

Rental Assistance

Providing stability for the housing insecure and unhoused



Reducing Rent Burden

The Issue

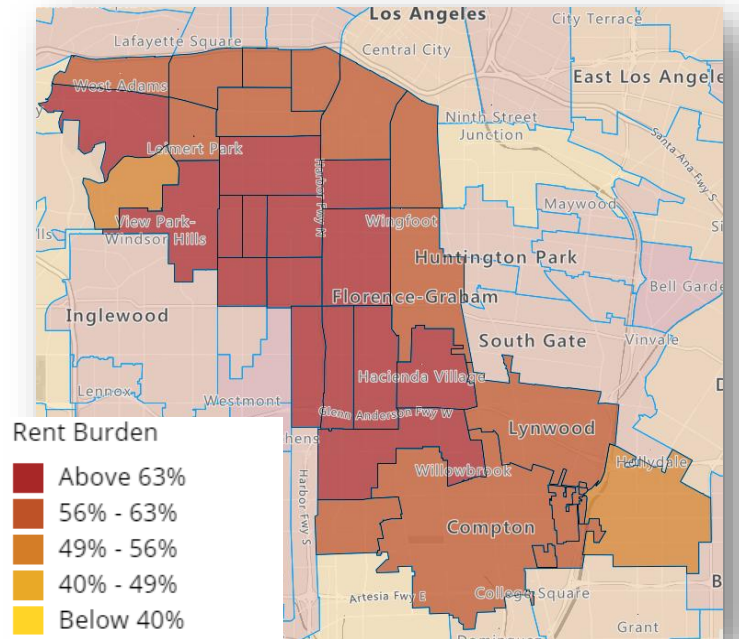
Housing affordability has been a persistent issue in Los Angeles even before the start of the Covid-19 pandemic. More than **54%** of renters in Los Angeles experience rent burden and pay more than 30% of their monthly income on rent and utilities. In some neighborhoods in South Los Angeles¹, which is home to most CRCD participants, **over two-thirds** of residents experience rent burden. The rent burden is exacerbated by unemployment and low-income levels experienced by many CRCD participants. Most low-income renters pay more than half of their income for housing. (Joint Center for Housing Studies of Harvard University, 2021)

\$1750	vs	\$659
Average rent for 1 bedroom in South Los Angeles		Average income of Housing & Support Services participant

How we are making an impact

CRCD's Housing & Support Services Department provides various rental assistance services to help South Los Angeles residents and participants mitigate housing affordability and housing insecurity. With partnerships and funding from city and county agencies such as the Los Angeles Homeless Services Authority and the Department of Health Services, CRCD is able to make rental payments directly to landlords. Payments range from providing rental arrears payments for those behind on rent to paying security deposits for those connected to housing with little savings and providing monthly rental subsidies for the formerly unhoused. All together, these services give the support needed to lift participants out of a potential housing crisis.

Rent Burden: 63% of South Los Angeles residents are rent burdened, paying more than 30% of their income on rent



Map created in USC's Neighborhood Data for Social Change website

Rental Assistance provided by program

Youth Rapid Rehousing	\$256,806
Compton College Shallow Subsidy	\$42,250
Prevention for Youth	\$17,050
Access Center Problem Solving	\$16,585
LA Southwest College Rapid Rehousing	\$6,700

*Includes Rental arrears, Rental Assistance, and Security deposits

¹ South Los Angeles is comprised of the following zip codes: 90001, 90002, 90003, 90007, 90008, 90011, 90016, 90018, 90037,

90043, 90044, 90047, 90059, 90061, 90062, 90220, 90221, 90222, 90248, 90262, 90723, 90746

Rental Assistance

Providing stability for the housing insecure and unhoused

Rapid Rehousing

Rental assistance through the Rapid Rehousing (RRH) program provides the financial support needed to transition out of homelessness for unhoused youth. RRH is a crisis response focused on quickly resolving homelessness for eligible youth and assisting them with finding housing, paying move-in fees, and their monthly rent for up to 2 years. RRH provides variable and progressive financial assistance based on the needs and unique circumstances of the participant. Many RRH participants struggle with unemployment (**45%**), and some are enrolled in school (**16%**). While in the RRH program, youth can focus on gaining employment and completing training that will lead to housing stability in the future.

In the program year 2020-2021, the LAHSA and Los Angeles Southwest College funded RRH programs, served **31** participants, provided over **\$248K** in rental assistance, **\$13K** in security deposits, **\$1,443** in rental arrears, and **\$2,573** in other services such as furnishings and household supplies.

\$1035

Average Assistance Provided per
RRH Program Participant



Carl moved from homelessness to stable housing through the Youth Rapid Rehousing program. At the end of the program, he was able to maintain rental payments on his own and move into a larger unit for his family.

The Prevention Program

CRCD is helping rent-burdened low-income participants resolve crises that could lead to homelessness. By offering short-term financial assistance and landlord mediation, youth on the verge of eviction are able to maintain their housing. In 2020-2021, the prevention program distributed over **\$17k** in rental arrears and other prevention funds. This is a **36% increase** in fund distribution from the prior program year. Further illustrating the program's success, **100%** of program participants retained housing at program end and **100%** of the preceding year's participants remained housed for at least six months.

\$1894

Average Assistance Provided per
Prevention Program Participant

Compton College Shallow Subsidy

Compton college students struggle with housing stability and excessive rent burden. Many of these students reside in Compton, where **61%** of the residents are rent-burdened. To address this issue, CRCD partnered with Compton College to provide rental assistance to students in need of housing services. The fixed **\$300 a month** subsidy offers a low barrier way to help offset housing costs so that students can focus on their academic success. In total, this collaboration provided over **\$42k** in subsidies during the 2020-2021 academic year, with plans on extending this service to the following year.

\$300

Monthly Subsidy Amount per
Compton Program Participant

Rental Assistance

Providing stability for the housing insecure and unhoused



Permanent Supportive Housing and the Voucher Program

As a development agency CRCD has built and maintains 7 sites dedicated to permanent supportive housing (PSH). Through our PSH programs and collaborations with city and county housing authorities, CRCD is able to connect formerly homeless participants to intensive case management and rental subsidies through the Housing Choice Voucher program (formerly Section 8). This joint effort connected **74** new participants to vouchers and housing in the program year 2020-2021. In total, CRCD provided continuous support and housing for **188** residents, **63%** of which have been housed for one year or longer.

Ashley Willowbrook Apartments is the newest addition to CRCD's PSH sites. In June 2021, staff started helping potential residents complete the property and voucher applications for the 37 units available at the property.

In addition to the permanent supportive housing and voucher support, residents may access additional resources from the Access Center's problem-solving and prevention programs. By providing these multi-program wrap-around services, participants can receive the tailored support needed to overcome housing instability.

"CRCD came into our lives and turned it all around for us. Now [that] we are home, we can finally breathe again..." Resident at The Residences on Main



Ashley Willowbrook has 37 PSH units designated for low-income households experiencing homelessness. Out of the available units, 27 are designated for Transitional Aged Youth (18-24) and 10 for families.

Los Angeles Local Rental Owners Collaborative

Beyond the Housing & Support Services Department, CRCD is in active collaboration with new partners to address the rent burden exacerbated by the pandemic. CRCD is currently a partner in [The Los Angeles Local Rental Owners Collaborative \(LROC\)](#), a pilot project launched in South Los Angeles to help local small-scale rental property owners stay current on their mortgages and help prevent displacement of tenants who have been unable to pay rent during the pandemic. This form of rental arrears assistance pays back rent on behalf of tenants directly to property owners along with financial consulting, technological tools, and property management recourses.

\$870,404

**Total Rental Arrears Assistance
provided Since April 2021**

"The LROC program will bring much-needed relief to rental owners of small apartment buildings and their tenants in South LA. This program will address the loss of rental income since March 2020 and provide the opportunity to preserve affordable housing in our community," Mark Wilson, President, CEO & Co-Founder of CRCD.