

AFFORDABLE HOUSING REPORT

Los Angeles City
Council District 8

UNIDAD
UNITED NEIGHBORS IN
DEFENSE AGAINST
DISPLACEMENT



ACKNOWLEDGEMENTS

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ABOUT UNIDAD:

The United Neighbors in Defense Against Displacement (UNIDAD) coalition is the product of a community collaboration formed to prevent the displacement of residents in South Central Los Angeles and to improve the health and economic well-being of low-income communities of color through responsible development.

ABOUT SAJE:

Strategic Actions for a Just Economy (SAJE) is a 501c3 non-profit organization in South Los Angeles that builds community power and leadership for economic justice. Founded in 1996, SAJE focuses on tenant rights, healthy housing, and equitable development. SAJE runs a regular tenant clinic, helps connect local residents to jobs, organizes for tenant rights, and fights for community benefits from future development through private agreements and public policies. We believe that everyone, regardless of income or connections, should have a voice in creating the policies that shape our city, and that the fate of city neighborhoods should be decided by those who dwell there in a manner that is fair, replicable, and sustainable.

UNIDAD MEMBERS:



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EXECUTIVE SUMMARY

Council District 8 is experiencing a housing crisis. The majority of its population is rent-burdened, and the district is becoming more unaffordable each year. The average annual wage of \$25,200¹, the lowest of all districts, cannot support increasing rents. Between 2019 and 2020, more than 3,157 people in the District fell into homelessness². That represents a 72% increase, which was the largest percentage increase of homelessness of all districts during that time³. An overwhelming majority (57%) of its unhoused population is Black compared with 38% of the entire City's⁴. Yet, despite a demonstrated need for more affordable housing in Council District 8, new housing production is oriented towards high-earning renters. The District ranks 5th among Council Districts in its number of affordable housing units relative to population size. It has also lost a growing number of rent-stabilized housing units over time⁵. Long-standing residents are being priced out and are leaving the District for more affordable housing far away from their community, jobs, and networks. Others are paying a disproportionate amount of their income on housing at the expense of other important needs like clothing or food. The inadequacy of the District's affordable housing stock has left 63% of its residents housing-burdened⁶. Housing is crucial to a good life, and every Council District 8 resident deserves to have affordable and healthy housing available to them at no great expense.

The United Neighbors in Defense Against Displacement (UNIDAD), a coalition formed to prevent the displacement of residents in South Central Los Angeles, commissioned this report in

response to the District's plans for a hotel project on city-owned land in preparation for the opening of the Lucas Museum of the Narrative Arts in 2023. The coalition is opposed to the project, which would serve tourists, not community members. The coalition would like to see the site used for affordable housing, as was the plan in 2016 when community members developed a vision for the site. The City supports the project. Meanwhile, the district has produced just 2,675 units of affordable housing since 2016, which is not enough to meet housing needs in Council District 8.

This report gives an overview of the housing crisis of Council District 8, including an overview of existing subsidized affordable housing and affordable housing production in the district. It also includes an analysis of the loss of rent-stabilized units and the district's escalating homelessness crisis. This report does not provide an analysis of homeownership in Council District 8 and only focuses on the renter population and its needs. Homeownership is an important and related dynamic, but outside the scope of this report. As a strategy to address housing needs in Council District 8, this report focuses on one: utilizing city-owned vacant land, such as the Bethune site, for 100% affordable housing development. We recognize other important possible strategies to address the local affordable housing crisis, but we will not discuss those strategies at length in this report. We do, however, capture them in our concluding "other strategies" table, but the contents in this table should not be seen as an exhaustive list.

METHODOLOGY

To measure affordable housing production since 2016, SAJE requested data from the California Housing Partnership's Preservation Database for Los Angeles County, which measures affordable housing development from federal and state funding sources including the U.S. Department of Housing and Urban Development (HUD) and Low-Income Housing Tax Credit (LIHTC). SAJE also requested data from the L.A. City Planning Department's Housing Progress Dashboard, which shows affordable housing development through local incentive programs, such as the Transit Oriented Communities (TOC) incentive program and Density Bonus (DB) production. We used the City of L.A.'s Housing and Community Investment Department's (HCIDLA) HHH Progress Database to show HHH-funded projects of affordable and supportive housing. We used HCIDLA's Affordable Housing Projects List dataset to measure projects funded through the Affordable Housing Managed Pipeline. We merged the datasets and analyzed them to provide estimates of total affordable housing production in Council District 8 since 2016.

To determine the number of vacant lots on city-owned land, we relied on data from the Assessor's roll and filtered for Vacant to estimate the number of vacant lots in Council District 8. We also used a public records request to secure information from HCIDLA regarding affordable housing projects built on city-owned property.

To show the District's existing affordable housing stock, including public housing units and Section 8 vouchers, and so as to not duplicate research, we relied on research from Pacific Urbanism's Affordable Housing 2020 Report. For the District's population information such as demographic insights and statistics on rent burden, we used data from the Los Angeles County Health Department's City and Community Health Profiles and the Los Angeles Chamber of Commerce's Economic Reports.

To determine the number of rent-stabilized units in Council District 8, we used HCIDLA's Rent Stabilization Ordinance dashboard. To show the District's homelessness numbers since 2016, we used the Greater Los Angeles Homeless Counts reports from the years 2016-2020 made available by Los Angeles Homeless Services Authority. To determine the number of rent-stabilized units lost to Ellis Act evictions, we used data available on HCIDLA's Ellis Act dashboard. SAJE also submitted a California Public Records Act request with HCIDLA to obtain data on the number of tenant buyouts (commonly referred to as Cash for Keys) in the District. We recognize that HCIDLA's count of tenant buyouts is probably inaccurate, because HCIDLA does not enforce the requirement to document Cash for Keys with the City, but the data helps to identify displacement trends.

COUNCIL DISTRICT 8

AT-A-GLANCE

Council District 8 spans western South Los Angeles and the local representative is Councilman Marqueece Harris-Dawson, who took office in 2015 and is currently serving his second term as council member. Since 2014, rents have increased by more than 100% in some areas of South Los Angeles⁷. Within the District's boundaries are Baldwin Hills, Chesterfield Square, Crenshaw, Leimert Park, Jefferson Park, and West Adams. Council District 8 is historically a Black area. Over time, rising housing costs and development projects have disrupted

communities and displaced families, prompting a gradual process of Black removal, which has resulted in the District's transformation into a predominantly Latinx area. Today, the District is 56% Latinx, yet it still has the largest concentration of Black residents in the City, almost 40%, with Council District 10 having the second most with 25%⁸. District 8 residents have the lowest average annual wage per capita of all districts⁹ and 63% of its residents are burdened by the cost of housing¹⁰. The District is mostly made up of low-income renters.

POPULATION¹¹

63% of the District's residents are renters

57% of the District's residents are Latinx

40% of the District's residents are Black, which is the largest concentration of Black residents in the City

HOUSING

- Council District 8 is the second most housing-burdened of all districts. Sixty-three percent experience housing burden and spend more than 30% of their income on housing; and 39% experience severe housing burden and spend more than 50% of their income on housing¹²
- There are 1,493 District 8 households that use Section 8 vouchers to afford rent¹³
- Since 2016, 2,675 units of affordable housing have been built or are in production
- Since 2016, 302 rent-stabilized units were removed from the market
- Since 2016, at least 322 households were displaced via Cash for Keys offers, which makes up 6.53% of all offers reported to HCIDLA

HOMELESSNESS¹⁴

- District 8 has the third largest unhoused population of all districts
- Between 2019 and 2020, homelessness in Council District 8 increased by 72%
- 57% of the unhoused population is Black

INCOME

- 55% of the District's residents live below 200% of the Federal Poverty Line (FPL), the third largest percentage of all Districts. Only 38% of the County lives below 200% of the FPL¹⁵
- The Median Household Income is \$32,922¹⁶
- The average annual wage is \$25,200 and is the lowest of all districts¹⁷

EXISTING SUBSIDIZED AFFORDABLE HOUSING IN COUNCIL DISTRICT 8

Council District 8 has 6.9% of all affordable housing units (6,437) in Los Angeles. District 8's supply of affordable homes ranks 5th among all districts relative to its population size and 7th in overall units. These units maintain low rents using subsidies. Council District 8 has no public housing units, and 1,493 households use Section 8 vouchers to pay their rent¹⁸.

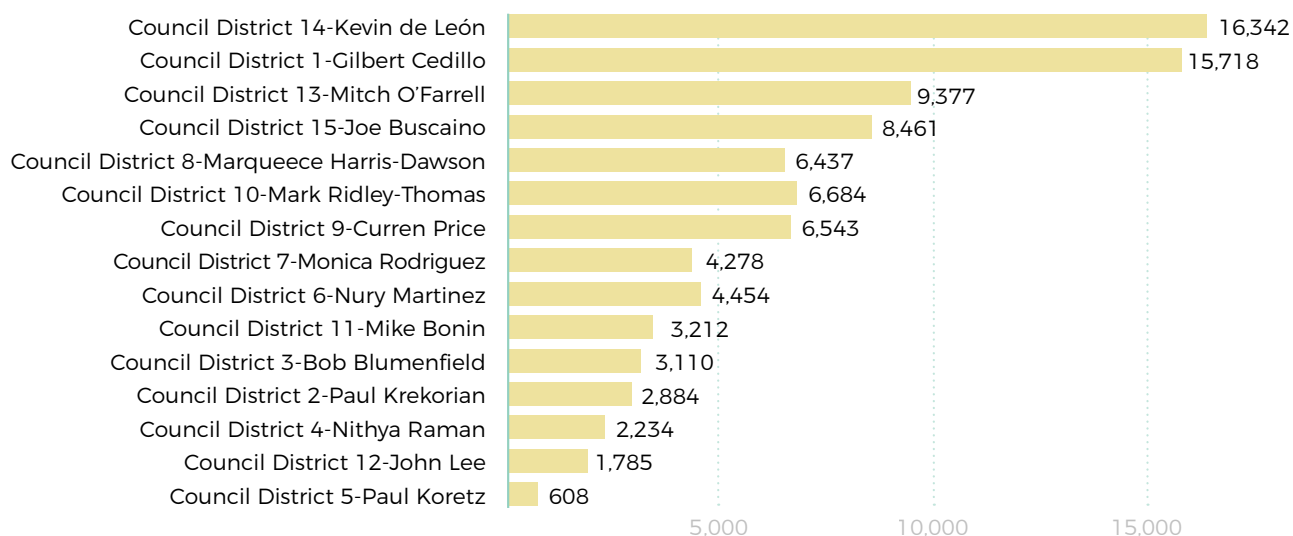
A. OVERVIEW OF HOUSING STOCK IN COUNCIL DISTRICT 8

| | |
|-------------------------------------|--------|
| Total Housing Units | 83,900 |
| All Renter Occupied Units | 53,780 |
| Subsidized Affordable Housing Units | 6,437 |
| AB 1482 Units | 42,730 |
| RSO Units | 40,631 |
| Section 8 Vouchers | 1,493 |

B. INVENTORY OF SUBSIDIZED AFFORDABLE HOUSING UNITS BY COUNCIL DISTRICT (2020)¹⁹

| Council District | Total Affordable Units | 2018 ACS Population | Units per 100 people |
|--|------------------------|---------------------|----------------------|
| Council District 14-Kevin de León | 16,342 | 259,969 | 6.3 |
| Council District 1-Gilbert Cedillo | 15,718 | 266,370 | 5.9 |
| Council District 13-Mitch O'Farrell | 9,377 | 254,242 | 3.7 |
| Council District 15-Joe Buscaino | 8,461 | 266,416 | 3.2 |
| Council District 8-Marqueece Harris-Dawson | 6,437 | 246,356 | 2.6 |
| Council District 10-Mark Ridley-Thomas | 6,684 | 263,170 | 2.5 |
| Council District 9-Curren Price | 6,543 | 271,330 | 2.4 |
| Council District 7-Monica Rodriguez | 4,278 | 259,100 | 1.7 |
| Council District 6-Nury Martinez | 4,454 | 271,250 | 1.6 |
| Council District 11-Mike Bonin | 3,212 | 265,732 | 1.2 |
| Council District 3-Bob Blumenfield | 3,110 | 275,088 | 1.1 |
| Council District 2-Paul Krekorian | 2,884 | 252,997 | 1.1 |
| Council District 4-Nithya Raman | 2,234 | 255,738 | 0.9 |
| Council District 12-John Lee | 1,785 | 279,420 | 0.6 |
| Council District 5-Paul Koretz | 608 | 264,949 | 0.2 |

C. INVENTORY OF SUBSIDIZED AFFORDABLE HOUSING UNITS BY COUNCIL DISTRICT (2020)²⁰



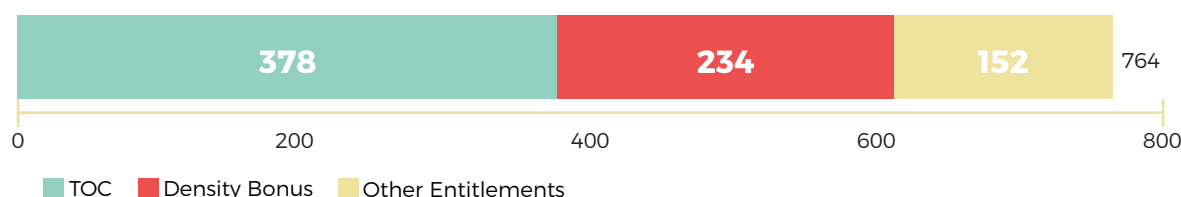
V AFFORDABLE HOUSING PRODUCTION IN COUNCIL DISTRICT 8

There have been 2,675 units of covenanted affordable housing produced in Council District 8 since 2016 using federal, state, and local financing strategies. The largest share of the District's affordable units were produced through the federal Low-Income Housing Tax Credit (LIHTC), which helped produce 1,234 units since 2016 and the City's local incentive programs, which produced 764 units. There are 716 units pending approval from the City's planning department to be constructed.

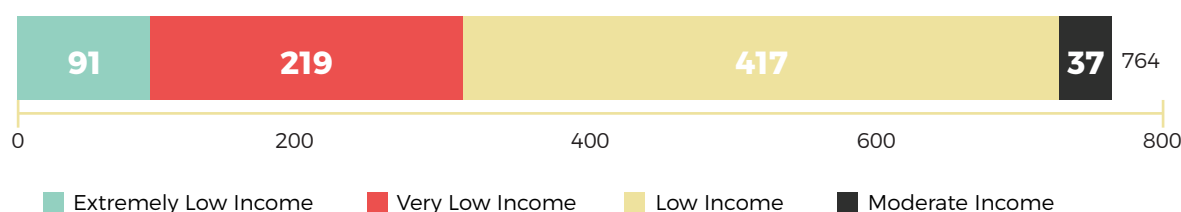
D. AFFORDABLE HOUSING PRODUCED OR IN-PRODUCTION (2016-2020)²¹

| | |
|---|-------|
| Total AH Units | 2,675 |
| TOC, Density Bonus, Other Entitlements | 764 |
| LIHTC ²⁶ | 1,234 |
| HHH ²⁷ | 846 |
| AH Units on City Owned Land 2016-2020 ²⁸ | 97 |
| HCIDLA ²⁹ | 1,024 |

E. AFFORDABLE HOUSING PRODUCED OR IN-PRODUCTION THROUGH TOC, DB, OTHER ENTITLEMENTS (2016-2020)



F. AFFORDABLE HOUSING PRODUCED OR IN-PRODUCTION THROUGH TOC, DB, AND OTHER BY UNIT TYPE (2016-2020)



G. UNIT TYPES AND INCOME LIMITS BASED ON 2021 AMI FOR LA COUNTY²²

| | |
|----------------------|-------------------------------|
| 2021 LA County AMI | \$80,000 |
| Extremely low income | 0 to 30% of AMI (\$35,450) |
| Very low income | 30% to 50% of AMI (\$59,100) |
| Lower income | 50% to 80% of AMI (\$94,600) |
| Moderate income | 80% to 120% of AMI (\$96,000) |

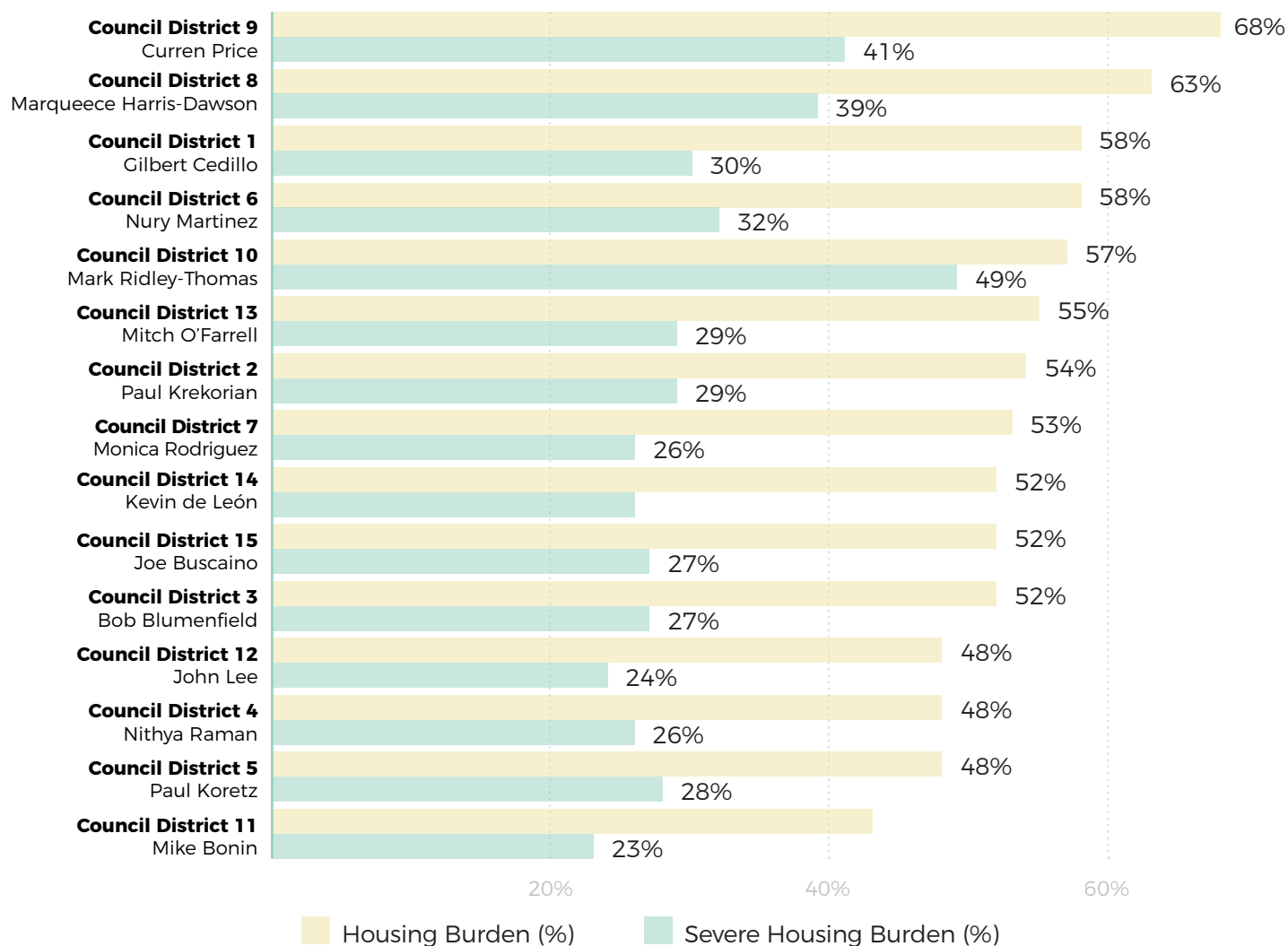
VI THE LOSS OF AFFORDABILITY AND RENT-STABILIZED HOUSING IN COUNCIL DISTRICT 8

Council District 8 is the second most housing-burdened of all districts. Sixty-three percent of Council District 8's residents spend over 30% of their income on housing²³, and 39% of the District's residents spend over half their income on housing. When people spend this much on housing, there is less money to spend on other basic needs such as food, healthcare, transportation, and more. Spending so much on

housing also increases the risk for homelessness. A large portion of households in Council District 8 are also overcrowded meaning households are living with more than 1.5 people per room (See Figure I), which is usually an indicator a household cannot afford to rent an apartment with adequate square footage size relative to their household size.

SIXTY-THREE PERCENT OF RESIDENTS
IN COUNCIL DISTRICT 8 ARE HOUSING-
BURDENED, AND 39% ARE SEVERELY
HOUSING-BURDENED.

H. HOUSING BURDEN BY COUNCIL DISTRICT (2018)²⁴

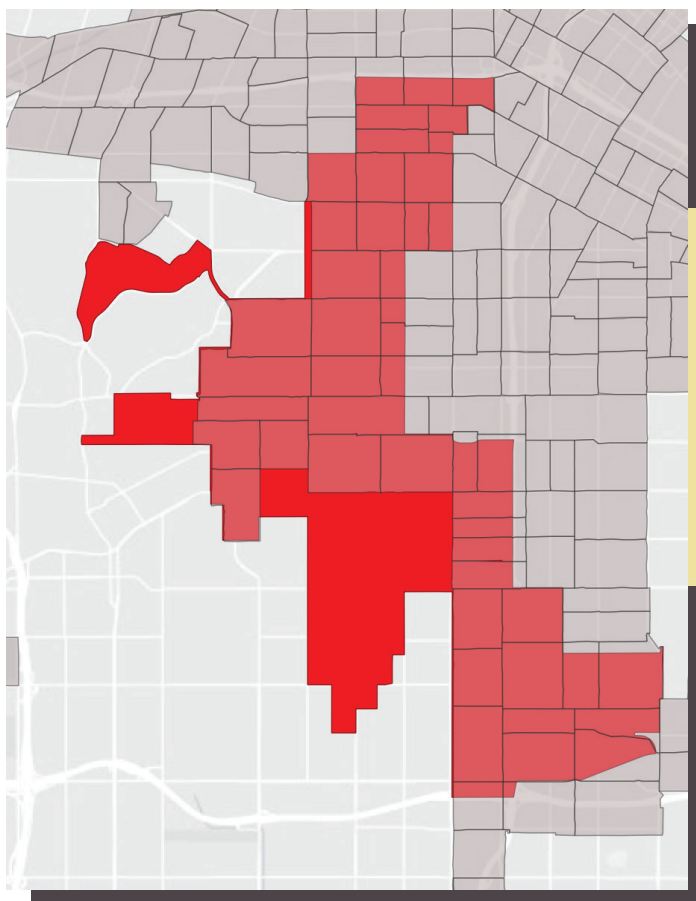


The Rent Stabilization Ordinance (RSO) is one law that helps stabilize rents and reduce housing burden for tenants in Los Angeles, yet Council District 8 is losing RSO units and their affordability. RSO units have special protections against rent increases that keep rents below market rate compared to non-RSO units, which is why they are typically considered naturally-occurring affordable housing (NOAH); they maintain low rents without subsidies. More than half the City's housing rental stock is protected under the RSO, and Council District 8 has 6.9% of the City's RSO units (40,631).

RSO units are critical to preserving the affordability of Council District 8, where market rate rents are increasing every year. In some areas, rents have increased by more than 100% in less than a decade. Consider as an example the zip code 90007²⁶, in January of 2014, the average rent for this zip code was \$1,200 whereas in March of 2021, it was \$2,439²⁷.

RSO units in the District are losing their affordability. Despite the protections afforded to a tenant residing in an RSO unit, the policy's vacancy decontrol provision, which allows for

I. OVERCROWDING IN COUNCIL DISTRICT 8²⁵



The gray area shows census tracts in Los Angeles County with households where the number of people living in a housing unit is considered overcrowded, typically more than 1 1/2 persons per room. The red boundaries delineate Council District 8.

a unit's rental rate to increase to market rate after a tenant vacates it, has led to a situation in which landlords harass tenants into abandoning their rent-stabilized units so they can raise the rent. The targets of harassment are usually long-standing tenants paying below market rate.

Cash for Keys is one tactic landlords use to motivate tenants to move out of RSO units. If a landlord wants to evict a tenant but has no just cause to do so, the landlord is required to compensate the tenant based on the length of their tenancy. Since January 2017, HCIDLA has required landlords to report tenant buyouts.

Sometimes tenants are pressured into accepting offers as little as \$8,500²⁸, which is only enough

to pay for a security deposit and three months of rent for the City's average market rate two-bedroom apartment²⁹. After accepting Cash for Keys, tenants usually cannot afford to find a comparable home in the same neighborhood at the same rent rate and must leave the area to find more affordable housing far from where their community, job, and network is located.

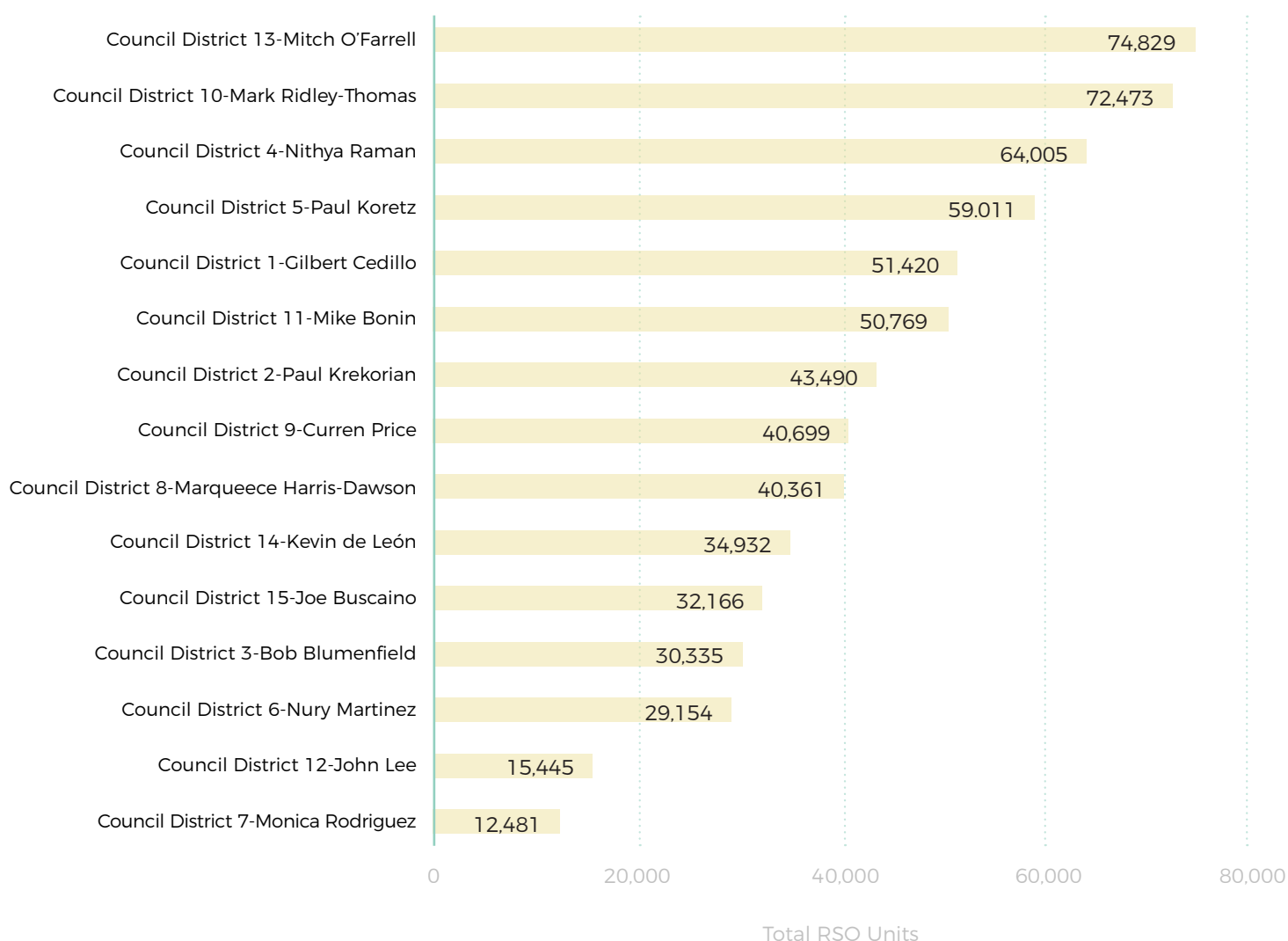
In Council District 8, 322 buyouts were reported to the city between January 2017 and January 2021. This means that at least 322 families have been displaced via Cash For Keys in the neighborhood and that at least 322 RSO units have been reset to market rate and have lost their natural affordability. Moreover, this number is likely an underestimate because HCIDLA

does not strongly enforce the requirement of landlords to report tenant buyouts. However, the available data does indicate a trend and underscores the need for more affordable housing in the District to replace what has been lost.

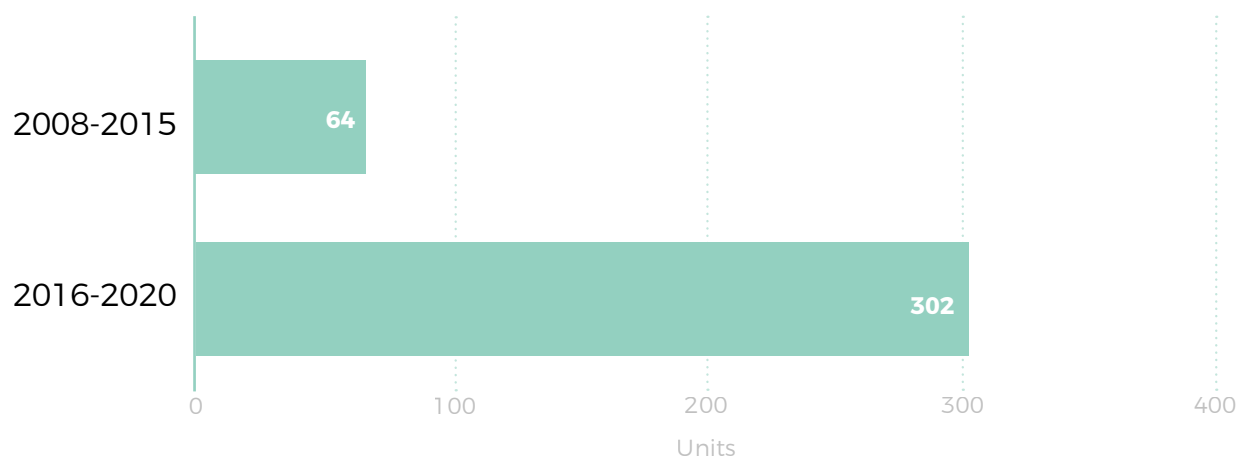
Council District 8 is also losing RSO units through the use of the Ellis Act, which is a 1985 law that allows property owners to evict tenants and remove RSO buildings from the rental market. Between 2016 and 2019, Council District 8 lost 245 units via the Ellis Act, and lost

a greater number of units each year. Last year, 2020, was an exception due to a temporary Ellis Act eviction moratorium enacted in response to the Covid-19 pandemic. Still, between January 2020 and July 2020, landlords filed applications to remove 57 units via the Ellis Act. Despite the moratorium, Ellis Act evictions during the period between 2016 and 2020 under Councilman Marqueece Harris-Dawson increased 300% over the preceding period (between 2008 to 2015) under Councilman Bernard C. Parks (See Figure L). Overall, this data indicates a trend toward more RSO removal via the Ellis Act.

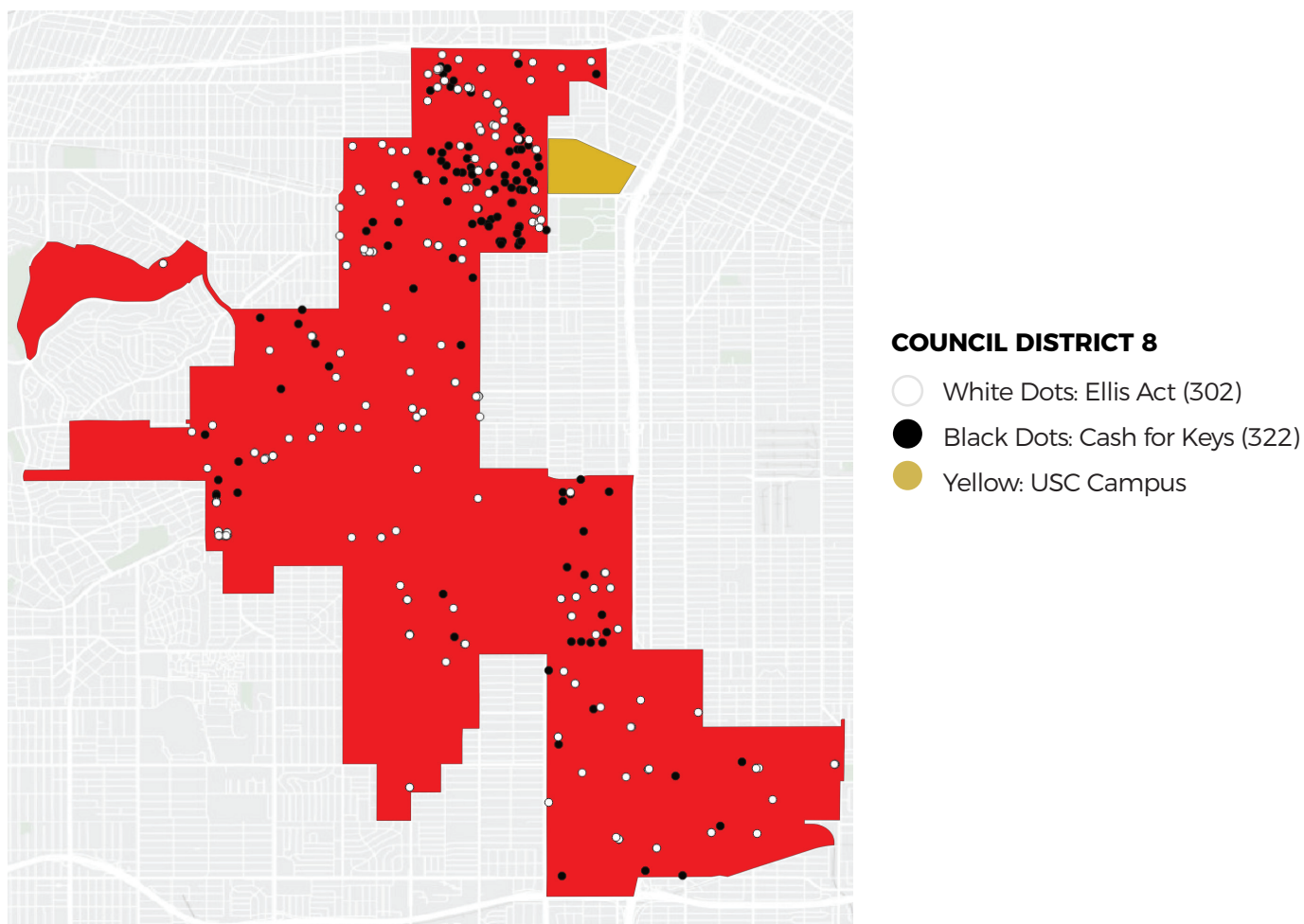
J. RENT-STABILIZED UNITS BY COUNCIL DISTRICTS (2021)



K. UNITS WITHDRAWN VIA THE ELLIS ACT IN COUNCIL DISTRICT 8 (2008-2020)



L. ELLIS ACT EVICTIONS AND CASH FOR KEYS IN COUNCIL DISTRICT 8 (2016-2020)³⁰



HOMELESSNESS IN COUNCIL DISTRICT 8

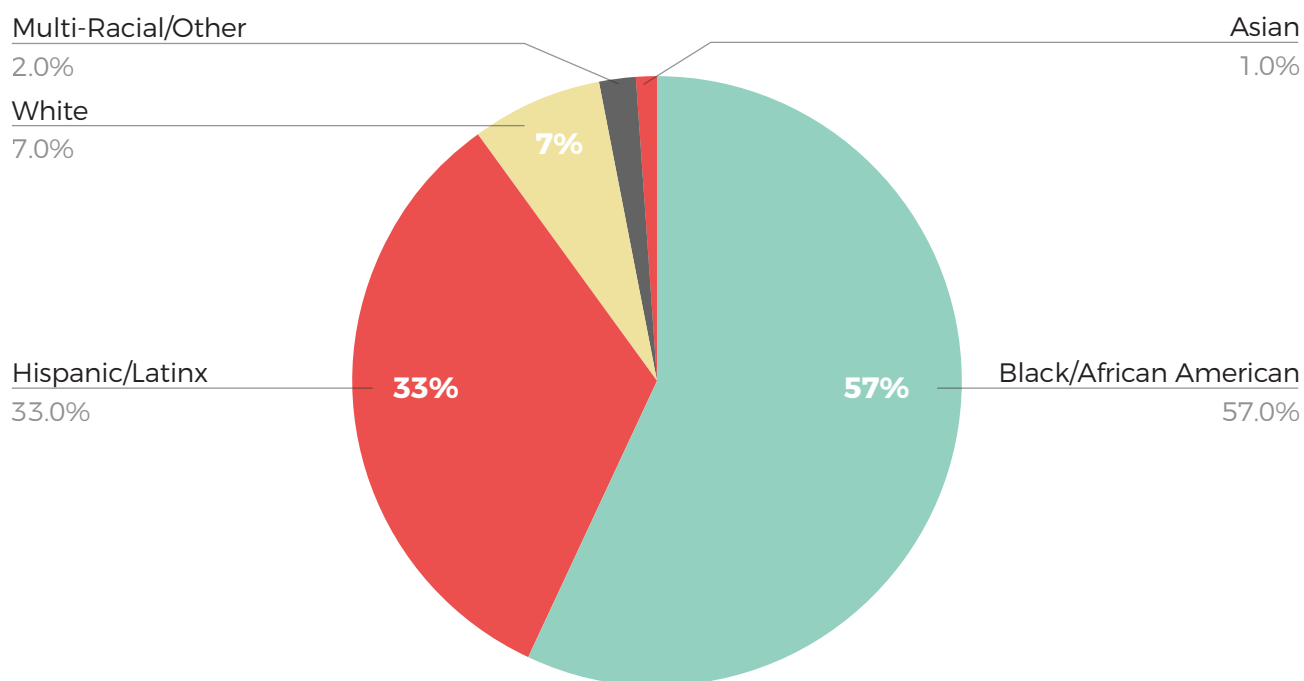
District 8 has the third-largest unhoused population in any of the council districts, and it has been increasing. Four thousand, three hundred, eighty-six (4,386) people in Council District 8 are without homes. In 2020, the unhoused population increased by 72%, which is the highest increase of any council district. About 72% of this population are recently unhoused or have been unhoused for less than a full year. The District has a disproportionately high rate of Black homelessness (57%), more than any other district, which we see as the legacy of past discriminatory housing policies that played a critical role in stripping Black communities of their economic viability³¹.

One strategy to address the City's growing

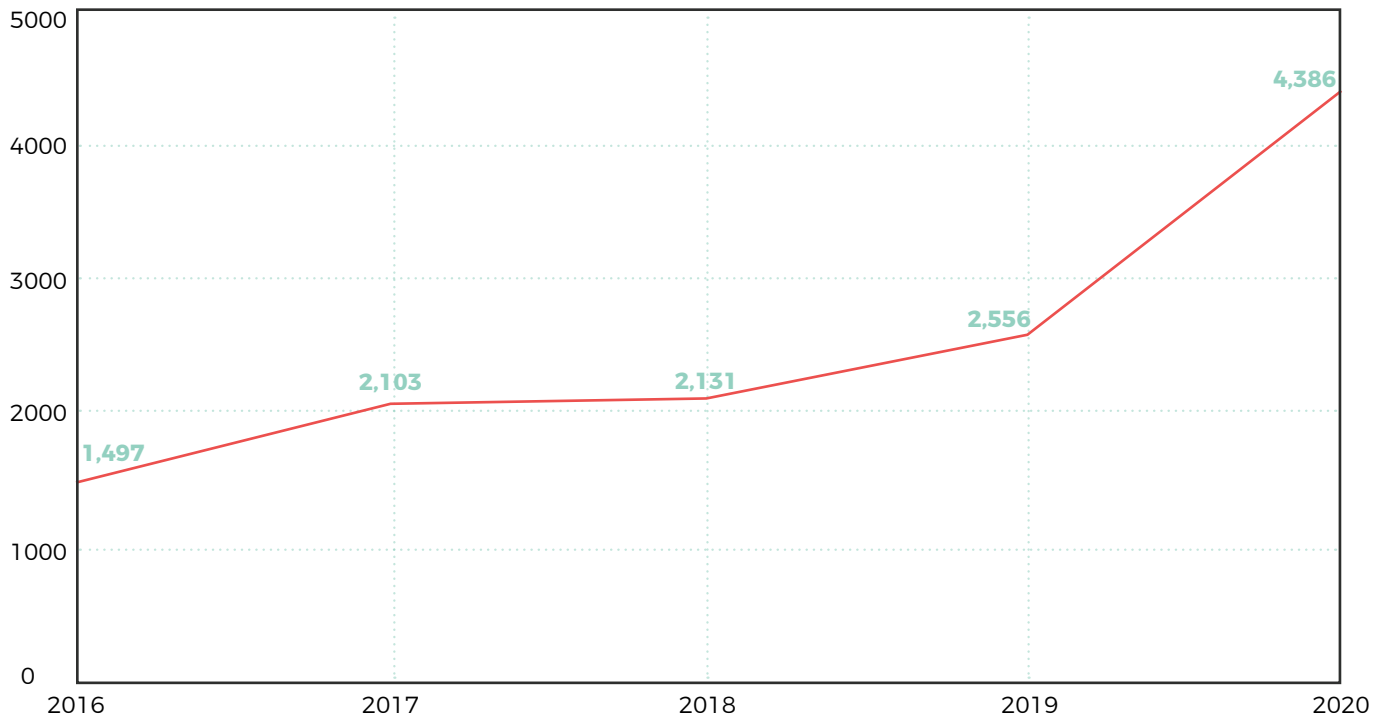
homelessness crisis is to build permanent supportive housing. In 2016, Proposition HHH passed, authorizing the City to use up to \$1.2 billion in general obligation bonds to subsidize the development of supportive housing units for people experiencing homelessness. Since 2016, 699 HHH supportive housing units have been produced in Council District 8, which covers 16% of the District's need to house all its unhoused residents³².

Beyond Council District 8's need for more affordable housing, the City of Los Angeles needs to build 184,721 affordable housing units in the next 8 years to meet the region's housing needs³³. Council District 8 is not on track to meet this need, which would require it to produce units at 2.3 times the rate of its current production.

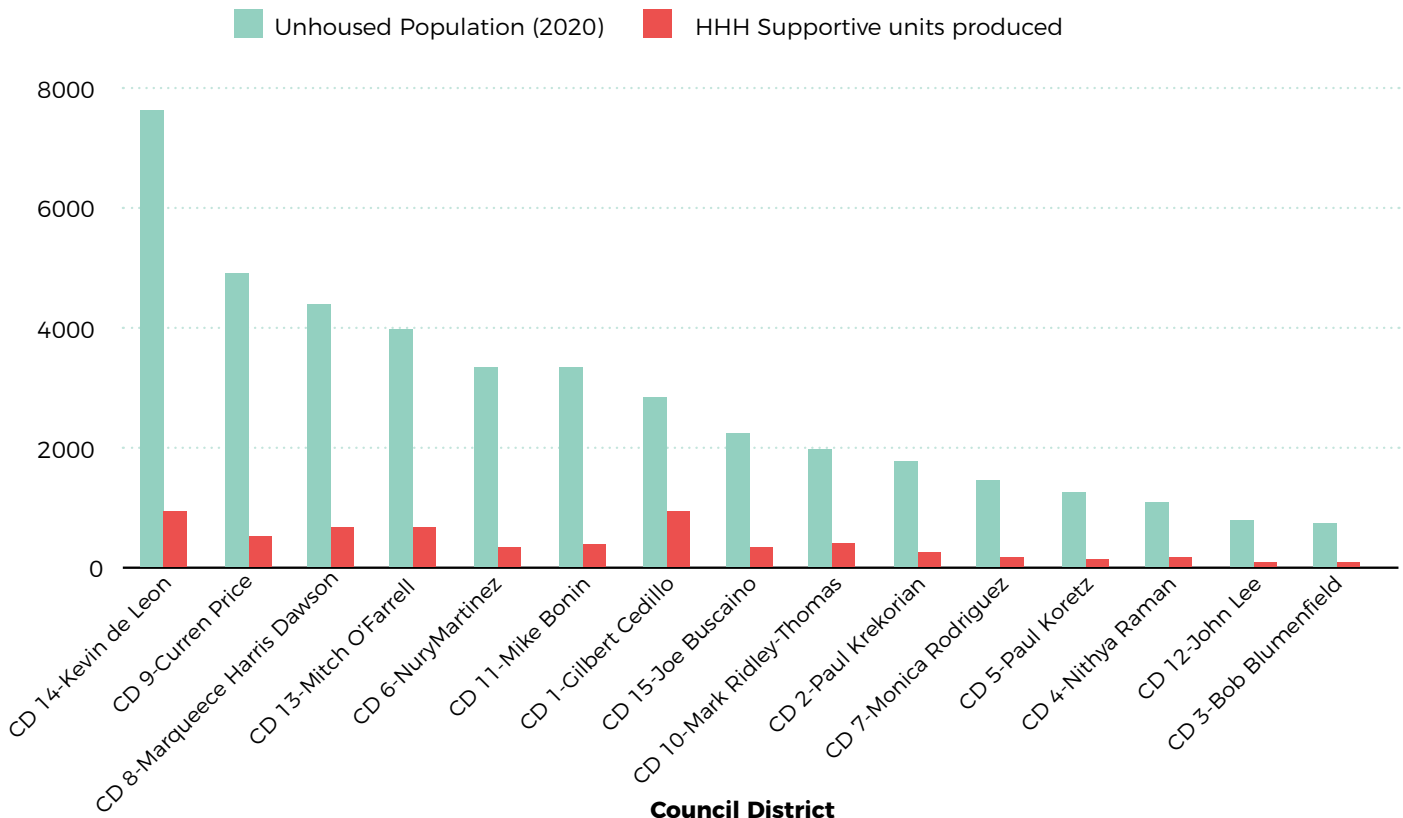
M. RACE/ETHNICITY OF UNHOUSED POPULATION IN COUNCIL DISTRICT 8 (2020)



N. RISING HOMELESSNESS IN COUNCIL DISTRICT 8 (2016-2020)



O. UNHOUSED POPULATION VS NUMBER OF SUPPORTIVE UNITS PRODUCED BY COUNCIL DISTRICT



VIII RECOMMENDATIONS

There are many strategies to address the District's complex affordable housing crisis. One crucial strategy is to use underutilized city-owned land for 100% affordable housing. The high cost of land in Los Angeles is one obstacle to creating housing that is affordable. Council District 8 can help overcome this obstacle by offering city-owned land to mission-driven organizations at low or no cost in exchange for a commitment to preserving permanent housing affordability.

There is city-owned land available for housing that isn't going to good use. Council District 8 has over 70 publicly owned vacant lots, at least 50 of which are controlled directly by the City³⁴. Yet, only 3.6% of affordable housing production since 2016 has been on city-owned land, totalling 97 affordable units.

The Bethune Library site is a vacant 34,000 square foot city-owned parcel located at 3685 S. Vermont Avenue in Council District 8 near the USC campus that has been vacant for over 10 years. It had been home to the Bethune Library between 1974 and 2008. After years of effort by the community to put the site to use for the community's benefit, in 2016 the City sought approval to use the site for permanent supportive housing to address the need for housing in the area. And the need was great—more than 80% of families that lived half of a block north of the Bethune Library site were displaced between 1999 and 2013³⁵. Despite this, in April 2019 the City Council approved a plan to build a Marriott

hotel on the lot³⁶. We recommend the City reverse its current plans to use the site for a hotel and instead commit to using it for affordable housing.

UNIDAD recommends District 8's council office prioritize public land for public good and do the following:

- Conduct an assessment of city-owned vacant or underused land or properties for their feasibility for housing development
- Prioritize the use of city-owned vacant or underused land for 100% affordable housing
- Offer city-owned land to mission-driven organizations for 100% permanent affordable housing
- Commit to use the site of the former Bethune Library at 3685 S. Vermont Avenue for the development of affordable housing

UNIDAD's recommendations are in alignment with the goals of the South Los Angeles Community Plan³⁷, which encourages re-use of surplus city-owned property for community uses, especially affordable housing.

The housing crisis of Council District 8 has been exacerbated by the Covid-19 pandemic and affordable housing is critical for our City's recovery from Covid-19. By making city-owned land available for the development of affordable housing, Council District 8 can work to ensure that there is an adequate supply of affordable homes for its residents.

OTHER STRATEGIES

- Implement an Ellis Act Eviction Moratorium
- Cap the number of Cash for Keys allowed each month
- Repeal the Costa Hawkins Act and establish vacancy control
- Expand the Rent Stabilization Ordinance to cover all Los Angeles rental units
- Enact a strong anti-tenant harassment ordinance
- Enact a vacancy tax
- Enact the Tenant Opportunity to Purchase Act
- Invest in unsubsidized affordable housing preservation (NOAH) stewarded by mission driven organizations: ex. Community Land Trusts

END NOTES

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⁴ Los Angeles Homeless Services Authority (2020). Greater Los Angeles Homeless Count Results. Los Angeles, CA. Retrieved from <https://www.lahsa.org/news?article=726-2020-greater-los-angeles-homeless-count-results>

⁵ Rodman-Alvarez, et al (2021) 2020 Los Angeles County Subsidized Low Income Housing. Los Angeles, CA. Pacific Urbanism. Retrieved from <https://www.pacificurbanism.com/research-publications/2020/9/23/subsidized-low-income-housing-inventory-and-homelessness-count>

⁶ Los Angeles County Public Health Department (2018) Housing & Health. City and Community Health Profiles Los Angeles City Council District 8 (pp. 13-15). Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

⁷ To find this total, the author analyzed data on the zip code 90007 using datasets retrieved from [Zillow.com](https://www.zillow.com/research/data/). Retrieved from <https://www.zillow.com/research/data/>

⁸ Los Angeles County Public Health Department (2018) Health Profile Reports. Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/cchp/healthProfilePDF.htm>

⁹ Los Angeles Area Chamber of Commerce (2018). Los Angeles City Council Districts Economic Report. Los Angeles, CA. Beacon Economics. Retrieved from https://lachamber.com/clientuploads/pdf/2018/18_BeaconReport_LR.pdf

¹⁰ Los Angeles County Public Health Department (2018) City and Community Health Profiles Los Angeles City Council District 8. Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

¹¹ Los Angeles County Public Health Department (2018) Housing & Health. City and Community Health Profiles Los Angeles City Council District 8 (pp. 13-15). Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

¹² Los Angeles County Public Health Department (2018) Health Profile Reports. Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/cchp/healthProfilePDF.htm>

¹³ Rodman-Alvarez, et al (2021) 2020 Los Angeles County Subsidized Low Income Housing. Los Angeles, CA. Pacific Urbanism. Retrieved from <https://www.pacificurbanism.com/research-publications/2020/9/23/subsidized-low-income-housing-inventory-and-homelessness-count>

¹⁴ The author's analysis was made by pulling data contained in each Greater Los Angeles Homeless Count Report from 2016-2020. Los Angeles Homeless Services Authority (2016-2020), Analysis of Greater Los Angeles Homeless Counts Report(s) (2016-2020).

¹⁵ Los Angeles County Public Health Department (2018) City and Community Health Profiles Los Angeles City Council District 8. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

¹⁶ Los Angeles County Public Health Department (2018) City and Community Health Profiles Los Angeles City Council District 8. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

¹⁷ Los Angeles Area Chamber of Commerce (2018). Los Angeles City Council Districts Economic Report. Beacon Economics. Retrieved from https://lachamber.com/clientuploads/pdf/2018/18_BeaconReport_LR.pdf

¹⁸ Rodman-Alvarez, et al (2021) 2020 Los Angeles County Subsidized Low Income Housing. Los Angeles, CA. Pacific Urbanism. Retrieved from <https://www.pacificurbanism.com/research-publications/2020/9/23/subsidized-low-income-housing-inventory-and-homelessness-count>

¹⁹ Rodman-Alvarez, et al (2021) 2020 Los Angeles County Subsidized Low Income Housing. Los Angeles, CA. Pacific Urbanism. Retrieved from <https://www.pacificurbanism.com/research-publications/2020/9/23/subsidized-low-income-housing-inventory-and-homelessness-count>

²⁰ Rodman-Alvarez, et al (2021) 2020 Los Angeles County Subsidized Low Income Housing. Los Angeles, CA. Pacific Urbanism. Retrieved from <https://www.pacificurbanism.com/research-publications/2020/9/23/subsidized-low-income-housing-inventory-and-homelessness-count>

²¹ Total estimated by the author according to the methodology described. The data used is from 2016 to March 2021. There is overlap between different unit categories, for example some units were produced using Transit Oriented Communities (TOC) and Low Income Housing Tax Credit (LIHTC).

²² Area Median Income (AMI) and Income Limits are determined by the U.S. Department of Housing and Urban Development. The AMI for 2021 in LA County is \$80,000.

California Department of Housing and Community Development (2021). Official State Income Limits for 2021. CA. Retrieved from: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

²³ Total estimated by the author according to the methodology described. The data used is from 2016 to March 2021. There is overlap between different unit categories, for example some units were produced using Transit Oriented Communities (TOC) and Low Income Housing Tax Credit (LIHTC).

²⁴ Area Median Income (AMI) and Income Limits are determined by the U.S. Department of Housing and Urban Development. The AMI for 2021 in LA County is \$80,000. Income limits displayed per Unit Type are for a 4-person household.

California Department of Housing and Community Development (2021). Official State Income Limits for 2021. CA. Retrieved from: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

²³ Los Angeles County Public Health Department (2018) Housing & Health. City and Community Health Profiles Los Angeles City Council District 8 (pp. 13-15). Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

²⁴ Los Angeles County Public Health Department (2018) Housing & Health. City and Community Health Profiles Los Angeles City Council District 8 (pp. 13-15). Los Angeles, CA. Retrieved from <http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/LosAngelesCityCouncilDistrict8.pdf>

²⁵ The figure shows overcrowding in Los Angeles County within Council District 8. The author retrieved data on overcrowding in L.A. County from Los Angeles City's Open Data hub. Los Angeles City (2020) Census Tracts with Severely Overcrowded Households.

²⁶ A portion of the geography with the zip code 90007 is within Council District 8.

²⁷ To find this total, the author analyzed data on the zip code 90007 using datasets retrieved from [Zillow.com](https://www.zillow.com). Retrieved from <https://www.zillow.com/research/data/>

²⁸ HCIDLA's Cash for Keys rules. Retrieved from <http://www.saje.net/wp-content/uploads/2020/07/cash-for-keys-English.pdf>

²⁹ \$2,182 is the average rent cost for a two-bedroom apartment in Los Angeles according to Southern California Nonprofit Association's Local Housing Wage Report. Southern California Nonprofit Association (2021), 2021 Local Housing Wage Report Los Angeles County. Los Angeles, CA. Retrieved from <http://www.scanph.org/reports>

Housing + Community Investment Department Los Angeles (HCIDLA) (2016-2021) Ellis Act Information (January 2016 - July 2020). Retrieved from: <https://hcidla2.lacity.org/ellis>

³⁰ Housing + Community Investment Department Los Angeles (HCIDLA) (2016-2021) Disclosure Notice Rent Stabilization Ordinance (RSO) Tenant Rights Buyout Offers & Agreements "Cash for Keys"(February 2017 to January 2021). Retrieved from <https://hcidla2.lacity.org/wp-content/uploads/2020/07/Disclosure-Notice-English.pdf>

Housing + Community Investment Department Los Angeles (HCIDLA) (2016-2021) Ellis Act Information (January 2016 - July 2020). Retrieved from <https://hcidla2.lacity.org/ellis>

³¹ Los Angeles Homeless Services Authority (2016-2020). Greater Los Angeles Homeless Count Results. Los Angeles, CA. Retrieved from <https://www.lahsa.org/news?article=726-2020-greater-los-angeles-homeless-count-results>

³² This data was retrieved from HCIDLA's HHH dashboard and represents the time period from 2016 to February 2021. Housing + Community Investment Department Los Angeles (HCIDLA) (2016-2021) City of Los Angeles Prop HHH Progress Report. Retrieved from <https://hcidla2.lacity.org/housing/hhh-progress>

³³ According to the most recent Regional Housing Needs Allocation, L.A. needs to build 184,721 units designed for Very Low Income and Low Income households between 2021-2029. Southern California Association of Governments, 6th Cycle Regional Housing Needs Assessment Final Allocation Plan (2021-2029). Retrieved from <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1616462966>

³⁴ Analysis of Los Angeles County Assessor's rolls.

³⁵ Interviews and Surveys conducted by UNIDAD members which targeted households comprising the two blocks of 36th Place between Catalina Street and Vermont Avenue.

³⁶ City of Los Angeles. City Council. Richard H. Llewellyn, Jr., City Administrative Officer, Office of the City of Los Angeles. Interdepartmental Correspondence, April 4, 2019. Retrieved from http://clkrep.lacity.org/online/docs/2014/14-0425-S9_rpt_MAYOR_04-04-2019.pdf

³⁷ South Los Angeles Community Plan. "P136 (SLA) Surplus Government Land: Support the re-use of former CRA-owned and surplus City-owned property in South Los Angeles for community uses, prioritizing affordable housing and park space." Retrieved from: https://planning.lacity.org/odocument/b909e749-754e-4caa-af7f-14c82adaa2b7/South_Los_Angeles_Community_Plan.pdf