



2018 SOCIAL INNOVATION SUMMIT: INNOVATIONS IN URBAN HOUSING

Summit PostScript

Panels from the Social Innovation Summit spurred conversations about complex housing issues that can be challenging for an audience to unpack. The following brief unpacks these conversations to confirm facts and share critical nuances necessary to understand the complexity of issues related to housing and homelessness and their potential solutions. Please reach us at pricecsi@usc.edu should you have further questions or comments.

PANEL 1: INNOVATIONS TO HOUSE THE WORKFORCE

YOU HEARD

“14% of all of LA’s land is parking”

HOW TO THINK ABOUT IT

This is true as of 2010. According to a report published in the *Journal of the American Planning Association*, 14% of LA County’s incorporated land is devoted to parking.

Source: Mikhail Chester, Andrew Fraser, Juan Matute, Carolyn Flower & Ram Pendyala (2015) Parking Infrastructure: A Constraint on or Opportunity for Urban Redevelopment? A Study of Los Angeles County Parking Supply and Growth, *Journal of the American Planning Association*, 81:4, 268-286, DOI: 10.1080/01944363.2015.1092879

YOU HEARD

“LA neighborhoods are not allowing affordable housing projects”

HOW TO THINK ABOUT IT

Yes and no. While Los Angeles does have a history of struggling with NIMBYism, each City Councilmember recently pledged to build at least 222 units of permanent supportive housing in each of their 15 districts over the next three years. Additionally, there are currently 24 Prop HHH projects in predevelopment, with a total of 1,793 units.

Source: HCIDLA. (n.d.). Retrieved June 5, 2018, from <http://hcidla.lacity.org/prop-hhh-developments-summary>

PANEL 2: INNOVATIONS TO INCREASE THE AFFORDABLE HOUSING STOCK

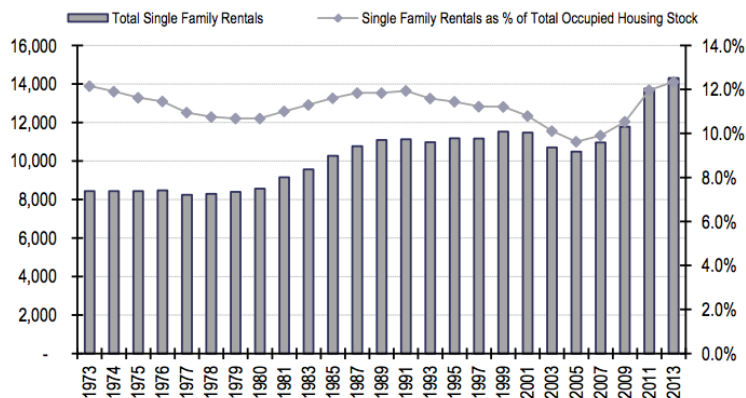
YOU HEARD

“Since the housing crisis, a lot more single-family homes have become rental homes”

HOW TO THINK ABOUT IT

This is true. According to the U.S Census Bureau, as of 2013 there were 14.3 million single-family home rental units, comprising 12.3% of the total occupied single-family housing stock. In 2007, there were less than 11,000 single-family rentals, comprising less than 10% of the total occupied housing stock. The 2013 share is slightly higher than the 40-year average over this time, which was 11%. However, the years leading up to the recession, between 2001 and 2007, represented the lowest rates of single-family rentals as a share of total occupied single-family housing stock.

Units in thousands, unless otherwise indicated



Source: Rahmani, J. J., Tomasello, R., and Jones, B. (2016). Single-Family Rental Primer, 5th Edition. Keefe, Bruyette & Woods, North America Equity Research. Retrieved from: <https://kbw3.bluematrix.com/sellside/EmailDocViewer?encrypt=f892394f-6836-4f18-b215-91dcdff1f41f5&mime=pdf&co=KBW3&id=rtomasello@kbw.com&source=mail&distribution=library>

PANEL 3: INNOVATIONS TO HOUSE THE HOMELESS

YOU HEARD

“30% of people living on the streets have a mental illness”

HOW TO THINK ABOUT IT

This is true. According to the results of the 2018 Greater Los Angeles Homeless Count, 27% of people experiencing homelessness reported having a mental illness. But reasons for homelessness vary, with 15% reporting a substance use disorder and 6% fleeing domestic/intimate partner violence. It is also important to note that 46% of those experiencing homelessness for the first time within the past year attributed it to a loss of employment or other financial reasons.

Source: Los Angeles Homeless Services Authority, 2018 Greater Los Angeles Homeless Count Presentation, <https://www.lahsa.org/documents?id=2059-2018-greater-los-angeles-homeless-count-presentation.pdf>

YOU HEARD

*“Breakdown in family structure is a cause of homelessness
which has not been examined”*

HOW TO THINK ABOUT IT

This is not true. There are many different risk factors for homelessness. Some of the common inflows include a history of domestic violence, incarceration, substance abuse, foster care, medical and mental health issues, housing instability, and financial instability. “Breakdown in family structure,” which could be interpreted as any number of relationship situations like divorce, children separated from parents, or elderly no longer living in the family home, is not cited in any research as an inflow cause.

Sources: Montgomery, Szymkowiak, Marcus, Howard, and Culhane, “Homelessness, Unsheltered Status, and Risk Factors for Mortality: Findings From the 100 000 Homes Campaign;” Economic Roundtable, “All Alone: Antecedents of Chronic Homelessness;” Brown-Young, “Assessment of Risk and Protective Factors for Homelessness: Preliminary Validation of the Life Needs Inventory;” McQuiston, Gorroochurn, Hsu, Caton, “Risk Factors Associated with Recurrent Homelessness After a First Homeless Episode.”

YOU HEARD

*“We are doing housing first to the exclusion of other things,
like interim housing. This has taken away the funding
from transitional housing”*

HOW TO THINK ABOUT IT

This is not true. Transitional housing is part of the Los Angeles Continuum of Care, which is an integrated system of care that guides and tracks homeless individuals & families through a comprehensive array of housing & services designed to prevent and end homelessness. LAHSA coordinates these efforts. According to HUD, there are four components of the continuum: outreach, intake and assessment; emergency shelter; transitional housing with supportive services; and permanent and permanent supportive housing. HUD funds each of these programs. In 2016, HUD awarded the state of California \$21,250,381 in funding for transitional housing (as part of the \$353,937,202 award for California Continuums of Care).

Source: U.S. Department of Housing and Urban Development’s 2016 Continuum of Care Program Funding Awards, https://www.hudexchange.info/resource/reportmanagement/published/CoC_AwardComp_State_CA_2016.pdf