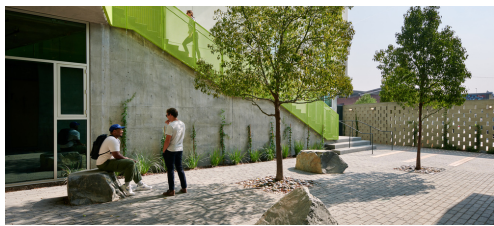


POLICY DIGEST

A monthly snapshot of housing-related policy research



THE IMPACT OF HIGH-DENSITY APARTMENTS ON SURROUNDING SINGLE-FAMILY HOME VALUES: A CASE STUDY FROM SALT LAKE COUNTY

February, 2021 | Kem C. Gardner Institute at the University of Utah

RESEARCH SHOWS AFFORDABLE HOUSING DEVELOPMENTS INCREASE PROPERTY VALUES NEARBY

This study found that apartments built between 2010-2018 have not reduced single-family home values in a suburban area like Salt Lake County. In response to accelerating housing prices over the last decade, the market continues to shift to denser development. Single-family homes located within a half mile of newly constructed apartment buildings experienced higher overall price appreciation compared to homes located farther away. Amenities that result from the construction of apartment buildings likely increase home value by bringing new neighborhood features.

FEATURED IN THIS ISSUE

1. The Impact of High-Density Apartments
2. 2021 Los Angeles County Annual Affordable Housing Outcomes Report
3. Housing First Breaks the Homelessness-Jail Cycle
4. State of Homelessness: 2021 Edition
5. COVID-19 Resources



"There always is resistance from the greater community because I think the notion is...that they feel like it's going to somehow affect their property values. But the truth is that just hasn't seemed to be the case."

A study from researchers at Virginia Tech University concluded that apartments with attractive design and landscaping increased the overall value of nearby detached housing, citing several reasons:

1. New construction serves as a potential indicator of positive economic growth
2. New apartments increase the pool of future homebuyers for current homeowners
3. Apartments with mixed-use development often increase the attractiveness of nearby communities as they provide more housing and amenity choices
4. Decreased traffic; doubling density decreases vehicle miles traveled by 38% since denser households typically own fewer vehicles

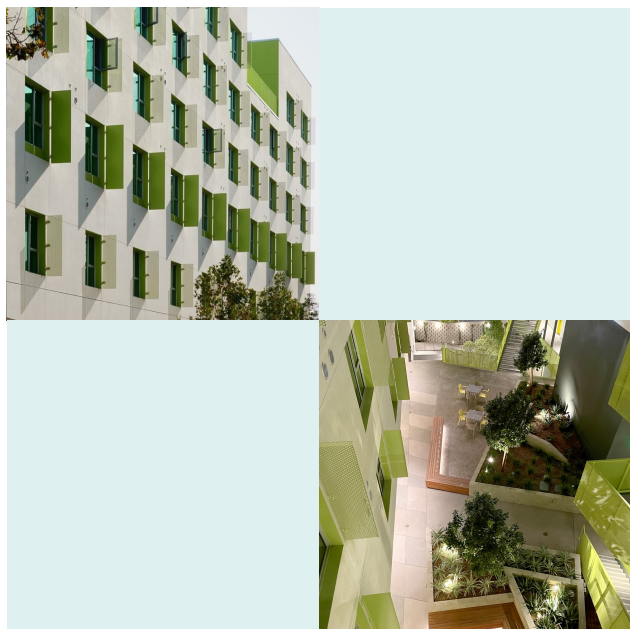
Key Findings

New Apartments Have Not Reduced Single-Family Home Values

The only occurrence where negative price trends followed apartment construction was for homes near apartments built in 2010 and 2011 due to the negative economic impacts brought on by the housing crash of the prior decade.

2021 LOS ANGELES COUNTY ANNUAL AFFORDABLE HOUSING OUTCOMES REPORT

April, 2021 | California Housing Partnership



A COUNTYWIDE SNAPSHOT OF AFFORDABLE HOUSING OUTCOMES

For the fifth year, the Partnership has assisted Los Angeles County to produce this comprehensive 200-page report, which contains a rich set of data analysis and key findings about affordable housing need, cost analysis, preservation, resources, and policy recommendations. This report is the most comprehensive look at affordable rental housing needs and solutions of any county in California.

Significantly, the report finds that Los Angeles County's investments (including almost \$600,000,000 in NOFA awards since 2014) and policies over the past five years have led to a gradually expanding inventory of affordable homes and rental assistance programs in Los Angeles County that contributed to reducing the affordable housing shortfall and helping stem the tide of homelessness.

Key Findings

Los Angeles County has a shortfall of 499,430 homes affordable to the lowest-income renters

Prior to the recent economic impacts stemming from the coronavirus pandemic that disproportionately affect lower income households, LA County faced a shortfall of 449,430 affordable homes to meet demand among renter households at or below 50% AMI, and the 2020 Point-In-Time Count revealed approximately 66,436 individuals experiencing homelessness in the county.

Key Recommendations

- Increase Funding and Availability of Sites for Affordable Housing
- Improve Innovative and Cost-Saving Strategies
- Strengthen State and Federal Advocacy
- Advance Racial Equity in Housing Programs

[Read the entire report.](#) PAGE 3

HOUSING FIRST BREAKS THE HOMELESSNESS-JAIL CYCLE

July 15, 2021 | The Urban Institute



RESULTS FROM DENVER'S 5-YEAR SUPPORTIVE HOUSING PROGRAM SHOW A BETTER WAY TO INVEST IN PEOPLE AND COMMUNITIES

Without access to housing and services, many people experiencing chronic, or long-term, homelessness are trapped in a homelessness-jail cycle—rotating in and out of jail, detoxification centers, and emergency health care. Rather than paying for the consequences of leaving people in homelessness, this report argues for community investment in housing and services. Results from the study show how both people and public budgets benefit when communities take this proactive approach. The Denver Supportive Housing Social Impact Bond Initiative study shows how the Housing First approach helps ends chronic homelessness, reduce jail days and lower the public costs of the homelessness-jail cycle.

Key Findings

- When people experiencing homelessness were offered housing, most took it and stayed for the long term
- After 3 years in the supportive housing program, 77% of participants remained in stable housing
- Supportive housing helped people avoid police contacts, arrests, and jail days
- Supportive housing helped people use less emergency health care and more office-based health care
- Supportive housing reduced the public costs of the homelessness-jail cycle

[Read the entire report.](#) PAGE 4



STATE OF HOMELESSNESS: 2021 EDITION

July, 2021 | National Alliance to End Homelessness

"Although the homeless population is diverse, some subgroups are more likely to find themselves without a place to call home. Risk is significantly tied to gender, race, and ethnicity."

In January 2020, there were 580,466 people experiencing homelessness in America. Most were individuals (70 percent), and the rest were people living in families with children. They lived in every state and territory, and they reflected the diversity of our country.

Between 2019 and 2020, nationwide homelessness increased by two percent.

This change marks the fourth straight year of incremental population growth.

Although Continuums of Care have experienced declines in temporary housing offerings, they consistently increase investments in permanent housing beds. Over the last five years, these types of beds grew by 20 percent. These numbers reflect a shift in policy priorities. Nationally, the most common forms of homeless assistance are permanent supportive housing (40 percent of system beds) and emergency shelter (32 percent of system beds).

Key Findings

1. **Race is a significant predictor; historically marginalized groups are more likely to be disadvantaged within housing and homelessness spheres.**
2. **Males are far more likely to experience homelessness than their female counterparts. Out of every 10,000 males, 22 are homeless, for women and girls, that number is 13.**

TOGETHER WE CAN END THE PANDEMIC

SCANPH IS PROUD TO PARTICIPATE IN A STATEWIDE CAMPAIGN TO EDUCATE LOW-INCOME RESIDENTS ABOUT THE COVID-19 VACCINE AND PREVENTATIVE HEALTH MEASURES

Vaccines are our most powerful tool to end the COVID-19 pandemic.

All Californians ages 12 and older can now schedule an appointment to receive a COVID-19 vaccine.

Vaccines are safe, effective and free for ALL Californians. To learn more about vaccines, call (833) 422-4255 or visit [VaccinateALL58.com](https://www.vaccinateall58.com).

Schedule your COVID-19 vaccine today.

More appointment times are making it easier to get your COVID-19 vaccination.

Before your vaccination

- Schedule your appointment at [VaccinateALL58.com](https://www.vaccinateall58.com) or by calling (833) 422-4255.
- Find a vaccination site for you and your loved ones.



Day of vaccination

- Bring a form of documentation with your name that matches the name on your appointment. Acceptable forms include: a driver's license, pay stub or utility bill.
- If your vaccine requires a second dose, ask when it will be scheduled.
- Prepare to wait 15-30 minutes after your shot to make sure you don't have a reaction to the vaccine.
- After your shot make sure to get your vaccination card.



After getting vaccinated

- If you experience mild side effects, it's a normal reaction to the vaccine. Doctors recommend taking over-the-counter pain relievers like acetaminophen or ibuprofen if you have any discomfort.
- Typically it takes two weeks for your body to build immunity against COVID-19 after your last dose.
- Take a photo of your vaccination card and keep in a safe place.
- **Continue to wear a mask,** wash your hands and practice physical distancing.



CA COVID-19 RENT RELIEF

PROGRAM SUPPORTS HOUSING STABILITY FOR MOST VULNERABLE

- CA COVID-19 Rent Relief provides financial assistance to income-qualified tenants experiencing housing instability. The program provides rent reimbursement to landlords for unpaid rent.
- Landlords are eligible to receive 80% of unpaid rent, as long as they agree to waive the remaining 20% of unpaid rent.

HOW TO APPLY:

- Tenants and landlords can determine eligibility and apply for funds directly at [HousingIsKey.com](https://www.HousingIsKey.com).
- If you don't have access to the internet, you can call the CA COVID-19 Rent Relief Call Center, 1-833-430-2122 for information on the help center nearest to you to help you access an application.