

Why Do We Need to Build New Affordable and Permanent Supportive Housing?

Los Angeles is Facing the Most Extreme Housing and Homelessness Crisis in the Country

- As of the 2016 homeless count, there were more than 46,000 homeless residents in LA County; of those, more than 27,000 are living in the City of LA
- 75% of homeless residents of the City and County are living without any shelter at all
- A 2015 study found that 1/3 of renters in Los Angeles were paying more than half of their income in rent (severely rent burdened).
- When housing costs are considered, LA County's poverty rate rises to 25.7%. LA renters need to earn 3.8 x the local minimum wage to afford the average monthly asking rent of \$2,108

Affordable Housing is affordable to individuals and households with incomes between 30% and 60% of the area median income (AMI) for LA County.

For a family of four in LA County, 60% of AMI is \$49,800 per year and 30% of AMI is \$24,900 per year.

For an individual in LA County, 60% of AMI is \$34,860 per year and 30% of AMI is \$17,430 per year.

Los Angeles Voters Approved Measures H and HHH, Affirming Support for Solutions

- Measure HHH provides \$1.2 billion over 10 years to build or substantially renovate properties as permanent supportive housing (PSH), with the goal of producing 8,000 to 10,000 new PSH units over the 10 years. A smaller portion of HHH funds can be used for other facilities serving homeless people and other affordable housing.
- Measure H provides \$3.5 billion over 10 years for homeless services, including services in PSH.
- Studies show that PSH successfully establishes housing stability; improves employment, mental and physical health, and school attendance; reduces active substance abuse; and saves public funds. This has been widely recognized by political leadership and communities, and therefore PSH production is a priority in the City and County in implementing HHH and H.

Los Angeles Has Not Produced Enough New Housing for Homeless, Low-Income and Moderate-Income People in Years

- According to the City's Housing Element, annual affordable housing production to meet the needs of moderate income households and below is 5,700 units. However, production of this housing has averaged only 1,100 units per year since 2006.
- Vacancy rates in rental housing in LA are extremely low, with the Census Bureau reporting a 2.7% vacancy rate for the region at the end of 2015.

Permanent Supportive Housing (PSH) combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity. Permanent supportive housing is targeted for people experiencing homelessness directly prior to accessing the housing, and often further targets those experiencing chronic homelessness, which means people who have been homeless for more than one year and also have a disability.

People Seeking Housing with Current Rental Subsidies are Facing Difficulties

- There are many efforts and programs to house people within our existing housing stock in Los Angeles, including rapid rehousing, Section 8 vouchers, shared housing, and more. When housing is identified and available, these programs are highly effective. The biggest barrier to expanding their success is a lack of affordable housing, or housing units in the market with low enough rents. For example, 1,200 Veterans currently hold housing vouchers but remain homeless because they can't find housing in the LA market.

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Please visit www.vchcorp.org for more information, and for information specific to the Venice-Dell-Pacific site.

Examples of Venice Community Housing's Properties

