



TO: Honorable City Council
c/o City Clerk

FROM: Douglas Guthrie, HACLA President and CEO *Douglas Guthrie*

DATE: August 4, 2022

SUBJECT: Homelessness and Poverty Committee - Emergency Housing Voucher Report

Attached please find a copy of HACLA's Emergency Housing Voucher Report for your review and record.

Thank you

Housing Authority of the City of Los Angeles

📍 2600 Wilshire Blvd., Los Angeles, CA 90057 📞 833-HACLA-4-U ✉ info@hacla.org 🌐 hacla.org



Build HOPE: Investing in People and Place

Emergency Housing Voucher Report

August 1, 2022

As part of the American Recovery Plan, on July 1, 2021 HUD allocated to the Housing Authority of the City of Los Angeles (HACLA) **3,365** Emergency Housing Voucher's (EHV's) to be issued by **September 30, 2023.**

HACLA has made steady progress to house homeless Angelenos by already issuing the full allocation of EHV's by July 1, 2022, over a year ahead of HUD's deadline. Additionally, as of August 1, 2022, HACLA has leased or is in the process of leasing 803 homeless individuals and families into housing.

HACLA created an EHV unit of 35 staff to expedite the utilization of these vouchers and as voucher issuance has been achieved, staff has been shifted to focus on assisting clients locate housing and processing housing contracts with landlords.

The current EHV program statistics are as follows:

Total Allocation of EHV's	3,365
Number of Referrals Received to Date	6,683
Number of EHV's Issued	3,753
Number of EHV's Actively Searching	2,871
Number of EHV's Leased	350
Number of EHV's in Process of Leasing	453

EHV Considerations:

- Priority has been given to individuals currently experiencing homelessness over those who were recently homeless or at-risk of becoming homeless. This population of voucher holders requires intensive case management to be successful in their housing search.
- All referrals for this program come from the Los Angeles Continuum of Care administered by the Los Angeles Homeless Services Authority (LAHSA) and its partners. They are tasked with providing case management and housing navigation for EHV clients as well as those in multiple other housing programs.
- The number of available rental units in the Los Angeles market is at an historically low level. Rents are high and vacancies are low. There is currently a less than 2% vacancy rate in the affordable rental segment of the market.
- The number of voucher holders searching for units is at an historically high level. HACLA currently has over 4,000 voucher holders seeking housing (including EHV and the various other HUD rental subsidy programs). This an all-time high. The County also has over 3,000 voucher holders searching for housing in the same market, bringing the total number of voucher holders in search of housing in Los Angeles to over 7,000.

Housing Authority of the City of Los Angeles

- The EHV Program is offering a \$2500 Signing Bonus to landlords for each executed housing contract, Repair Reimbursement of up to \$5000 to bring new units up to inspection standards and Free Property Listings to promote owner participation in making units available for individuals and families. LAHSA also provides security deposit payments to landlords of up to two times the contract rent.
- HACLA offers landlords the maximum contract rent that HUD allows at 120% of the current Fair Market Rent as supported by comparable rents. That translates to \$1924 for a 1 bedroom unit.
- HACLA has contracted with real estate brokers to engage with landlords to list their available rental units for program participants.
- Leasing housing opportunities have been expanded through interagency agreements with **LA County, Santa Monica, Pasadena, Glendale and Long Beach**, whose units are available for HACLA's EHV program.

HACLA, along with its partners, has made enormous progress in the administration of a challenging program in an equally challenging rental market in Los Angeles. But housing the homeless is a joint effort. Issuance of these vouchers is only the beginning. The most important work begins in helping those voucher holders find available housing and enter into leases. We rely heavily on landlords to join us in this fight to house our unhoused neighbors and get them off the streets. Landlords may list available units and ask any EHV questions at EHV.IP@hacla.org.