

# THE HARD FACTS: LA HOMELESSNESS AND HOUSING BY THE NUMBERS – 2023





**To live in LA  
is not enough.  
Every Angeleno  
must thrive.**

## Foreword

Los Angeles has seen a consistent increase in homelessness for nearly a decade. Despite the important progress that has been made - and the energy of collaboration and urgency we see in the City today - we are still home to the largest homeless population in the country. This crisis has far-reaching implications on the health, safety, mental well-being, educational, and financial opportunities that people experiencing homelessness can access and exacerbates the devastating effects of structural racism. To tackle these challenges head-on, we must understand the scale of our problem. We've compiled "The Hard Facts: LA Homelessness and Housing By the Numbers - 2023" to illustrate the sobering state of housing and home affordability in the City of Los Angeles.

The Mayor of LA and other local, state, and federal leaders are making significant strides to address these troubling trends. Los Angeles is on track to produce the 10,000 units it promised it would deliver after the passage of Measure HHH. And yet, today, an overwhelming majority of Angelenos are struggling to pay for housing. Currently, 80% of renters in Los Angeles living below or far below poverty are spending more than half of their income on housing. At a time when Angelenos need affordable housing more than ever, the City's supply and pipeline of affordable housing are at near-record lows. In fact, Los Angeles is nearly 270,000 units short of the affordable housing units it would need to meet current demand.

This crisis is decades in the making. But, the facts underline the critical need for additional bold, catalytic steps to address the housing and unsheltered crisis. As stakeholders consider how to address the pending expiration of Measure H and the development of policy, these initiatives must be grounded in data to ensure we're maximizing every dollar, sending resources where needed most, and creating systems change at a scale that meets the need. These key facts and figures tell a story about what is crippling too many Angelenos today - and inform the actions we must take to ensure they do not continue to devastate our City tomorrow.

Key statistics include:

- Los Angeles is failing to meet the current demand for affordable housing while simultaneously losing affordable housing units at alarming rates.
- LA is currently some 270,000 units short of the affordable housing needed to meet current demand.
- Some 3,500 housing units are at high or very high risk of losing affordability terms.
- A significant dip in affordable housing started in 2022 post-COVID-19. While expedited efforts led by the Mayor in 2023 have begun to reverse that trend, our numbers reflect the drop experienced during the last Great Recession in the early 2000s.
- 80% of extremely low-income renters pay over half their income toward housing costs. Meanwhile, the construction of desperately needed affordable units is not meeting demand. In 2022, there were only two housing units for very low-income tenants for every 11 market-rate housing units.



Key statistics include (Cont'd):

- This severe affordable housing shortage disproportionately impacts Black and Latinx communities, perpetuating structural racism and the inflow of homelessness.
- We are losing board and care housing options at an alarming rate. This housing tends to serve some of our most vulnerable populations, including seniors and individuals needing longer-term mental health support.

To combat this crisis, we urgently call on public and private sector leaders to think about the scale of the need and the scope of the challenge as we move forward to address the humanitarian crisis of our time.

At a minimum, we need to:

- Support funding for all housing options and services to transition the tens of thousands of people experiencing homelessness, and the thousands more struggling to afford rent, into housing that meets their needs.
- Support a construction boom similar to post-WWII levels and explore nontraditional forms of financing and public-private partnerships.
- Consider the outsized impacts of the housing shortage on communities of color - including Black and Latinx households, respectively.
- Ensure that all Angelenos have access to affordable housing units in the communities where they live, work, and play.
- Explore all creative housing models, for example, supporting families trying to house unsheltered relatives, supporting host families, and supporting rental support for those on social security, especially those experiencing mental health challenges.

We compiled these city-specific stats in one place to illustrate how much work is still before us. Our message is clear: the time for action is now. Our goal is that this work, along with many others, empowers leaders and City departments to approach this crisis urgently, embrace new ideas for tackling the problem, and expedite measures to combat the housing affordability crisis in our region.

We extend our gratitude to our partner, the California Housing Partnership, for their invaluable support and collaboration and to our Housing Justice Committee, a part of The Angeleno Project, who helped inform the facts selected for this project. Many studies and sources are available for a more in-depth review, and we hope these short-form facts drive discussion and decisions.

Together, we can make a meaningful impact on homelessness and housing access. This crisis demands our collective attention, immediate action, and unwavering commitment.

In partnership,

Miguel A. Santana, Co-Chair of The Angeleno Project and President and CEO of the California Community Foundation

Pete White, Co-Chair of The Angeleno Project and Executive Director of the Los Angeles Community Action Network (LACAN)

Sarah Dusseault, Chair of The Angeleno Project's Housing Justice Committee

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# Renter Households in City of Los Angeles

## CITY OF LOS ANGELES AREA MEDIAN INCOME DEFINED (2021)

AMI (4-Person Household) (2021)	Income Groups	Income Limit for 4-Person Household	Affordable Monthly Rent*
\$80,000	"Extremely Low-Income (0-30% AMI)"	\$35,450	\$886
	"Very Low-Income (30-50% AMI)"	\$59,100	\$1,478
	"Low Income (50-80% AMI)"	\$70,900	\$1,773
	"Moderate Income (80-120% AMI)"	\$141,850	\$3,546
	"Above Moderate Income (>120% AMI)"	>\$141,850	>\$3,546

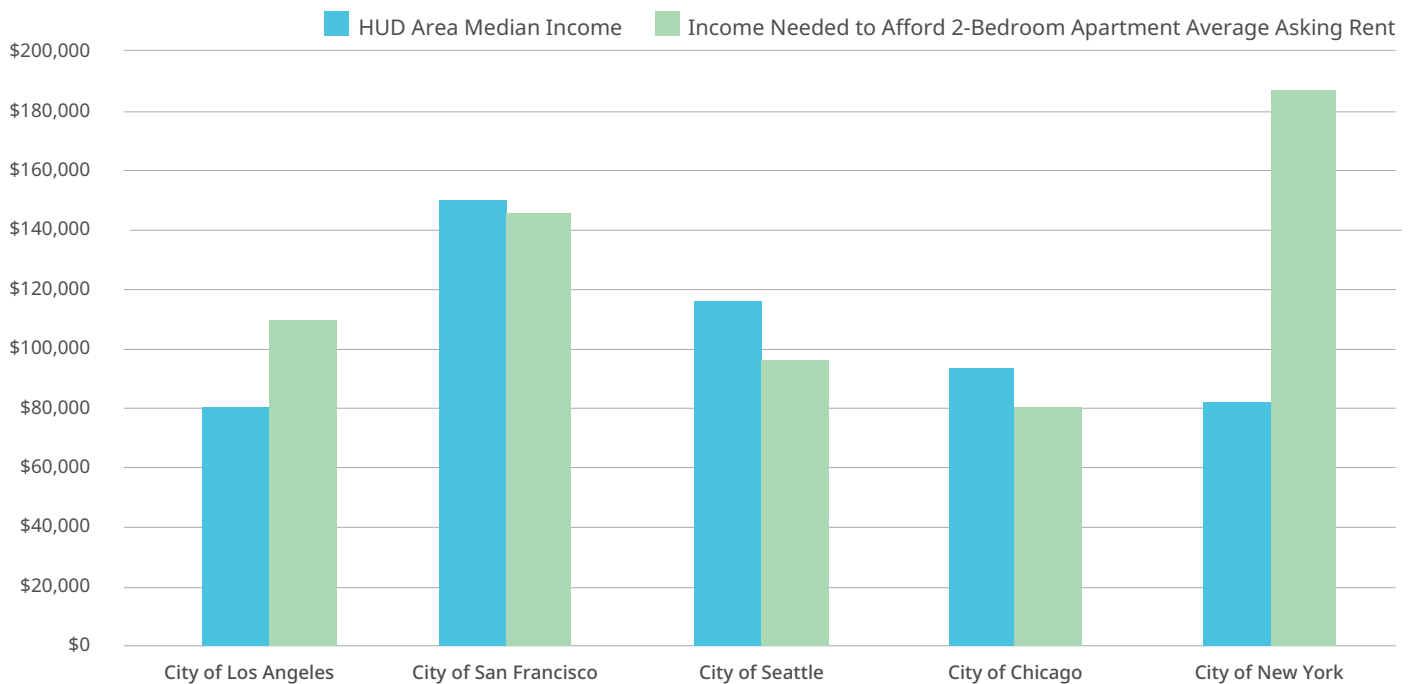
# \$2,728

The average asking rent per month for a two bedroom in the City of Los Angeles.

\*Affordable Monthly Rent' assumes households should spend no more than 30 percent of their incomes on housing. The values expressed in Table 1 define affordability for households at the income limit threshold. In other words, \$886 is the affordable monthly rent for an ELI household earning \$35,450.

Source: City of Los Angeles Housing Department, (LAHD) Schedule I (2021).

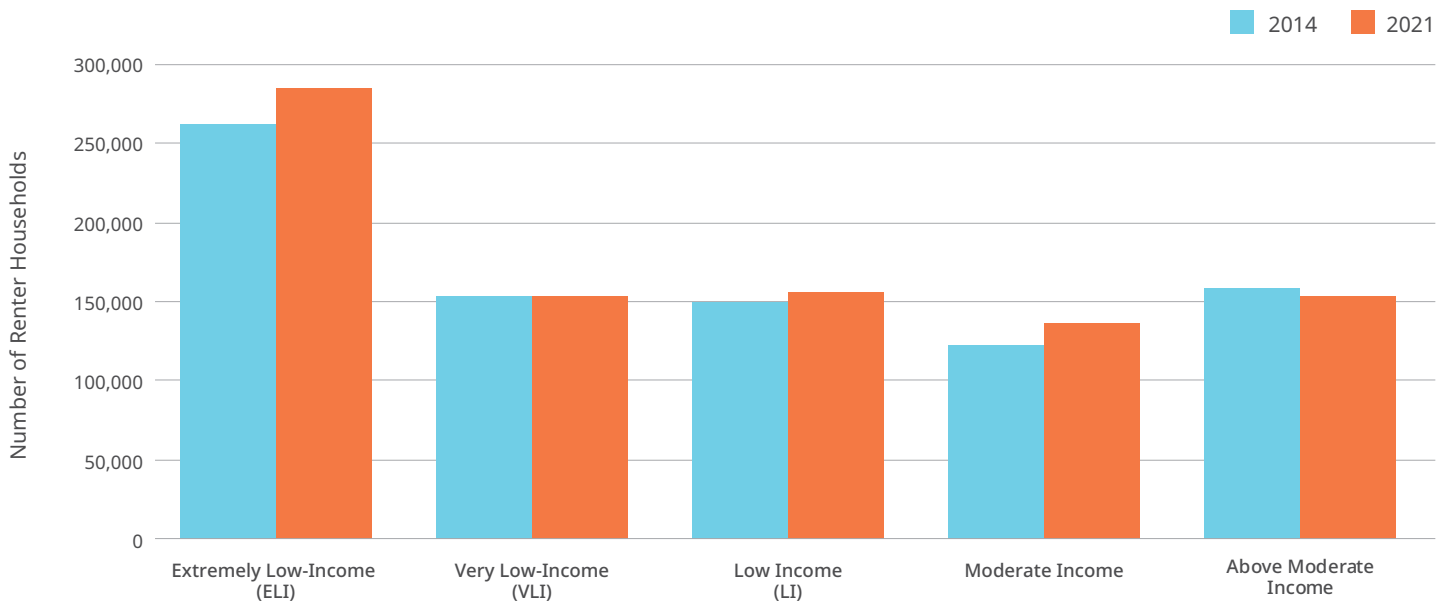
## AREA MEDIAN INCOME COMPARISON FOR LOS ANGELES, SAN FRANCISCO, SEATTLE, CHICAGO, AND NEW YORK (2021)



Source: HUD 2021 Area Median Income. CoStar Group 2021 average asking rent for two-bedroom apartments (accessed September 2023).

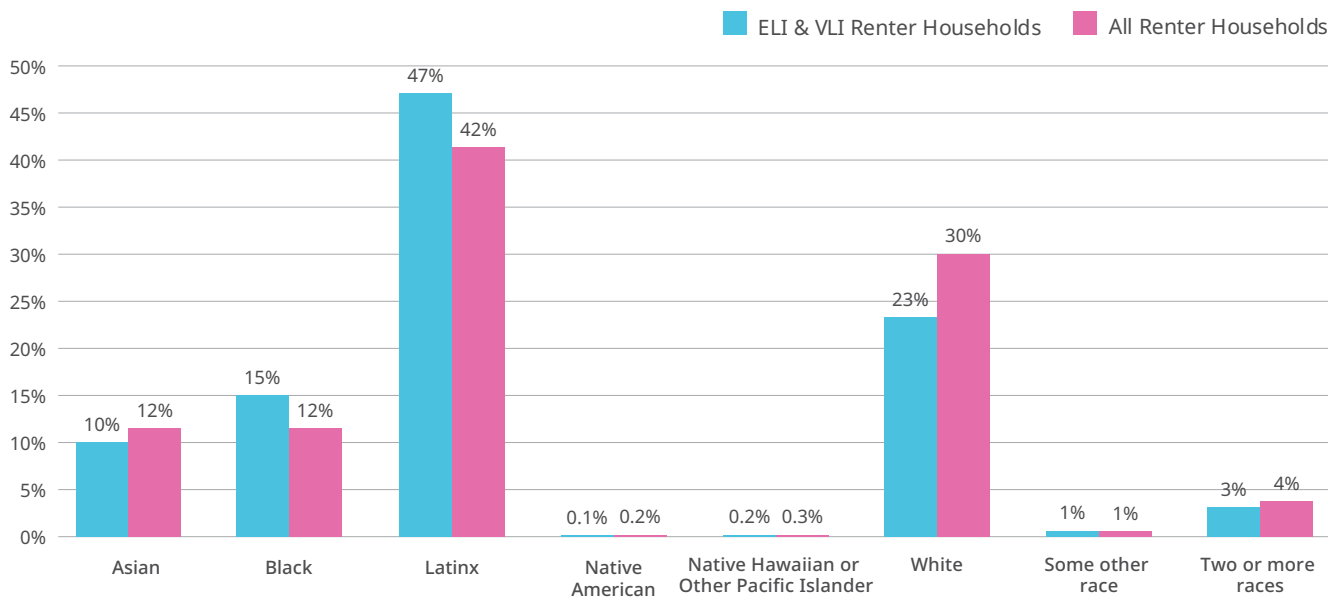
# Renter Households in City of Los Angeles

## BETWEEN 2014 AND 2021, EXTREMELY LOW-INCOME HOUSEHOLDS INCREASED IN THE CITY OF LOS ANGELES



Source: California Housing Partnership analysis of 2014 & 2021 1-year ACS PUMS data with HUD income levels.

## BLACK AND LATINX RENTER HOUSEHOLDS ARE DISPROPORTIONATELY CATEGORIZED AS EXTREMELY LOW-INCOME OR VERY LOW-INCOME (2021)



Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels.



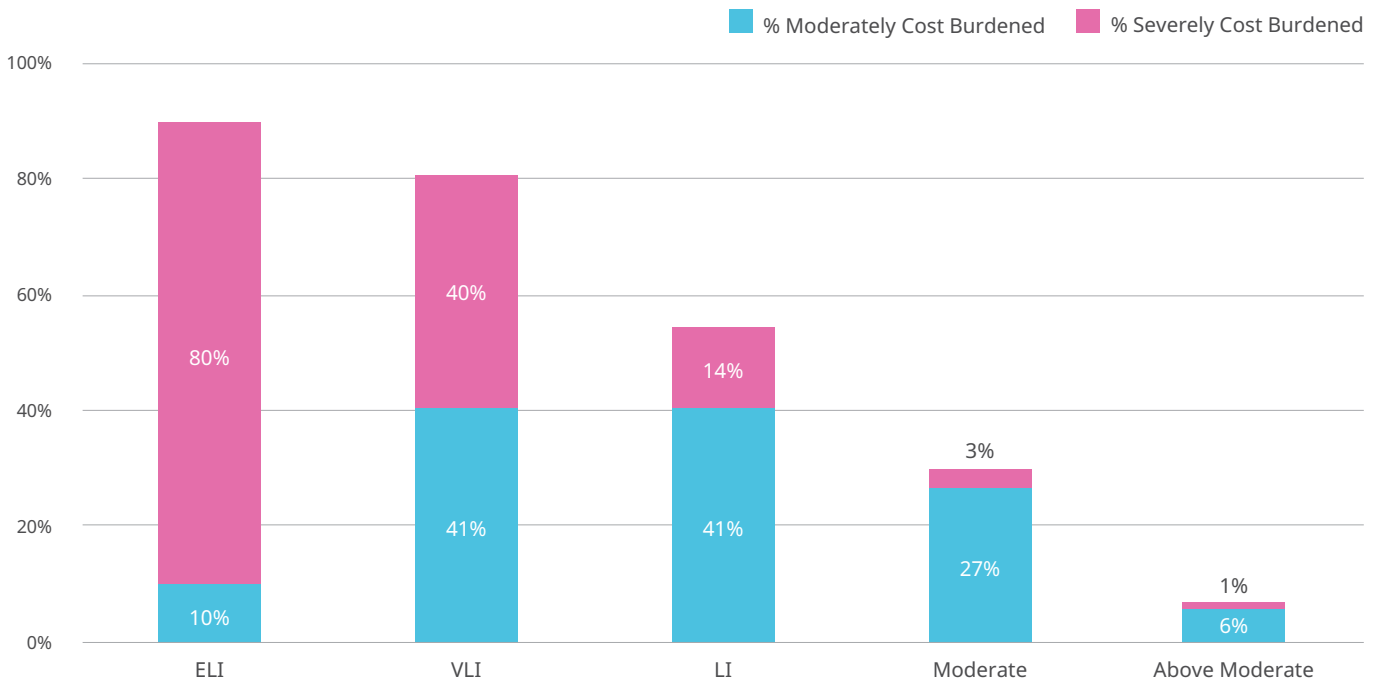
# Cost Burden for Renter Households

**ONLY 19% OF VERY LOW-INCOME AND 45% OF LOW-INCOME HOUSEHOLDS ARE ABLE TO AFFORD HOUSING**

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened		Severely Cost Burdened	
		#	%	#	%	#	%
ELI	285,760	27,803	10%	29,978	10%	227,979	80%
VLI	153,138	28,634	19%	62,934	41%	61,570	40%
LI	157,177	71,266	45%	64,516	41%	21,396	14%
Moderate	136,417	95,627	70%	37,017	27%	3,773	3%
Above Moderate	152,912	141,345	93%	9,565	6%	2,002	1%
All Income Groups	885,403	364,674	41%	204,009	23%	316,720	36%

Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels. A household is considered moderately cost burdened if they pay between 30 and 50% of household income for housing costs and severely cost burdened if they pay more than 50% of household income for housing costs.

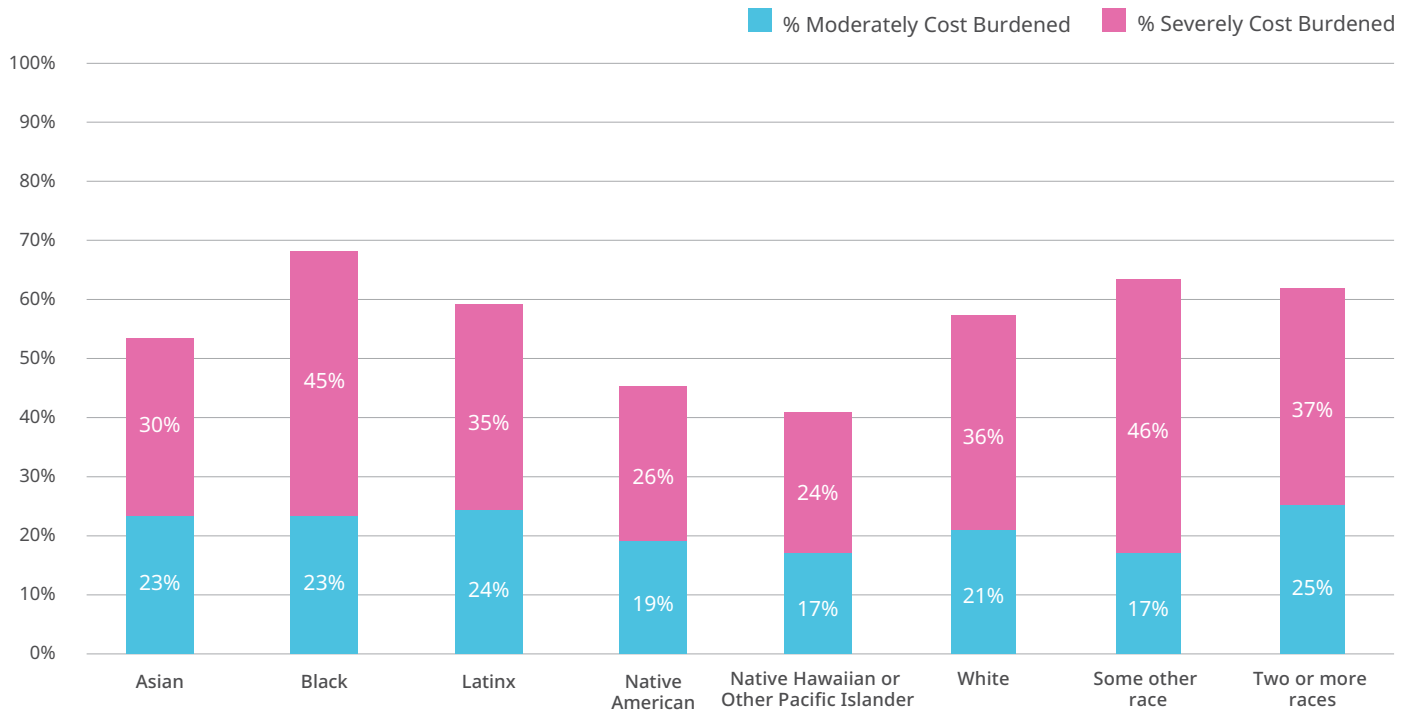
**80% OF EXTREMELY LOW-INCOME HOUSEHOLDS PAY MORE THAN HALF OF THEIR INCOME TOWARDS HOUSING COSTS**



Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels.

# Cost Burden for Renter Households

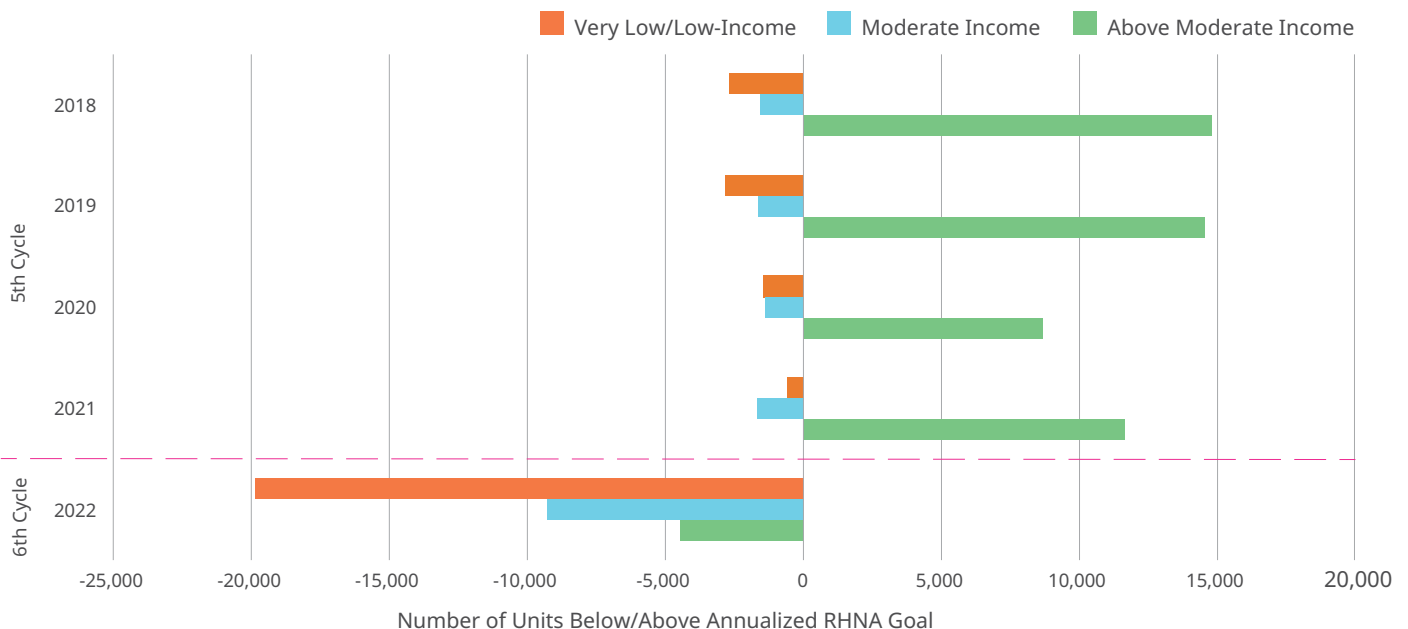
**A MAJORITY OF BLACK, LATINX, AND SOME OTHER RACE RENTER HOUSEHOLDS PAY MORE THAN 30% OF THEIR INCOME TOWARDS HOUSING COSTS (2021)**



Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels.

# Shortfall

**PROGRESS TOWARDS REGIONAL HOUSING NEEDS ALLOCATION FOR CITY OF LOS ANGELES: 2022 PROGRESS REFLECTS INCREASED NEED FOR VERY LOW AND LOW-INCOME RENTER HOUSEHOLDS; MODERATE INCOME PERMITS REMAIN STAGNANT**

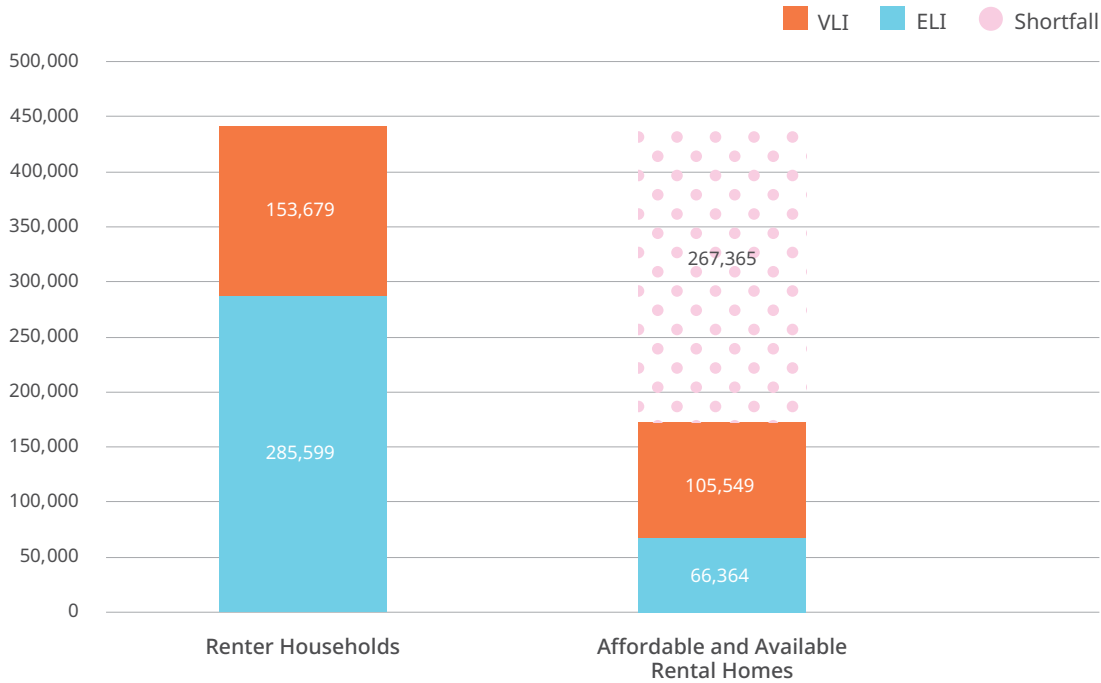


Source: City of Los Angeles 2018-2022 Annual Progress Reports (APRs). In 2022, the 6th RHNA cycle began changing the baseline goals for all income groups.



# Shortfall

## CITY OF LOS ANGELES IS SHORT 267,365 AFFORDABLE RENTAL HOMES



Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels. Methodology adapted from NLIHC gap methodology.

## NUMBER OF AFFORDABLE AND AVAILABLE RENTAL HOMES FOR LOWER INCOME HOUSEHOLDS FALL SHORT OF NEED BY HUNDREDS OF THOUSANDS OF HOMES (2021)

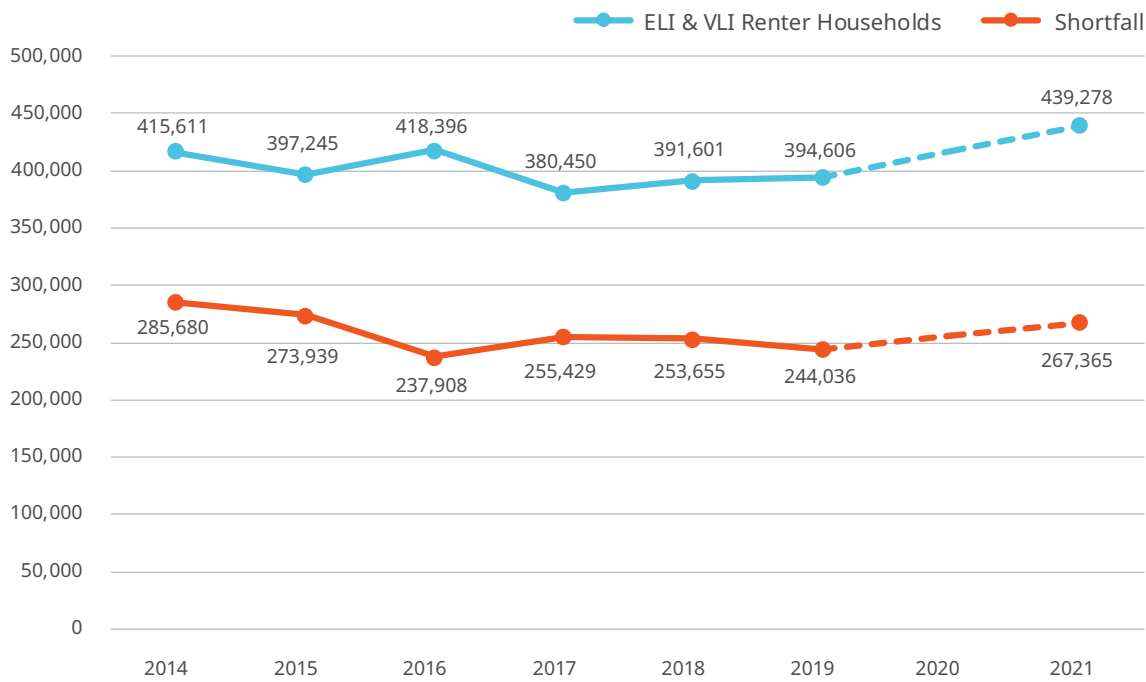
	Total Renter Households	ELI	VLI	LI	Moderate	Above Moderate
Households within Income Group	885,621	285,599	153,679	156,515	136,500	153,329
All Households (Cumulative)	N/A	285,599	439,278	595,793	732,292	885,621
Rental Homes "Affordable and Available" (Cumulative)		66,364	171,913	484,142	745,833	946,985
Cumulative Surplus or Shortfall of Affordable Rental Homes		-219,235	-267,365	-111,650	13,541	61,364
% of Homes Affordable but Unavailable*		31%	30%	24%	19%	6%

\*"Affordable but unavailable" means that a rental home is affordable to lower-income households but occupied by a household in a higher income group.

Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels. Methodology adapted from NLIHC gap methodology.

# Shortfall

## DEMAND FOR HOMES AFFORDABLE TO EXTREMELY LOW-INCOME AND VERY LOW-INCOME HOUSEHOLDS CONTINUES TO CLIMB



Source: California Housing Partnership analysis of 2014-2021 1-year ACS PUMS data with HUD income levels. Methodology adapted from NLIHC gap methodology. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

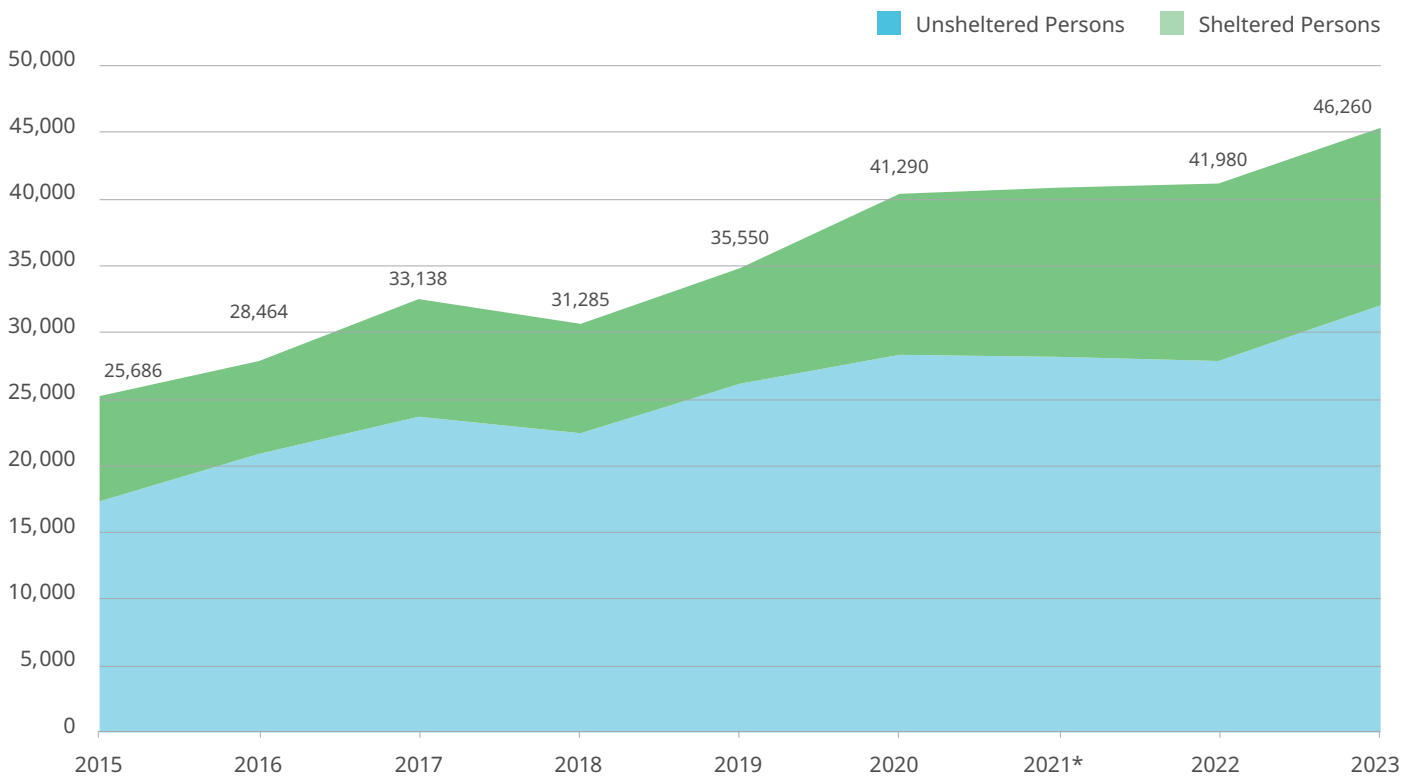
## FOR EVERY 2 AFFORDABLE AND AVAILABLE HOMES FOR EXTREMELY LOW-INCOME HOUSEHOLDS THERE ARE 11 AFFORDABLE AND AVAILABLE HOMES FOR ABOVE MODERATE INCOME HOUSEHOLDS



Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels. Methodology adapted from NLIHC gap methodology.

# Persons Experiencing Homelessness

**THERE WAS AN 80% INCREASE IN THE NUMBER OF PERSONS EXPERIENCING HOMELESSNESS FROM 2015 TO 2023**



\*PIT Count Data for 2021 is not provided in the chart, because data collection was not carried out by most municipalities during the COVID pandemic in 2021.

Source: LAHSA 2015-2023 Greater Los Angeles Homeless Count - City of Los Angeles.

**BIPOC INDIVIDUALS ARE DISPROPORTIONATELY AFFECTED BY HOMELESSNESS AND PEOPLE EXPERIENCING HOMELESSNESS SUFFER HIGH LEVELS OF VIOLENCE**

## Homelessness Point in Time Count for City of Los Angeles (2023)

Number of Individuals Experiencing Homelessness	Number of Unsheltered Persons	Number of Sheltered Persons
46,260	32,680	13,580

## Race & Ethnicity of Individuals Experiencing Homelessness in the City of Los Angeles

American Indian/ Alaska Native	Asian	Black/African American	Hispanic/Latino	Native Hawaiian/ Other Pacific Islander	White	Multiple Races
475	896	15,485	18,871	323	8,842	1,368

## Select Demographics of Individuals Experiencing Homelessness in the City of Los Angeles

Substance Use Disorder	Serious Mental Illness	Developmental Disability	Physical Disability	HIV/AIDS	Domestic/Intimate Partner Violence
12,567	11,396	4,288	8,775	940	16,686

Source: LAHSA 2023 Greater Los Angeles Homeless Count - City of Los Angeles.

# Number of Affordable Homes and Beds for Homeless Persons

## SUMMARY OF FEDERAL, STATE AND CITY-ADMINISTERED AFFORDABLE HOUSING IN THE CITY OF LOS ANGELES (2022): NEARLY HALF OF HOUSING UNITS PRODUCED WERE LOCALLY SUBSIDIZED

	Developments	Affordable Homes/Units	% of Total City Inventory*
<b>City Total**</b>	2,028	90,134	100%
<b>LAHD Funded</b>	358	25,983	29%
<b>Land Use Incentivized Developments</b>	690	7,325	8%
<b>HACLA (PHA and PBV)</b>	210	14,682	16%
<b>Qualified Board and Care</b>	180	6,717	7%

\*Percentages will not sum to 100% as some developments have multiple sources of subsidy and/or restrictions.

\*\*Represents developments and homes/units placed in service.

Source: California Housing Partnership Preservation Database, September 2023. LAHD and HACLA.

## CITY OF LOS ANGELES BOARD AND CARE HOUSING OPPORTUNITIES (2021)

	Buildings	Beds
<b>Existing</b>	184	6,747
<b>Qualified*</b>	180	6,717
<b>Adult Residential Facility</b>	78	2,408
<b>Residential Care Facility For the Elderly</b>	102	4,309
<b>What has been lost</b>		
<b>2016 - 2019</b>	10	878
<b>2020 - 2021</b>	6	369

\*Qualified facilities are those that serve a minimum of 40% low-income, SSI beneficiaries including older adults and people with disabilities with a history of homelessness or severe mental illness and are in good standing with the CDSS Community Care Licensing Division.

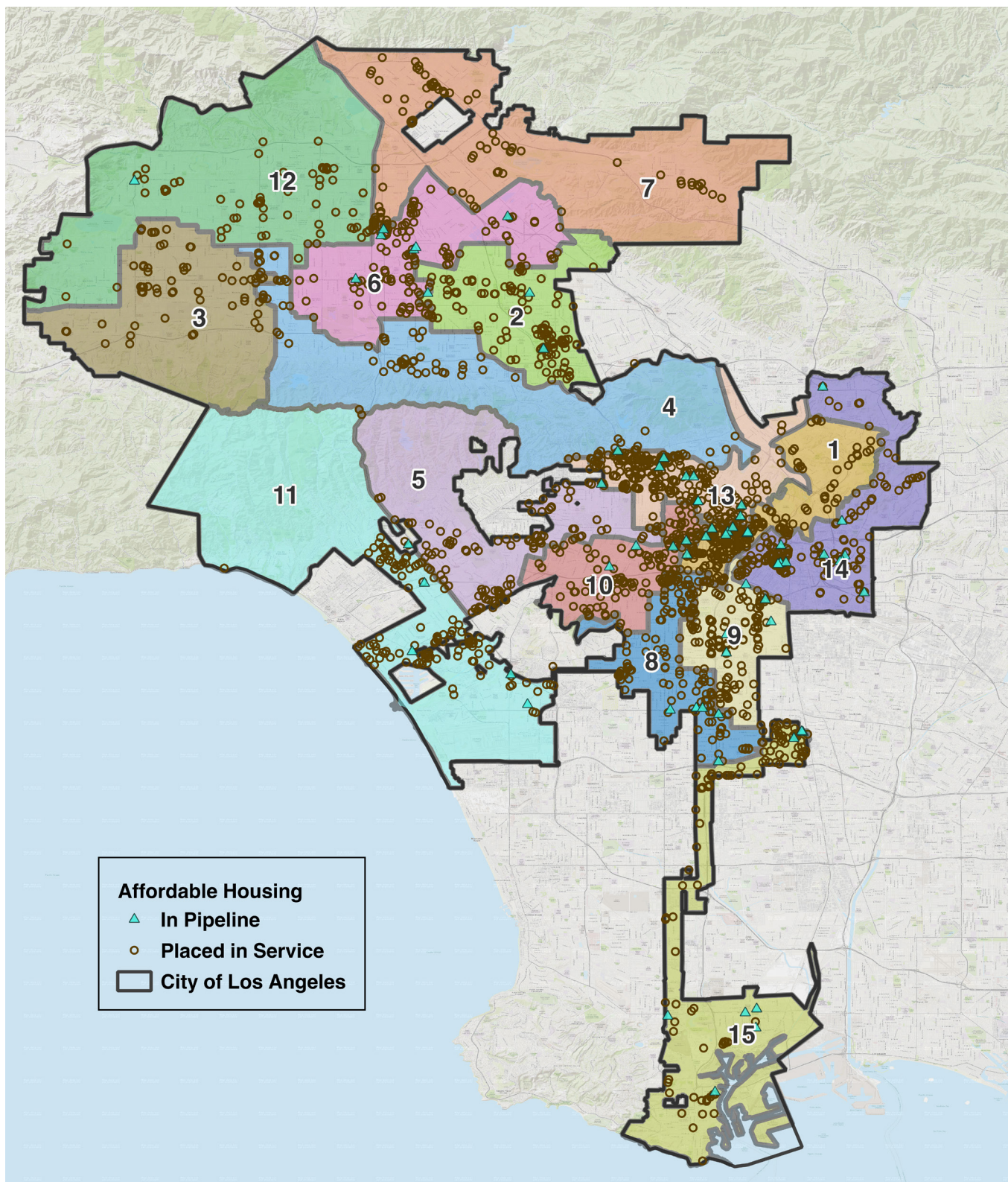
Source: LAHD 2021 survey of board and care facilities.

We have provided data for the City of Los Angeles from a 2021 survey of board and care facilities, because we were unable to secure current data and other historical data on board and care facilities and beds for the City of Los Angeles. We are not able to point to any one factor that made it difficult to acquire this data at the city-level. It is possible the data was not made available because it was not complete enough due to low response rates by facilities to request data by state, county, and city agencies. For context, Assembly-member Richard Bloom's bill AB 1766 was signed into law in 2020 and was supposed to lead to a state-wide inventory of licensed beds, like board and care beds, but it is possible that reporting compliance as laid out within this bill have not been followed as diligently by facilities within the City of Los Angeles. We suggest future research on this topic could examine the Community Care Licensing Division (CCLD) database of beds and facilities to better understand the yearly changes in the types and number of beds available at board and care facilities in the City of Los Angeles and across the state.



# Geographic Distribution of Affordable Housing

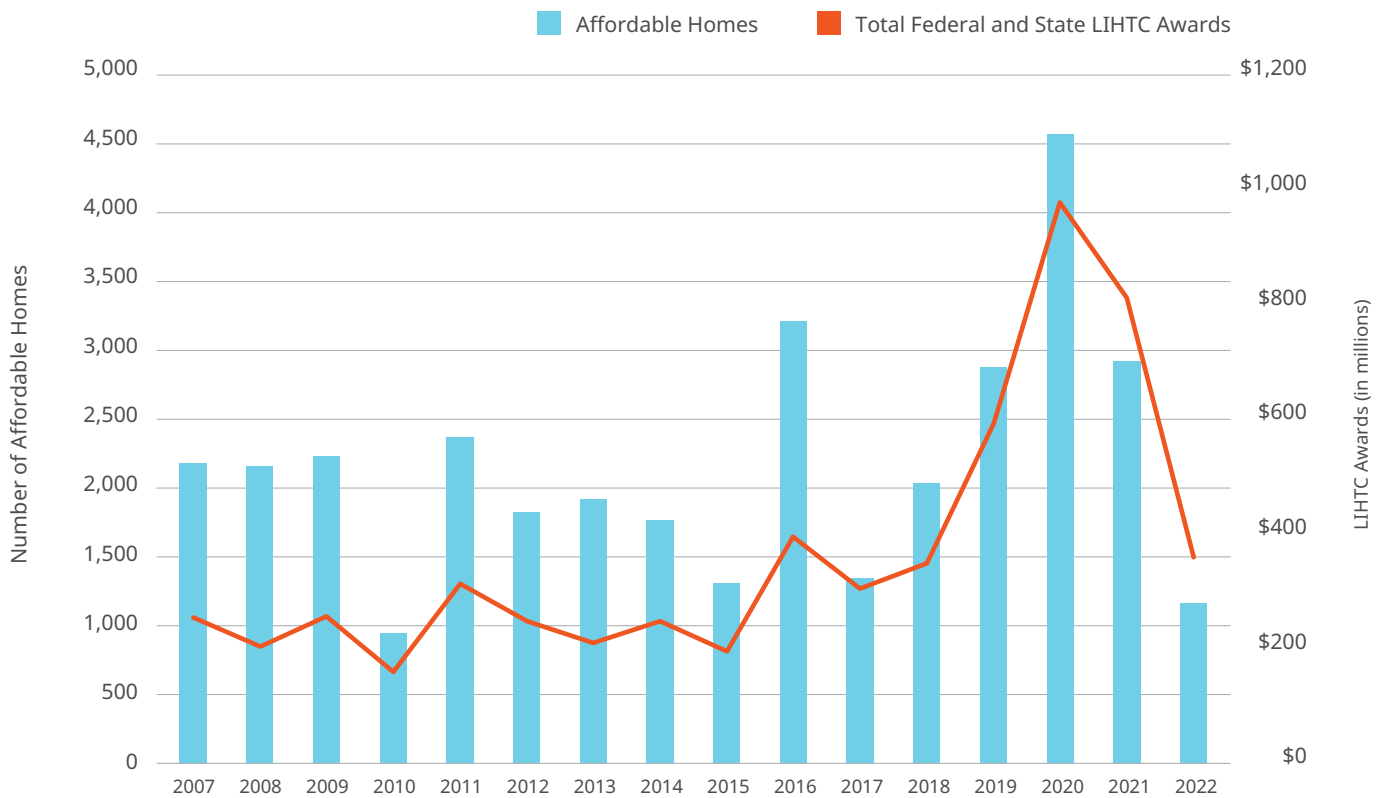
**DISTRIBUTION OF EXISTING AFFORDABLE HOUSING IS CONCENTRATED IN THE CITY CENTER WITH NEWER CONSTRUCTION MORE DISPERSED ACROSS THE CITY; LOS ANGELES NEEDS GREATER DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE CITY**



Source: California Housing Partnership Preservation Database, September 2023. LAHD and HACLA.

# Production of Affordable Homes

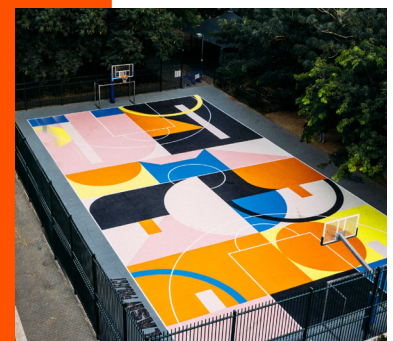
**REDUCTIONS IN THE SUPPLY OF STATE BONDS AND TAX CREDITS\* COMBINED WITH RISING COSTS REDUCED THE CITY'S PRODUCTION AND PRESERVATION OF AFFORDABLE HOMES IN 2022\*\***



\*Includes awarded developments not yet placed in service. There is typically a 24 month period between award and completion of newly constructed homes.

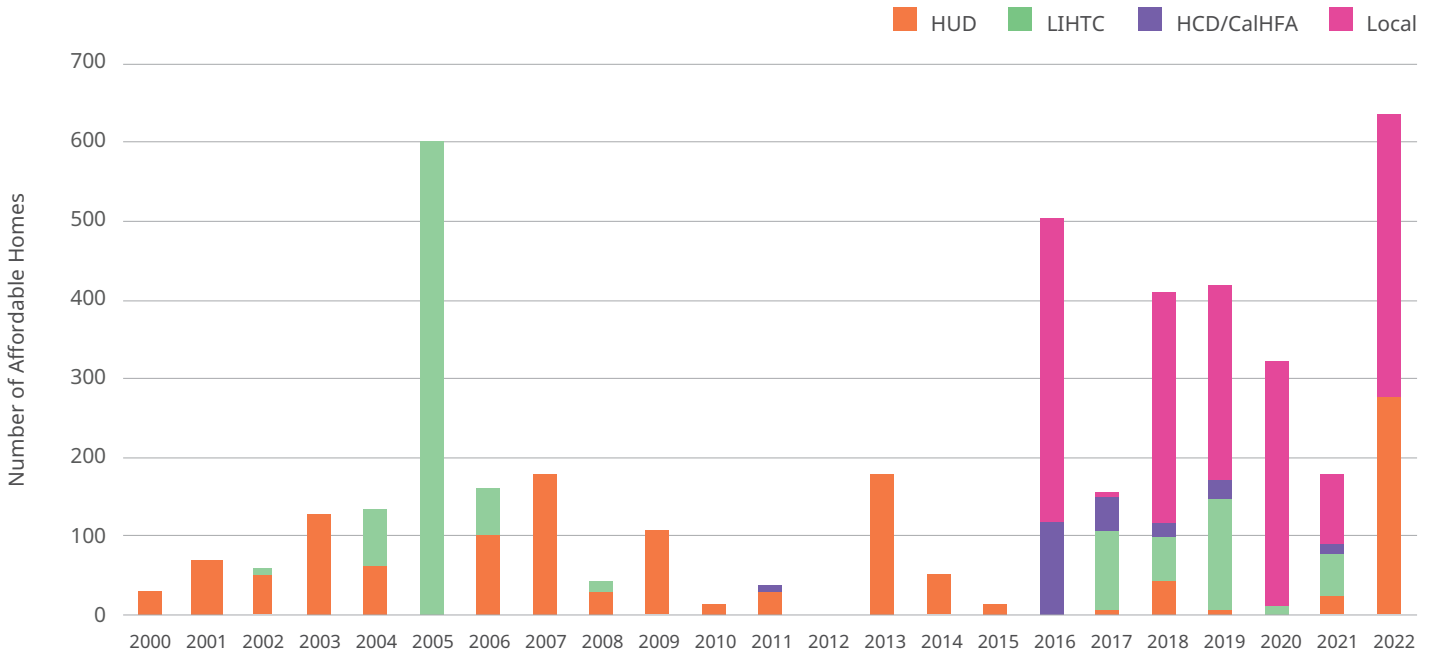
\*\*All dollar figures are nominal. Year in this analysis corresponds with the development's LIHTC award year.

Source: California Housing Partnership Preservation Database, September 2023.



# Preservation of Affordable Homes is Urgent

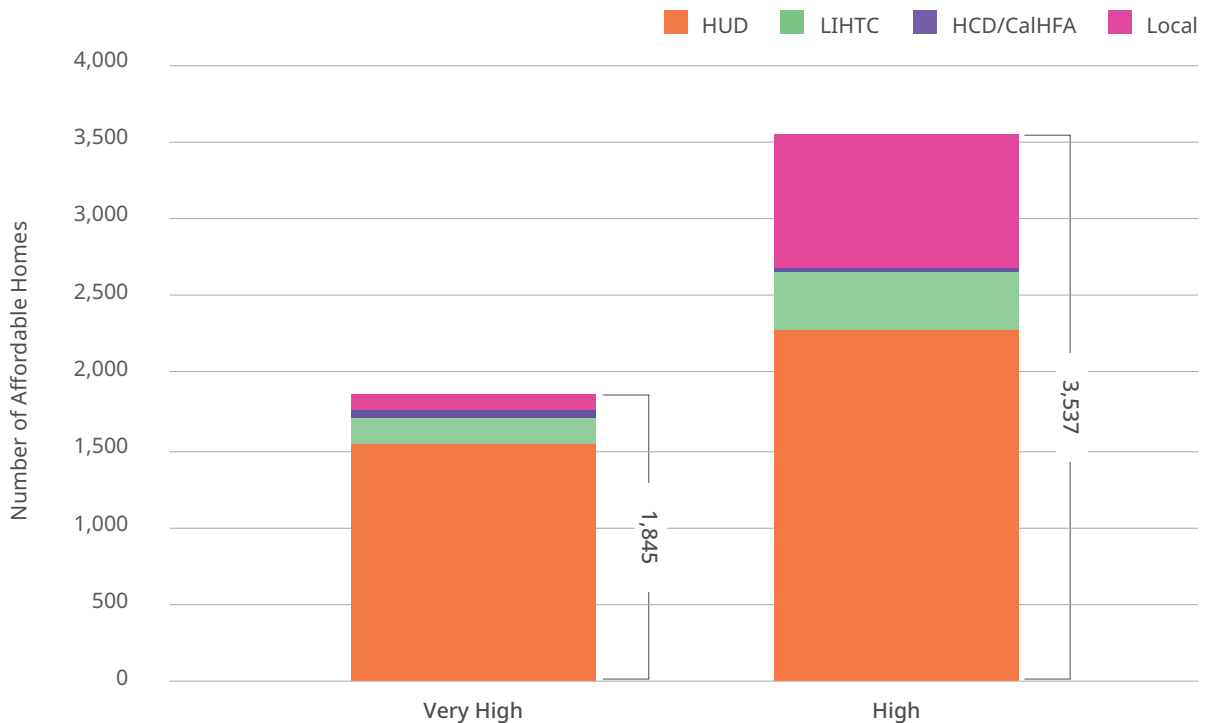
## HOMES NO LONGER AFFORDABLE IN THE CITY OF LOS ANGELES (2000-2022)\*



\*Homes have lost their affordability due to mortgage prepayment, expiration of rental restrictions, or termination of rental assistance.

Source: California Housing Partnership Preservation Database, September 2023.

## AFFORDABLE UNITS AT RISK OF LOSING AFFORDABILITY IN THE CITY OF LOS ANGELES



Source: California Housing Partnership Preservation Database, September 2023. LAHD and HACLA.



# TO LIVE IN LA IS NOT ENOUGH EVERY ANGELENO MUST THRIVE.

We know this because we live here — each of us and all of us. The Angeleno Project serves everyone in Los Angeles. Our goal is to create new systems and opportunities where Angelenos can fulfill their fullest potential.

In 2020, in response to the pandemic, the Committee for Greater LA brought a diverse group of Angelenos together around a shared vision that our response to this crisis could catalyze systemic change. Through the work of our Action Teams, the Committee produced eight reports examining disparities in Los Angeles and recommending bold and systemic solutions to addressing critical issues, such as homelessness, anti-Black racism, the digital divide, and equitable support of the nonprofit sector.



To build upon this work the Committee for Greater LA transitioned into a new structure that allows us to access additional tools to advance our vision for a more equitable Los Angeles; these include direct advocacy at the County and City levels. Through The Angeleno Project, we are enhancing our power to further advance these systemic solutions through direct advocacy that will expand our collective impact while staying true to the values of the Committee for Greater LA.

We are taking on Los Angeles' most pressing problems with unprecedented focus. Angelenos understand how we have failed our Black, Brown, Indigenous, Asian American, and Native Hawaiians/Pacific Islander (AANHPI), immigrant, and LGBTQ neighbors. That language, systems, processes, and institutions must change fundamentally, not at the margins. Because if one person or group is treated inequitably and unjustly, we all are.

We are a group of civic leaders — convened for our government, nonprofit, business, and lived expertise — for whom data and lived experience are our call to arms. Our singular outcome is implementing new systems guaranteeing equity, justice, and opportunity for every Angeleno. We develop solutions outside of government, yet in recognition and support of the power of government to improve people's lives. And we hold the government accountable to move forward with systems change.

The Angeleno Project is a new model for civic engagement in which participation leads to progress. We promise to realize the fullest potential in our lives in this city. We know we will make Los Angeles the place it is meant to be, starting right now.



[theangelenoproject.org](http://theangelenoproject.org)

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Senior Research Manager, *Danielle M. Mazzella*  
Research Associate, *Ray McPherson*

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