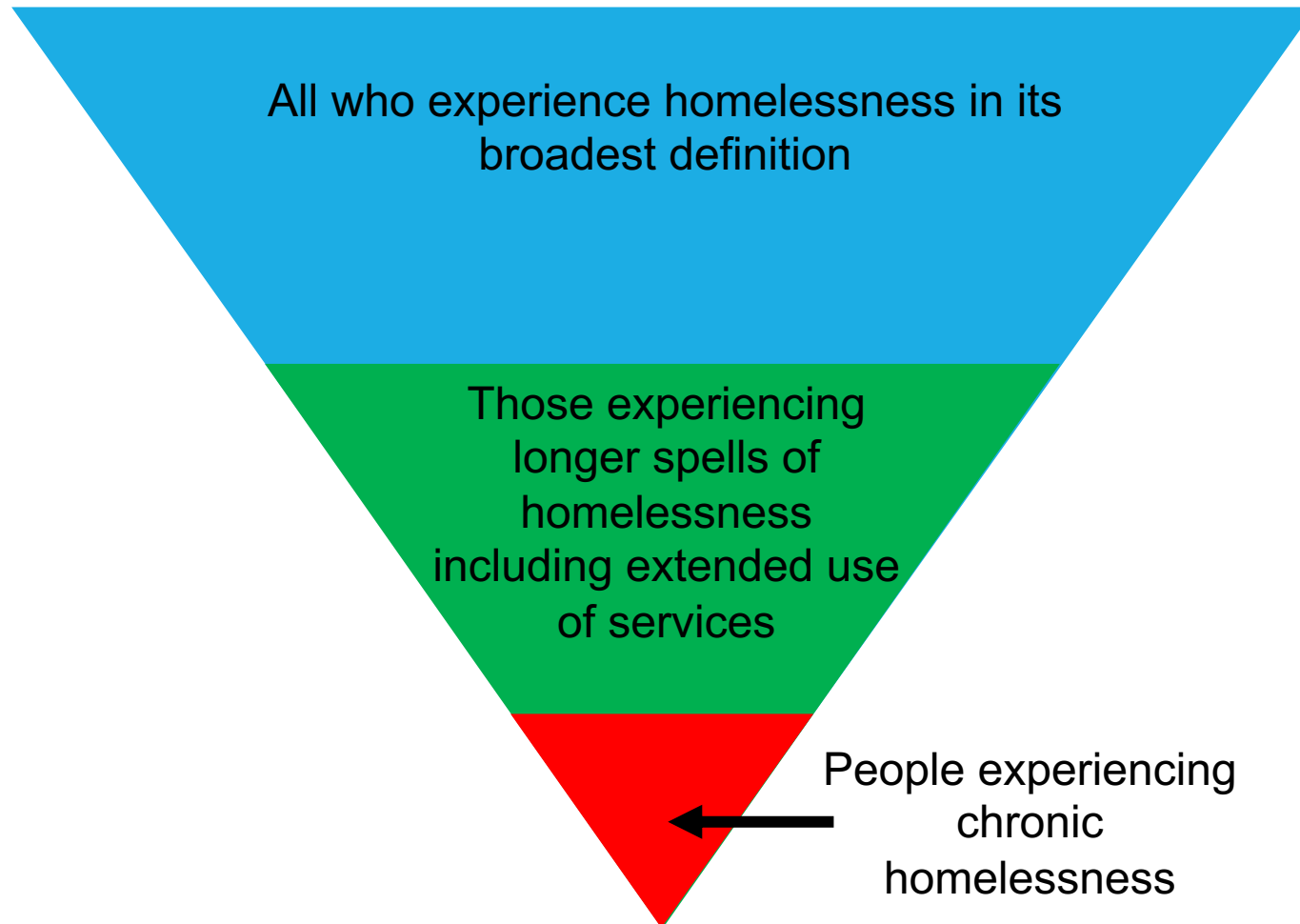


Housed and Unhoused in Los Angeles: Challenges for Local Government

Jason Ward - Associate Director
RAND Center on Housing and
Homelessness in Los Angeles



The Spectrum of Homelessness

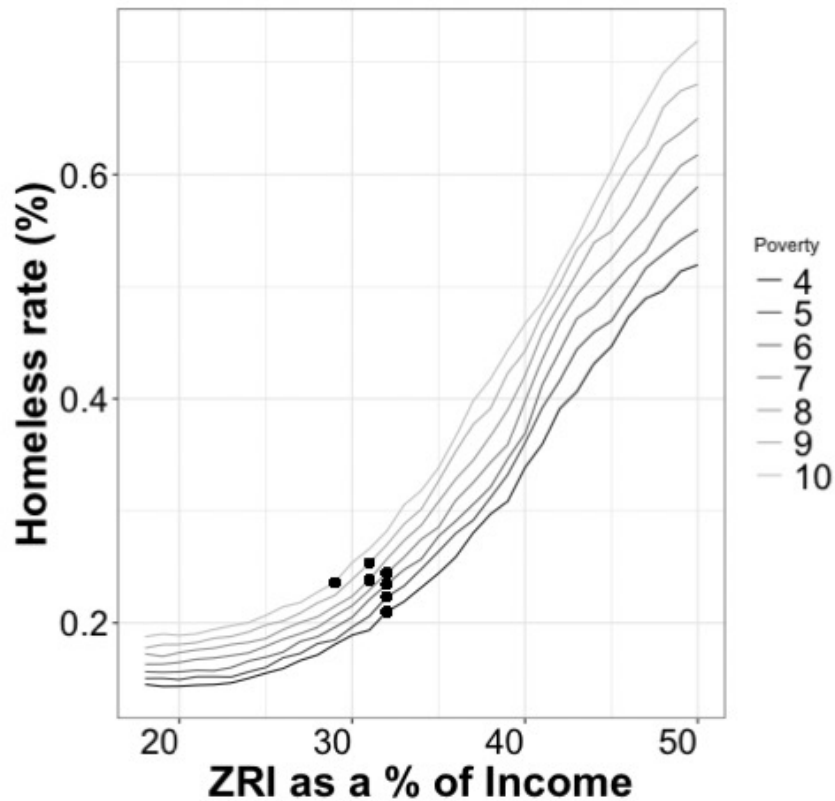


LA Metro Area Leads the Nation in Measures of Housing Distress



- **Severe overcrowding (Double rate of NYC)**
- **Rent-burdened households (Among top 3 metros in US)**
- **Low homeownership rate (Lowest aside from NYC)**

Recent research has shown a strong empirical relationship between increases in housing costs and homelessness



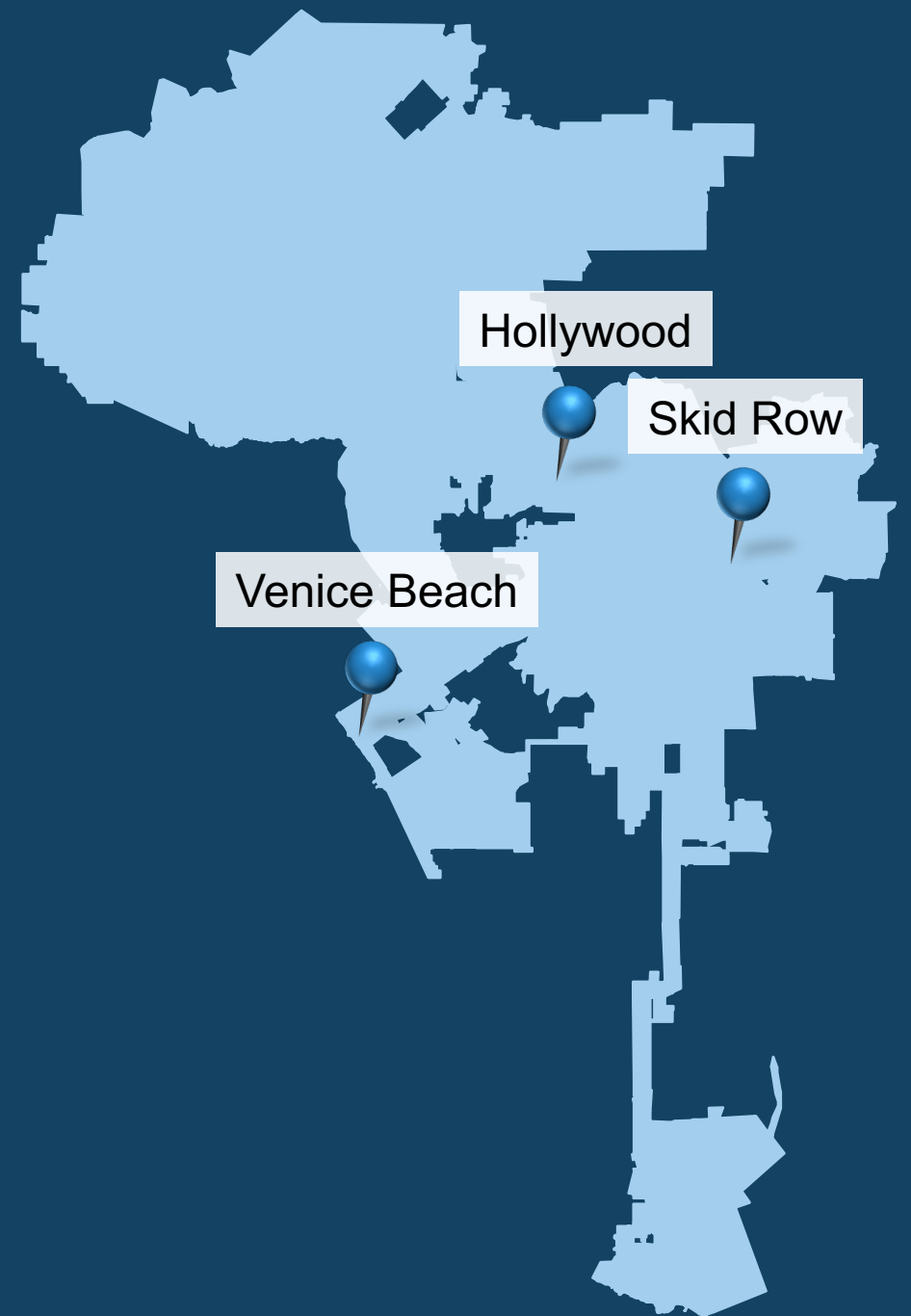
(a) Rate v. Aff

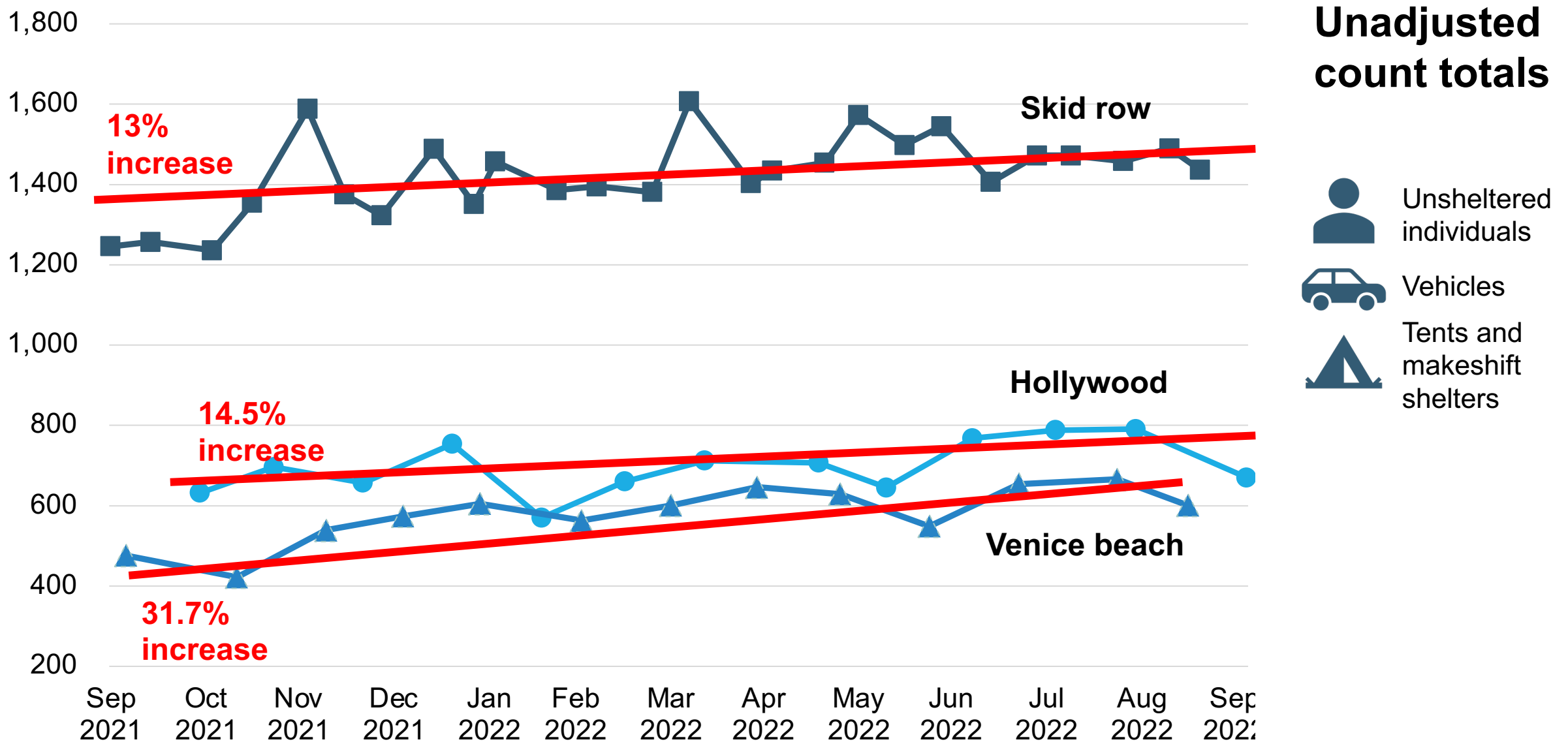
- **2021 study uses US Census data and rental prices from Zillow**
- **Finds that as housing costs exceed around 30 percent of income, there is significant inflection point in homelessness**
- **Areas identified in the study as most vulnerable to rising rents and high rates of poverty comprise 15% of US pop but 47% of people experiencing homelessness**

(Reproduced from Glynn, Byrne, and Culhane, 2021)

LA LEADS study

- **Repeated enumeration of unsheltered individuals, vehicles, tents/MSS**
- **Survey of >400 unsheltered residents**
- **Professional survey team using systematic approach**

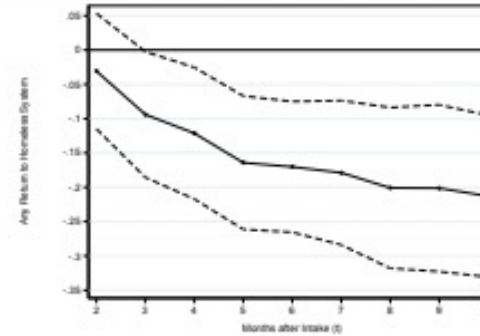




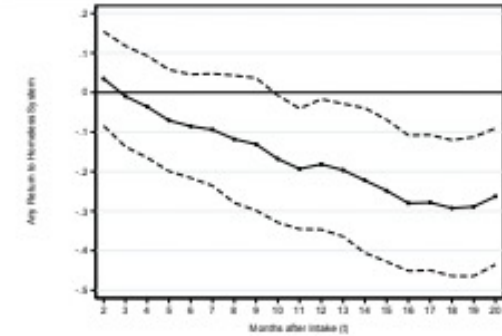
PSH is effective at ending homelessness, reducing CJJ

- Recent study using LA data found a causal relationship between placement into PSH and staying housed, and having any law enforcement interactions
- Healthcare system use did not change meaningfully, but what does this mean for health outcomes? Evidence remains unclear.

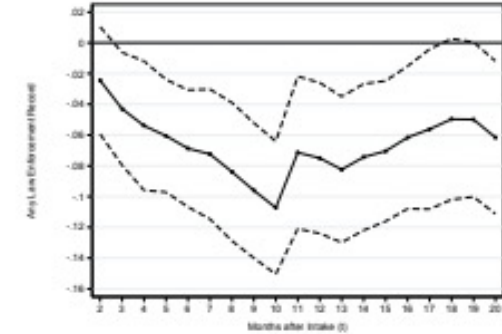
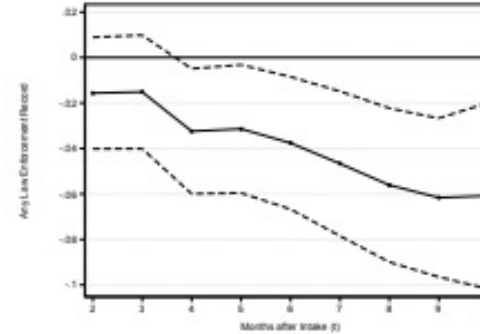
Short-Term (10 Months)



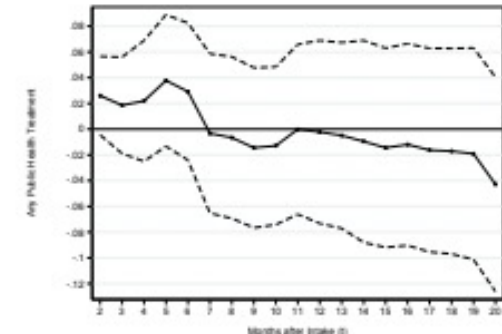
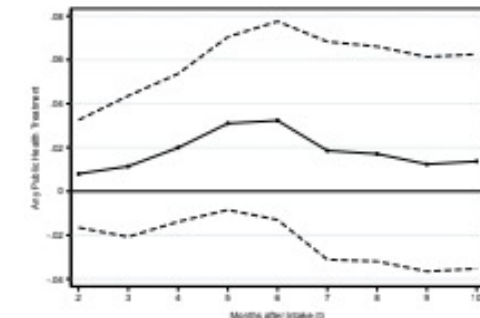
Medium-Term (20 Months)



Outcome 1: Any Return to Homeless System



Outcome 2: Any Law Enforcement Record



Outcome 3: Any Public Health Treatment

**New policies,
if properly
evaluated,
may shed
more light on
links between
housing/health**

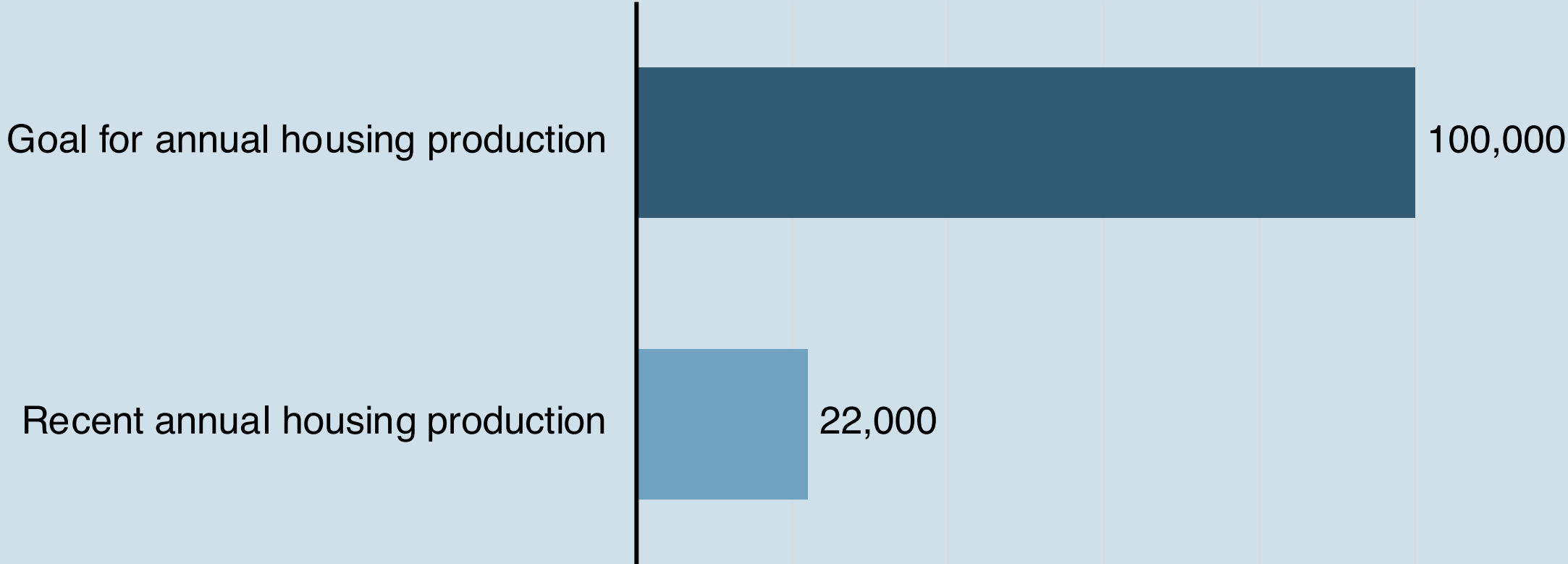
CALIFORNIA

On the brink of homelessness, she won the Medi-Cal lottery



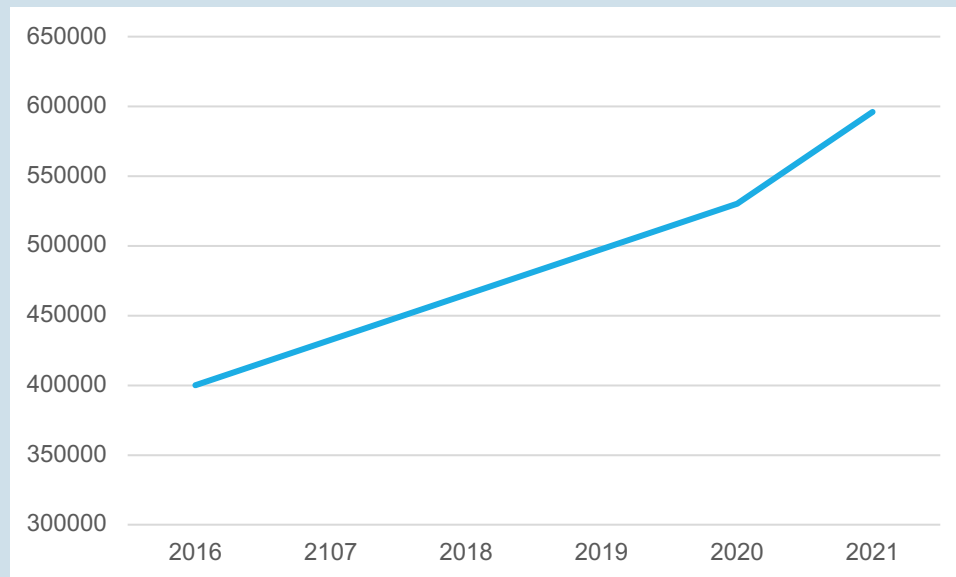
Annie Malloy packs up the motel room she was living in in early March. She received \$5,000 for a rental security deposit from new Medi-Cal benefits, money she said helped prevent her from falling into homelessness. (Angela Hart / KFF Health News)

Large increases in housing production must be part of any meaningful solution to increase affordability and curtail homelessness; progress is not (yet) encouraging



Can we build enough PSH to end homelessness? Not likely

Per unit cost of HHH-funded projects



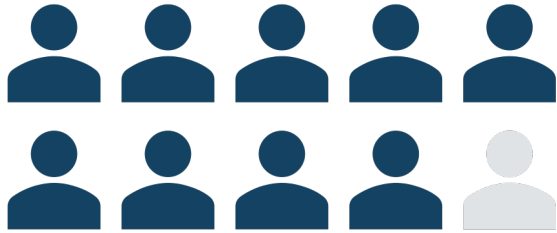
Barriers to scaling up PSH production

- Complex, lengthy process of assembling capital sources for development
- Scarcity of project-based vouchers to provide operating subsidies for PSH
- Wage and union work requirements on publicly funded projects (often 15-25% more than market-rate developments)
- After construction: significant scarcity of qualified workers to provide needed supportive services

But Progress is Happening on Multiple Fronts

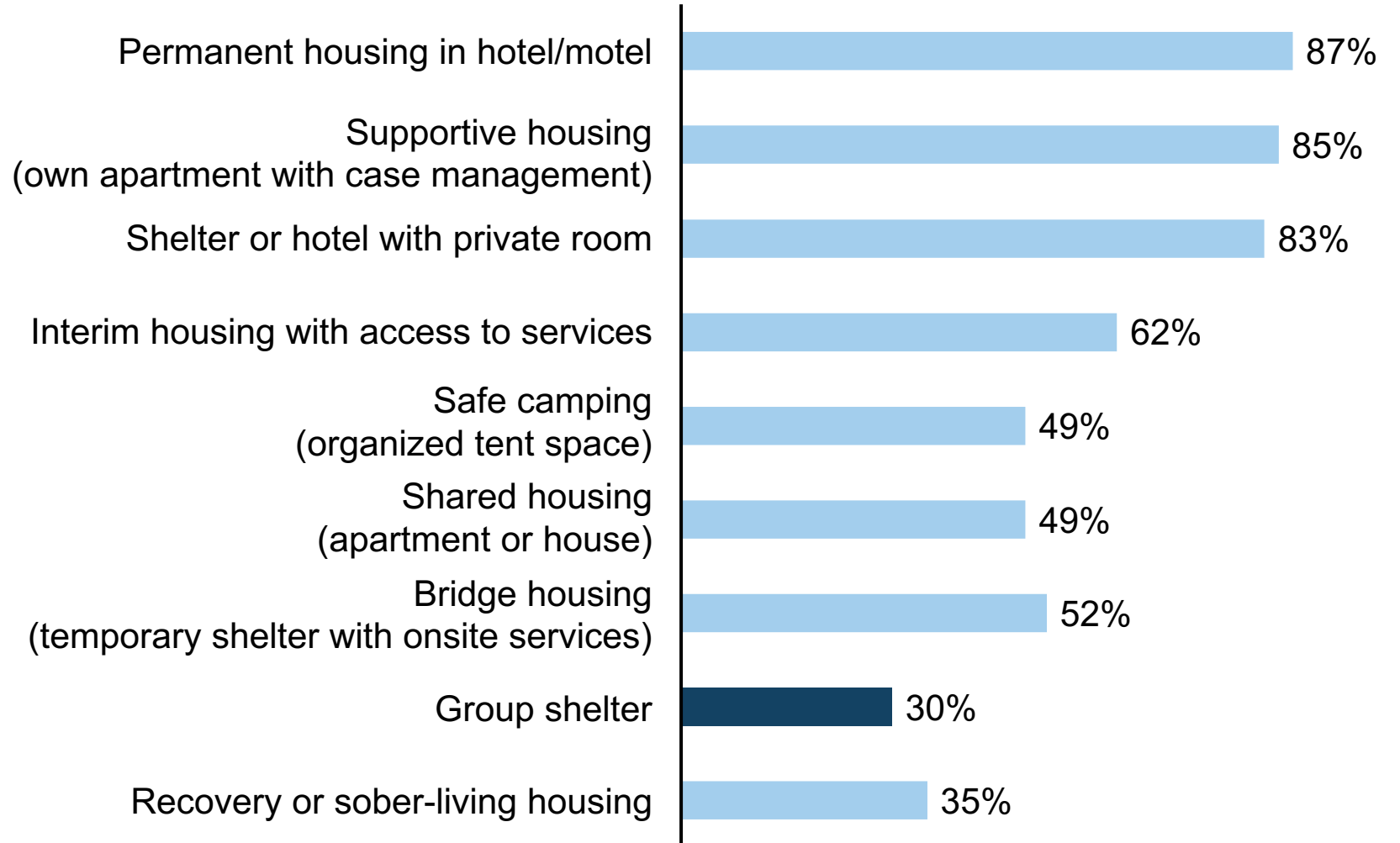
- **HHH has led to many worthwhile reforms (higher plan check review threshold)**
- **Project Homekey funding has led to quicker production of lower-cost units through acquisition versus development**
- **ED1/ED3 are reducing approval times substantially**
- **New downtown ARO and progress on citywide ARO along w/falling office prices could spur new adaptive reuse renaissance. Tax relief incentives could help...**

What else can we do in the meantime?



90%
of respondents were
interested in finding
housing

Acceptable housing options



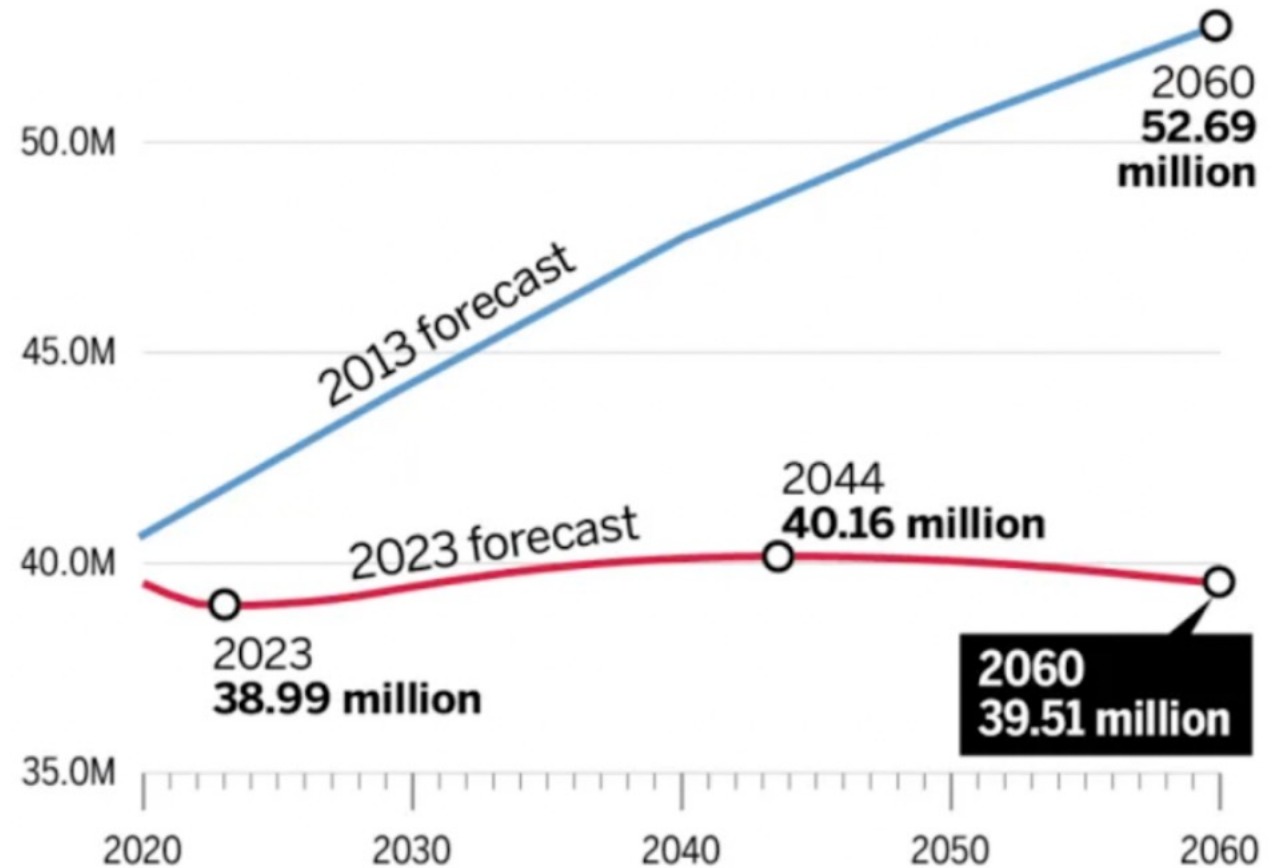
NOTE: Participants could select as many options as applied.

Lots of room to do creative things that can make a difference in addressing homelessness

- **Safe parking programs may be underutilized, help stop “flow” into homelessness (most focus is on “stock”)**
- **Why aren’t we doing any safe camping sites (Culver City just started one, what can LA learn)?**
- **May have to get comfortable with idea that hotels have to be semi-permanent solution. Means we need to get very good at making this work well.**
- **Scaling up of CalAim funding experiments (housing navigation, security deposits, etc.) may be a big deal**

Increasing affordability meeting housing needs at all levels is real solution to homelessness

- **Need to stop treating housing production like a “bad” (excessive fees, SB9, unrealistic limits on density)**
- **Most productive thing for policymakers may be focusing on removing laws/regs rather than increasing them**
- **Declining population growth may assist in reaching affordability, but very undesirable way to get there**



Thank you for your attention!

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LA LEADS survey team