

Sol Price School of Public Policy Sol Price Center for Social Innovation

# The Changing Demographic Outlook and Housing Trends: Homelessness in Los Angeles

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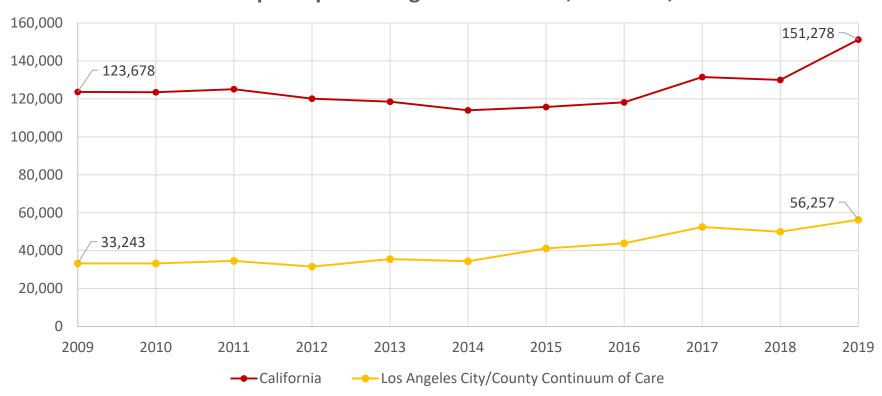






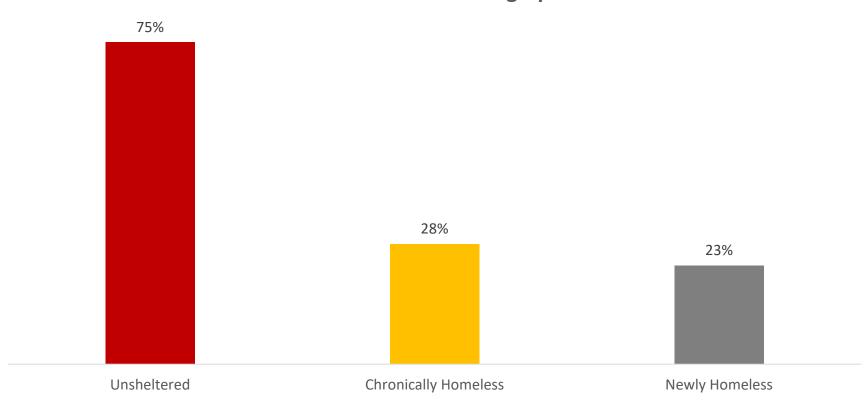
#### What do we know about homelessness in CA?

#### Number of People Experiencing Homelessness, CA vs. LA, 2009-2019





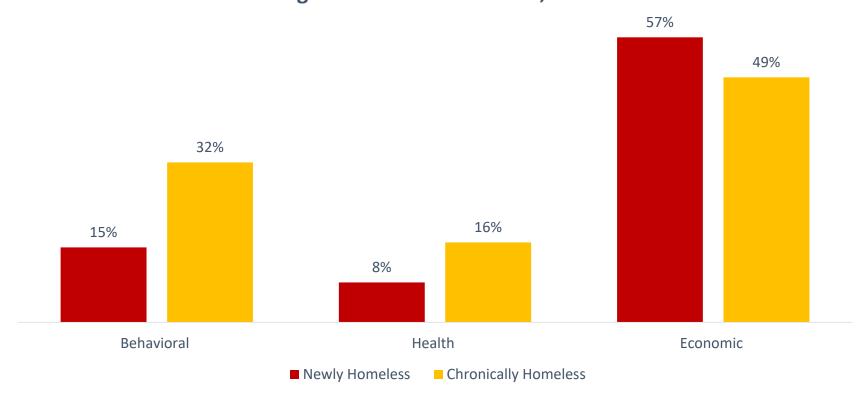




Source: LAHSA Adult Demographic Survey, 2019



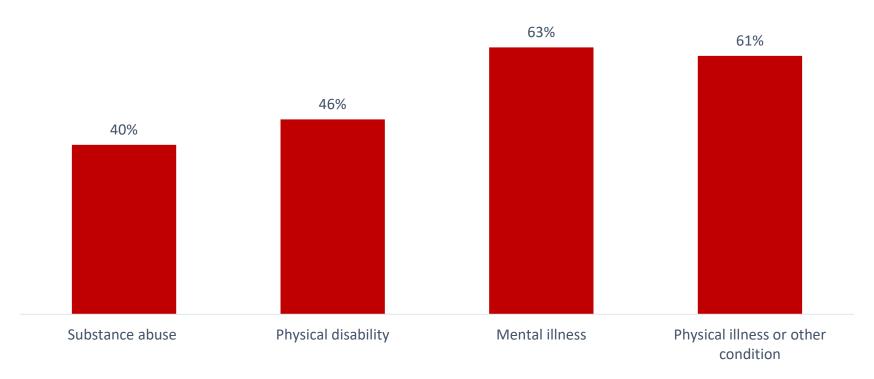
#### Reasons Given For Homelessness among Unsheltered Adults, Los Angeles Continuum of Care, 2019





Adults experiencing chronic homelessness reported one or more the following long-duration health conditions,

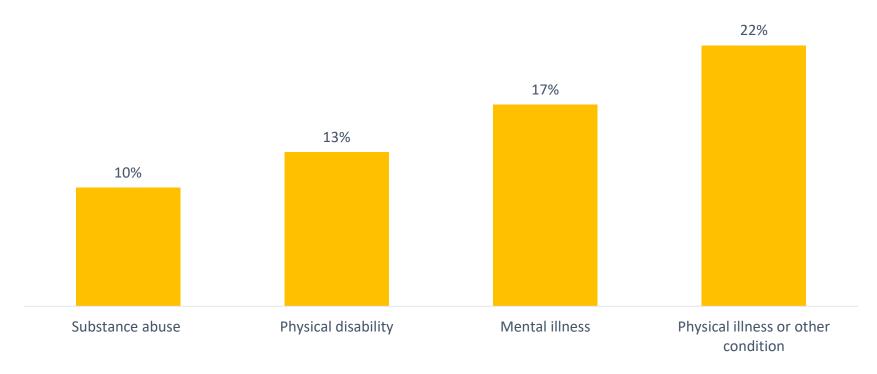
Los Angeles Continuum of Care, 2019





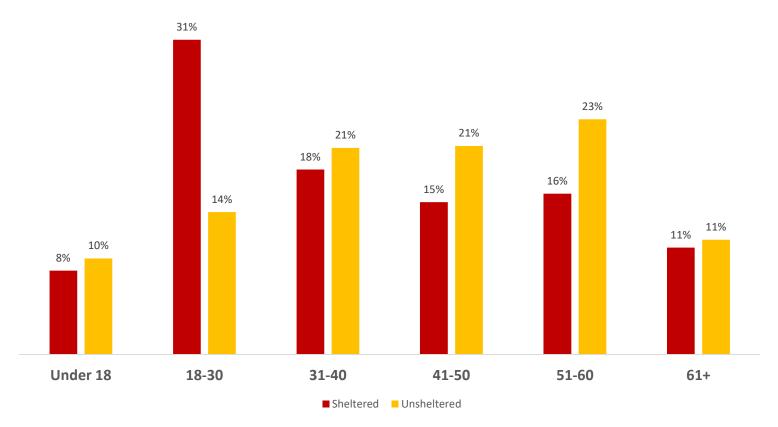
Adults newly experiencing homelessness reported one or more the following long-duration health conditions,

Los Angeles Continuum of Care, 2019





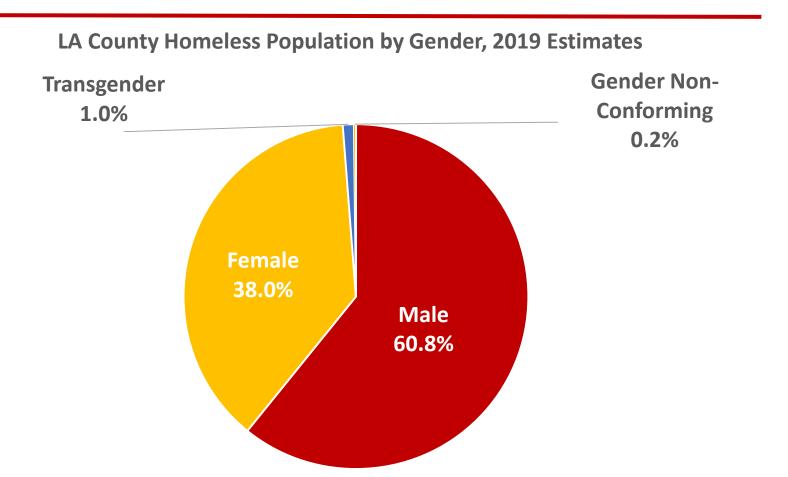
#### **LA Population Experiencing Homelessness by Age**



Source: LAHSA Adult Demographic Survey, 2019; 2019 Greater Los Angeles Homeless Count - Data Summary



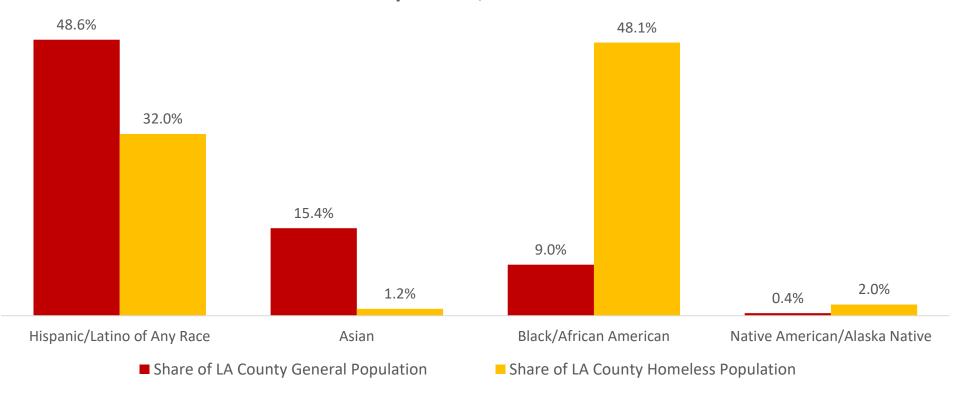
# Who is experiencing homelessness in CA?





# Who is experiencing homelessness in LA County?

# People of Color as Share of LA County General Population vs. LA County Homeless Population, 2019 Estimates





#### COVID-19 in Los Angeles's Homeless Community

#### • COVID-19 cases confirmed by laboratory test:

	Resident Cases:	Staff Cases:
Shelters/ Homeless Service Centers:	202	29
Encampments:	37	-

Source: County of Los Angeles Public Health. Updated 6/3/20

Six people experiencing homelessness have died from COVID-19 in Los Angeles County as of June 3, 2020.



- Constrained housing supply
- Severe rent burden
- Institutional and systemic racism

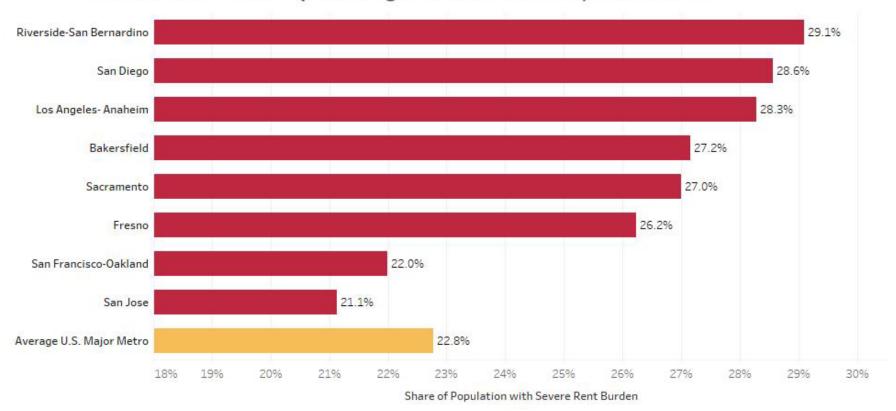


• As of 2019, California is experiencing a **shortage of 1.4 million affordable homes** given the demand for affordable housing.

• Housing construction has lagged in California's coastal metro areas since the 1990s, driving up housing costs.



#### Share of Households Experiencing Severe Rent Burden, 2018 estimates

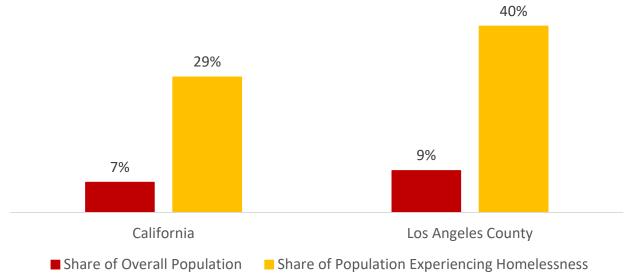


Source: 2018 ACS 1-Year Estimates



- Overrepresentation in the criminal justice system
- Housing segregation and discrimination
- Employment discrimination and unemployment

Black People As Share of Overall Population vs. Homeless Population, 2019 Estimates



Source: LAHSA Ad Hoc Committee on Black People Experiencing Homelessness, 2018



#### Where do we go from here?

- Systems Changes
  - Financing
  - Planning and zoning
  - Institutional racism
- Interventions for People
  - Prevention
    - Eviction Moratoria
    - Workout strategies for accrued non payment of rent
    - Targeted emergency aid
  - Expansion of Medicaid benefits
  - Linkages to Supportive Housing



# Thank you!



#### Current Homelessness Research

#### **Addressing Disparities:**

- Increasing Black Tenant Retention in Permanent Supportive Housing
- Coordinated Entry System (CES)
   Triage Tool Research &
   Refinement



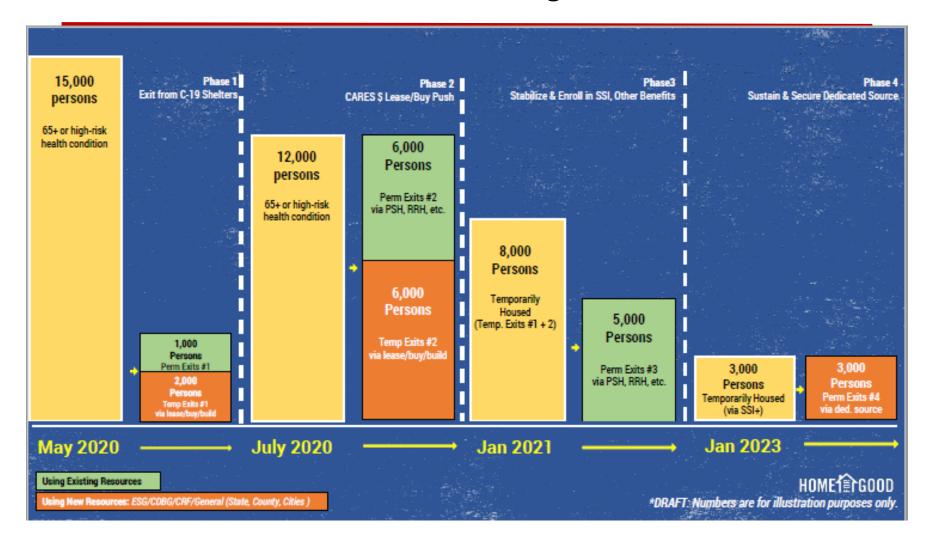
Image Source: LAHSA

#### **COVID-19 Related:**

- Permanent Supportive Housing for adults ages 65+ after Project Room Key
- Examining the efficacy of text message surveys and social distancing/sanitation awareness at Skid Row Housing Trust
- Responding to intimate partner violence and homelessness
- Healthcare systems and homelessness intersection
- Housing policies to prevent homelessness (mortgage forbearance, rent forgiveness)



#### Exit Planning



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#### Exit Planning

#### Phase 1: Exit from COVID Shelters FEMA/CARES Funds + Local/CoC Funds

- Profile: Detail universe/location of persons that are high-risk from C-19
- Plan: Identify exit pathways and make local funding commitments
- Extend FEMA \$ as long as possible
- Kick-off exits using existing housing resources (CoC, H/HHH, PHA)
- Lease/Acquire as many units as possible
  - Master/Up-Front Leasing Apts/Homes
     \$60M for 1,500 units for 24 months
     \$20,000/person/year
  - Acquiring Motels/B&C's or Mod. Build
     ~\$155M for 500 units for 24 months
     \*\$200k/unit + \$150/person/night
  - CARES \$ Running Total
     ~\$215M needed from City/County/State
     CARES for Phase 1

#### Phase 2: Lease/Buy Push CARES Funds + Local/CoC Funds

- Decommission COVID shelter sites from use of FEMA funds
- Extend set of PRK units using CARES \$
- Expand move-in efforts and bolster
   LAHSA Housing Central Command with full suite of PSH/RRH units
- Protect against inflow with eviction protections and targeted rental relief
- Lease & Acquire 1,000 units/month from July 1 - December 31
  - Master/Up-Front Leasing Apts
     ~\$200M for 5,000 units for 24
     months
  - Acquiring Motels/B&C's or Mod. Build
     ~\$310M for 1,000 units
     w/ 24 months of OpEx
  - CARES \$ Cumulative Total
     ~\$725M needed
     (including \$510M for Phase 2)

#### Phase 3: Stabilize, Enroll SSI Local/CoC Funds

- Continue housing and move-in efforts via LAHSA Housing Central Command
- Enroll as many persons who are temporarily housed as possible in SSI
- Establish system to connect persons with IHSS services and other Medi-Cal services
- Create pipeline of new immediate housing development with shared units and 1BR/1BA per person for those who can afford rents if given SSI+ shallow subsidy

#### Phase 4: Sustain One-Time State Gen Funds

- ☐ Create Shallow Subsidy
  Patch using one-time state
  general funds for subset of
  persons who have not been
  permanently housed and
  require more than SSI
- Non-CARES \$: Use of general funds would allow one-time commitment today drawn down over extended time line and activate Phase 1-3 strategies.
- □ One-Time Cost for SSI+ Prog. (Shallow Sub) ~\$100M for 3,000 persons @ \$500/month for 5 years + \$10M admin

May 2020

HOMETERGOOD

\*DRAFT: Numbers are for illustration purposes only.

July 2020

or after FEMA \$ expires (if not renewed past June 30)

Jan 2021 ———

Jan 2023

after 24-month contract term for master/up front-leasing