different incomes. Typically, affordability is defined as housing costs that absorb no more than 30% of household income. A household is cost burdened if they pay more than 30% of income for housing and severely cost burdened if they pay more than 50% of income for housing. We recommend focusing on severely cost burdened households as they are most likely to lose housing due to increases in housing costs and are likely to face the greatest challenges in finding new housing should they lose their current home. Severely cost burdened households are also most likely to forgo spending on necessities such as food, transportation, and health care.

HUD Income Limits in Los Angeles County

HUD sets income limits for its housing programs based on the median income and housing costs in a metropolitan area. The Very Low Income (VLI) limit for a four-person household is typically defined as 50% of median family income for the area. Income limits for Extremely Low Income (ELI) households, typically 30% of median income, and Low Income households, typically earning 80% of median, are calculated from the VLI base and adjustments are applied for households of different sizes at all income levels.

For high cost housing markets such as Los Angeles, HUD adjusts income limits to account for higher costs. HUD sets the VLI income limit at a level that would allow a four-person household

to pay no more than 35% of income for an apartment priced at 85% of the HUD Section 8 Fair Market Rent (FMR) for Los Angeles County. This in turn affects the ELI and Low Income (LI) limits because they are calculated from the VLI base.

Because HUD Income limits are adjusted upward from actual income levels in Los Angeles County, a higher proportion of the County’s households fall into the ELI, VLI, and Low income groups than otherwise would be the case. The adjusted income levels also mean that households at the lower end of each income range may find rents set according to the adjusted income levels to be high in relation to their incomes.

For the Gap and Cost Burden Analysis, the limit for Deeply Low Income (DLI) households, 15% of median income, is calculated in addition to ELI, VLI, Low Income, Moderate and Above Moderate households for the County and each of the SPAs.

For 2015, the following are the HUD derived income limits for DLI, ELI, VLI, and LI:

	Area Median Income	HUD Income Categories	Adjusted HUD 4-person family ¹	Adjusted HUD Income as % of AMI	Affordable Monthly Rent
Los Angeles County		DLI (0 - 15% AMI)	\$12,450	20%	\$311
	\$63,000	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 including Los Angeles

Rent affordability for each income group is derived using adjustment factors provided by HUD. Rent affordability levels are calculated from the 4-person base for each income level, and then a general affordable rent is calculated for each income level using the following formula: (4-person income x 0.3)/12, representing 30% of the 4-person income level for each income group divided by 12 to provide the maximum affordable monthly rent at that income level.

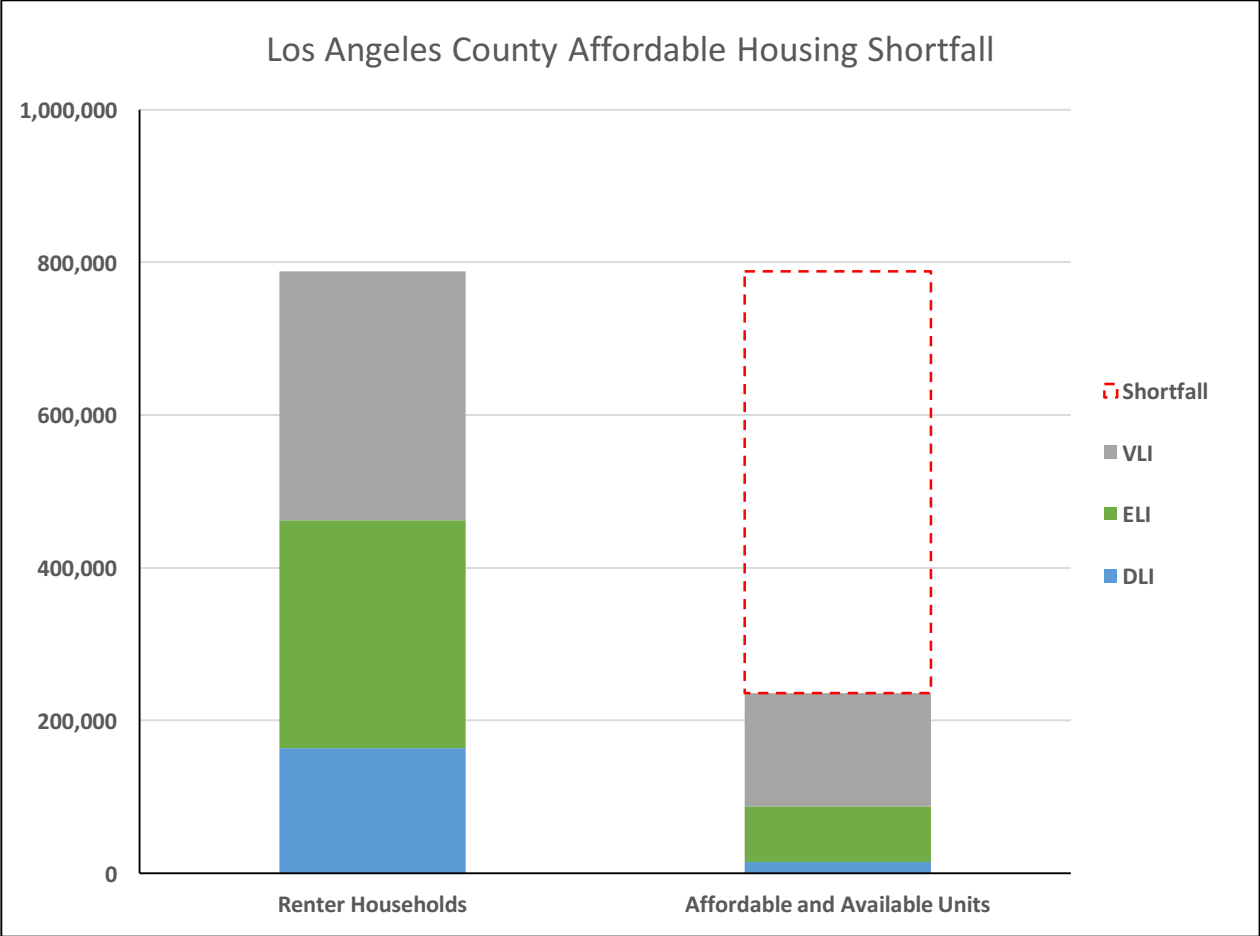
Los Angeles County Gap and Cost Burden Analysis

Los Angeles County - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	569	14,536	10,489	7,367	7,608	6,100	4,316	50,985
Affordable to ELI	2,084	14,250	45,679	10,116	6,507	3,011	3,257	84,904
Affordable to VLI	7,849	26,079	49,424	47,612	31,406	13,380	13,546	189,296
Affordable to Low Income	28,306	65,752	137,601	178,694	173,286	107,143	73,422	764,204
Affordable to Moderate Income	22,045	31,507	46,364	72,499	111,445	119,444	173,028	576,332
Affordable to Above Moderate Income	11,929	11,941	8,832	9,119	17,869	30,461	109,309	199,460
Total	72,782	164,065	298,389	325,407	348,121	279,539	376,878	1,865,181

2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

Los Angeles County - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	164,065	298,389	325,407	348,121	279,539	376,878	1,792,399
Rental Homes "Affordable and Available" to income group	15,105	72,502	155,814	629,160	532,938	467,029	1,872,548
Surplus or Deficit of Affordable Rental Homes Within Income Category	-148,960	-225,887	-169,593	281,039	253,399	90,151	80,149
All Households at or below Threshold Income	164,065	462,454	787,861	1,135,982	1,415,521	1,792,399	1,792,399
Cumulative Surplus or Deficit of Affordable Rental Homes	-148,960	-374,847	-544,440	-263,401	-10,002	80,149	80,149

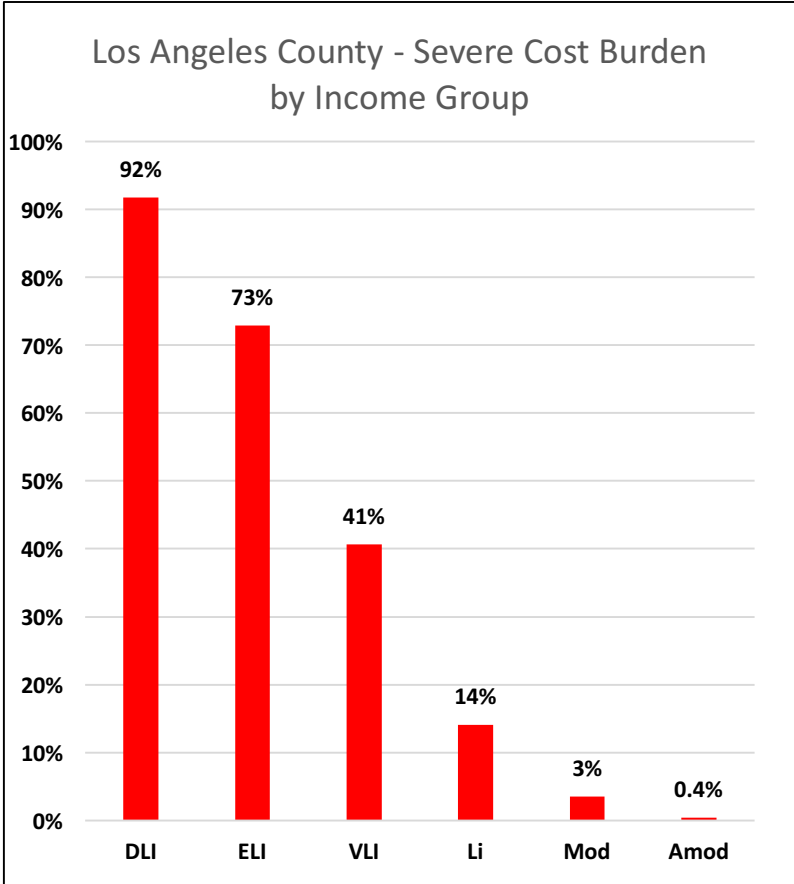
2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC



The gap analysis is calculated based on rental home affordability and the income level of the household that occupies the home. For example, the number of rental homes that are affordable and either vacant or occupied by a DLI household (“Affordable and Available”) is determined by adding the number of vacant rental units and the number of units occupied that are affordable to DLI from the Rental Unit by Affordability Level with Income of Occupant Household table (i.e., 569 + 14,536 = 15,105). Then, to determine the “Surplus or Deficit of Affordable Rental Homes Within an Income Category” for DLI households, subtract the number of Households within the Income Category by “the number of Rental Homes ‘Affordable and Available’ to the Income Group” (e.g., for VLI households there is a deficit of 169,593 households, 325,407 households in the income group minus the 155,814 rental homes affordable and available to the income group). The “Cumulative Surplus or Deficit of Affordable Rental Homes” for each income group is the “Surplus or Deficit of Affordable Rental Homes Within Income Category” minus the lower income groups’ “Cumulative Surplus or Deficit of Affordable Rental Homes” (e.g., for VLI households and below, there is a cumulative deficit of 544,440 homes, resulting from 169,593 Deficit of Affordable Rental Homes for VLI households alone and the Cumulative Deficit of Affordable Homes of 374,847 ELI households and below).

Los Angeles County Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	165,629	7,168	4%	6,500	4%	151,961	92%
Extremely Low	300,997	28,104	9%	53,537	18%	219,356	73%
Very Low	326,765	44,948	14%	149,036	46%	132,781	41%
Low	349,007	137,888	40%	161,861	46%	49,258	14%
Moderate	281,089	196,221	70%	75,117	27%	9,751	3%
Above Moderate	378,101	348,635	92%	27,948	7%	1,518	0%
All Income Groups	1,801,588	762,964	42%	473,999	26%	564,625	31%

2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC



Cost burdens for each income group are based on each income group’s household income and 30% of that income being allocated towards rent. For households that spend more than 30% or 50% of their incomes on rent, they are considered moderately cost burdened and severely cost burdened, respectively.

Service Planning Area Gap and Cost Burden Analysis

As requested by the Affordable Housing Outcomes Committee, gap and cost burden analyses were performed at the level of the eight Service Planning Areas in addition to the Countywide analysis. SPAs are areas defined for health care planning purposes with a designated Area Health Office that is responsible for planning public health and clinical services according to the health needs of local communities.

SPA 1 – Antelope Valley

SPA 1 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	63	1,352	435	292	540	193	193	3,068
Affordable to ELI	552	1,324	1,611	535	204	177	82	4,485
Affordable to VLI	1,437	2,770	2,972	2,656	1,574	786	670	12,862
Affordable to Low Income	1,197	4,544	2,706	4,746	5,780	4,269	3,158	26,400
Affordable to Moderate Income	462	1,104	1,824	2,106	3,377	5,330	5,825	20,028
Affordable to Above Moderate Income	376	0	366	150	105	701	1,287	2,985
Total	4,085	11,094	9,915	10,485	11,580	11,456	11,214	69,829

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 1 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	11,094	9,915	10,485	11,580	11,456	11,214	65,743
Rental Homes "Affordable and Available" to income group	1,415	3,922	10,952	21,292	19,628	12,912	70,121
Surplus or Deficit of Affordable Rental Homes Within Income Category	-9,680	-5,992	468	9,712	8,172	1,698	4,377
All Households at or below Threshold Income	11,094	21,009	31,494	43,074	54,529	65,743	65,743
Cumulative Surplus or Deficit of Affordable Rental Homes	-9,680	-15,672	-15,204	-5,493	2,679	4,377	4,377

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 1 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	10,888	349	3%	591	5%	9,973	92%
Extremely Low	9,758	871	9%	1,707	17%	7,205	74%
Very Low	10,445	1,963	19%	4,317	41%	4,177	40%
Low	11,543	4,353	38%	6,028	52%	1,167	10%
Moderate	11,674	7,585	65%	4,041	35%	37	0.3%
Above Moderate	11,616	10,996	95%	576	5%	0	0%
All Income Groups	65,924	26,117	40%	17,261	26%	22,559	34%

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 2 – San Fernando Valley

SPA 2 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	328	2,613	2,559	2,114	1,318	1,205	1,267	11,403
Affordable to ELI	207	1,997	13,036	2,817	1,805	609	1,318	21,789
Affordable to VLI	1,058	4,305	10,298	7,451	5,537	2,863	1,820	33,333
Affordable to Low Income	6,847	15,794	38,558	43,072	42,636	30,321	20,503	197,729
Affordable to Moderate Income	5,474	9,799	14,770	22,934	32,825	33,861	50,825	170,488
Affordable to Above Moderate Income	2,552	2,907	1,593	2,191	5,411	7,460	26,243	48,357
Total	16,466	37,414	80,814	80,579	89,532	76,318	101,975	483,098

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 2 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	37,414	80,814	80,579	89,532	76,318	101,975	466,632
Rental Homes "Affordable and Available" to income group	2,940	17,799	30,157	155,566	154,660	124,089	485,212
Surplus or Deficit of Affordable Rental Homes Within Income Category	-34,473	-63,016	-50,421	66,034	78,342	22,114	18,580
All Households at or below Threshold Income	37,414	118,228	198,807	288,339	364,657	466,632	466,632
Cumulative Surplus or Deficit of Affordable Rental Homes	-34,473	-97,489	-147,911	-81,876	-3,534	18,580	18,580

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 2 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	38,368	1,565	4%	1,023	3%	35,701	93%
Extremely Low	81,883	7,779	10%	13,396	16%	60,613	74%
Very Low	80,875	9,650	12%	32,057	40%	39,130	48%
Low	89,247	30,717	34%	43,890	49%	14,747	17%
Moderate	76,913	52,959	69%	21,869	28%	2,182	3%
Above Moderate	103,034	96,317	93%	6,274	6%	446	0.4%
All Income Groups	470,320	198,988	42%	118,510	25%	152,819	32%

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 3 – San Gabriel Valley

SPA 3 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	77	1,756	2,049	1,607	1,237	1,613	693	9,030
Affordable to ELI	73	1,279	4,952	1,744	569	371	222	9,210
Affordable to VLI	1,124	2,699	7,105	6,670	4,716	2,584	2,566	27,464
Affordable to Low Income	4,417	8,722	22,608	29,441	28,128	16,486	13,094	122,897
Affordable to Moderate Income	2,439	2,420	5,104	9,481	13,610	14,337	18,421	65,812
Affordable to Above Moderate Income	364	373	478	180	705	1,680	3,568	7,347
Total	8,494	17,248	42,295	49,123	48,965	37,070	38,564	241,760

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 3 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	17,248	42,295	49,123	48,965	37,070	38,564	233,266
Rental Homes "Affordable and Available" to income group	1,832	8,353	22,555	99,838	68,444	42,343	243,367
Surplus or Deficit of Affordable Rental Homes Within Income Category	-15,416	-33,942	-26,568	50,873	31,374	3,779	10,101
All Households at or below Threshold Income	17,248	59,544	108,667	157,632	194,702	233,266	233,266
Cumulative Surplus or Deficit of Affordable Rental Homes	-15,416	-49,358	-75,926	-25,053	6,321	10,101	10,101
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 3 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	17,169	901	5%	601	4%	15,698	91%
Extremely Low	42,785	3,545	8%	7,654	18%	31,666	74%
Very Low	49,515	6,446	13%	22,504	45%	20,602	42%
Low	49,134	20,578	42%	25,088	51%	3,457	7%
Moderate	37,165	27,070	73%	8,753	24%	1,323	4%
Above Moderate	38,833	37,401	96%	1,406	4%	0	0%
All Income Groups	234,602	95,942	41%	66,007	28%	72,746	31%
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 4 – Metro

SPA 4 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	235	3,714	2,403	667	1,003	691	822	9,536
Affordable to ELI	725	3,995	12,532	1,914	856	666	249	20,936
Affordable to VLI	2,342	6,984	16,790	13,507	8,118	2,982	2,706	53,428
Affordable to Low Income	7,451	14,277	34,851	37,190	33,169	16,923	11,539	155,399
Affordable to Moderate Income	4,724	6,956	8,696	11,395	14,555	16,449	22,755	85,530
Affordable to Above Moderate Income	2,892	3,966	2,106	2,055	3,067	6,076	22,418	42,580
Total	18,367	39,891	77,378	66,728	60,768	43,786	60,489	367,409

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 4 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	39,891	77,378	66,728	60,768	43,786	60,489	349,042
Rental Homes "Affordable and Available" to income group	3,949	19,654	42,870	136,915	84,037	80,651	368,076
Surplus or Deficit of Affordable Rental Homes Within Income Category	-35,943	-57,724	-23,858	76,146	40,250	20,162	19,034
All Households at or below Threshold Income	39,891	117,270	183,998	244,766	288,553	349,042	349,042
Cumulative Surplus or Deficit of Affordable Rental Homes	-35,943	-93,666	-117,524	-41,378	-1,128	19,034	19,034

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 4 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	39,807	1,762	4%	1,575	4%	36,485	92%
Extremely Low	77,254	8,413	11%	15,278	20%	53,534	69%
Very Low	66,824	10,750	16%	33,973	51%	22,076	33%
Low	60,869	30,905	51%	22,904	38%	7,061	12%
Moderate	44,238	30,230	68%	11,858	27%	2,184	4.9%
Above Moderate	61,377	55,886	91%	5,195	8%	241	0.4%
All Income Groups	350,370	137,947	39%	90,783	26%	121,582	35%

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 5 – West

SPA 5 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	0	1,025	805	334	1,086	810	777	4,837
Affordable to ELI	100	523	2,991	503	319	237	500	5,173
Affordable to VLI	230	1,426	2,746	3,382	2,352	1,614	1,887	13,636
Affordable to Low Income	2,060	5,101	11,659	14,570	15,926	11,968	11,144	72,427
Affordable to Moderate Income	2,791	5,708	5,612	9,536	14,265	20,553	36,412	94,877
Affordable to Above Moderate Income	4,192	3,685	2,179	2,963	5,101	7,611	38,666	64,397
Total	9,372	17,466	25,992	31,290	39,049	42,792	89,387	255,348

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 5 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	17,466	25,992	31,290	39,049	42,792	89,387	245,976
Rental Homes "Affordable and Available" to income group	1,025	4,418	8,955	53,072	73,093	115,118	255,682
Surplus or Deficit of Affordable Rental Homes Within Income Category	-16,441	-21,573	-22,335	14,024	30,301	25,731	9,706
All Households at or below Threshold Income	17,466	43,458	74,748	113,796	156,588	245,976	245,976
Cumulative Surplus or Deficit of Affordable Rental Homes	-16,441	-38,015	-60,349	-46,325	-16,025	9,706	9,706
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 5 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	17,902	445	2%	221	1%	17,258	96%
Extremely Low	26,487	2,125	8%	3,073	12%	21,319	80%
Very Low	31,935	2,200	7%	11,340	36%	18,411	58%
Low	39,953	11,386	28%	17,911	45%	10,546	26%
Moderate	42,239	23,785	56%	16,037	38%	2,313	5%
Above Moderate	87,822	78,939	90%	8,314	9%	684	1%
All Income Groups	246,338	118,881	48%	56,896	23%	70,531	29%
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 6 – South

SPA 6 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	318	2,205	1,239	1,046	1,048	272	245	6,374
Affordable to ELI	291	2,184	4,862	1,881	977	403	208	10,806
Affordable to VLI	1,323	4,659	8,339	6,996	4,153	1,987	572	28,029
Affordable to Low Income	4,161	11,043	20,194	23,812	23,001	13,698	7,966	103,876
Affordable to Moderate Income	919	2,116	4,404	5,462	7,098	7,666	5,755	33,421
Affordable to Above Moderate Income	164	59	312	459	369	544	311	2,216
Total	7,176	22,266	39,351	39,657	36,647	24,569	15,056	184,722

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 6 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	22,266	39,351	39,657	36,647	24,569	15,056	177,546
Rental Homes "Affordable and Available" to income group	2,523	8,576	25,291	88,391	44,025	16,962	185,768
Surplus or Deficit of Affordable Rental Homes Within Income Category	-19,743	-30,775	-14,366	51,744	19,456	1,905	8,222
All Households at or below Threshold Income	22,266	61,617	101,273	137,920	162,490	177,546	177,546
Cumulative Surplus or Deficit of Affordable Rental Homes	-19,743	-50,518	-64,883	-13,139	6,317	8,222	8,222

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 6 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	20,428	340	2%	1,080	5%	19,152	94%
Extremely Low	34,547	2,850	8%	5,761	17%	26,230	76%
Very Low	35,133	5,932	17%	17,520	50%	11,593	33%
Low	33,452	16,103	48%	15,497	46%	1,706	5%
Moderate	22,481	18,754	83%	3,420	15%	216	1%
Above Moderate	14,326	13,861	97%	425	3%	0	0%
All Income Groups	160,368	57,841	36%	43,702	27%	58,897	37%

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 7 – East

SPA 7 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	0	634	687	860	367	651	379	3,576
Affordable to ELI	89	734	3,544	359	427	421	220	5,793
Affordable to VLI	927	1,909	4,472	4,460	2,823	1,078	851	16,520
Affordable to Low Income	3,010	5,832	13,436	18,381	17,225	12,086	5,821	75,791
Affordable to Moderate Income	2,146	2,337	2,781	4,740	8,671	10,301	13,660	44,635
Affordable to Above Moderate Income	774	217	452	163	605	1,401	3,680	7,292
Total	6,945	11,662	25,372	28,962	30,118	25,938	24,610	153,608

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 7 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	11,662	25,372	28,962	30,118	25,938	24,610	146,663
Rental Homes "Affordable and Available" to income group	634	5,054	13,846	61,501	45,211	28,223	154,468
Surplus or Deficit of Affordable Rental Homes Within Income Category	-11,029	-20,318	-15,116	31,383	19,273	3,612	7,805
All Households at or below Threshold Income	11,662	37,034	65,997	96,115	122,052	146,663	146,663
Cumulative Surplus or Deficit of Affordable Rental Homes	-11,029	-31,347	-46,463	-15,080	4,193	7,805	7,805
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 7 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
		Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	12,143	703	6%	343	3%	10,906	90%
Extremely Low	26,120	2,038	8%	5,098	20%	18,617	71%
Very Low	29,115	4,548	16%	14,482	50%	10,138	35%
Low	29,725	13,138	44%	13,369	45%	3,382	11%
Moderate	25,795	19,418	75%	6,281	24%	213	1%
Above Moderate	24,463	23,401	96%	946	4%	194	1%
All Income Groups	147,363	63,245	43%	40,520	27%	43,450	29%
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 8 – South Bay

SPA 8 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	105	816	452	677	369	35	143	2,597
Affordable to ELI	123	254	2,074	513	143	396	231	3,733
Affordable to VLI	244	916	2,669	2,382	1,205	668	500	8,583
Affordable to Low Income	1,917	3,092	9,034	10,121	10,856	6,850	4,867	46,736
Affordable to Moderate Income	1,138	2,973	2,344	2,837	6,251	6,587	9,674	31,806
Affordable to Above Moderate Income	393	123	213	1,030	610	1,031	4,249	7,650
Total	3,919	8,174	16,786	17,561	19,434	15,567	19,664	101,104

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 8 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	8,174	16,786	17,561	19,434	15,567	19,664	97,185
Rental Homes "Affordable and Available" to income group	921	2,902	8,078	36,736	30,080	23,064	101,781
Surplus or Deficit of Affordable Rental Homes Within Income Category	-7,253	-13,884	-9,483	17,303	14,513	3,401	4,596
All Households at or below Threshold Income	8,174	24,960	42,521	61,955	77,522	97,185	97,185
Cumulative Surplus or Deficit of Affordable Rental Homes	-7,253	-21,137	-30,620	-13,318	1,195	4,596	4,596

2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC

SPA 8 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	8,122	318	4%	245	3%	7,593	93%
Extremely Low	16,701	1,148	7%	2,859	17%	12,755	76%
Very Low	17,725	2,514	14%	7,809	44%	7,441	42%
Low	19,583	7,836	40%	9,678	49%	2,058	11%
Moderate	15,667	10,902	70%	4,221	27%	518	3%
Above Moderate	19,973	17,903	90%	1,866	9%	172	1%
All Income Groups	97,771	40,620	42%	26,679	27%	30,536	31%
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

Homeless Population

The Point-in-Time (PIT) count is the primary data source for estimating the number of homeless individuals and families in Los Angeles County. HUD requires that each Continuum of Care (CoC) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered homeless persons every other year (odd numbered years). In Los Angeles County, there are four Continuums, which include: the cities of Long Beach, Pasadena, and Glendale; as well as the Los Angeles CoC (which includes all other areas of Los Angeles County). Starting in 2016, the Los Angeles, Glendale and Pasadena Continuums began conducting a comprehensive street and shelter count annually. In addition to the PIT street and sheltered count, the Continuums conduct a demographic survey; interviewing a sample of unsheltered homeless individuals to better understand the characteristics and experiences of homeless persons. In addition to household type, the demographic survey provides further details regarding gender, race, age, as well as sub-population information. Both the surveys and the PIT counts are conducted on the Service Planning Area (SPA) level, and thus the data analysis is available by the sub-regional SPAs.

According to the 2016 PIT count:

- On any given night in LA County, 46,874 people experience homelessness
- 73% of those are unsheltered
- 14% are members of homeless families
- 29% are chronically homeless
- 29% experience mental illness, and 22% experience chronic substance abuse
- 32% are women
- 9% are minors and 8% are 18-24
- 18% have experienced domestic violence

Area	Homeless Population
Los Angeles CoC	43,854
Pasadena CoC	530
Glendale CoC	240
Long Beach CoC*	737

*The Long Beach CoC 2016 PIT Count was a sheltered-only count.

Area	Homeless Population
SPA 1	3,038
SPA 2	7,334
SPA 3	3,142
SPA 4	11,860
SPA 5	4,659
SPA 6	7,459
SPA 7	3,469
SPA 8	5,913
County Total**	46,874

** The County Total includes the 2015 Long Beach unsheltered PIT count of 1,513 persons.

Demographics by SPA, all CoCs									
Subpopulation	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8	Total
Unsheltered	2,671	5,718	2,014	8,069	3,608	5,658	2,482	2,968	33,188
Sheltered	367	1,616	1,128	3,791	1,051	1,801	987	1,432	12,173
Individuals	2,534	6,221	2,575	10,431	4,068	6,311	2,894	3,742	38,776
Family Members	476	1,094	566	1,390	591	1,142	545	655	6,459
Children in Families (included Above)	275	637	335	776	329	643	308	267	3,570
Unaccompanied Minors	28	19	1	39	-	6	30	3	126
Chronically Homeless Individuals	890	2,631	1,133	3,363	1,322	2,134	985	904	13,362
Chronically Homeless Family Members	4	19	27	117	144	146	30	-	487
Veterans	65	268	186	810	677	257	142	374	2,779
Female Veterans (included Above)	5	26	9	30	72	29	4	7	182
Mental Illness	1,073	2,487	940	3,815	1,603	1,705	945	653	13,221
Chronic Substance Abuse	659	2,130	716	2,787	919	1,246	1,258	346	10,061
Persons with HIV/AIDS	20	157	22	284	14	102	49	6	654
Physical Disability	353	1,478	720	2,075	933	1,065	312	602	7,538
Male	2,030	4,524	2,097	8,396	3,302	4,627	2,356	2,958	30,290
Female	1,001	2,632	1,021	3,333	1,354	2,789	1,043	1,386	14,559
Transgender	7	178	7	131	3	43	70	56	495
Hispanic / Latino	462	2,541	1,273	3,224	1,002	1,610	1,477	826	12,415
White	1,028	2,865	1,215	2,656	1,710	270	966	1,375	12,085
Black / African-American	1,338	1,165	523	5,068	1,430	5,398	664	2,030	17,616
Asian	18	112	30	159	93	13	18	49	492
American Indian / Alaskan Native	122	63	48	322	122	44	78	126	925
Native Hawaiian / Other Pacific Islander	-	82	10	39	38	4	89	32	294
Multi-Racial / Other	70	582	75	392	264	120	177	112	1,792

Demographic Share by SPA, all CoCs*									
Subpopulation	LA County (Baseline)	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8*
Unsheltered	73%	88%	78%	64%	68%	77%	76%	72%	67%
Sheltered	27%	12%	22%	36%	32%	23%	24%	28%	33%
Individuals	85%	83%	85%	82%	88%	87%	85%	83%	85%
Family Members	14%	16%	15%	18%	12%	13%	15%	16%	15%
Children in Families (included Above)	8%	9%	9%	11%	7%	7%	9%	9%	6%
Unaccompanied Minors	0%	1%	0%	0%	0%	0%	0%	1%	0%
Chronically Homeless Individuals	29%	29%	36%	36%	28%	28%	29%	28%	21%
Chronically Homeless Family Members	1%	0%	0%	1%	1%	3%	2%	1%	0%
Veterans	6%	2%	4%	6%	7%	15%	3%	4%	9%
Female Veterans	0%	0%	0%	0%	0%	2%	0%	0%	0%
Mental Illness	29%	35%	34%	30%	32%	34%	23%	27%	15%
Chronic Substance Abuse	22%	22%	29%	23%	23%	20%	17%	36%	8%
Persons with HIV/AIDS	1%	1%	2%	1%	2%	0%	1%	1%	0%
Domestic Violence Experience	18%	29%	22%	22%	19%	13%	14%	15%	12%
Physical Disability	17%	12%	20%	23%	17%	20%	14%	9%	14%
Male	67%	67%	62%	67%	71%	71%	62%	68%	67%
Female	32%	33%	36%	32%	28%	29%	37%	30%	32%
Transgender	1%	0%	2%	0%	1%	0%	1%	2%	1%

Subpopulation	LA County (Baseline)	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8*
Hispanic / Latino	27%	15%	35%	41%	27%	22%	22%	43%	19%
White	27%	34%	39%	39%	22%	37%	4%	28%	31%
Black / African-American	39%	44%	16%	17%	43%	31%	72%	19%	46%
Asian	1%	1%	2%	1%	1%	2%	0%	1%	1%
American Indian / Alaskan Native	2%	4%	1%	2%	3%	3%	1%	2%	3%
Native Hawaiian / Other Pacific Islander	1%	0%	1%	0%	0%	1%	0%	3%	1%
Multi-Racial / Other	4%	2%	8%	2%	3%	6%	2%	5%	3%

*Note: SPA 8 percentages do not include Long Beach CoC's unsheltered population.

Age by CoC and SPA					
	Under 18	18-24	25-54	55-61	Over 61
LAHSA	3,615	3,447	26,219	6,821	3,752
SPA 1	303	380	1,961	323	71
SPA 2	617	656	4,178	1,092	551
SPA 3	294	182	1,424	535	177
SPA 4	815	939	7,322	1,799	985
SPA 5	329	375	2,587	859	509
SPA 6	649	411	4,041	1,482	876
SPA 7	338	357	2,262	337	175
SPA 8	270	147	2,405	483	358
Glendale	39	9	192		
Pasadena	42	42	336		78
Long Beach (Sheltered Only)	122	30	585		

Glossary

Above Moderate Income Households – households that earn more than 120% of Median Income.

Affordable and Available Unit – a home where the household spends no more than 30% of their income on housing and utility costs.

Affordable and Available Unit – a home that is currently occupied by a household in that income group or vacant at an affordable rent.

American Community Survey (ACS) – an ongoing, annual survey conducted by the U.S. Census Bureau that collects information such as employment, education, and housing tenure to aid community planning efforts.

Annual Homeless Assessment Report (AHAR) – a report to the U.S. Congress on the extent and nature of homelessness in the U.S. that provides local counts, demographics, and service use patterns of the homeless population. AHAR is comprised of Point-in-Time (PIT) counts, Housing Inventory Counts (HIC), and Homeless Management Information Systems (HMIS) data.

At-Risk Properties – affordable housing properties that are nearing the end of their affordability restrictions and may convert to market-rate.

California Department of Housing and Community Development (HCD) – a state level government agency that oversees a number of programs and allocates loans and grants to preserve and expand affordable housing opportunities and promote strong communities throughout California.

California Housing Finance Agency (CalHFA) – California’s affordable housing bank that provides financing and programs that support affordable housing opportunities for low to moderate income households.

California Tax Credit Allocation Committee (TCAC) – state level committee under the California Treasurer’s Office that administers the Federal and State Low-Income Housing Tax Credit (LIHTC) Program.

Commercial/Jobs-Housing Fees – locally enacted impact fees on new commercial development to ameliorate some of the housing impacts these projects generate as measured by a nexus study. The types of developments, the amount of the fee, exemptions, and terms of payment may vary to reflect the needs of the jurisdiction.

Comprehensive Housing Affordability Strategy (CHAS) – data from the U.S. Census Bureau that shows the extent of housing need and housing problems that is unavailable through standard Census American Community Survey (ACS) products. CHAS data is based on 5-year ACS data, providing a larger sample size, and is available for a number of geographies, but lags behind current trends and is heavily influenced by prior years.

Community Development and Block Grant (CDBG) Program – a program under the U.S. Department of Housing and Urban Development (HUD) that provides annual grants to local governments and States for community development needs. Grants must benefit low and moderate income individuals and households through investments in housing, economic opportunities, and suitable living environments.

Continuum of Care (CoC) Program – a program designed by the U.S. Department of Housing and Urban Development (HUD) to promote communitywide commitment to ending homelessness by funding efforts to rehouse homeless individuals and families, promote access and increase utilization of existing programs, and optimize self-sufficiency of those experiencing homelessness. CoC was authorized by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) and is a consolidation of the former Supportive Housing Program (SHP), Shelter Plus Care (S+C) Program, and the Section 8 Moderate Rehabilitation Single Residence Occupancy (SRO) Program.

Cost Burden Analysis – looks at the percentage of income paid for housing by households at different income levels. A home is considered affordable if housing costs absorb no more than 30% of the household's income. A household is cost burdened if they pay more than 30% of their income towards housing.

Department of Veterans Affairs Medical Centers (VAMC) – health centers where veterans can receive medical care, and case management and clinical services under HUD-VASH are provided.

Extremely Low Income (ELI) Households – households that earn between 0%-30% of Median Income.

Fair Market Rent (FMR) – limits set by the U.S. Department of Housing and Urban Development (HUD) to determine what rents can be charged in their Section 8 certificate program and the amount of subsidy that is provided to Section 8 Housing Choice Voucher (HCV) recipients. Limits are set using the U.S. Decennial Census, the American Housing Survey (AHS), gross rents from metropolitan areas and counties, and from the public comment process. These limits can be adjusted based on market conditions within metropolitan areas defined by the Federal Office of Management and Budget (OMB) to accommodate for high-cost areas.

Gap (or Shortfall) Analysis – a comparison of the number of households in an income group to the number of homes affordable and available to them at 30% or less of their income; “available” units are those occupied by a household in that income group or vacant at an affordable rent.

Geographic Information Systems (GIS) – software that facilitates the visualization, analysis, and interpretation of data to better understand geographic relationships, patterns, and trends.

HOME Investment Partnership Program (HOME) – program within the U.S. Department of Housing and Urban Development (HUD) that provides formula grants to states and localities that communities use to fund a wide range of activities for community development. These funds are often used in partnership with nonprofit groups and are designed exclusively to create affordable homes for low income households.

Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) – federal legislation that reauthorized the McKinney-Vento Homeless Assistance Act and consolidated the Supportive Housing Program (SHP), the Shelter Plus Care (S+C) Program, and the Section 8 Single Resident Occupancy (SRO) Program into the Continuum of Care (CoC) Program. The legislation also created the Emergency Solutions Grants Program, the Homeless Management Information System (HMIS) and the Rural Housing Stability Assistance Program.

Homeless Management Information Systems (HMIS) – a local technology system that collects client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness. HMIS is used for Continuum of Care (CoC) Programs and Annual Homeless Assessment Reports (AHAR).

Housing and Community Investment Department of the City of Los Angeles (HCIDLA) – performs the functions of the old Los Angeles Housing Department and the Los Angeles Community Development Department as of 2013. This department also acts as the Successor Agency to the dissolved Community Redevelopment Agency of Los Angeles (CRA/LA).

Housing Authority of the City of Los Angeles (HACLA) – public housing authority for the City of Los Angeles that distributes Housing Choice Vouchers (HCVs) and maintains public housing properties within the jurisdiction.

Housing Authority of the County of Los Angeles (HACoLA) – public housing authority for the County of Los Angeles that distributes Housing Choice Vouchers (HCVs) and maintains public housing properties in the unincorporated areas of the County as well as in jurisdictions without a designated housing authority.

Housing Impact Fees – locally enacted impact fees on new, market-rate residential development to mitigate the additional demand for affordable housing the development creates as determined by a nexus study.

Housing Inventory Counts (HIC) – the number of beds and units within the Continuum of Care Program’s homeless system within emergency shelters, transitional housing, rapid re-housing, Safe Haven, and permanent supportive housing.

Housing Opportunities for Persons with AIDS (HOPWA) – a program managed by the U.S. Department of Housing and Urban Development’s Office of AIDS and Housing to provide housing assistance and related supportive services for low income persons with HIV/AIDS and their families. Funding can be used for housing, social services, program planning, and development costs.

Housing Set-Aside Redevelopment Funds – 20% of the collected tax increment funds from redevelopment reserved for the preservation, improvement, and increase of the community’s affordable housing supply. These were typically deposited in a Low and Moderate Income Housing Fund.

Inclusionary Housing Properties – affordable housing units that are produced or funded by market-rate residential developments that are subject to local inclusionary zoning or policies

Length of Affordability – the agreed upon time frame or “control period” at which a unit is to remain affordable, the duration of which can vary based on the type of subsidy or agreement attached to the unit.

Los Angeles Community Development Commission (CDC) – awards a number of capital resources through an annual Notice of Funding Availability (NOFA) primarily from funds allocated by the Board of Supervisors and HOME funds.

Los Angeles Homeless Services Authority (LAHSA) – an independent Joint Powers Authority created by the Los Angeles County Board of Supervisors to coordinate federal and local funded efforts to provide services to homeless individuals throughout Los Angeles City and County. This agency also manages Los Angeles’ Continuum of Care (CoC) Program.

Low Income (LI) Households – households that earn between 50%-80% of Median Income

Low Income Housing Tax Credits (LIHTC) – tax credits financed by the federal government and administered by state housing authorities like the California Tax Credit Allocation Committee (TCAC) to subsidize acquisition, construction, and rehabilitation of properties for low-income households.

Moderate Income Households – households that earn between 80%-120% of Median Income

Permanent Supportive Housing – long-term, permanent housing for individuals who are homeless or have high service needs.

Pipeline Units – units within housing developments that have submitted applications, received entitlement, or have an approved building permit from their respective planning department or department of building inspection, or are under construction.

Point in Time (PIT) Count – a jurisdictional count of homeless persons inside and outside of shelters and housing during a single night. This measure is a requirement for HUD’s Continuum of Care Program as authorized by the McKinney-Vento Homeless Assistance Act.

Project-Based Voucher (PBV) Program – vouchers provided by public housing agencies through the Housing Choice Voucher (HCV) Program that are tied to a specific property rather than attached to a tenant. The PBV Program partners with developers and service providers to create housing opportunities for special populations such as the homeless, elderly, disabled, and families with mental illness.

Public Use Microdata Sample (PUMS) – annual, untabulated records of individuals or households that serve as the basis for the Census ACS summaries of specific geographic areas and allow for data tabulation that is outside of what is available in ACS products.

Public Use Microdata Sample Area (PUMA) – geographic area at which the untabulated PUMS data is available in order to maintain the privacy of the individuals surveyed. PUMAs are comprised of multiple Census Tracts and have at least 100,000 people.

Redevelopment Agency (RDA) – agencies created by the Community Redevelopment Act in 1945 to perform urban renewal on blighted areas through investments in housing and community development. RDAs were dissolved in 2011 and Successor Agencies were created to oversee the winding down of RDA dissolution at the local level.

Regional Housing Need Allocation (RHNA) – the total number of homes by affordability level that each jurisdiction must accommodate as defined by California Housing and Community Development (HCD), and distributed by regional governments like the Southern California Association of Governments (SCAG).

Rent Stabilization and Rent Control – a government mandated ceiling or maximum price that a landlord may charge or raise rent on tenants.

Section 8 Housing Choice Voucher (HCV) Program – a program where HCVs funded by the U.S. Department of Housing and Urban Development (HUD) are provided to low income renters with a subsidy to help them afford market rentals by paying the difference between what the tenant can afford (30% of their income) and the market rent. Eligibility is determined by the household’s annual gross income and family size and the housing subsidy is paid directly to the landlord.

Section 8 Single Room Occupancy (SRO) Program – former program under the U.S. Department of Housing and Urban Development (HUD) that provided rental assistance in connection with the moderate rehabilitation of residential properties that will contain upgraded single occupancy units for homeless individuals. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

Service Planning Area (SPA) – an area defined for health care planning purposes with a designated Area Health Office that is responsible for planning public health and clinical services according to the health needs of local communities.

Severely Cost Burdened – when housing costs consume more than 50% of household income a household is considered severely cost burdened.

Shelter Plus Care (S+C) Program – a former program under the U.S. Department of Housing and Urban Development that provided rental assistance in connection with matching supportive services. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

Southern California Association of Governments (SCAG) – a Joint Powers Authority that serves as the Metropolitan Planning Organization (MPO) for Imperial County, Los Angeles County, San Bernadino County, Riverside County, Orange County, and Ventura County and their associated jurisdictions.

Successor Agency – established after the dissolution of Redevelopment Agencies (RDAs) in 2011 to manage redevelopment projects that were underway, make payments on enforceable obligations, and dispose of redevelopment assets and properties.

Supportive Housing Program (SHP) – former program under the U.S. Department of Housing and Urban Development (HUD) that helped develop and provide housing and related supportive services for people moving from homelessness to independent, supportive living. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

U.S. Department of Housing and Urban Development (HUD) – a federal agency that supports community development and home ownership, enforces the Fair Housing Act, and oversees a number of programs such as the Community Development Block Grant (CDBG) and the Housing Choice Voucher (HCV) Program to assist low income and disadvantaged individuals with their housing needs.

U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Program – a program that combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by

the Department of Veteran Affairs (VA). Rental assistance is provided through VASH vouchers that act as tenant-based vouchers and are allocated from public housing authorities (PHAs).

Very Low Income Households – households that earn between 30%-50% of Median Income