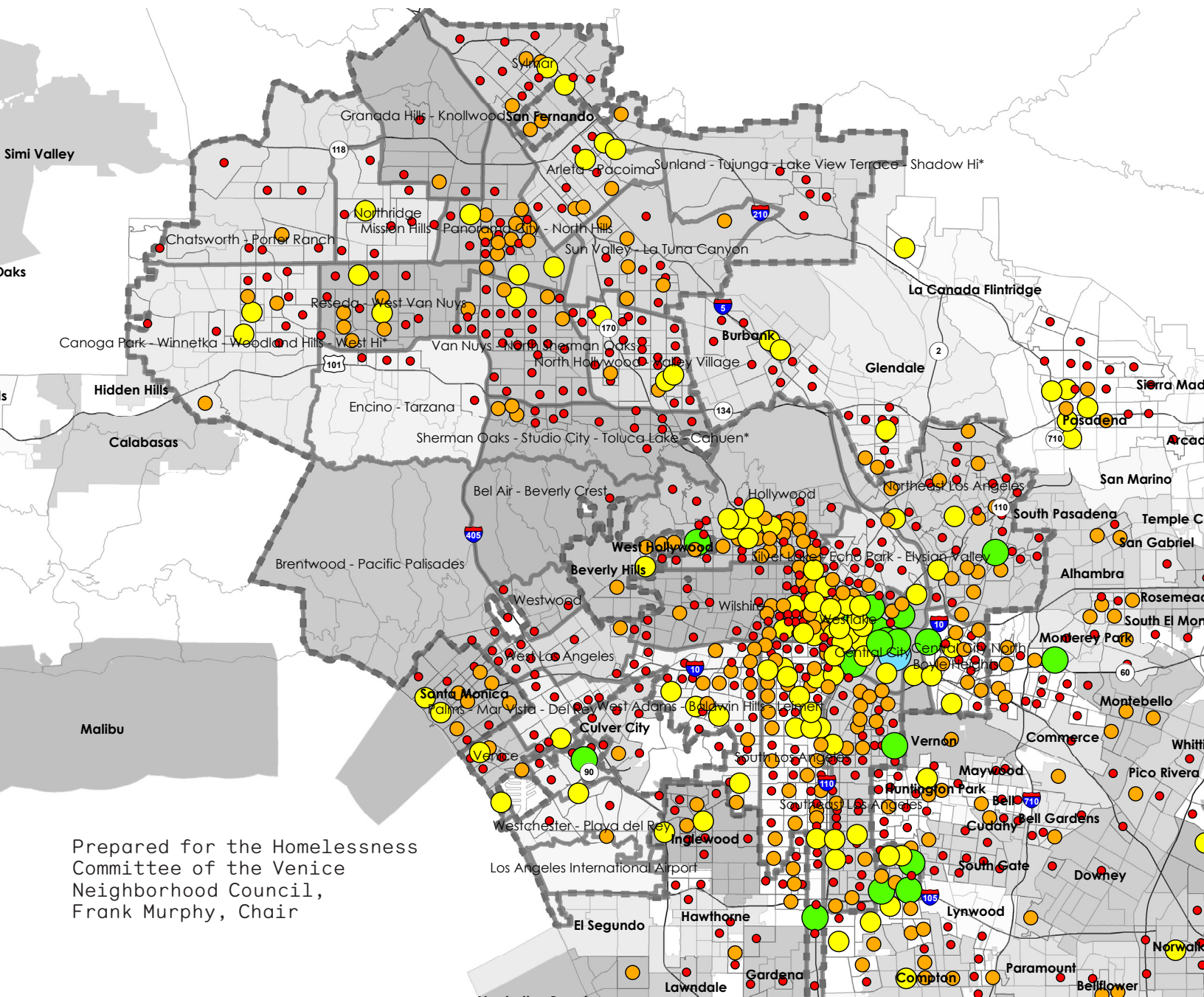


AFFORDABLE HOUSING 2020

A Longitudinal Inventory of Subsidized Low Income Housing in Los Angeles County

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Prepared for the Homelessness
Committee of the Venice
Neighborhood Council,
Frank Murphy, Chair

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MESSAGE FROM THE PRESIDENT OF PACIFIC URBANISM

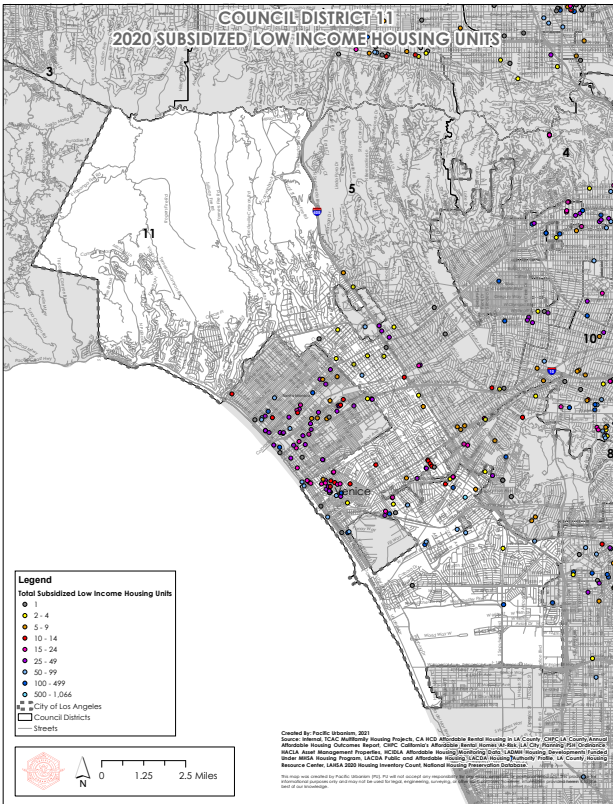
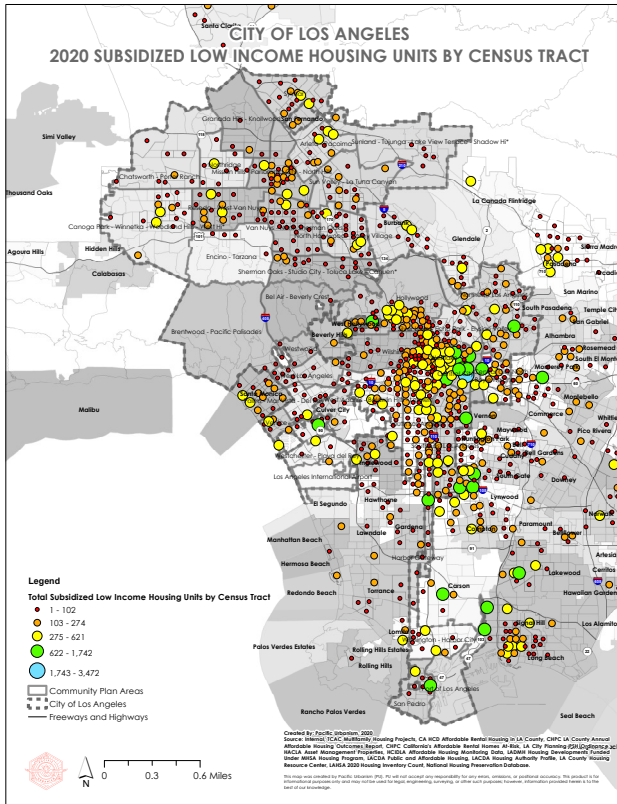
Pacific Urbanism is a community serving enterprise that specializes in policy research and evaluation, data modeling, and community building. Our mission is to serve as a resource to communities throughout California for data driven and multidisciplinary planning support tools. Our goals are environmental justice, public health, safety and welfare of all peoples, regardless of income, ethnicity, gender identity, national origin, religion, age, or ability. We believe that by working together, these goals are well within the reach of the communities that we serve.

Sincerely,
 Dario Rodman-Alvarez



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Executive Summary

Housing resources in California are in crisis (Richman, 2000; Morrow, 2013; Baker et al., 2015; Monkkonen, 2020). As of 2019, whereas 37 million out of 128 million households nationwide, or 29%, were as cost burdened, meaning that they spend more than 30% of their income on housing, in Los Angeles, 70% of all households are cost burdened and over half of all renters are severely rent burdened, spending more than half of their household income on rent. (Woetzel, 2019; Baker et al., 2015) The problem has not gone unnoticed; in 1999, the National Low Income Housing Coalition published a report that outlined the housing affordability crisis in Los Angeles as well as the rest of the country. (Richman et al., 2000) In response to this report, the City of LA assembled a Task Force that attempted to tackle a problem that had reached a boiling point over twenty years ago. However, it is worth noting that some of the root causes of the affordable housing shortage predate the Los Angeles slow growth movement, which began in the 1960s. (Morrow, 2013) The legacy of racially motivated disparities in housing policies, including unequal access to homeownership opportunities, ethnic and economic segregation, and exclusionary zoning practices, such as downzoning, cannot be understated. (Franco, 2018) Today, housing production overall is eight times less than what it ought to be in order to bridge the housing shortage. Affordable housing production is less than a twentieth of the necessary supply rate to make up for over half a century of inequitable housing policies. While fiscal resources are being expended and depleted at unsustainable rates, the cost of housing continues to rise and the number of households falling into homelessness continues to increase. Now, different and perhaps better research methods and policies are necessary to formulate the problem definition adequately and to develop practicable, sustainable, and financially feasible solutions.

FIG. 1

For purposes of comparison, the City of Los Angeles' 35 residential community plan areas (CPAs) are organized into four geographic sectors -- referred to as quadrants in Dr. Greg Morrow's 2013 UCLA dissertation *The Homeowner's Revolution*. Three CPAs (Harbor Gateway, San Pedro, and Wilmington-Harbor City) which were not originally included in Dr. Morrow's quadrants have been included in the Eastside quadrant for this study.

COMMUNITY PLAN AREA	QUADRANT
Arleta - Pacoima	EAST VALLEY
Mission Hills - Panorama City - North Hills	EAST VALLEY
North Hollywood - Valley Village	EAST VALLEY
Sun Valley - La Tuna Canyon	EAST VALLEY
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	EAST VALLEY
Sylmar	EAST VALLEY
Van Nuys - North Sherman Oaks	EAST VALLEY
Boyle Heights	EASTSIDE
Central City	EASTSIDE
Central City North	EASTSIDE
Hollywood	EASTSIDE
Northeast Los Angeles	EASTSIDE
Silver Lake - Echo Park - Elysian Valley	EASTSIDE
South Los Angeles	EASTSIDE
Southeast Los Angeles	EASTSIDE
West Adams - Baldwin Hills - Leimert	EASTSIDE
Westlake	EASTSIDE
Wilshire	EASTSIDE
Harbor Gateway	EASTSIDE*
San Pedro	EASTSIDE*
Wilmington - Harbor City	EASTSIDE*
Canoga Park - Winnetka - Woodland Hills - West Hills	WEST VALLEY
Chatsworth - Porter Ranch	WEST VALLEY
Granada Hills - Knollwood	WEST VALLEY
Northridge	WEST VALLEY
Reseda - West Van Nuys	WEST VALLEY
Bel Air - Beverly Crest	WESTSIDE
Brentwood - Pacific Palisades	WESTSIDE
Encino - Tarzana	WESTSIDE
Palms - Mar Vista - Del Rey	WESTSIDE
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	WESTSIDE
Venice	WESTSIDE
West Los Angeles	WESTSIDE
Westchester - Playa del Rey	WESTSIDE
Westwood	WESTSIDE

Introduction

California is home to some of the most unaffordable cities in the country. The root causes in Los Angeles include exclusionary zoning, such as downzoning, lack of policy enforcement, rising construction and development costs, inequitable urban planning, a financial structure favoring nonresidential development, insufficient government spending, and crucially, suppressed housing supply rates. (Taylor, 2015; Morrow, 2013; Taylor, 2015; Eikel, 1973; Knapp, 2007; Eikel, 1973; Richman, 2000) Housing cost inflation due to short supply continually

SUBTOTAL SUBSIDIZED LOW INCOME HOUSING UNITS BY LOS ANGELES CITY QUADRANT

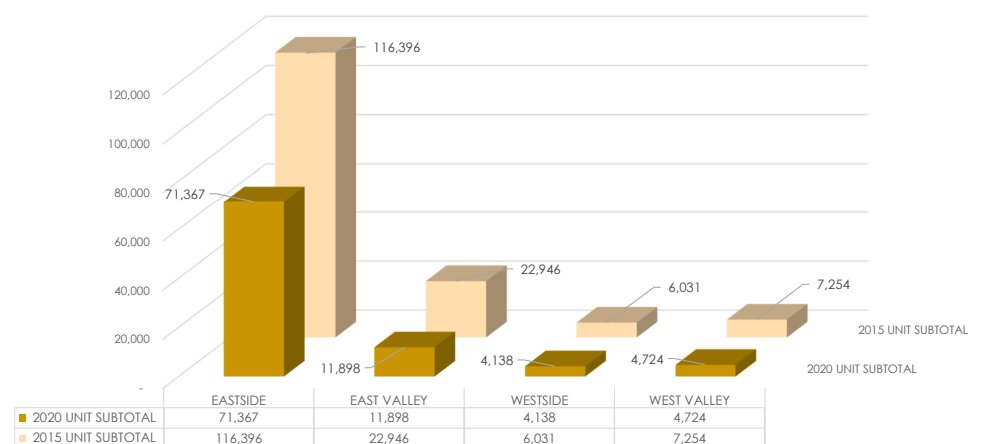


FIG. 2

For both 2015 and 2020, Eastside and East Valley quadrants represent the highest total amount of subsidized low income housing units. The Eastside quadrant alone accounts for 76.3% of units in 2015, and 77.5% in 2020.

increases, exacerbating income inequality and a series of urban ills that range from a loss of regional economic productivity and strains on the labor pool to time spent in traffic and greenhouse gas emissions (Baker et al., 2015) A synthesis of best practices from a review of academic and policy literature identifies the following five categories to mitigate the housing crisis: Policy Reform, Supply Chain capacity development, Financing, Preservation, and a Paradigmatic Shift in the industry. (Richman, 2000; Lewis, 2003; Morrow, 2013; Taylor, 2015; Mischke, 2016; Brown, 2017; Kahlenberg, 2017; Ling, 2018; Woetzel, 2019; Brooks, 2019; Lee, 2017) Further, a scattered site approach has been identified as a more effective affordable housing strategy, as it allows households of various incomes to integrate into communities more successfully. (Nelson, 2014; Ecker, 2017; Graves, 2011) This report contributes to the body of academic and policy literature by taking a longitudinal approach to inventorize and track all subsidized low income housing units in LA County over time. The results may support neighborhood communities, industry leaders, and government agents in planning and policy formulation for more equitable housing resources in the LA region.

Housing Supply Rates

A report from the California Department of Housing and Community Development concluded that the State falls short of housing production by 100,000 homes per year.

(Brown, 2017) The average annual rate of dwelling unit supply in the City of Los Angeles from 2013 through 2019 was only 7,000 units per year, eight times less than the 57,000 unit annual supply rate required of the coming eight year planning cycle under State law, that is, the 2029 RHNA Target. (Rodman-Alvarez et. al., 2020; Yoon, 2020) Further, over 90% of all housing built between 2014 and 2018 are affordable only to households making above the area median income. (Woetzel et al., 2019)

Affordable housing that is subsidized either partially or fully by public and private funds and agencies assists cost burdened households, including seniors, those living with mental health conditions, and so forth.

By 2029, over 259,000 net new units that are affordable to Median, Low, and Very Low Income households are required in the City of Los Angeles, an average of above 32,000 net new affordable units per year. (Yoon, 2020) By contrast, the average supply rate of affordable units in the City of Los Angeles from 2014 to 2018 was 1,500 units per year, a 22nd of the necessary supply rate. (Woetzel et al., 2019; Yoon, 2020). Also, while investigative journalism has recently reported on gross inefficiencies in City driven production of permanent supportive housing and emergency shelters for the unhoused, an accurate inventory of the existing low income subsidized housing stock is necessary in order to identify disparities in the number of affordable housing units per capita in each community.

SUBTOTAL SUBSIDIZED LOW INCOME HOUSING UNITS PER 100 PEOPLE BY LOS ANGELES CITY QUADRANT

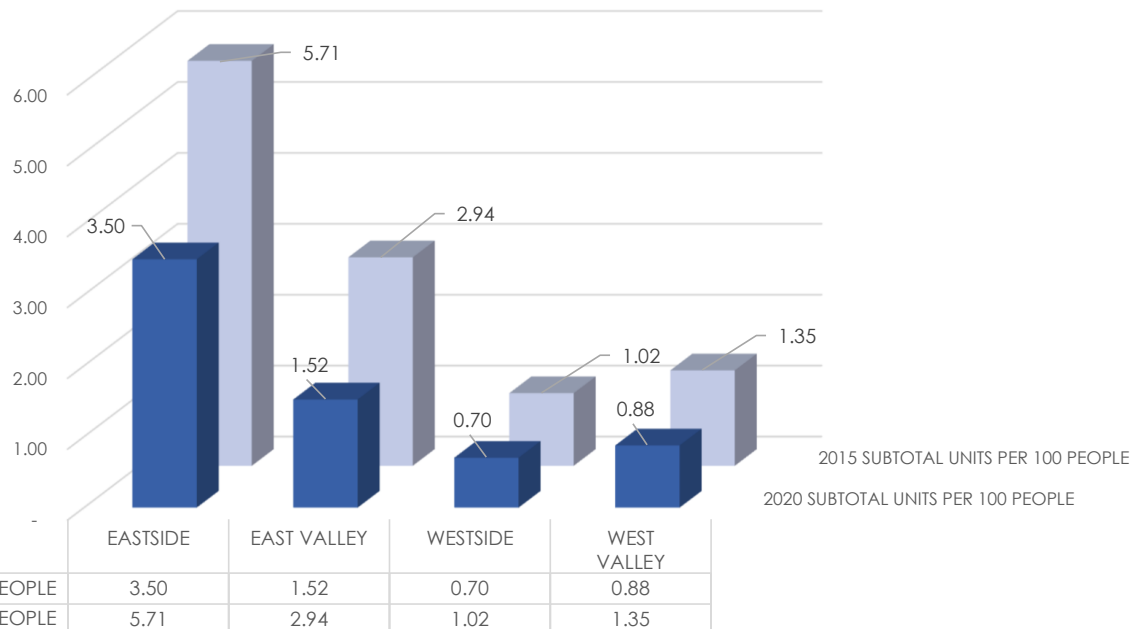


FIG. 3 When accounting for population, Eastside and East Valley quadrants continue to represent the highest proportions of subsidized low income units per 100 people by CPA. The Westside represents the lowest rates for both years, providing units at a rate 5.6x less than the Eastside in 2015, and 5.0x less than the Eastside in 2020.

Pipeline of Future Projects

As of January 2021, the Mayor's office reports that there are 7,300 units and 111 projects in development in Los Angeles under Measure HHH. 5,742 are permanent supportive housing for homeless residents and 1,436 are affordable housing for non-homeless, very low income residents. (Garcetti, 2021) Additionally, the LA City Council approved \$203M in bonds, not under Triple H, for six developments totaling 609 affordable units. (Sharp, 2020) According to LA City Planning, 4,790 affordable units have been approved in 2020. (Bertoni, 2021)

Methods

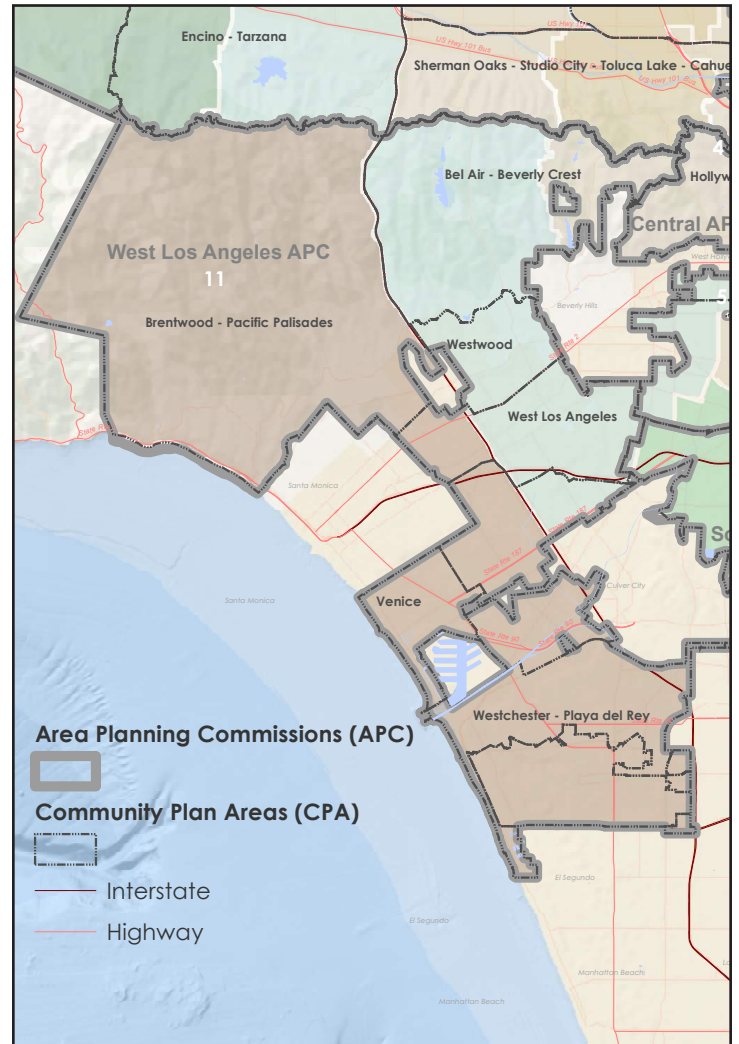
In 2015, the Southern California Association of Nonprofit Housing (SCANPH) began a database of all affordable housing units in Los Angeles, categorized by funding source. In 2018, Pacific Urbanism developed upon this dataset beginning a longitudinal study of all affordable units organized by City in LA County, Los Angeles City Council District, Community Plan Area, and Neighborhood Council Area. A main objective of this inventory is to identify areas bearing an unfair share of the housing burden as well as those areas of greater need by analyzing disparities in rates of units provided per capita and per area. This 2021 updated report is the most recent inventory published regarding affordable housing units in Los Angeles.

Various data sets were gathered and analyzed as part of this inventory. Beds and Permanent Supportive Housing units from the 2020 LAHSA Housing Count are reported separately in order to keep consistent units of measurement among the tables. Further, due to confidentiality issues regarding victims of domestic violence, transition aged youth, and others, the location of these beds are not reported. For example, St. Joseph's Center is listed as containing a total of 1,389 beds in the categories of Permanent Supportive Housing, Rapid Re-Housing, and Emergency Shelter; 1,089 of those beds are listed in Venice. However, subsequent over-the-phone interviews conducted with key informants clarified that St. Joseph's Center does not provide housing per se, but rather, acts as a conduit connecting clients with partners who then provide facilities and beds to clients. Also, note that where a CPA straddles the borders of more than one Council District, e.g., West LA in CD 11 and CD 5, the sum total of the CPAs with a centroid in a Council District will not match the total count for the Council District.

Results by: Quadrant

In his 2013 dissertation, Dr. Greg Morrow conceptualized the City of Los Angeles as four quadrants: West and East Valley, West and East LA, which includes what was

previously referred to as South Central. The results of this study show that a disproportionate amount of affordable housing continues to be built in the Eastside and East Valley quadrants of Los Angeles. In 2020, the Eastside quadrant represented the highest amount of subsidized low income housing in the city, with 71,000 units or 77% of the total. By contrast, the Westside's share of affordable housing units, approximately 4,100 units, is 5% that of the Eastside quadrant. The West Valley quadrant fared similarly to the Westside, containing only a few hundred more affordable units, approximately 4,700.



Note that City of Los Angeles Council Districts and Community Plan Area boundaries often overlap, splitting CPAs into separate Council Districts. This means, for example, that only a portion of West Los Angeles CPAs total affordable units are counted for CD 11, with the remaining portion being counted for CD 5.

Notably, whereas some Community Plan Areas, such as Venice, show an increase in total affordable units, all quadrants show a decrease in their total number from 2015 to 2020.

City of Los Angeles Council District (CD 1-15)

Results per Los Angeles City Council District show that the 14th District, represented by Councilperson De Leon, contains the majority of affordable housing units with 16,342. District 14 includes Skid Row and is home to some of Los Angeles's most vulnerable populations. Compare this to District 5, represented by Councilperson Koretz, which contains just 608 of the share of affordable units. In stark contrast to District 14, District 5 is home to Bel Air and some of the most affluent neighborhoods in Los Angeles. Additionally, in Council District 11, which has a per capita rate of 1.2 affordable units per 100 people, Venice bears a disproportionate share with 3.3 units per 100 people.

Community Plan Area (CPA) Results

In order to normalize results across LA's 35 Community Plan Areas (CPAs), which vary in size and population, this study reports total units per 100 residents. The five CPAs with the highest rate of affordable units per 100 people are adjacent to one another in the Eastside quadrant. They are: Central City (23.7 units per 100 people), Westlake (9.2), Central City North (7.0), Boyle Heights (4.1), and Southeast Los Angeles (3.4). Interestingly, Venice, ranked 7th out of 35, has affordable housing units that are disproportionately clustered in its Oakwood neighborhood. Comparatively,

the five CPAs with the lowest share of affordable units are all part of the Westside quadrant: West Los Angeles, Bel Air - Beverly Crest, Westwood, Encino - Tarzana, and Brentwood - Pacific Palisades.

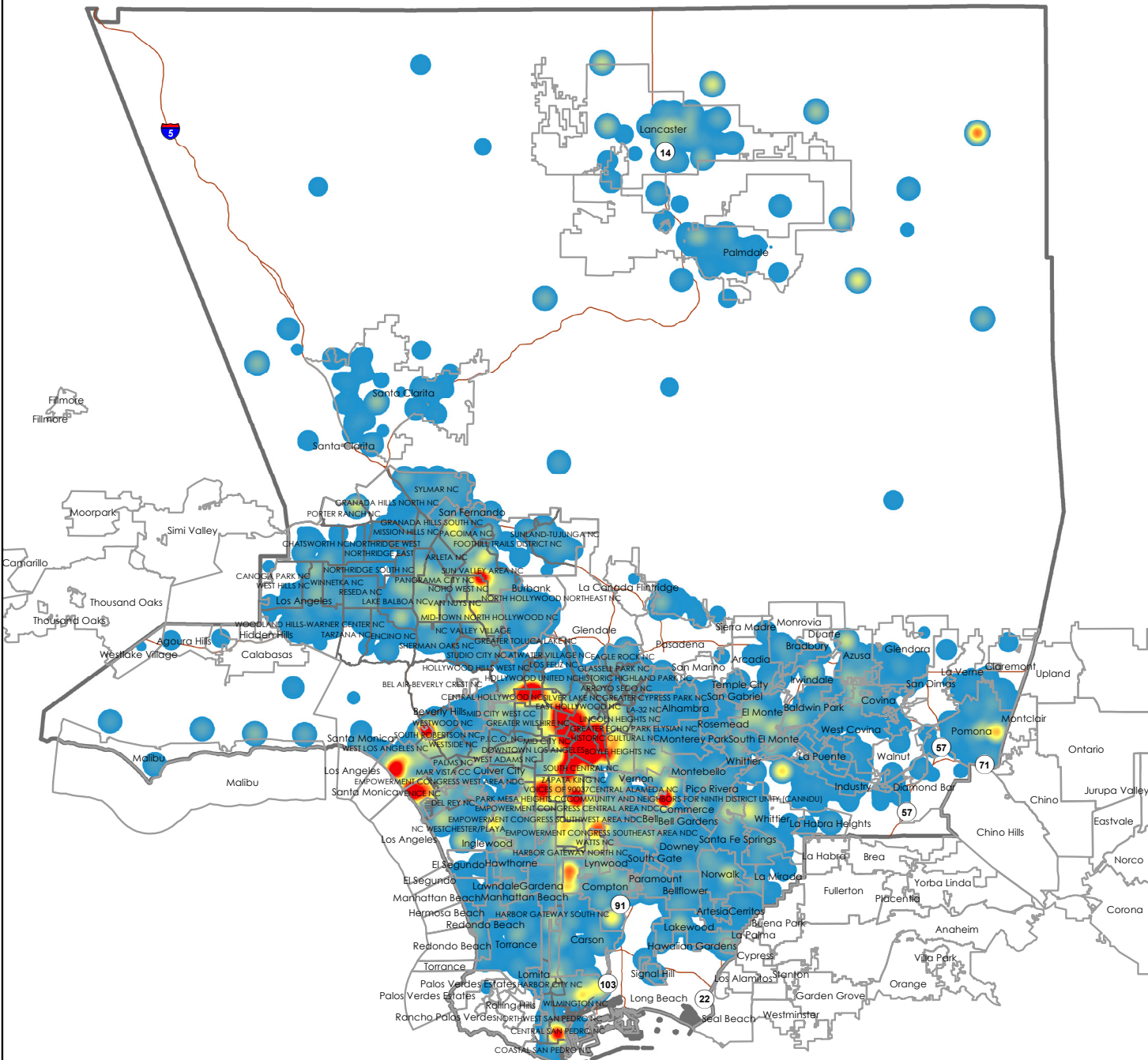
Conclusions

A more equitable distribution of affordable housing is desirable in the City of Los Angeles and the broader region. The affordable housing shortage is caused by the same forces at play in the overall housing shortage. Where some communities bear an unfair share of the housing burden, concentrations of poverty and unequal access to resources result. Fiscal resources are not sufficient to develop the needed affordable housing. For example, the City of LA would have to increase its annual budget threefold and then dedicate that in its entirety to affordable housing development in order to build the number of units necessary at the City's cost of unit delivery. Conversely, modest policy reforms that affirmatively further fair housing and alleviate the need for subsidized low income housing, such as restoring development rights to land across the City in order for Naturally Occurring Affordable Housing to be produced, may provide immediate and lasting benefits to communities across the City and region.

Homelessness in Los Angeles County

Community Plan Area	Subtotal Beds	2020 Homeless Population	Beds Per Capita Homeless
1 Central City	5,783	5,679	1.0
2 Westlake	4,878	1,977	2.5
3 Central City North	0	680	0.0
4 Boyle Heights	1,019	839	1.2
5 Southeast Los Angeles	4,269	3,901	1.1
6 Hollywood	721	2,250	0.3
7 Venice	1,445	1,685	0.9
8 South Los Angeles	3,245	3,817	0.9
9 Harbor Gateway	154	276	0.6
10 West Adams - Baldwin Hills - Leimert	1,398	983	1.4
11 Wilshire	3,691	1,584	2.3
12 Mission Hills - Panorama City - North Hills	339	635	0.5
13 Wilmington - Harbor City	44	852	0.1
14 Northeast Los Angeles	295	1,353	0.2
15 San Pedro	810	522	1.6
16 Arleta - Pacoima	385	490	0.8
17 Silver Lake - Echo Park - Elysian Valley	109	969	0.1
18 Reseda - West Van Nuys	134	445	0.3
19 North Hollywood - Valley Village	101	824	0.1
20 Sylmar	83	373	0.2
21 Sun Valley - La Tuna Canyon	3,046	1,357	2.2
22 Palms - Mar Vista - Del Rey	110	577	0.2
23 Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	55	141	0.4
24 Westchester - Playa del Rey	9	200	0.0
25 Van Nuys - North Sherman Oaks	360	625	0.6
26 Northridge	0	81	0.0
27 Canoga Park - Winnetka - Woodland Hills - West Hills	8	339	0.0
28 Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	0	367	0.0
29 Granada Hills - Knollwood	0	103	0.0
30 Chatsworth - Porter Ranch	76	277	0.3
31 West Los Angeles	295	514	0.6
32 Bel Air - Beverly Crest	0	6	0.0
33 Westwood	145	210	0.7
34 Encino - Tarzana	26	366	0.1
35 Brentwood - Pacific Palisades	0	115	0.0
Grand Total	33,033	35,411	0.9

Los Angeles County Homeless Population Density



Legend

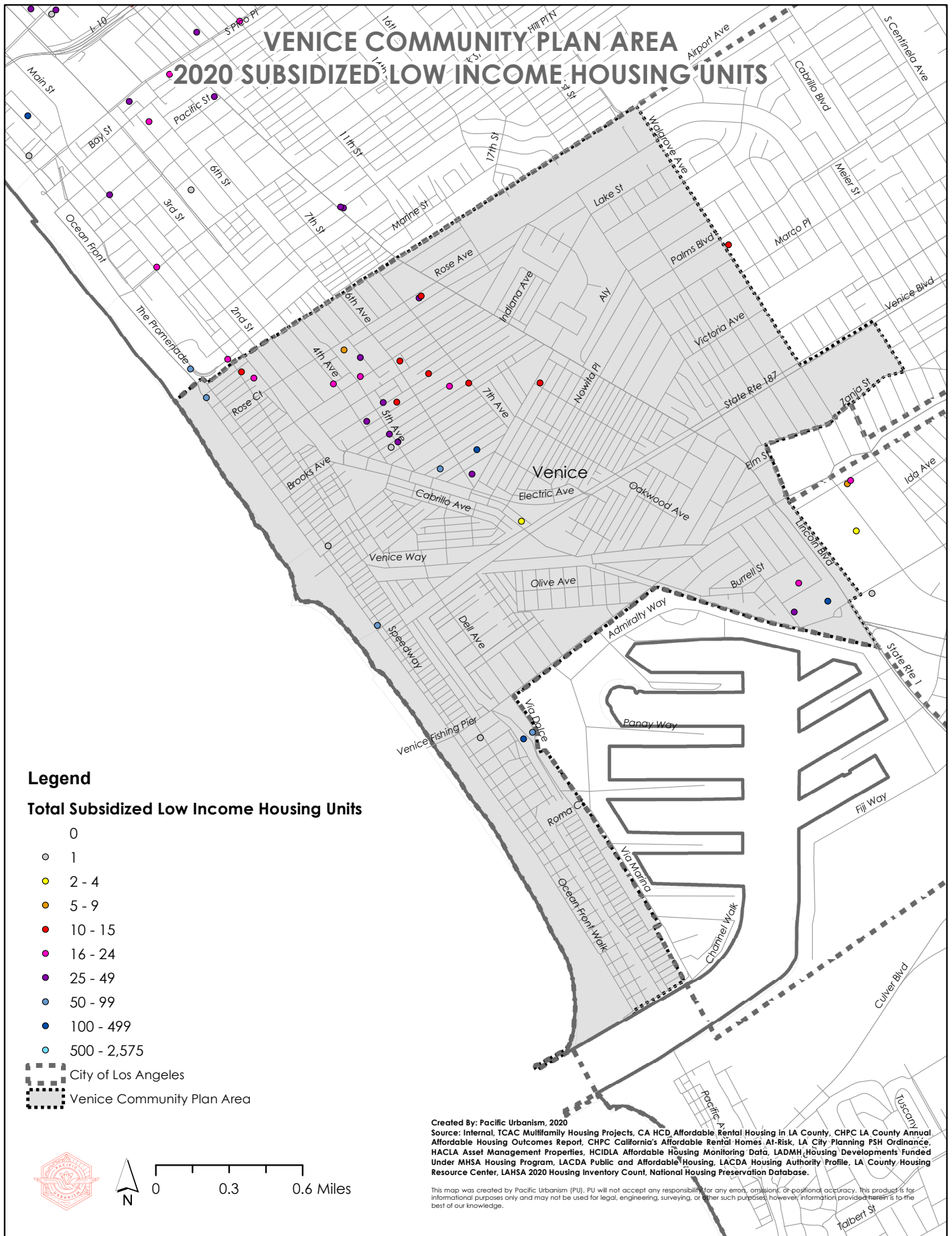
- Neighborhood Councils_2017
- HomelessDensity1_Mile.tif**
- Value**
- High : 391.5
- Low : 1
- Freeways and Highways
- LA County



Created By: Pacific Urbanism, 2020
 Source: Los Angeles Department of City Planning, LA County GIS Portal, Internal
 This map was created by Pacific Urbanism. This product is for informational purposes only and may not be used for legal, engineering, surveying, or other such purposes; however, information provided herein is to the best of our knowledge. Pacific Urbanism will not accept any responsibility for any error, omissions, or positional accuracy.

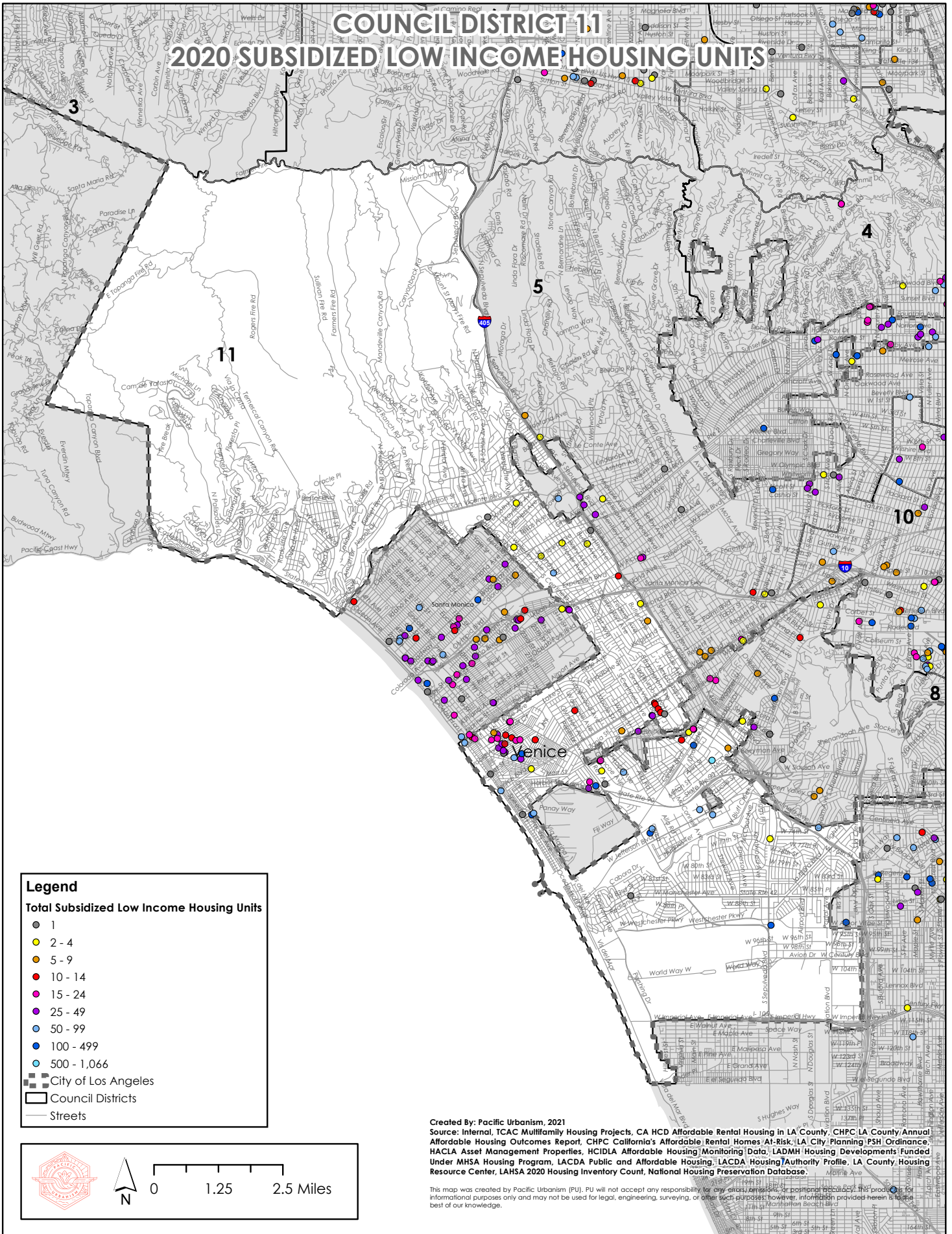


Housing Stock: Subsidized Low Income Units in LA County



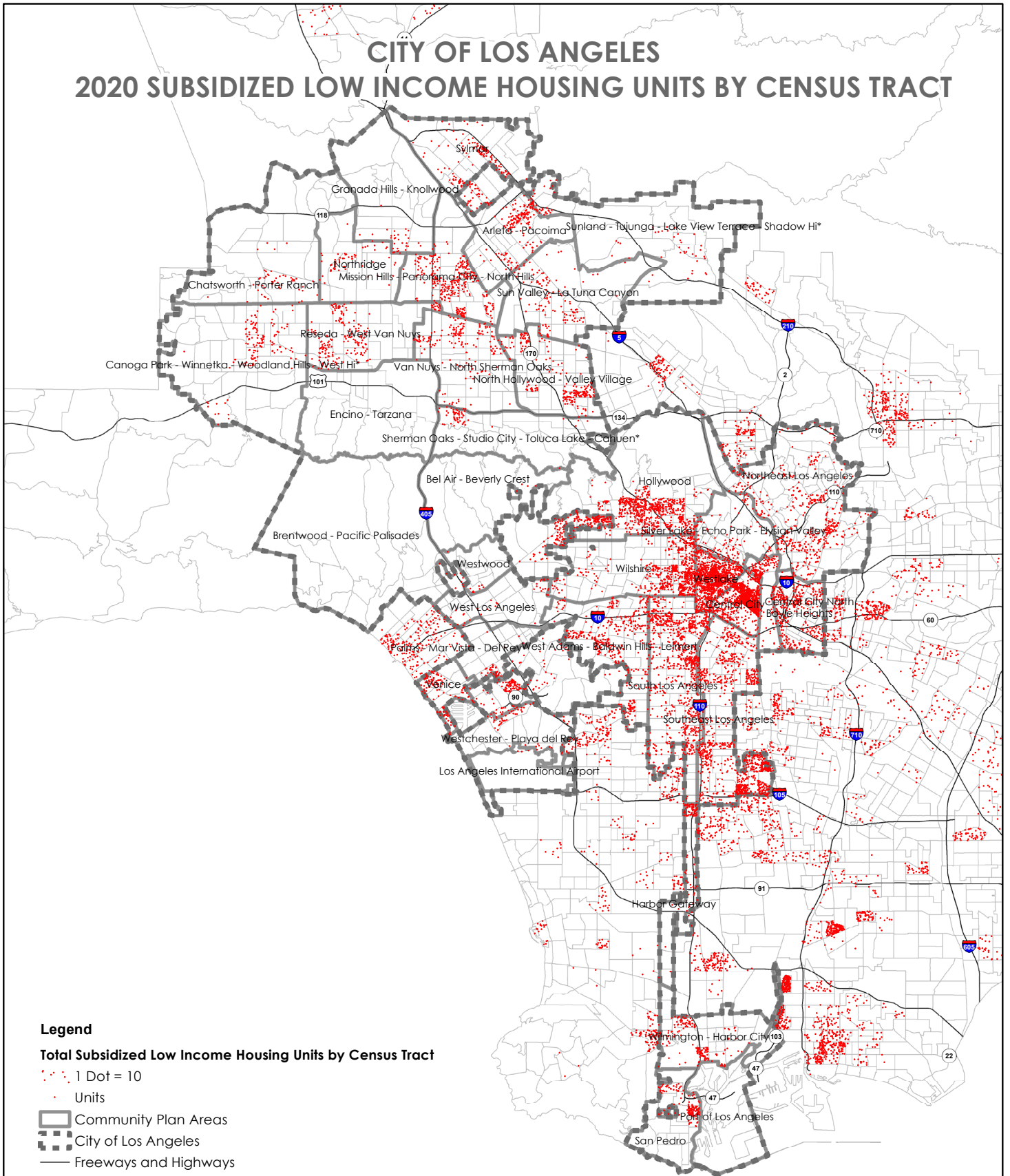
COUNCIL DISTRICT 11

2020 SUBSIDIZED LOW INCOME HOUSING UNITS



CITY OF LOS ANGELES

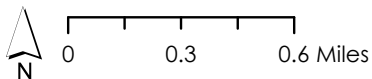
2020 SUBSIDIZED LOW INCOME HOUSING UNITS BY CENSUS TRACT



Legend

Total Subsidized Low Income Housing Units by Census Tract

- 1 Dot = 10 Units
- ▭ Community Plan Areas
- ▭ City of Los Angeles
- Freeways and Highways



Created By: Pacific Urbanism, 2020
 Source: Internal, TCAC Multifamily Housing Projects, CA HCD Affordable Rental Housing in LA County, CHPC LA County Annual Affordable Housing Outcomes Report, CHPC California's Affordable Rental Homes At-Risk, LA City Planning PSH Ordinance, HACLA Asset Management Properties, HCIDLA Affordable Housing Monitoring Data, LADMH Housing Developments Funded Under MHPA Housing Program, LACDA Public and Affordable Housing, LACDA Housing Authority Profile, LA County Housing Resource Center, LAHSA 2020 Housing Inventory Count, National Housing Preservation Database.

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FULL RESULTS OF SUBTOTAL UNITS BY CITY OF LOS ANGELES COUNCIL DISTRICT

2020 Los Angeles County Inventory of Subsidized Low Income Housing
Ranked by Council District Subtotal Affordable Units Per 100 Residents

Council District	Acres	FHA	HACLA	HCD	HCIDLA	HOME	LACDA	LADMH	LIHTC	MR	NHPD	PBV
1 14 - Kevin de León	15,471	766	45	10	1,403	319		166	6,401	42		751
2 1 - Gilbert Cedillo	10,115	510	234	3	1,339	325		142	6,241	16	193	
3 13 - Mitch O'Farrell	8,713	832	91	7	640	387		119	3,509		42	39
4 15 - Joe Buscaino	20,557	292	86		391	38		57	1,855			153
5 8 - Marqueece Harris-Dawson	10,266	284	64	3	722	134		39	2,276			39
6 10 - Mark Ridley-Thomas	9,266	303	186		981	265		10	1,940			276
7 9 - Curren D. Price Jr.	8,341	286	36		577	331		48	1,841			
8 7 - Monica Rodriguez	34,640	443	5	1	386	135		75	1,082			
9 6 - Nury Martinez	17,400	456	189		464	120		44	1,449			
10 11 - Mike Bonin	40,758	50		1	742	9	71	37	524			48
11 2 - Paul Krekorian	16,013	699	87		555			30	646			102
12 3 - Bob Blumenfeld	23,453	160	5		462	95		15	921			
13 4 - Nithya Raman	26,230	466			398	23			665			
14 12 - John Lee	37,592	262		2	163	68			417			
15 5 - Paul Koretz	24,024	41			70	197						
Grand Total	302,839	5,850	1,028	27	9,293	2,446	71	782	29,767	58	235	1,408

FULL RESULTS OF SUBTOTAL UNITS BY CITY OF LOS ANGELES COMMUNITY PLAN AREA

2020 Los Angeles County Inventory of Subsidized Low Income Housing
Ranked by Community Plan Area Subtotal Affordable Units Per 100 Residents

Community Plan Area	Acres	FHA	HACLA	HCD	HCIDLA	HOME	LACDA	LADMH	LIHTC
1 Central City	2,235	309		8	912	226		140	4,602
2 Westlake	1,943	356	116	2	939	302		86	5,004
3 Central City North	2,022	20		1	341	112			552
4 Boyle Heights	3,827	287		1	306	41		26	1,276
5 Southeast Los Angeles	9,926	144	99		673	210		48	2,239
6 Hollywood	16,061	763	74	4	483	290		67	2,077
7 Venice	2,006				96			71	155
8 South Los Angeles	9,891	491	26	2	818	327		39	2,129
9 Harbor Gateway	3,242		13		19			45	345
10 West Adams - Baldwin Hills - Leimert	8,214	47	193	1	758	33		10	1,028
11 Wilshire	8,962	660	73	1	434	200		103	2,421
12 Mission Hills - Panorama City - North Hills	7,564	140	81	2	149	73		44	1,306
13 Wilmington - Harbor City	6,516	200	20		57			12	889
14 Northeast Los Angeles	15,678	228	45	2	321	57		5	1,229
15 San Pedro	4,773		21		89	24			182
16 Arleta - Pacoima	6,619	194			92	26		39	365
17 Silver Lake - Echo Park - Elysian Valley	4,552		62	1	107				615
18 Reseda - West Van Nuys	7,778	184			172				505
19 North Hollywood - Valley Village	6,791	591	73		506			30	470
20 Sylmar	7,887	138		1	238	107		25	400
21 Sun Valley - La Tuna Canyon	10,509	93	109		85	49			179
22 Palms - Mar Vista - Del Rey	5,262	50			168	9		22	165
23 Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	16,389	60	5		47			11	93
24 Westchester - Playa del Rey	5,177				457				204
25 Van Nuys - North Sherman Oaks	8,231	474	13		295				332
26 Northridge	6,336	156			66				228
27 Canoga Park - Winnetka - Woodland Hills - West Hills	17,909				275	95		15	637
28 Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	8,784	183			134				140
29 Granada Hills - Knollwood	10,375				59	68			
30 Chatsworth - Porter Ranch	15,540	82	5		65				
31 West Los Angeles	4,576				59	123			
32 Bel Air - Beverly Crest	9,683				46				
33 Westwood	2,358				12	74			
34 Encino - Tarzana	12,989				12				
35 Brentwood - Pacific Palisades	24,354				3				
Grand Total	294,957	5,850	1,028	27	9,293	2,446	71	782	29,767

PH	Section			Subtotal Units	2018 ACS Population	Affordable Units per 100 People
	202	Section 8	TCAC			
1,547		2,455	2,437	16,342	259,969	6.3
414		2,303	3,998	15,718	266,370	5.9
		2,510	1,201	9,377	254,242	3.7
2,747		1,293	1,549	8,461	266,416	3.2
		1,493	1,383	6,437	246,356	2.6
		1,481	1,242	6,684	263,170	2.5
1,008		1,162	1,254	6,543	271,330	2.4
448		1,368	335	4,278	259,100	1.7
		1,131	601	4,454	271,250	1.6
825		749	156	3,212	265,732	1.2
26		691	48	2,884	252,997	1.1
		1,344	108	3,110	275,088	1.1
		475	207	2,234	255,738	0.9
	12	609	252	1,785	279,420	0.6
		253	47	608	264,949	0.2
7,015	12	19,317	14,818	92,127	3,952,127	2.3

PSH	LAHSA	Subtotal Beds	2020 Homeless Population	Beds Per Capita Homeless
3,985	476	4,461	2,754	1.6
3,359	1,135	4,494	3,793	1.2
562	822	1,384	2,401	0.6
267	2,850	3,117	3,688	0.8
664	1,214	1,878	1,306	1.4
487	3,574	4,061	3,110	1.3
432	284	716	1,123	0.6
806	2,758	3,564	2,268	1.6
664	833	1,497	2,958	0.5
152	71	223	1,362	0.2
8	26	34	652	0.1
40	60	100	1,123	0.1
	76	76	540	0.1
130	440	570	945	0.6
14,546	18,487	33,033	35,707	0.9

MR	NHPD	PBV	Section			Subtotal Units	2018 ACS Population	Affordable Units per 100 People	
			PH	202	Section 8				TCAC
42		674			1,869	1,782	10,564	44,499	23.7
16	193				1,432	2,644	11,090	120,519	9.2
		414			268	152	1,860	26,733	7.0
		951			317	398	3,603	87,120	4.1
	47	3,231			1,401	1,869	9,961	297,188	3.4
					2,268	574	6,600	198,055	3.3
	48	224			547	34	1,191	36,149	3.3
	230				2,407	1,609	8,078	287,096	2.8
	79				18	448	967	41,732	2.3
	54				822	915	3,861	172,000	2.2
	70				947	1,165	6,074	288,541	2.1
					778	490	3,063	149,252	2.1
	16	46			165	247	1,652	82,127	2.0
	77	596			717	1,172	4,449	240,424	1.9
	11	478			395	214	1,414	80,831	1.7
		448			580		1,744	103,981	1.7
	42				238	129	1,194	71,656	1.7
			12		856	202	1,931	116,119	1.7
		26			473	48	2,217	134,451	1.6
					270	144	1,323	82,919	1.6
	39				393	295	1,242	84,108	1.5
		601			236	49	1,300	115,322	1.1
					264	154	634	56,486	1.1
							661	59,422	1.1
	63				498		1,675	169,462	1.0
					144		594	72,300	0.8
					345	11	1,378	183,242	0.8
					82		539	89,611	0.6
					195		322	63,486	0.5
					347		499	103,937	0.5
					45	73	300	77,237	0.4
							46	19,214	0.2
							86	54,541	0.2
							12	79,371	0.0
							3	58,127	0.0
58	235	1,408	7,015	12	19,317	14,818	92,127	3,947,258	

PSH	LAHSA	Subtotal Beds	2020 Homeless Population	Beds Per Capita Homeless
4,202	676	4,878	1,977	2.5
		0	680	0.0
488	531	1,019	839	1.2
734	3,535	4,269	3,901	1.1
162	559	721	2,250	0.3
641	804	1,445	1,685	0.9
314	2,931	3,245	3,817	0.9
154		154	276	0.6
164	1,234	1,398	983	1.4
3,414	277	3,691	1,584	2.3
245	94	339	635	0.5
	44	44	852	0.1
189	106	295	1,353	0.2
94	716	810	522	1.6
224	161	385	490	0.8
	109	109	969	0.1
25	109	134	445	0.3
48	53	101	824	0.1
47	36	83	373	0.2
593	2,453	3,046	1,357	2.2
90	20	110	577	0.2
45	10	55	141	0.4
	9	9	200	0.0
163	197	360	625	0.6
		0	81	0.0
8		8	339	0.0
		0	367	0.0
		0	103	0.0
	76	76	277	0.3
	295	295	514	0.6
		0	6	0.0
	145	145	210	0.7
	26	26	366	0.1
		0	115	0.0
14,546	18,487	33,033	35,411	0.9

Permanent Supportive Housing and LAHSA

LIST OF PROJECTS IN PIPELINE BY ADDRESS IN COUNCIL DISTRICT 11

Project Name	Developer	Address	Pep Year	CD	TOD	HHH Amount	SH Total	Total Units	Ready For Occupancy (Estimated)
Building 205	Veterans Housing Partnership LLC	11301 WILSHIRE BLVD Los Angeles, CA 90073	2019	11	non-TOD	\$11,622,000	67	68	12/15/2021
VA Building 207	Thomas Safran & Associates Development, Inc.	11301 WILSHIRE BLVD #207 Los Angeles, CA 90025	2021	11	TOD	\$8,260,000	59	60	11/30/2022
Building 208	Veterans Housing Partnership, LLC	11301 WILSHIRE BLVD #208 LOS ANGELES, CA 90073	2019	11	non-TOD	\$11,660,000	53	54	12/15/2021
Thatcher Yard Housing	Thomas Safran & Associates Development, Inc.	3233 S THATCHER AVE Marina Del Rey, CA 90292	TBD	11	non-TOD	\$11,660,000	49	98	05/15/2023
Missouri Place Apartments (fka Missouri & Bundy)	Thomas Safran & Associates Development Inc.	11950 W MISSOURI AVE Los Angeles, CA 90025	2019	11	TOD	\$11,520,000	44	74	06/30/2021
Lincoln Apartments	Venice Community Housing Corporation	2467 S LINCOLN BLVD Venice, CA 90291	TBD	11	TOD	\$5,460,000	39	40	07/08/2024
Barry Apartments	Affirmed Housing Group, Inc.	2454 S BARRY AVE Los Angeles, CA 90064	TBD	11	TOD	\$6,918,400	34	61	03/21/2024
Rose Apartments	Venice Community Housing Corporation	720 E ROSE AVE Venice, CA 90291	2020	11	non-TOD	\$6,888,468	34	35	08/30/2022

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