TRANSMITTAL

To: **THE COUNCIL** Date: **02/29/24**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

(Lourdes Castro Ramirez for)
KAREN BASS
Mayor

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles

Karen Bass, Mayor

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February 6, 2024

Council File: New
Council District(s): Citywide
Contact Person(s):
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The Honorable Karen Bass
Mayor, City of Los Angeles
Room 300, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attention: Heleen Ramirez, Legislative Coordinator

COUNCIL TRANSMITTAL: REQUEST TO APPROVE THE CITY OF LOS ANGELES' ASSESSMENT OF FAIR HOUSING (AFH) PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SUMMARY

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, LAHD seeks approval of the City of Los Angeles' 2023-2028 Assessment of Fair Housing (AFH) Plan, and requests authority to submit the City's AFH to the U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO).

LAHD serves as the lead entity on behalf of the City for the completion and submission of Los Angeles' AFH Plan to HUD. The Housing Authority of the City of Los Angeles (HACLA) represents the collaborating public housing authority agency in the joint submission of the City's AFH. The AFH Team is defined as LAHD, HACLA, and its consulting partner, Mosaic Community Planning ("Mosaic"). Los Angeles' AFH includes an analysis of fair housing barriers in the city, as well as a set of goals and strategies that have been crafted in close partnership with HACLA, partner agencies and departments, members of the public, community organizations, and stakeholders. This set of goals and strategies includes metrics and milestones that will be measured and acted upon for the next five years.

RECOMMENDATIONS

I. That the Mayor review this transmittal and forward to the City Council for further action;
II. That the City Council, subject to the approval of the Mayor:

A. APPROVE the City of Los Angeles' Assessment of Fair Housing (AFH) Plan, in accordance with the U.S. Department of Housing and Urban Development's Interim Final Rule to restore affirmatively furthering fair housing definitions and certifications;
B. AUTHORIZE the General Manager of LAHD or designee, to take actions to further the goals identified in the AFH; and
C. AUTHORIZE the General Manager of LAHD or designee, to execute a second amendment to the Memorandum of Understanding (MOU) with the Southern California Association of Governments (SCAG) to revise LAHD's SCAG Regional Early Action Planning (REAP) grant MOU term from September 3, 2020 – March 31, 2024 to September 3, 2020-June 30, 2024, subject to the approval of the City Attorney as to form and legality.

BACKGROUND

On July 16, 2015, the U.S. Department of Housing and Urban Development (HUD) published its Affirmatively Furthering Fair Housing (AFFH) Final Rule implementing the Fair Housing Act of 1968 obligation for jurisdictions receiving federal funds for housing and urban development to affirmatively further fair housing. The AFFH Final Rule facilitates reliance on local knowledge and local decision-making to determine best strategies for HUD grantees to meet their fair housing obligations at the local level. As per the 2015 AFFH Final Rule, all HUD grantees (i.e., local government entities and public housing authorities) were required to complete an assessment of fair housing issues, identify fair housing priorities and goals, and then commit to meaningful actions to meet those goals and remedy identified issues, with HUD reviewing each assessment.

In 2018, Assembly Bill 686 (AB 686) was signed into state law to establish an independent state mandate requiring state and local public agencies to affirmatively further fair housing. Through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, AB 686 codified HUD's 2015 AFFH rule. AB 686 added to existing protections in California such as the Fair Employment and Housing Act (FEHA), which provides broad protections to Californians prohibiting housing discrimination through public or private land-use practices, decisions, and authorizations based upon protected classes. In addition, AB 686 created new housing element requirements that were due to be revised on or after January 1, 2021. The housing element requirements include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and action items in the form of programs that affirmatively further fair housing.

In 2020, HUD suspended the implementation of the 2015 AFFH rule and eliminated the rule's procedural requirements, redefining the regulatory AFFH requirement so it was no longer consistent with the requirements of the Fair Housing Act. However, effective July 31, 2021, the federal government issued an Interim Final Rule (IFR) to restore the Fair Housing Act's AFFH requirement. Through the IFR's restoration of the AFFH, municipalities and other HUD funding recipients must again commit to remedying their unique fair housing issues. Additionally, while the Interim Final Rule does not require program participants to undertake any specific type of fair housing planning, HUD offers technical support and other assistance for jurisdictions to undertake Assessment of Fair Housing (AFHs), Analysis of Impediments to Fair Housing Choice (AIs), or other forms of fair housing planning.

AFH Joint Collaboration

Similar to the City's prior five-year Assessment of Fair Housing planning cycle, LAHD and the Housing Authority of the City of Los Angeles (HACLA) have agreed to collaborate to develop and jointly submit the City's 2023-2028 AFH to HUD.

After conducting a Request for Proposal (RFP) process in August 2021, LAHD received City Council approval in March 2022 to execute a $150,000 consultant contract with Mosaic Community Planning ("Mosaic") to provide assistance with conducting community engagement, drafting the AFH, and submitting the City's Assessment of Fair Housing (C.F. No. 22-0137). LAHD, HACLA, and Mosaic represent the AFH Team for the development of the City's 2023-2028 AFH. The AFH consultant work is funded by LAHD's Southern California Association of Governments (SCAG) Regional Early Action Planning (REAP) grant award which was initially awarded to the Department in 2021.

As the Los Angeles AFH draft is required to proceed through the City's legislative review and approval process, the Plan is also required to move forward for review and approval by HACLA's Board of Commissioners (BOC). Both the City Council and HACLA's BOC must adopt the AFH Draft Plan prior to the City's final submission to HUD.

Community Engagement and Outreach Process

City Area Specific Community Meetings

As part of the City's AFH work, beginning in December 2022, the AFH Team engaged in a robust public engagement process. A series of seven evening community meetings were held via Zoom targeted at seven different communities in the City: North Valley, South Valley, South Los Angeles, Harbor, Central Los Angeles, East Los Angeles, and West Los Angeles. Although the objective was to target residents of these particular communities, all meetings were open to anyone to attend the meeting of their choice. A total of 120 individuals attended these community meetings. At the meetings, City and HACLA representatives provided an overview of the City's AFH process and federal, state, and local fair housing protections were presented. Attendees shared their experiences of fair housing barriers. Throughout the sessions, the public shared common concerns:

1) Low-income renters in Los Angeles are experiencing housing discrimination and housing barriers.
2) Housing services and resources in Los Angeles are not easily accessible.
3) Existing City ordinances need to be reviewed to ensure that they are effective and enforceable.
4) Across the city, there has been an increase in the number of people who have been unhoused and there is an existing and increasing stigma against them.

Consultation Meetings

In addition, over four weeks in the Spring of 2023, LAHD staff more than 15 consultation meetings with staff from other Los Angeles City departments, HACLA, Los Angeles Homeless Services Authority (LAHSA) staff, and Los Angeles County offices/departments; non-profit organizations; rental property owners and apartment associations; affordable housing developers; fair housing and legal aid advocates; public health entities; and many others. At the consultations, more than 250 housing providers, service providers, and community representatives met to discuss the following topics:

- Neighborhoods and Environmental Health
- Education, Employment, and Housing Access
- Affordable Housing Development and Finance

- LGBTQ+ Awareness and Housing
- Fair Housing and Advocacy, Tenant Protections, and Anti-Displacement
- Racial Inequity in Housing Access/Access to Housing for Immigrants and Refugees
- Homelessness/Services for Homeless Individuals with Special Needs and Services for those in Crisis
- Disabilities, Mental Health, and Housing
- Housing Challenges for the Aging Network
- HACLA Resident Advisory Committee (RAC) Leadership

The following reflects the common themes that were shared by the consultation meeting attendees:

1) For many people, income negatively impacts their ability to find affordable and quality housing in Los Angeles, to relocate when needed, and subjects them to discrimination when searching for housing.
2) Existing City housing programs, rental assistance, and other services are inefficient and need to be better coordinated.
3) Vulnerable community members such as domestic violence survivors, unhoused community members, LGBTQ+ population, TGI (transgender, gender-nonconforming/nonbinary, intersex) residents, undocumented individuals and BIPOC residents, need expanded protections.
4) Landlord and tenant relationships need to be improved.

Liberty Hill Foundation Community Meetings

To bolster the AFH community engagement component, the City also contracted with the Liberty Hill Foundation ("Liberty Hill") to target additional City residents for community-based outreach. As part of its service contract with the City, from February 2023 to April 2023, Liberty Hill partnered with eight community organizations to host 12 additional focus groups including about almost 180 community members representing South Los Angeles, Boyle Heights, San Fernando Valley, Downtown L.A. and Skid Row, and other parts of the city. The eight participating community organizations were Alliance of Californians for Community Empowerment (ACCE), Eastside LEADS, LA Forward, LA Community Action Network (LACAN), NoHo Home Alliance, Strategic Actions for a Just Economy (SAJE), Strategic Concepts in Organizing and Policy Education (SCOPE) and the United American Indian Involvement (UAII). Due to their public outreach and facilitation expertise, Liberty Hill and its partners were able to reach community members who are traditionally underrepresented including those who are low-income, Black, Latinx, Indigenous, and AAPI communities, older adults, and youth. Through its selection of meeting location, time, options for in-person and virtual meetings, translation services and other language access issues, room configuration, and facilitation-style, Liberty Hill and its partners created a comfortable environment that increased participation for these community members. As a result, their insightful input played a pivotal role in shaping the feedback and recommendations to the City's AFH.

Thoughtful preparation of the AFH community meetings also contributed to the successful outcome of the feedback shared by attendees. Liberty Hill held a session to storyboard and outline the community planning curriculum with its partner organizations, this was valuable for the collaboration process and to ensure time efficiency. Liberty Hill identified five major themes that resulted from the various community meetings:

1) Housing is unaffordable for most protected groups because of historic and current systemic exclusion and racism.
2) Available housing is far away from resources like food, education, green space, and cultural networks.
3) For many, the housing that is affordable is low quality or uninhabitable with persistent and complex challenges, including plumbing issues, mold, the need for repairs and rodent infestations.
4) People with different physical, emotional, and social abilities still face significant challenges in accessing housing.

5) Protected groups feel they have nowhere to go and have lost faith in public institutions who are not able to enforce existing laws.

As part of the Liberty Hill public engagement process, community members concluded with four major recommendations for the City's AFH:

1) Develop and execute more effective communication strategies aimed at the most vulnerable residents of Los Angeles, particularly tenants.
2) Regulate development to ensure affordability for current residents, especially in formerly redlined communities that have been historically disenfranchised from wealth creation.
3) Improve community access to services and quality of life without spurring displacement.
4) Properly staff and resource City departments to enforce existing laws and programs.

Community Member/Resident Surveys and Agency/Organization Surveys

The City's AFH community engagement process also included surveying Los Angeles residents and service providers/agencies about their fair housing experiences, and their housing and community needs. Surveys in seven different languages were available to the public from October 26, 2022 to April 30, 2023.

The City community member/resident survey included 35 questions (See Attachment A). Survey notices were sent to City residents through advertisements posted on the City of L.A.'s webpage, LAHD's Assessment of Fair Housing (AFH) webpage, LAHD's social media pages, and emails to more than 200 community partners working in the housing and community development sector. A total of 478 members of the public completed surveys identifying the following key themes:

1) The lack of affordable housing negatively impacts the quality of life in neighborhoods across the City.
2) The limited housing stock impacts housing choice for families with children, people with disabilities, and senior residents.
3) While many improvements are needed, people still have a deep appreciation of their neighborhoods and have a close relationship to the City.

In addition to the survey for the general public, a separate 21-question survey was created for City agencies and community partners such as non-profit organizations, service providers, housing providers and other organizations working with low- and moderate-income households (See Attachment B). Survey notices were provided through email to more than 200 community partners. A total of 74 respondents completed surveys, identifying the following key themes:

1) Many neighborhoods throughout Los Angeles experience underinvestment, most often impacting communities of color.
2) Housing in Los Angeles has become inaccessible for low-income households.
3) There are many barriers to fair housing that persist in Los Angeles.

AFH Plan: Five-Year Goals and Strategies

The 2023-2028 AFH goals and strategies represent the framework/guide for the City's fair housing efforts for the next five years. The AFH goals and strategies are intended to enhance City programs and operations, develop and implement new policies, and create and expand key partnerships (See Attachment C).

LAHD, HACLA, and Mosaic held various discussions with City departments/offices, HACLA, Los Angeles Homeless Services Authority (LAHSA), and the public at large to gather comments and recommendations to help develop the AFH's various goals and strategies. The sessions included open dialogue about fair housing barriers and disparities and included the following key themes:

1) The City needs to continue to strengthen its tenant protection and enforcement efforts.
2) The City needs to provide additional housing access and housing placement services, especially for its most vulnerable populations.
3) The City needs to preserve its existing affordable housing which is vital in a high cost city like Los Angeles.
4) The City needs to develop a local preference policy that prioritizes housing local residents and City workers to obtain housing.
5) The City needs to improve City coordination and streamline processes across its departments to streamline processes.

The City's AFH Plan includes the following goals:

1) Increase access to and supply of affordable housing, especially in higher opportunity areas, where high housing costs are a significant barrier;
2) Preserve, improve and maintain the quality of existing affordable housing, including subsidized and RSO units;
3) Prevent displacement of people in protected classes and low- and moderate-income households;
4) Ensure equal access to housing for people in protected classes, extremely low- to moderate-income households, and people experiencing homelessness; and
5) Expand access to opportunity and community assets in neighborhoods with limited resources.

In addition, the AFH's over thirty-five strategies demonstrate the City's intention to address its fair housing barriers that negatively impact the lives of City residents, especially those in protected classes by proposing additional housing opportunities and implementing systematic improvements that expand housing access and remove barriers.

AFH Draft Plan for Public Review

The AFH goals and strategies represent a core component of the City's 2023-2028 AFH. The goals and strategies is a set of key items including metrics and milestones for the City to implement during a five-year cycle. On October 25, 2023, the AFH Team released the City's Assessment of Fair Housing (AFH) Draft Plan for public review which includes the AFH goals and strategies (see above) and Executive Summary (See Attachment D). The 350-page draft, developed with assistance from the City's AFH consultant partner, Mosaic, includes HUD maps, data and related analyses, as well as City and HACLA specific data. The draft was posted for a 45-day public review and comment period starting on October 25, 2023 and ending on December 8, 2023. Both LAHD and HACLA made the AFH draft plan electronically available to the public at the following websites: https://housing2.lacity.org/residents/assessment-of-fair-housing and www.hacla.org. Hard copy versions of the

AFH draft were also available for the public's review at a total of twenty-one sites including LAHD's five public counters, and HACLA's thirteen public housing sites and three office locations.

The AFH Team provided direct notices of the upcoming release of the AFH draft and the scheduled public hearing to over 1,300 individuals and organizations via email, and over 170,000 City residents through LAHD's MailChimp system. Also, the AFH Team created a blog post for the City of Los Angeles' main webpage. With the assistance of the Office of the City Clerk, the AFH Team published an announcement of the public comment period in the legal newspaper, the *Daily Journal*. HACLA also announced the release of the AFH draft in their agency newsletters and through postings in their office lobby areas.

As part of the AFH public comment period, on November 8, 2023, the AFH Team held a two-hour public hearing to solicit verbal and written comments. The Housing Rights Center (HRC), Liberty Hill Foundation, the Los Angeles Trade-Technical College, and other entities also assisted by notifying their clients, donors, students, partner organizations, and other stakeholders of the scheduled public hearing.

The November 8, 2023 public hearing took place in a large meeting room on the campus of Los Angeles Trade-Technical College (LA Trade-Tech) from 6:00 p.m. to 8:00 p.m. The hearing was available for in-person and virtual attendance. Those who participated using the virtual option were required to register prior to the hearing through a specific Zoom link to access the meeting. A total of 185 members of the public joined the hearing in person or via Zoom. Language translation and interpretation services were available to everyone.

The City's fair housing consultant, Mosaic, presented on state and federal fair housing requirements and protections, the City's previous efforts to combat housing access discrimination, draft goals and strategies, and the AFH project timeline. After the presentation, attendees asked questions and made comments.

After the public hearing, the AFH Team revised the draft based on the public comments and included all of the public comments in the draft.

Through this transmittal, LAHD is requesting City Council approval and adoption of the final draft version of the AFH (See Attachment E). After City Council adoption, LAHD and HACLA will submit the AFH to HUD for its acceptance.

City of L.A. AFH Plan Adoption and Submission Schedule

Dates	Tasks
February 2024	HACLA Board of Commissioners approval and adoption of AFH
February/March 2024	City Council approval and adoption of AFH
March 2024	Final AFH submitted to HUD

FISCAL IMPACT

There is no impact to the City's General Fund through the actions recommended in this report.

Approved By:

ANN SEWILL
General Manager
Los Angeles Housing Department

ATTACHMENTS:

Attachment A: Community Member Surveys
Attachment B: City Agencies and Community Partners Surveys
Attachment C: Goals and Strategies
Attachment D: Executive Summary
Attachment E: Assessment of Fair Housing Final Draft

City of Los Angeles Fair Housing Survey (Community Members)

Community Member Survey

Haga clic aquí para completar la encuesta en español.
한국어로 설문조사에 참여하려면 여기를 클릭하세요.
點擊此處參與中文的調查。
Սեղմեք այստեղ՝ հայերեն լեզվով հարցմանը մասնակցելու համար:
Mag-click dito para kunin ang survey sa Tagalog.
.برای دریافت نظرسنجی به زبان فارسی اینجا کلیک کنید

The Los Angeles Housing Department (LAHD), in partnership with the Housing Authority of the City of Los Angeles (HACLA), is developing the 2023-2028 Assessment of Fair Housing (AFH) for Los Angeles, which will examine whether everyone has similar choices for housing regardless of protected class. Federally protected classes include race, ethnicity, national origin, sex, religion, disability, and families with children. California state law also prohibits discrimination in housing for other protected classes due to age, ancestry, citizenship and immigration status, gender identity or expression, genetic information, marital status, language, sexual orientation, source of income, and veteran status. The assessment will also outline a plan to address any fair housing issues in the city.

An important part of this study is hearing from members of the public on issues of fair housing and housing choice. The feedback collected will be used to inform the development of recommendations to address any fair housing issues in the city. This survey is one way we'll gather input.

Your answers are confidential. We'll only report this information in combination with other survey responses and in summary format to protect your privacy. Please do not write your name or other personal information anywhere on the survey. You may stop the survey at any time. If you have questions, contact Mosaic Community Planning at info@mosaiccommunityplanning.com or 470-435-6020 or the Los Angeles Housing Department at lahd.afhpolicy@lacity.org.

Estimated time to complete: 7-10 minutes

City of Los Angeles Fair Housing Survey (Community Members)

About Your Neighborhood

1. How satisfied are you with the neighborhood where you live?

Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied
◯	◯	◯	◯

2. In your neighborhood, do you have access to the following community resources?

	Yes	Somewhat	No	I don't know
Quality public schools	◯	◯	◯	◯
Reliable public transportation	◯	◯	◯	◯
Job opportunities	◯	◯	◯	◯
Places to shop	◯	◯	◯	◯
Places to bank	◯	◯	◯	◯
Affordable housing	◯	◯	◯	◯
Quality housing	◯	◯	◯	◯
Parks and recreation facilities	◯	◯	◯	◯
Clean environment	◯	◯	◯	◯
Fresh food and grocery stores	◯	◯	◯	◯
Health care facilities	◯	◯	◯	◯
Quality childcare	◯	◯	◯	◯
Family and friends	◯	◯	◯	◯
Faith institutions	◯	◯	◯	◯

3. How do you travel to work? Check all that apply.

- [ ] Drive alone
- [ ] Carpool
- [ ] Public transportation
- [ ] Walk
- [ ] Other (please answer below)
- [ ] Bike
- [ ] Taxi or rideshare (Uber, Lyft, etc.)
- [ ] I work from home
- [ ] Does not apply

4. How long is your daily commute to work (one-way)? Check all that apply.

- [ ] Less than 30 minutes
- [ ] 30 minutes to 1 hour
- [ ] More than 1 hour to 2 hours
- [ ] More than 2 hours
- [ ] Does not apply

5. If you wish to live closer to your workplace, are any of the following barriers preventing you from doing so? Check all that apply.

- [ ] No affordable housing options available in that area
- [ ] Few housing options that meet my family size
- [ ] Few housing options accessible to people with disabilities
- [ ] Few transportation options
- [ ] Distance from family / support network
- [ ] Quality of the public schools
- [ ] Condition of housing
- [ ] Poor rental / credit history
- [ ] Landlords will not accept my voucher
- [ ] No public housing available in that location
- [ ] Does not apply / I do not wish to live closer to my workplace
- [ ] Other (please answer below)

6. If you had a choice, would you continue to live in your neighborhood or move to a different neighborhood?

- ◯ Continue to live in my neighborhood
- ◯ Move to a different neighborhood
- ◯ I don't know

7. What do you like best about your neighborhood?

8. What improvements would you like to see in your neighborhood?

City of Los Angeles Fair Housing Survey (Community Members)

About Los Angeles

9. Thinking about the availability of housing in Los Angeles, please check whether you think more is needed for each of the housing types below.

	No More is Needed	Some More is Needed	A Lot More is Needed	I Don't Know
Housing that is accessible to people with disabilities	◯	◯	◯	◯
Senior housing	◯	◯	◯	◯
Affordable housing	◯	◯	◯	◯
Housing that accepts Section 8 vouchers	◯	◯	◯	◯
First time homebuyer assistance	◯	◯	◯	◯
Housing that accommodates families with children	◯	◯	◯	◯

Please share any other comments about local housing needs:

10. Thinking about the availability and quality of community resources in Los Angeles, please check whether you think each of the following are equally provided in all neighborhoods.

	Equally Provided	Not Equally Provided	I Don't Know
Schools	◯	◯	◯
Public transportation	◯	◯	◯
Roads and sidewalks	◯	◯	◯
Grocery stores and other shopping	◯	◯	◯
Banking and lending	◯	◯	◯
Parks, greenspace, and recreation facilities	◯	◯	◯
Property maintenance	◯	◯	◯
Garbage collection	◯	◯	◯
Police protection	◯	◯	◯
Fire protection	◯	◯	◯
Community centers	◯	◯	◯
Job preparation/ employment resource centers	◯	◯	◯
Tree cover/ shade for relief from high temperatures	◯	◯	◯

City of Los Angeles Fair Housing Survey (Community Members)

Fair Housing Rights

Fair Housing means that you have the right to live where you choose without fear of discrimination based on your personal characteristics. Federal and state laws prohibit discrimination based on the following characteristics: race, ethnicity, national origin, sex, religion, disability, whether someone has children, age, ancestry, citizenship and immigration status, gender identity or expression, genetic information, marital status, language, sexual orientation, source of income, and veteran status.

11. Do you know and understand your fair housing rights?

- ◯ Yes
- ◯ No
- ◯ Somewhat

12. Do you know how to file a housing discrimination complaint?

- ◯ Yes
- ◯ No
- ◯ Somewhat

13. How accessible are fair housing organizations in Los Angeles?

- ◯ Very accessible
- ◯ Somewhat accessible
- ◯ Somewhat inaccessible
- ◯ Very inaccessible
- ◯ I don't know

14. Since living in Los Angeles, have you experienced housing discrimination?

The following actions are examples of housing discrimination if they are based on race, ethnicity, national origin, sex, religion, whether you have children, or whether you have a disability: refusing to rent or sell housing, refusing to discuss the rental or sale of housing, saying that housing is not available for rent or sale when it is, having different rental or sale terms, or providing different housing or housing services.

- ◯ Yes
- ◯ No

City of Los Angeles Fair Housing Survey (Community Members)

Fair Housing Rights

15. Who do you believe discriminated against you? Check all that apply.

- [ ] Landlord or property manager
- [ ] Real estate agent
- [ ] Mortgage lender
- [ ] Other (please answer below):
- [ ] City or county staff person
- [ ] Does not apply

16. On what basis do you believe you were discriminated against? Check all that apply.

- [ ] Race (examples: Black, white, Asian or Pacific Islander, Native American or Alaska Native, multiple races)
- [ ] Ethnicity (examples: Hispanic or Latino)
- [ ] National origin (examples: Mexico, Philippines, Iran)
- [ ] Religion
- [ ] Sex
- [ ] Disability
- [ ] Familial status (examples: single parent with children, family with children, expecting a child)
- [ ] Age
- [ ] Ancestry
- [ ] Citizenship and immigration status
- [ ] Gender identity or expression
- [ ] Genetic information
- [ ] Marital status
- [ ] Language
- [ ] Sexual orientation
- [ ] Source of income (example: Housing Choice Voucher)
- [ ] Veteran status
- [ ] Does not apply

17. Did you file a report of that discrimination?

- ◯ Yes
- ◯ No
- ◯ Does not apply

City of Los Angeles Fair Housing Survey (Community Members)

Reasons for Not Filing a Report of Housing Discrimination

18. Why didn't you file a report of housing discrimination? Check all that apply.

- [ ] I was afraid of retaliation
- [ ] I didn't know where to file
- [ ] I didn't know if I needed a lawyer
- [ ] The process wasn't accessible to me because of a disability
- [ ] I didn't know it was a violation of the law
- [ ] Other (please answer below):
- [ ] The process wasn't in my language
- [ ] I didn't have time to file
- [ ] I didn't know what good it would do
- [ ] Does not apply

City of Los Angeles Fair Housing Survey (Community Members)

Satisfaction with Filing

19. How satisfied were you with the outcome of filing a report of housing discrimination?

- ◯ Very satisfied
- ◯ Somewhat satisfied
- ◯ Somewhat dissatisfied
- ◯ Very dissatisfied
- ◯ I don't know
- ◯ Does not apply

Please explain why you were satisfied or dissatisfied with the outcome of filing a report of housing discrimination.

20. Did an organization or agency support you in the process of filing a report?

- ◯ Yes
- ◯ No
- ◯ Does not apply

If you answered yes, please list the organization(s) that supported you:

City of Los Angeles Fair Housing Survey (Community Members)

Barriers to Fair Housing

21. Do you think housing discrimination is an issue in Los Angeles? Please rate the level of housing discrimination in Los Angeles on a scale of 0 to 10, with 0 indicating no housing discrimination and 10 indicating an extremely high level of housing discrimination.

0 - No Housing Discrimination — **10 - Extreme Housing Discrimination**

22. Please indicate the extent to which the following are barriers to fair housing choice in Los Angeles.

	Barrier to Fair Housing Choice	Somewhat of a Barrier	Not Much of a Barrier	Not At All a Barrier to Fair Housing Choice	I Don't Know
Community opposition to affordable housing	○	○	○	○	○
Discrimination by landlords or rental agents	○	○	○	○	○
Discrimination by mortgage lenders	○	○	○	○	○
Discrimination or steering by real estate agents	○	○	○	○	○
Displacement due to rising housing costs	○	○	○	○	○
Lack of housing options for people with disabilities	○	○	○	○	○
Landlords refusing to accept Section 8 vouchers	○	○	○	○	○
Limited access to banking and financial services	○	○	○	○	○
Limited access to jobs	○	○	○	○	○
Limited access to	○	○	○	○	○

good schools					
Limited access to community resources for people with disabilities	○	○	○	○	○
Neighborhoods in need of revitalization and new investment	○	○	○	○	○
Not enough affordable housing for individuals	○	○	○	○	○
Not enough affordable housing for families	○	○	○	○	○
Not enough affordable housing for seniors	○	○	○	○	○
Not enough Section 8 / Housing Choice Vouchers to meet needs	○	○	○	○	○
Policies and admission procedures in state/federal assisted housing	○	○	○	○	○

City of Los Angeles Fair Housing Survey (Community Members)

General Information

23. Please share your zip code.

24. What is your age group?

- ◯ Under 18
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-61
- ◯ 62-74
- ◯ 75 or over
- ◯ Prefer not to answer

25. What is your household size?

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5
- ◯ 6
- ◯ 7 or more
- ◯ Prefer not to answer

26. What is your race/ethnicity? Check all that apply.

- ☐ White
- ☐ African American or Black
- ☐ Latino or Hispanic
- ☐ Asian or Pacific Islander
- ☐ Other (please answer below):
- ☐ Native American or Alaska Native
- ☐ Multiple races or ethnicities
- ☐ Prefer not to answer

27. Do you or anyone in your home have a disability?

- ◯ Yes
- ◯ No
- ◯ Prefer not to answer

28. If you answered yes, please list the type(s) of disability. Check all that apply.

- [ ] Hearing difficulty
- [ ] Vision difficulty
- [ ] Cognitive difficulty
- [ ] Ambulatory difficulty
- [ ] Self-care difficulty
- [ ] Independent living difficulty
- [ ] Does not apply or prefer not to answer
- [ ] Other (please answer below):

29. Does anyone in your home regularly speak a language other than English?

- ◯ Yes
- ◯ No
- ◯ Prefer not to answer

If yes, please list the language:

30. What gender do you identify as?

- ◯ Man
- ◯ Woman
- ◯ Non-binary
- ◯ Prefer not to answer
- ◯ Prefer to self-describe (please answer below):

31. Do you consider yourself to be transgender?

- ◯ Yes
- ◯ No
- ◯ Prefer not to answer

32. What is your sexual orientation? Check all that apply.

- [ ] Asexual
- [ ] Bisexual
- [ ] Gay
- [ ] Heterosexual or straight
- [ ] Lesbian
- [ ] Pansexual
- [ ] Queer
- [ ] Other
- [ ] Prefer not to answer

33. What is your current housing status?

- ◯ I own a home
- ◯ I rent a house or apartment
- ◯ I rent a bedroom
- ◯ I rent an unpermitted unit
- ◯ I rent a garage
- ◯ Other (please answer below):
- ◯ I live with a relative or friend
- ◯ I live in a hotel or motel
- ◯ I couch surf
- ◯ I am homeless
- ◯ Prefer not to answer

34. If you live in subsidized/assisted housing, please indicate what type.

- ◯ Section 8-Housing Choice Voucher (individuals and families with low incomes use vouchers to help pay for privately owned housing)
- ◯ Section 8-Building (participating housing developments with units restricted for low-income households; tenants pay 30% of their income (after certain deductions are taken out) for rent and utilities, or a minimum of $50 per month)
- ◯ Low-Income Housing Tax Credit property
- ◯ Public housing
- ◯ I don't know or prefer not to answer
- ◯ Does not apply / I do not live in subsidized or assisted housing
- ◯ Other (please answer below):

35. Please use the box below to provide any additional information or concerns about housing choice and fair housing in Los Angeles.

Thank you for taking the survey!

If you have any further questions or concerns about fair housing, please contact the Housing Rights Center at 1-213-387-8400 or 1-800-477-5977 or HUD at 1-213-984-8000 or 1-800-877-8339.

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Encuesta a los Miembros de la Comunidad

El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés), en asociación con la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) está desarrollando la Evaluación de Vivienda Justa (AFH) 2023-2028 para Los Ángeles, la cual examinará si todos tienen opciones similares para la vivienda, al margen de la clase protegida. Las clases protegidas a nivel federal incluyen la raza, la etnia, la nacionalidad, el sexo, la religión, la discapacidad y las familias con niños. La ley del estado de California también prohíbe la discriminación en la vivienda por otras clases protegidas, así como la edad, la ascendencia, la ciudadanía y el estado de inmigración, la identidad o expresión de género, la información genética, el estado civil, el idioma, la orientación sexual, la fuente de ingresos y la condición de veterano. La evaluación presentará un plan para abordar los problemas de vivienda justa en la ciudad.

Una parte importante de este estudio es conocer la opinión de los ciudadanos sobre cuestiones de vivienda justa y elección de vivienda. Las opiniones recopiladas se utilizarán para formular recomendaciones que aborden los problemas de la vivienda justa en la ciudad. Esta encuesta es una de las formas en las que reuniremos información.

Sus respuestas son confidenciales. Solo comunicaremos esta información en conjunto con otras respuestas de la encuesta y en formato resumido para proteger su privacidad. Por favor, no escriba su nombre u otra información personal en ninguna parte de la encuesta. Puede interrumpir la encuesta en cualquier momento. Si tiene alguna pregunta, póngase en contacto con Mosaic Community Planning en info@mosaiccommunityplanning.com o con el Departamento de Vivienda de Los Ángeles en lahd.afhpolicy@lacity.org.

Tiempo estimado para completarla: 7-10 minutos

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Acerca de su Barrio

1. ¿Cuál es su grado de satisfacción con el barrio en el que vive?

Muy satisfecho	Un poco satisfecho	Un poco insatisfecho	Muy insatisfecho
◯	◯	◯	◯

2. En su barrio, ¿tiene acceso a los siguientes recursos comunitarios?

	Sí	Más o menos	No	No lo sé
Escuelas públicas de calidad	◯	◯	◯	◯
Transporte público fiable	◯	◯	◯	◯
Oportunidades de trabajo	◯	◯	◯	◯
Lugares para hacer compras	◯	◯	◯	◯
Lugares para realizar operaciones bancarias	◯	◯	◯	◯
Viviendas asequibles	◯	◯	◯	◯
Viviendas de calidad	◯	◯	◯	◯
Parques e instalaciones recreativas	◯	◯	◯	◯
Medio ambiente limpio	◯	◯	◯	◯
Alimentos frescos y almacenes	◯	◯	◯	◯
Centros de salud	◯	◯	◯	◯
Guarderías de calidad	◯	◯	◯	◯
Familia y amigos	◯	◯	◯	◯
Instituciones religiosas	◯	◯	◯	◯

3. ¿En qué va al trabajo? Marque todo lo que corresponda.

- [ ] Conduce solo
- [ ] Viaje compartido en auto
- [ ] Transporte público
- [ ] A pie
- [ ] Otro (enumerar):
- [ ] Bicicleta
- [ ] Taxi o transporte compartido (Uber, Lyft, etc.)
- [ ] Trabajo desde mi casa
- [ ] No aplica

4. ¿Cuánto tiempo dura su viaje diario al trabajo (sólo ida)? Marque todo lo que corresponda.

- [ ] Menos de 30 minutos
- [ ] De 30 minutos a 1 hora
- [ ] Más de 1 hora a 2 horas
- [ ] Más de 2 horas
- [ ] No aplica

5. Si desea vivir más cerca de su lugar de trabajo, ¿alguna de los siguientes obstáculos se lo impide? Marque todo lo que corresponda.

- [ ] No hay opciones de vivienda asequible en esa zona
- [ ] Pocas opciones de vivienda que se ajusten al tamaño de mi familia
- [ ] Pocas opciones de vivienda accesibles para personas con discapacidades
- [ ] Pocas opciones de transporte
- [ ] Distancia de la familia/red de apoyo
- [ ] Calidad de las escuelas públicas
- [ ] Estado de las viviendas
- [ ] Malos antecedentes de alquiler/crédito
- [ ] Los propietarios no aceptan mi bono
- [ ] No hay viviendas públicas disponibles en ese lugar
- [ ] No aplica/No deseo vivir más cerca de mi lugar de trabajo
- [ ] Otro (enumerar):

6. Si pudiera elegir, ¿continuaría viviendo en su barrio o se mudaría a otro?

- ◯ Seguiría viviendo en mi barrio
- ◯ Mudarme a otro barrio
- ◯ No lo sé

7. ¿Qué es lo que más le gusta de su barrio?

8. ¿Qué mejoras le gustaría ver en su barrio?

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Acerca de Los Ángeles

9. Al pensar en la disponibilidad de viviendas en Los Ángeles, por favor, marque con una cruz si cree que se necesitan más opciones para cada uno de los tipos de vivienda que aparecen a continuación.

	No se necesita más	Se necesita un poco más	Se necesita mucho más	No lo sé
Viviendas accesibles para personas con discapacidad	◯	◯	◯	◯
Viviendas para personas de la tercera edad	◯	◯	◯	◯
Viviendas asequibles	◯	◯	◯	◯
Viviendas que aceptan bonos de la Sección 8	◯	◯	◯	◯
Ayuda para la compra de la primera vivienda	◯	◯	◯	◯
Vivienda para familias con niños	◯	◯	◯	◯

Por favor, comparta cualquier otro comentario acerca de las necesidades locales de vivienda:

10. Al pensar en la disponibilidad y la calidad de los recursos comunitarios en Los Ángeles, marque con una cruz si cree que cada uno de los siguientes elementos se ofrece por igual en todos los barrios.

	Se proporcionan por igual	No se proporcionan por igual	No lo sé
Escuelas	◯	◯	◯
Transporte público	◯	◯	◯
Carreteras y aceras	◯	◯	◯
Almacenes y otros comercios	◯	◯	◯
Bancos y préstamos	◯	◯	◯
Parques, espacios verdes e instalaciones recreativas	◯	◯	◯
Mantenimiento de la propiedad	◯	◯	◯
Recolección de residuos	◯	◯	◯
Protección policial	◯	◯	◯
Protección contra incendios	◯	◯	◯
Centros comunitarios	◯	◯	◯
Centros de preparación laboral/centros de recursos laborales	◯	◯	◯
Cobertura de árboles/sombra para aliviar las altas temperaturas	◯	◯	◯

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Derecho a la Vivienda Justa

Vivienda justa significa que tiene derecho a vivir donde quiera sin miedo a la discriminación por sus características personales. Las leyes federales y estatales prohíben la discriminación basada en las siguientes características: raza, etnia, nacionalidad, sexo, religión, discapacidad, si tiene hijos, edad, ascendencia, ciudadanía y estado de inmigración, identidad o expresión de género, información genética, estado civil, idioma, orientación sexual, fuente de ingresos y condición de veterano.

11. ¿Conoce y comprende sus derechos en materia de vivienda justa?

- ◯ Sí
- ◯ No
- ◯ Más o menos

12. ¿Sabe cómo presentar una denuncia por discriminación en la vivienda?

- ◯ Sí
- ◯ No
- ◯ Más o menos

13. ¿Qué tan accesibles son las organizaciones de vivienda justa en Los Ángeles?

- ◯ Muy accesible
- ◯ Un poco accesible
- ◯ Un poco inaccesible
- ◯ Muy inaccesible
- ◯ No lo sé

14. Desde que vive en Los Ángeles, ¿ha sufrido discriminación en la vivienda?

Las siguientes acciones son ejemplos de discriminación en la vivienda si se basan en la raza, el origen étnico, la nacionalidad, el sexo, la religión, si tiene hijos o si tiene una discapacidad: negarse a alquilar o vender una vivienda, negarse a hablar sobre el alquiler o la venta de una vivienda, decir que la vivienda no está disponible para el alquiler o la venta cuando sí lo está, tener condiciones diferentes de alquiler o venta, o proporcionar una vivienda o servicios de vivienda diferentes.

- ◯ Sí
- ◯ No

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Derecho a la Vivienda Justa

15. ¿Quién cree que lo ha discriminado? Marque todo lo que corresponda.

- [ ] Propietario o administrador de la propiedad
- [ ] Agente inmobiliario
- [ ] Prestamista hipotecario
- [ ] Otro (enumerar):
- [ ] Personal de la ciudad o del condado
- [ ] No aplica

16. ¿En qué cree que se lo ha discriminado? Marque todo lo que corresponda.

- [ ] Raza (por ejemplo: negro, blanco, asiático, isleño del Pacífico, nativo americano, nativo de Alaska, múltiples razas)
- [ ] Origen étnico (por ejemplo: hispano o latino)
- [ ] Origen nacional (por ejemplo: México, Filipinas, Irán)
- [ ] Religión
- [ ] Sexo
- [ ] Discapacidad
- [ ] Situación familiar (por ejemplo: padre soltero con hijos, familia con hijos, esperando un hijo)
- [ ] Edad
- [ ] Ascendencia
- [ ] Ciudadanía y estatus migratorio
- [ ] Identidad o expresión de género
- [ ] Información genética
- [ ] Estado civil
- [ ] Idioma
- [ ] Orientación sexual
- [ ] Fuente de ingresos (por ejemplo, bono de elección de vivienda)
- [ ] Condición de veterano
- [ ] No aplica

17. ¿Ha presentado una denuncia por esa discriminación?

- ◯ Sí
- ◯ No
- ◯ No aplica

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Derecho a la Vivienda Justa

18. ¿Por qué no presentó una denuncia por discriminación en la vivienda? Marque todo lo que corresponda.

- [ ] Tenía miedo de las represalias
- [ ] No sabía dónde presentar la denuncia
- [ ] No sabía si necesitaba un abogado
- [ ] El proceso no era accesible para mí debido a una discapacidad
- [ ] No sabía que era una violación de la ley
- [ ] Otro (enumerar):
- [ ] El proceso no estaba en mi idioma
- [ ] No tuve tiempo de presentar la denuncia
- [ ] No sabía de qué serviría
- [ ] No aplica

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Derecho a la Vivienda Justa

19. ¿Cuál es su grado de satisfacción con el resultado de haber presentado una denuncia por discriminación en materia de vivienda?

- ◯ Muy satisfecho
- ◯ Un poco satisfecho
- ◯ Un poco insatisfecho
- ◯ Muy insatisfecho
- ◯ No lo sé
- ◯ No aplica

Explique por qué está satisfecho o insatisfecho con el resultado de la presentación de una denuncia por discriminación en materia de vivienda:

20. ¿Obtuvo el apoyo de alguna organización o agencia en el proceso?

- ◯ Sí
- ◯ No
- ◯ No aplica

Si respondió sí, enumere las organizaciones que lo han apoyado en el proceso:

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Obstáculos a la Vivienda Justa

21. ¿Cree que la discriminación en la vivienda representa un problema en Los Ángeles? Califique el nivel de discriminación en materia de vivienda en Los Ángeles en una escala de 0 a 10, donde 0 indica que no hay discriminación en materia de vivienda y 10 indica un nivel extremadamente alto de discriminación en materia de vivienda.

0 - No hay discriminación en materia de vivienda

10 - Nivel extremadamente alto de discriminación en materia de vivienda

22. Por favor, indique en qué medida los siguientes son obstáculos para la elección de una vivienda justa en Los Ángeles.

	Barrera para la elección de vivienda justa	Podría ser un obstáculo	No es un gran	No es un obstáculo	No lo sé
Oposición comunitaria a las viviendas asequibles	○	○	○	○	○
Discriminación por parte de los propietarios o agentes de alquiler	○	○	○	○	○
Discriminación por parte de los prestamistas hipotecarios	○	○	○	○	○
Discriminación u orientación por parte de los agentes inmobiliarios	○	○	○	○	○
Desplazamiento debido al aumento de los costes de la vivienda	○	○	○	○	○
Falta de opciones de vivienda para personas con discapacidad	○	○	○	○	○
Los propietarios se					

niegan a aceptar los bonos de la Sección 8	◯	◯	◯	◯	◯
Acceso limitado a los servicios bancarios y financieros	◯	◯	◯	◯	◯
Acceso limitado a los puestos de trabajo	◯	◯	◯	◯	◯
Acceso limitado a buenas escuelas	◯	◯	◯	◯	◯
Acceso limitado a los recursos comunitarios para las personas con discapacidades	◯	◯	◯	◯	◯
Barrios que necesitan revitalización y nuevas inversiones	◯	◯	◯	◯	◯
No hay suficientes unidades de viviendas asequibles para particulares	◯	◯	◯	◯	◯
No hay suficientes viviendas asequibles para familias	◯	◯	◯	◯	◯
No hay suficientes viviendas asequibles para personas mayores	◯	◯	◯	◯	◯
No hay suficientes Bonos de Elección de Vivienda/Sección 8 para satisfacer las necesidades	◯	◯	◯	◯	◯
Políticas y procedimientos de admisión en las viviendas con asistencia estatal/federal	◯	◯	◯	◯	◯

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Información General

23. Indique su código postal.

24. ¿Cuál es su grupo de edad?

- ◯ Menos de 18 años
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-61
- ◯ 62-74
- ◯ 75 o más
- ◯ Prefiero no contestar

25. ¿Cuántas personas viven en su casa?

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5
- ◯ 6
- ◯ 7 o más
- ◯ Prefiero no contestar

26. ¿Cuál es su raza/etnia? Marque todo lo que corresponda.

- ☐ Blanco
- ☐ Afroamericano o negro
- ☐ Latino o hispano
- ☐ Asiático o isleño del Pacífico
- ☐ Otro (enumerar):
- ☐ Nativo americano o nativo de Alaska
- ☐ Múltiples razas/etnias
- ☐ Prefiero no contestar

27. ¿Tiene usted o alguien en su casa una discapacidad?

- ◯ Sí
- ◯ No
- ◯ Prefiero no contestar

28. Si respondió de forma afirmativa a la pregunta n.° 27, especifique el tipo de discapacidad. Marque todo lo que corresponda.

- [ ] Dificultad auditiva
- [ ] Dificultad visual
- [ ] Dificultad cognitiva
- [ ] Dificultad ambulatoria
- [ ] Dificultad de autocuidado
- [ ] Dificultad de vida independiente
- [ ] No aplica o prefiero no contestar
- [ ] Otro (enumerar):

29. ¿Hay alguien en su casa que hable habitualmente un idioma distinto del inglés?

- ◯ Sí
- ◯ No
- ◯ Prefiero no contestar

En caso afirmativo, indique el idioma:

30. ¿Con qué género se identifica?

- ◯ Hombre
- ◯ Mujer
- ◯ No binario
- ◯ Prefiero no contestar
- ◯ Prefiero autodescribirme (enumerar):

31. ¿Se considera usted transgénero?

- ◯ Sí
- ◯ No
- ◯ Prefiero no contestar

32. ¿Cuál es su orientación sexual? Marque todo lo que corresponda.

- [ ] Asexual
- [ ] Bisexual
- [ ] Gay
- [ ] Heterosexual
- [ ] Lesbiana
- [ ] Pansexual
- [ ] Homosexual
- [ ] Otro
- [ ] Prefiero no contestar

33. ¿Cuál es su situación actual en materia de vivienda?

- ◯ Soy propietario de una vivienda
- ◯ Alquilo una casa/departamento
- ◯ Alquilo una habitación
- ◯ Alquilo una unidad no permitida
- ◯ Alquilo un garaje
- ◯ Otro (enumerar):
- ◯ Vivo con un familiar o amigo
- ◯ Vivo en un hotel/motel
- ◯ Hago couchsurfing
- ◯ No tengo hogar
- ◯ Prefiero no contestarr

34. Si vive en una vivienda subvencionada/asistida, indique de qué tipo.

- ◯ Sección 8/Bales de Elección de Vivienda (las personas y familias con bajos ingresos utilizan los bonos para ayudar a pagar una vivienda privada)
- ◯ Sección 8 - Edificio (urbanizaciones participantes con unidades restringidas para hogares de bajos ingresos; los inquilinos pagan el 30 % de sus ingresos [luego de ciertas deducciones] para el alquiler y los servicios públicos o un mínimo de $ 50 mensuales)
- ◯ Propiedad de crédito fiscal para viviendas de bajos ingresos
- ◯ Vivienda pública
- ◯ No lo sé o prefiero no contestar
- ◯ No aplica
- ◯ Otro (enumerar):

35. Por favor, utilice el espacio a continuación para proporcionar cualquier información adicional o inquietud sobre cuestiones de vivienda justa y elección de vivienda en Los Ángeles.

¡Gracias por participar!

Si tiene alguna otra pregunta o inquietud sobre la vivienda justa, póngase en contacto con el Centro de Derecho a la Vivienda en 1-213-387-8400 o 1-800-477-5977 o el HUD al 1-213-984-8000 o 1-800-877-8339.

洛杉磯公平住房調查

社區成員調查

洛杉磯住房部（LAHD）與洛杉磯房屋管理局（HACLA）正在合作製定2023年至2028年洛杉磯公平住房評估（AFH）。該評估將調查每個人是否有類似的住房選擇，無論是否為受保護階層。受聯邦保護的階層包括基於種族、民族、國籍、性別、宗教、殘疾受到保護的群體，以及有孩子的家庭。加利福尼亞州的法律也禁止其他受保護階層受到住房歧視，這些受保護階層包括基於年齡、血統、公民身份和移民身份、性別認同或表達、遺傳信息、婚姻狀況、語言、性取向、收入來源和退伍軍人身份受到保護的群體。該評估將概述旨在解決該市公平住房問題的計劃。

聽取公眾對公平住房和住房選擇問題的意見是這項研究的重要部分之一。收集到的反饋意見將被用於提供建議，以解決該市的公平住房問題。此調查是我們收集意見的一種方式。

您的回答是保密的。為了保護您的隱私，我們僅會將這些信息與其他調查回答結合起來，並以摘要形式報告。請勿在此調查的任何地方寫下您的姓名或其他個人信息。您可以隨時退出調查。如果您有疑問，請聯係Mosaic Community Planning（郵箱地址：info@mosaiccommunityplanning.com）或洛杉磯住房部（郵箱地址：lahd.afhpolicy@lacity.org。

完成調查預計需要7到10分鐘

洛杉磯公平住房調查

關於您的街區

1. 您對您居住的街區的滿意程度如何？

非常滿意	比較滿意	比較不滿意	非常不滿意
○	○	○	○

2. 在您的街區，您是否可以獲取到以下社區資源？

	是	基本可以	否	不清楚
優質公立學校	○	○	○	○
可靠公共交通	○	○	○	○
工作機會	○	○	○	○
購物地點	○	○	○	○
銀行業務地點	○	○	○	○
經濟適用房	○	○	○	○
品質住房	○	○	○	○
停車場和娛樂設施	○	○	○	○
潔净環境	○	○	○	○
新鮮食物和食品商店	○	○	○	○
醫療護理設施	○	○	○	○
品質兒童保育服務	○	○	○	○
家人和朋友	○	○	○	○
宗教機構	○	○	○	○

3. 您怎麼去上班？請選擇所有適用項。

- ☐ 獨自駕車
- ☐ 自行車
- ☐ 拼車
- ☐ 出租車或汽車共享（Uber、Lyft等）
- ☐ 公共交通
- ☐ 我居家辦公
- ☐ 步行
- ☐ 不適用
- ☐ 其他（請列出）:

4. 您每天上班的通勤時間是多久(單程)？請選擇所有適用項。

- ☐ 30分鐘以內
- ☐ 超過1個小時到2個小時
- ☐ 不適用
- ☐ 30分鐘到1個小時
- ☐ 超過2個小時

5. 如果您想住得離工作地點近一些，以下障礙是否會阻止您這樣做？請選擇所有適用項。

- [ ] 那個地區沒有經濟適用房可供選擇
- [ ] 幾乎沒有適合我家庭規模的住房選擇
- [ ] 幾乎沒有無障礙住房選擇
- [ ] 幾乎沒有交通方式選擇
- [ ] 與家人/支持網絡的距離
- [ ] 公立學校的質量
- [ ] 住房條件
- [ ] 租賃/信用記錄不佳
- [ ] 房東不接受補貼券
- [ ] 那個地方沒有公共住房可供選擇
- [ ] 不適用/我不想住得離我的工作地點近一些
- [ ] 其他（請列出）:

6. 如果您可以選擇，您會繼續住在您的街區還是搬到另一個街區？

- ◯ 繼續住在我的街區
- ◯ 搬到另一個街區
- ◯ 不清楚

7. 對於您的街區，您最喜歡的是什麼？

8. 在您的街區，您最希望哪方面得到改善？

洛杉磯公平住房調查

關於洛杉磯

9. 考慮到洛杉磯的住房可用性，請選擇您是否認爲以下每種類型的住房都需要增加。

	不需要更多	需要更多一些	需要非常多	不清楚
無障礙住房	◯	◯	◯	◯
老人住宅	◯	◯	◯	◯
經濟適用房	◯	◯	◯	◯
可用第8節補貼券的住房	◯	◯	◯	◯
首次購房援助	◯	◯	◯	◯
有孩子的家庭可選擇的住房	◯	◯	◯	◯

請說出對當地住房需求的其他看法：

10. 考慮到洛杉磯社區資源的可用性和質量，請選擇您是否認爲以下各項資源在所有社區內都是平等提供的。

	平等提供	不平等提供	不清楚
學校	◯	◯	◯
公共交通	◯	◯	◯
馬路和人行道	◯	◯	◯
食品商店和其他購物	◯	◯	◯
銀行和貸款	◯	◯	◯
停車場、綠色空間和娛樂設施	◯	◯	◯
物業維修	◯	◯	◯
垃圾回收	◯	◯	◯
治安保護	◯	◯	◯
消防	◯	◯	◯
社區中心	◯	◯	◯
就業準備/就業資源中心	◯	◯	◯
用於緩解高溫的樹木/蔭棚	◯	◯	◯

洛杉磯公平住房調查

公平住房權利

公平住房意味著您有權在您選擇的地方居住，而不必擔心因您的個人特徵而受到歧視。聯邦和州法律禁止基於以下特徵的歧視：種族、民族、國籍、性別、宗教、殘疾、是否有孩子、年齡、血統、公民身份和移民身份、性別認同或表達、遺傳信息、婚姻狀況、語言、性取向、收入來源和退伍軍人身份。

11. 您是否知道并且理解您的公平住房權利？

- ◯ 是
- ◯ 否
- ◯ 基本可以

12. 您知道如何提交住房歧視投訴嗎？

- ◯ 是
- ◯ 否
- ◯ 基本可以

13. 在洛杉矶使用公平住房组织有多容易？

- ◯ 非常清楚
- ◯ 比較清楚
- ◯ 不太清楚
- ◯ 完全不清楚
- ◯ 不清楚

14. 自從您在洛杉磯生活以來，您是否經歷過住房歧視？

如果以下行爲是基於種族、民族、國籍、性別、宗教、是否有孩子或是否有殘疾的，則是住房歧視的例子：拒絕出租或出售住房、拒絕討論出租或出售住房、在有住房的情況下說沒有出租或出售的住房、有不同的出租或出售條款或提供不同的住房或住房服務。

- ◯ 是
- ◯ 否

洛杉磯公平住房調查

公平住房權利

15. 您認爲是誰歧視您？請選擇所有適用項。

- [ ] 房東或物業經理
- [ ] 房地產經紀人
- [ ] 抵押放貸者
- [ ] 市或縣工作人員
- [ ] 不適用
- [ ] 其他（請列出）：

16. 您認爲您是基於什麼受到歧視？請選擇所有適用項。

- [ ] 種族（如：黑人、白人、亞洲人、太平洋島民、美洲原住民、阿拉斯加原住民、多種族）
- [ ] 民族（如：西班牙裔或拉丁裔美國人）
- [ ] 國籍（如：墨西哥、菲律賓、伊朗）
- [ ] 宗教
- [ ] 性別
- [ ] 殘疾
- [ ] 家庭狀況
- [ ] 年齡
- [ ] 血統
- [ ] 公民身份和移民身份
- [ ] 性別認同或表達
- [ ] 遺傳信息
- [ ] 婚姻狀況
- [ ] 語言
- [ ] 性取向
- [ ] 收入來源
- [ ] 退伍軍人身份
- [ ] 不適用

17. 您是否提交了歧視報告？

- ◯ 是
- ◯ 否
- ◯ 不適用

洛杉磯公平住房調查

公平住房權利

18. 您爲什麽不提交歧視報告？請選擇所有適用項。

- [ ] 我害怕遭到報復
- [ ] 無法以我的語言進行投訴
- [ ] 我不知道向誰投訴
- [ ] 我沒時間投訴
- [ ] 我不知道我是否需要律師
- [ ] 我不知道這有什麽好處
- [ ] 由於殘疾，我無法進行投訴
- [ ] 不適用
- [ ] 我不知道這是違法行爲
- [ ] 其他（請列出）：

洛杉磯公平住房調查

公平住房權利

19. 提交住房歧視報告後，您對結果的滿意程度如何？

- ◯ 非常滿意
- ◯ 比較滿意
- ◯ 比較不滿意
- ◯ 非常不滿意
- ◯ 不清楚
- ◯ 不適用

請說明您爲什麼對提交住房歧視報告后的結果感到滿意或不滿意：

20. 是否有組織或機構在投訴過程中為您提供支持？

- ◯ 是
- ◯ 否
- ◯ 不適用

如果答案是"是"，請列出爲您提供支持的組織：

洛杉磯公平住房調查

公平住房的障礙

21. 1您認為住房歧視在洛杉磯是否是一個問題？請對洛杉磯的住房歧視程度進行評分，0分表示沒有住房歧視，10分表示住房歧視程度極高。

0 - 沒有住房歧視 **10 - 住房歧視程度極高**

22. 請說明以下因素在多大程度上影響了洛杉磯的公平住房選擇。

	公平住房選擇的障礙	有點影響	不太影響	完全不影響	不清楚
社區反對經濟適用房	○	○	○	○	○
房東或租房中介的歧視	○	○	○	○	○
抵押放貸者的歧視	○	○	○	○	○
房地產經紀人的歧視或引導	○	○	○	○	○
由於住房成本上升而被迫遷移	○	○	○	○	○
殘疾人缺乏住房選擇	○	○	○	○	○
房東拒收第8節補貼券	○	○	○	○	○
銀行和金融服務有限	○	○	○	○	○
就業機會有限	○	○	○	○	○
進入好學校的機會有限	○	○	○	○	○
為殘疾人提供的社區資源有限	○	○	○	○	○
街區需要復興和新投資	○	○	○	○	○
為個人提供的經濟適用房單元不足	○	○	○	○	○
為家庭提供的經濟適用房不足	○	○	○	○	○
為老人提供的經濟適用房不足s	○	○	○	○	○
第8節/住房選擇補貼券的數量不足以滿足需求	○	○	○	○	○
州/聯邦援助住房的政策或申請流程	○	○	○	○	○

洛杉磯公平住房調查

基本信息

23. 請填寫您的郵政編碼。

24. 您的年齡段是？

- ◯ 18歲以下
- ◯ 18到24歲
- ◯ 25到34歲
- ◯ 35到44歲
- ◯ 45到54歲
- ◯ 55到61歲
- ◯ 62到74歲
- ◯ 75歲及以上
- ◯ 不希望回答

25. 您的家庭人口數量為？

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5
- ◯ 6
- ◯ 7或以上
- ◯ 不希望回答

26. 您的種族/民族是什麼？請選擇所有適用項。

- ☐ 白人
- ☐ 非裔美國人或黑人
- ☐ 拉丁裔美國人或西班牙裔
- ☐ 亞洲人或太平洋島民
- ☐ 其他（請列出）:
- ☐ 美洲原住民或阿拉斯加原住民
- ☐ 多種族/民族
- ☐ 不希望回答

27. 您或您的家人是否有殘疾？

- ◯ 是
- ◯ 否
- ◯ 不希望回答

28. 如果第27題的答案是“是”，請説明殘疾類型。

- [ ] 聽力困難
- [ ] 視力困難
- [ ] 認知困難
- [ ] 行動困難
- [ ] 其他（請列出）：
- [ ] 自理困難
- [ ] 難以獨立生活
- [ ] 不適用/不希望回答

29. 您是否有家人經常說英語以外的語言？

- ◯ 是
- ◯ 否
- ◯ 不希望回答

如是，請列出所説的語言：

30. 您認爲自己的性別是什麼？

- ◯ 男性
- ◯ 女性
- ◯ 非二元性別
- ◯ 不希望回答
- ◯ 希望由自己進行説明：

31. 您認爲您是跨性別者嗎？

- ◯ 是
- ◯ 否
- ◯ 不希望回答

32. 您的性取向是什麼？請選擇所有適用項。

- [ ] 無性戀
- [ ] 雙性戀
- [ ] 男同性戀
- [ ] 異性戀
- [ ] 女同性戀
- [ ] 泛性戀
- [ ] 酷兒
- [ ] 其他
- [ ] 不希望回答

33. 您目前的住房狀況爲何？

- ◯ 我擁有自己的房子
- ◯ 我租了一個房子/公寓
- ◯ 我租了一個臥室
- ◯ 我租了一個未經允許的單元
- ◯ 我租了一個車庫
- ◯ 其他（請列出）:

- ◯ 我與親戚或朋友一起居住
- ◯ 我在酒店/汽車旅館居住
- ◯ 我在沙發旅游
- ◯ 我無家可歸
- ◯ 不希望回答

34. 如果您居住在補貼住房/援助住房，請説明類型。

- ◯ 第8節住房選擇補貼券（低收入的個人和家庭可以使用補貼券支付私有住房的費用）
- ◯ 第8節——建築（參與的住房發展項目，其單元限低收入家庭使用；租戶收入的30%（在扣除某些費用後）將用於支付租金和水電費，或每月至少支付50美元）
- ◯ 低收入住房稅收優惠房產
- ◯ 公共住房
- ◯ 不清楚/不希望回答
- ◯ 不適用
- ◯ 其他（請列出）：

35. 請在下方提供有關洛杉磯住房選擇和公平住房的任何其他資訊或關切。

感謝您的參與！

如果您有任何關於公平住房的進一步問題或關切，請聯係住房權利中心（電話：1-213-387-8400或1-800-477-5977）或HUD（電話：1-213-984-8000或1-800-877-8339）。

로스앤젤레스 시 공정 주거 설문조사

지역사회 주민 설문조사

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완성 추정 시간: 7-10분

로스앤젤레스 시 공정 주거 설문조사

귀하의 동네에 대해

1. 본인이 사는 동네에 얼마나 만족하십니까?

매우 만족함	어느 정도 만족함	어느 정도 불만족함	매우 불만족함
○	○	○	○

2. 본인의 동네에서 다음의 지역 자원들에 접근할 수 있습니까?

	예	어느 정도	아니요	모름
품질 좋은 공립 학교	○	○	○	○
믿을 수 있는 공공 교통	○	○	○	○
직업 기회	○	○	○	○
쇼핑할 곳	○	○	○	○
은행	○	○	○	○
저렴한 거주처	○	○	○	○
품질 좋은 거주처	○	○	○	○
공원 및 레크레이션 시설들	○	○	○	○
깨끗한 환경	○	○	○	○
신선한 음식 & 식품점	○	○	○	○
건강 관리 시설	○	○	○	○
품질 좋은 보육소	○	○	○	○
가족 및 친구	○	○	○	○
신앙 조직	○	○	○	○

3. 직장에는 어떻게 가시나요? 해당되는 모든 것을 선택하세요.

- ☐ 자차 운전
- ☐ 자전거
- ☐ 카풀
- ☐ 택시 또는 공유 교통 (Uber, Lyft 등)
- ☐ 공공 교통
- ☐ 집에서 걸어감
- ☐ 도보
- ☐ 적용되지 않음
- ☐ 기타 (상세하게 작성해주세요):

4. 매일 통근하는 데 얼마나 걸립니까(편도)? 해당되는 모든 것을 선택하세요.

- [ ] 30분 미만
- [ ] 30분에서 1시간
- [ ] 1시간 이상~2시간
- [ ] 2시간 이상
- [ ] 적용되지 않음

5. 귀하가 직장에서 더 가까이 살기를 원한다면, 어떤 장벽이 그걸 방해합니까? 해당되는 모든 것을 선택하세요.

- [ ] 해당 지역에서 사용할 수 있는 저렴한 주택 옵션 없음
- [ ] 내 가족 규모에 맞는 주택 옵션이 적음
- [ ] 장애인이 이용할 수 있는 주택 선택권이 거의 없음
- [ ] 이동 수단이 거의 없음
- [ ] 가족/지원 네트워크에서 멈
- [ ] 공립 학교의 품질
- [ ] 주택 상태
- [ ] 열악한 임대/신용 기록
- [ ] 소유주가 내 바우처를 받지 않음
- [ ] 해당 위치에 사용할 수 있는 공공 주택이 없음
- [ ] 해당되지 않음 / 직장과 가까운 곳에 살고 싶지 않음
- [ ] 기타 (상세하게 작성해주세요):

6. 선택권이 있다면, 기존 동네에서 계속 살 건가요 아니면 다른 동네로 이사할 건가요?

- ◯ 기존 동네에서 계속 살기
- ◯ 다른 동네로 이사
- ◯ 모름

7. 동네의 가장 맘에 드는 점이 무엇인가요?

8. 동네에서 어떤 개선이 있었으면 좋겠나요?

로스앤젤레스 시 공정 주거 설문조사

로스앤젤레스에 대해

9. 로스앤젤레스의 주택 공급 가능 여부를 생각하면서 아래 주택 유형별로 더 필요하다고 생각하는지 확인 부탁드립니다.

	더 이상 필요 없음	조금 더 필요함	더 많이 필요함	모름
장애인이 이용할 수 있는 주택	◯	◯	◯	◯
고령자 주택	◯	◯	◯	◯
저렴한 거주처	◯	◯	◯	◯
섹션 8 바우처를 받는 주택	◯	◯	◯	◯
주택 생애 최초 구매자 지원	◯	◯	◯	◯
유자녀 부모를 위한 주택	◯	◯	◯	◯

지역 주택 수요에 대한 다른 의견을 공유해주세요:

10. 로스앤젤레스의 커뮤니티 자원의 가용성과 품질을 생각하면서, 다음 각 사항이 모든 동네에서 동등하게 제공된다고 생각하는지 확인해주세요.

	동등하게 제공됨	동등하게 제공되지 않음	모름
학교	○	○	○
공공 교통	○	○	○
도로 및 인도	○	○	○
식료품점 및 기타 쇼핑	○	○	○
은행 및 대출	○	○	○
공원, 녹지 공간 및 레크레이션 시설들	○	○	○
부동산 유지보수	○	○	○
쓰레기장	○	○	○
경찰서	○	○	○
소방서	○	○	○
지역사회 센터	○	○	○
취업준비 / 취업자원센터	○	○	○
고온에서 벗어나기 위한 나무 덮개 / 그림자	○	○	○

로스앤젤레스 시 공정 주거 설문조사

공정 주거 권리

공정 주택이란 개인의 특성에 따른 차별을 두려워하지 않고 자신이 선택한 곳에서 살 권리를 갖는 것을 의미합니다. 연방법과 주법은 인종, 민족, 국가 출신, 성별, 종교, 장애, 자녀가 있는지 여부, 나이, 조상, 시민권 및 이민 상태, 성별 정체성 또는 표현, 유전 정보, 결혼 상태, 언어, 성적 지향, 수입원 및 퇴역군인 상태같은 특성에 따른 차별을 금지합니다.

11. 자신의 공정 주거 권리를 알고 이해하시나요?

- ◯ 예
- ◯ 아니요
- ◯ 어느 정도

12. 주거 차별 민원을 제기하는 방법을 알고 있나요?

- ◯ 예
- ◯ 아니요
- ◯ 어느 정도

13. 로스앤젤레스의 공정 주택 조직에 얼마나 접근할 수 있습니까?

- ◯ 매우 접근 쉬움
- ◯ 어느 정도 접근 쉬움
- ◯ 접근이 쉬운 편이 아님
- ◯ 매우 접근하기 쉽지 않음
- ◯ 모름

14. 로스엔젤레스에 산 이후로, 주거 차별을 경험한 적이 있습니까?

주거 차별의 예는 인종, 민족, 국적, 성별, 종교, 자녀가 있는지 또는 장애가 있는지 여부에 따라 주택의 임대 또는 판매를 거부하거나, 주택의 임대 또는 판매에 대한 논의를 거부하거나, 임대 또는 판매 조건이 서로 다르거나, 주택 또는 주택 서비스를 제공하는 것입니다.

- ◯ 예
- ◯ 아니요

로스앤젤레스 시 공정 주거 설문조사

공정 주거 권리

15. 누가 자신을 차별했다고 믿나요? 해당되는 모든 것을 선택하세요.

- [ ] 소유주 또는 부동산 관리자
- [ ] 부동산 중개인
- [ ] 주택담보대출업체
- [ ] 도시 또는 카운티 직원
- [ ] 적용되지 않음
- [ ] 기타 (상세하게 작성해주세요):

16. 자신의 어떤 점에 기반하여 차별했다고 믿나요? 해당되는 모든 것을 선택하세요.

- [ ] 인종 (예: 흑인, 백인, 아시아인, 태평양 섬 사람, 미국 원주민, 알레스카 원주민, 여러 인종)
- [ ] 민족 (예: 히스패닉 또는 라틴)
- [ ] 출신 국가 (예: 멕시코, 필리핀, 이란)
- [ ] 종교
- [ ] 성별
- [ ] 장애
- [ ] 가족 형태 (예: 아이가 있는 싱글 부모, 아이가 있는 가족, 아이가 한 명인 경우만 받음)
- [ ] 나이
- [ ] 조상
- [ ] 시민권 및 이민 상태
- [ ] 젠더 정체성 또는 표현
- [ ] 유전적 정보
- [ ] 결혼 상태
- [ ] 언어
- [ ] 성적 지향
- [ ] 수입원 (예: 주거 선택 바우처)
- [ ] 퇴역군인 상태
- [ ] 적용되지 않음

17. 해당 차별에 대한 보고서를 제출했나요?

- ◯ 예
- ◯ 아니요
- ◯ 해당 안 됨

로스앤젤레스 시 공정 주거 설문조사

공정 주거 권리

18. 해당 주거 차별에 대해 보고서를 제출하지 않은 이유는 뭔가요? 해당되는 모든 것을 선택하세요.

- [ ] 보복이 두려워서
- [ ] 어디다 제출하는지 몰라서
- [ ] 변호사가 필요한지 몰라서
- [ ] 장애 때문에 그 과정에 접근할 수 없어서
- [ ] 해당 행위가 범죄인지 몰라서
- [ ] 기타 (상세하게 작성해주세요):
- [ ] 제출 과정이 내가 사용하는 언어로 제공되지 않아서
- [ ] 제출할 시간이 없어서
- [ ] 해도 뭐가 좋은지 모르겠어서o
- [ ] 적용되지 않음

로스앤젤레스 시 공정 주거 설문조사

공정 주거 권리

19. 주거 차별에 대한 보고서를 제출한 결과에 얼마나 만족했습니까?

- ◯ 매우 만족함
- ◯ 어느 정도 만족함
- ◯ 어느 정도 불만족함
- ◯ 매우 불만족함
- ◯ 모름
- ◯ 적용되지 않음

주거 차별 신고 결과에 만족하거나 불만족스러웠던 이유를 적어주세요:

20. 주거 차별 신고를 하면 그 과정에서 단체나 기관이 지원을 했습니까?

- ◯ 예
- ◯ 아니요
- ◯ 적용되지 않음

"예"라고 대답한 경우, 귀하를 지원했던 조직을 적어주세요:

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공정 주거의 장벽

21. 주거 차별이 로스앤젤레스에서 문제라고 생각하나요**? LA**의 주거 차별 수준을 **0**에서 **10**까지로 평가해 주십시오**. 0**은 주거 차별이 없음을 나타내고 **10**은 극도로 높은 수준의 주거 차별이 있다는 뜻입니다**.**

0 - 주거 차별 없음 **10 -** 엄청난 주거 차별이 있음

22. 다음 사항들이 로스엔젤레스에서 공정 주거 선택의 장벽이 되는 정도를 표시해주세요.

	공정 주거 선택의 장벽	약간 장벽이 있음	장벽이 그리 많지 않음	장벽이 전혀 없음	모름
저렴한 주거에 대한 지역 사회의 반대	○	○	○	○	○
임대주 또는 임대 회사가 하는 차별	○	○	○	○	○
주택담보대출업체가 하는 차별	○	○	○	○	○
부동산 중개인이 하는 차별 또는 조종	○	○	○	○	○
주거비 상승으로 인한 이주	○	○	○	○	○
장애인을 위한 주거 선택권 부족	○	○	○	○	○
섹션 8 바우처 수령을 거부하는 소유주	○	○	○	○	○
은행 및 금융 서비스에 대한 제한된 접근성	○	○	○	○	○
직업에 대한 제한된 접근성	○	○	○	○	○
좋은 학군에 대한 제한된 접근성	○	○	○	○	○
장애인을 위한 지역사회 자원에 대한 제한된 접근성	○	○	○	○	○
활성화와 새로운 투자가 필요한 지역	○	○	○	○	○
개인에게 알맞은 가격의 주택 유닛이 충분하지 않음	○	○	○	○	○
가족에게 알맞은 가격의 주거이 충분하지 않음	○	○	○	○	○
노인에게 알맞은 가격의 주거이 충분하지 않음	○	○	○	○	○
섹션 8 / 주거 선택권이 필요 충족에 충분하지 않음	○	○	○	○	○
주 / 연방 보조 거주를 위한 정책 및 입주 절차	○	○	○	○	○

로스앤젤레스 시 공정 주거 설문조사

일반 정보

23. 귀하의 우편 번호를 공유해주세요:

24. 귀하의 연령대는 무엇인가요?

- ◯ 18세 미만
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-61
- ◯ 62-74
- ◯ 75 이상
- ◯ 답하고 싶지 않음

25. 귀하의 가족은 몇 명입니까?

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5
- ◯ 6
- ◯ 7 또는 그 이상
- ◯ 답하고 싶지 않음

26. 귀하의 인종/민족은 무엇인가요? 해당되는 모든 것을 선택하세요.

- ☐ 흰색
- ☐ 아프리카계 미국인 또는 흑인
- ☐ 라틴계 또는 히스패닉
- ☐ 아시아인 또는 태평양 섬 주민
- ☐ 기타 (상세하게 작성해주세요):
- ☐ 미국 원주민 또는 알래스카 원주민
- ☐ 다인종 / 민족
- ☐ 답하고 싶지 않음

27. 귀하 본인이 장애인이거나 가족 중에 장애인이 있나요?

- ◯ 예
- ◯ 아니요
- ◯ 답하고 싶지 않음

28. "예"라고 대답한 경우, 장애 유형을 적어주세요:

- [ ] 청각 장애
- [ ] 시각 장애
- [ ] 인지 장애
- [ ] 보행 장애
- [ ] 기타 (상세하게 작성해주세요):
- [ ] 자기 관리 장애
- [ ] 자립 생활 장애
- [ ] 적용되지 않음 / 답하고 싶지 않음

29. 가족 중에 정기적으로 영어 이외의 언어를 말하는 사람이 있습니까?

- ◯ 예
- ◯ 아니요
- ◯ 답하고 싶지 않음

있다면 언어를 적어주세요.

30. 자신의 젠더 정체성을 무엇이라 생각하시나요?

- ◯ 남자
- ◯ 여자
- ◯ 논바이너리
- ◯ 답하고 싶지 않음
- ◯ 스스로 정의하고 싶음:

31. 귀하 자신이 트렌스젠더라고 생각하시나요?

- ◯ 예
- ◯ 아니요
- ◯ 답하고 싶지 않음

32. 귀하의 성적 지향은 무엇인가요? 해당되는 모든 것을 선택하세요.

- [ ] 에이섹슈얼
- [ ] 양성애자
- [ ] 게이
- [ ] 이성애자
- [ ] 레즈비언
- [ ] 판섹슈얼
- [ ] 퀴어
- [ ] 기타
- [ ] 답하고 싶지 않음

33. 현재 주택 상태는 어떻습니까?

- ◯ 자가
- ◯ 주택 / 아파트를 대여 중
- ◯ 침실을 대여 중
- ◯ 비허가 유닛을 대여 중
- ◯ 창고를 대여 중
- ◯ 기타 (상세하게 작성해주세요):
- ◯ 친척 또는 친구와 살고 있음
- ◯ 호텔 / 모텔 대여 중
- ◯ 임시 공간에 머무는 중
- ◯ 노숙자임
- ◯ 답하고 싶지 않음

34. 보조/지원 주택에 거주하시는 경우 어떤 유형인지 표시해주세요.

- ◯ 섹션 8 주거 선택 바우처 (소득이 낮은 개인과 가정은 개인 소유 주택에 대한 지불을 돕기 위한 바우처를 사용함)
- ◯ 섹션 8 - 건물 (저소득 가구를 위해 제한된 유닛이 있는 주택 개발에 참여. 세입자는 소득의 30%(특정 공제를 받은 후)를 임대료와 공공요금으로 지불하거나 매달 최소 $50를 받음)
- ◯ 저소득 주택 세액 공제 재산
- ◯ 공공 주거
- ◯ 모름 / 답하고 싶지 않음
- ◯ 적용되지 않음
- ◯ 기타 (상세하게 작성해주세요):

35. 아래 공간을 사용하여 로스앤젤레스의 주택 선택 및 공정 주택에 대한 추가 정보나 우려 사항을 제공해주시기 바랍니다.

참여에 감사드립니다!

공정 주택에 대해 더 궁금한 점이나 우려되는 점이 있으시면 다음 연락처로 주택권리센터로 문의하시기 바랍니다: 1-213-387-8400 또는 1-800-477-5977 또는 HUD 1-213-984-8000 또는 1-800-877-8339.

the Los Angeles Housing Department, 1200 W 7th Street, Los Angeles, CA 90017로 본 설문조사를 반환해주시기 바랍니다.

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Survey ng Miyembro ng Komunidad

Ang Los Angeles Housing Department (LAHD), sa pakikipagtulungan sa Housing Authority of the City of Los Angeles (HACLA), ay bubuo ng 2023-2028 Assessment of Fair Housing (AFH) para sa Los Angeles, na susuriin kung ang lahat ay may katulad na mga pagpipilian para sa pabahay anuman ang pinoprotektahang uri. Kasama sa mga klaseng protektado ng pederal ang lahi, etnisidad, bansang pinagmulan, kasarian, relihiyon, kapansanan, at mga pamilyang may mga anak. Ipinagbabawal din ng batas ng estado ng California ang diskriminasyon sa pabahay para sa iba pang mga protektadong uri kabilang ang edad, ninuno, pagkamamamayan at katayuan sa imigrasyon, pagkakakilanlan o pagpapahayag ng kasarian, genetic na impormasyon, katayuan sa pag-aasawa, wika, oryentasyong sekswal, pinagmumulan ng kita, at katayuang beterano. Babalangkasin ng pagsusuri ang plano para matugunan ang patas na mga isyu ng pabahay sa lungsod.

Isang mahalagang bahagi ng pag-aaral na ito ang pagdinig mula sa mga miyembro ng publiko sa mga isyu ng patas na pabahay at pagpili ng pabahay. Ang feedback na nakolekta ay gagamitin upang ipaalam ang mga rekomendasyon para matugunan ang mga isyu sa patas na pabahay sa lungsod. Ang survey na ito ay isang paraan para mangalap tayo ng input.

Ang iyong mga sagot ay kumpidensyal. Iuulat lamang namin ang impormasyong ito kasama ng iba pang mga tugon sa survey at sa buod na format upang maprotektahan ang iyong privacy. Huwag isulat ang iyong pangalan o iba pang personal na impormasyon saanman sa survey. Puwede mong ihinto ang survey kahit anong oras. Kung mayroon kang mga tanong, makipag-ugnay sa Mosaic Community Planning sa info@mosaiccommunityplanning.com o sa Los Angeles Housing Department sa lahd.afhpolicy@lacity.org.

Tinatayang oras para makumpleto: 7-10 minuto

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Tungkol Sa Inyong Komunidad

1. Gaano kayo nasisiyahan sa komunidad na inyong tinitirhan?

Lubos na nasisiyahan	Medyo nasisiyahan	Medyo hindi nasisiyahan	Lubos na hindi nasisiyahan
○	○	○	○

2. Sa inyong komunidad, mayroon ba kayong access sa sumusunod na pagkukunin ng komunidad?

	Oo	Medyo	Wala	Hindi Ko Alam
De-kalidad na mga pampublikong paaralan	○	○	○	○
Maaasahang pampublikong transportasyon	○	○	○	○
Mga oportunidad ng trabaho	○	○	○	○
Mga lugar para mamili	○	○	○	○
Mga lugar para magbangko	○	○	○	○
Aboy-kayang pabahay	○	○	○	○
De-kalidad na pabahay	○	○	○	○
Mga parket at pasilidad ng recreation	○	○	○	○
Malinis na kapaligiran	○	○	○	○
Sariwang pagkain at mga tindahan ng grocery	○	○	○	○
Mga pasilidad ng pangangalaga sa kalusugan	○	○	○	○
De-kalidad na pangangalaga sa bata	○	○	○	○
Pamilya at mga kaibigan	○	○	○	○
Mga institusyon ng pagsamba	○	○	○	○

3. Paano ka nagbibiyahe patungo sa trabaho? Tsekan ang lahat ng angkop.

- [ ] Nagmamanehong mag-isa
- [ ] Carpool
- [ ] Pampublikong transportasyon
- [ ] Naglalakad
- [ ] Iba pa (pakilista):
- [ ] Nagbibisikleta
- [ ] Taxi o rideshare (Uber, Lyft, atbp.)
- [ ] Nagtatrabaho ako sa bahay
- [ ] Hindi angkop

4. Gaano katagal kang nabibiyahe patungo sa trabaho (one-way)? Tsekan ang lahat ng angkop.

- [ ] Wala pang 30 minuto
- [ ] 30 minuto hanggang 1 oras
- [ ] Mahigit sa 1 oras hanggang 2 oras
- [ ] Mahigit sa 2 oras
- [ ] Hindi angkop

5. Kung gusto mong tumira sa mas malapit sa inyong lugar ng trabaho, mayroon ba sa alinman sa mga sumusunod na hadlang ang pumipigil sa inyo na gawin iyon? Tsekan ang lahat ng angkop.

- [ ] Walang abot-kayang opsyon ng pabahay na available sa lugar na iyon
- [ ] Kakaunting opsyon ng pabahay na nakakatugon sa laki ng aking pamilya
- [ ] Iilan lamang sa mga opsyon ng pabahay ang accessible sa mga taong may mga kapansanan
- [ ] Kakaunting opsyon sa transportasyon
- [ ] Distansya mula sa pamilya/pangkat na maaaring tumulong
- [ ] Kalidad ng mga pampublikong paaralan
- [ ] Kondisyon ng pabahay
- [ ] Hindi magandang history ng pagpaparenta/pautang
- [ ] Hindi tinatanggap ng mga landlord ang aking voucher
- [ ] Walang pampublikong pabahay ang available sa lugar na iyon
- [ ] Hindi naaangkop / ayaw kong tumira sa mas malapit sa lugar ng trabaho
- [ ] Iba pa (pakilista):

6. Kung may pagpipilian ka, gusto mo bang magpatuloy sa pagtira sa inyong komunidad o lumipat sa iba't ibang komunidad?

- ◯ Magpatuloy na tumira sa aking komunidad
- ◯ Lumipat sa ibang komunidad
- ◯ Hindi ko alam

7. Ano ang pinakagusto ninyo sa inyong komunidad?

8. Anong mga pagpapaunlad ang gusto ninyong makita sa inyong komunidad?

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Tungkol sa Los Angeles

9. Pag-isipan ang tungkol sa pagiging available ng pabahay sa Los Angeles, pakitingnan kung sa tingin mo ay mas kailangan mo ang bawat isa sa mga uri ng pabahay sa ibaba.

	Wala Nang Kailangan Pa	May Mga Kailangan Pa	Napakaraming Kailangan Pa	Hindi Ko Alam
Pabahay na accessible sa mga taong may mga kapansanan	○	○	○	○
Pabahay sa mga senyor	○	○	○	○
Aboy-kayang pabahay	○	○	○	○
Pabahay na tumatanggap ng mga voucher ng Seksyon 8	○	○	○	○
Tulong sa mga baguhang bumibili ng bahay	○	○	○	○
Pabahay para sa mga pamilyang may mga anak	○	○	○	○

Ibahagi ang iba pang mga komento tungkol sa mga pangangailangan sa lokal na pabahay:

10. Isipin ang tungkol sa pagiging available at kalidad ng mga pagkukunan ng pabahay sa Los Angeles, pakitingnan kung sa tingin mo ay patas na ibinibigay ang bawat isa sa mga sumusunod sa lahat ng komunidad.

	Patas na Ibinibigay	Hindi Patas na Ibinibigay	Hindi Ko Alam
Mga paaralan	○	○	○
Pampublikong transportasyon	○	○	○
Mga kalsada at bangketa	○	○	○
Mga tindahan ng grocery at iba pang pamilihan	○	○	○
Pagbabangko at pagpapautang	○	○	○
Mga paradahan, greenspace at mga pasilidad ng paglilibang	○	○	○
Pagmamantini ng property	○	○	○
Pangongolekta ng basura	○	○	○
Proteksyon ng puli	○	○	○
Proteksyon sa sunog	○	○	○
Mga community center	○	○	○
Paghahanda sa trabaho / mga resource center para sa pagtatrabaho	○	○	○
Punong kublihan / pahingahan mula sa mataas na temperatura	○	○	○

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Karapatan sa Patas na Pabahay

Ang Patas na Pabahay ay nangangahulugan na mayroon kang karapatang tumira kung saan mo napili nang walang takot na madiskrimina batay sa inyong personal na mga katangian. Ang mga batas ng pederal at estado ay nagbabawal sa diskriminasyon batay sa sumusunod na mga katangian: lahi, etnisidad, bansang pinagmulan, kasarian, relihiyon, kapansanan, kung may anak ang isang tao, edad, ninuno, mamamayan at status ng imigrasyon, pagkakakilanlan ng kasarian o expresyon, genetic na impormasyon, katayuang may asawa, wika. seksuwal na oryentasyon, pinagmulan ng kita, at kalagayan ng beterano.

11. Alam mo ba at nauunawaan ang mga karapatan mo sa patas na pabahay?

- ◯ Oo
- ◯ Wala
- ◯ Medyo

12. Alam mo ba kung paano maghain ng reklamo sa diskriminasyon sa pabahay?

- ◯ Oo
- ◯ Wala
- ◯ Medyo

13. Gaano ka-access ang mga patas na organisasyon sa pabahay sa Los Angeles?

- ◯ Napaka-accessible
- ◯ Medyo accessible
- ◯ Medyo hindi accessible
- ◯ Napaka hindi accessible
- ◯ Hindi ko alam

14. Simula nang manirahan sa Los Angeles, nakaranas ka ba ng diskriminasyon sa pabahay?

Ang mga sumusunod na aksyon ay mga halimbawa ng diskriminasyon sa pabahay kung ang mga ito ay batay sa lahi, etnisidad, bansang pinagmulan, kasarian, relihiyon, kung mayroon kang mga anak, o kung ikaw ay may kapansanan: pagtanggi na umupa o magbenta ng pabahay, pagtanggi na talakayin ang pag-upa o pagbebenta ng pabahay, na nagsasabi na ang pabahay ay hindi magagamit para sa upa o pagbebenta kapag ito ay, pagkakaroon ng iba't ibang mga tuntunin sa pagrenta o pagbebenta, o pagbibigay ng iba't ibang pabahay o mga serbisyo sa pabahay.

- ◯ Oo
- ◯ Wala

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Karapatan sa Patas na Pabahay

15. Sino ang pinaniniwalaan mong nagdiskrimina sa iyo? Tsekan ang lahat ng angkop.

- [ ] Landlord o tagapangasiwa ng property
- [ ] Ahente ng real estate
- [ ] Nagpapautang ng mortgage
- [ ] Mga tauhan ng lungsod o county
- [ ] Hindi angkop
- [ ] Iba pa (pakilista):

16. Anong batayan ang pinaniniwalaan mong nadiskrimina ka? Tsekan ang lahat ng angkop.

- [ ] Lahi (hal. Itim, puti, Asyano, Pacific Islander, Native American, Alaska Native, maraming lahi))
- [ ] Etnisidad (hal. Hispanic o Latino)
- [ ] Bansang pinagmulan (hal. Mexico, Pilipinas, Iran)
- [ ] Relihiyon
- [ ] Kasarian
- [ ] Kapansanan
- [ ] Katayuang pampamilya (hal. nagsosolong magulang na may mga anak, pamilyang may mga anak, buntis)
- [ ] Edad
- [ ] Ninuno
- [ ] Kalagayan ng citizenship at imigrasyon
- [ ] Pagkakakilanlan ng kasarian o ekspresyon
- [ ] Genetic na impormasyon
- [ ] Katayuang may-asawa
- [ ] Wika
- [ ] Seksuwal na oryentasyon
- [ ] Pinagmulan ng kita (hal. Voucher ng Napiling Pabahay)
- [ ] Kalagayan ng betarano
- [ ] Hindi angkop

17. Naghain ka ba ng report ng diskriminasyon?

- ◯ Oo
- ◯ Wala
- ◯ Hindi angkop

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Karapatan sa Patas na Pabahay

18. Bakit hindi ka naghain ng report sa diskriminasyon sa pabahay? Tsekan ang lahat ng angkop.

- [ ] Natatakot ako sa paghihiganti
- [ ] Hindi ko alam kung paano maghahain
- [ ] Hindi ko alam kung kailangan ko ng isang abogado
- [ ] Ang proseso ay hindi accessible para sa akin dahil sa kapansanan
- [ ] Hindi ko alam na isa itong paglabag sa batas
- [ ] Iba pa (pakilista):
- [ ] Ang proseso ay wala sa aking wika
- [ ] Wala akong oras na maghain
- [ ] Hindi ko alam kung anong kabutihan ang magagawa nito
- [ ] Hindi angkop

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Karapatan sa Patas na Pabahay

19. Gaano ka nasiyahan sa resulta ng paghahain ng report sa diskriminasyon sa pabahay?

- ◯ Lubos na nasisiyahan
- ◯ Medyo nasisiyahan
- ◯ Medyo hindi nasisiyahan
- ◯ Lubos na hindi nasisiyahan
- ◯ Hindi ko alam
- ◯ Hindi angkop

Pakipaliwanag kung bakit nasiyahan ka o hindi nasiyahan sa resulta ng paghahain ng report ng diskriminasyon sa pabahay:

20. Kung naghain ka ng ulat ng diskriminasyon, sinuportahan ka ba ng organisasyon sa ahensiya sa proseso?

- ◯ Oo
- ◯ Wala
- ◯ Hindi angkop

Kung sumagot ka ng oo, pakilista ang (mga) organisasyon na sumuporta sa iyo:

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Mga Hadlang sa Patas na Pabahay

21. Sa tingin mo ba ay isang isyu sa Los Angeles ang diskriminasyon sa pabahay? Paki-rate ang antas ng diskriminasyon sa pabahay sa Los Angeles sa scale na 0 hanggang 10, na ang 0 ay nagpapahiwatig na walang diskriminasyon sa pabahay at ang 10 ay nagpapahiwatig ng labis na mataas ang antas ng diskriminasyon sa pabahay.

0 - Walang Diskriminasyon sa Pabahay

10 - Labis na Diskriminasyon sa Pabahay

22. Pakisaad kung hanggang saan ang mga sumusunod ay mga hadlang sa patas na pagpili ng pabahay sa Los Angeles.

	Hadlang sa Patas na Pagpili ng Pabahay	Medyo Nakakahadlang	Hindi Gaanong Nakakahadlang	Hindi Kailanman Nakakahadlang	Hindi Ko Alam
Pagtutol ng komunidad sa abot-kayang pabahay	○	○	○	○	○
Diskriminasyon ng mga landlord o mga ahenteng nagpaparenta	○	○	○	○	○
Diskriminasyon ng mga nagpapautang ng mortgage	○	○	○	○	○
Diskriminasyon o pagmamaniobra ng mga real estate agent	○	○	○	○	○
Pagpapaalis dahil sa tumataas na gastos ng pabahay	○	○	○	○	○
Kawalan ng mga opsyon sa pabahay para sa mga taong may mga kapansanan	○	○	○	○	○
Ang mga landlord na tumatangging tanggapin ang Section 8 na voucher	○	○	○	○	○

Limitadong access sa mga serbisyo ng pagbabangko at pananalapi	○	○	○	○	○
Limitadong access sa mga trabaho	○	○	○	○	○
Limitadong access sa magagandang paaralan	○	○	○	○	○
Limitadong access sa mga pagkukunan ng komunidad para sa mga taong may kapansanan	○	○	○	○	○
Mga komunidad na nangangailangan ng pagbabago at bagong pamumuhunan	○	○	○	○	○
Walang sapat na abot-kayang unit ng pabahay para sa mga indibidwal	○	○	○	○	○
Walang sapat na abot-kayang pabahay para sa mga pamilya	○	○	○	○	○
Walang sapat na abot-kayang pabahay para sa mga senyor	○	○	○	○	○
Walang sapat na Seksyon 8 / Mga Voucher sa Pagpipiliang Pabahay para matugunan ang mga pangangailangan	○	○	○	○	○
Mga patakaran at pamamaraan ng pagpasok sa pabahay na tinulungan ng estado/pederal	○	○	○	○	○

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Pangkalahatang Impormasyon

23. Paki-share ang inyong zip code:

24. Ano ang grupo ng inyong edad?

- ◯ 18 pababa
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-61
- ◯ 62-74
- ◯ 75 o higit pa
- ◯ Mas gustong hindi sagutin

25. Ilan ang tao sa inyong sambahayan?

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5
- ◯ 6
- ◯ 7 o higit pa
- ◯ Mas gustong hindi sagutin

26. Ano ang inyong lahi/etnisidad? Tsekan ang lahat ng angkop.

- ☐ Puti
- ☐ Aprikano Amerikano o Itim
- ☐ Latino o Hispaniko
- ☐ Asyano o Pacific Islander
- ☐ Iba pa (pakilista):
- ☐ Katutubong Amerikano o Katutubong Taga-Alaska
- ☐ Maraming lahi /mga etnisidad
- ☐ Mas gustong hindi sagutin

27. Mayroon ba sa inyong tahanan o ikaw ba ay may kapansanan?

- ◯ Oo
- ◯ Wala
- ◯ Mas gustong hindi sagutin

28. Kung sumagot ka ng oo sa #27, pakitukoy ang (mga) uri ng kapansanan. Tsekan ang lahat ng angkop.

- [ ] Kahirapan sa pandinig
- [ ] Kahirapan sa pangangalaga sa sarili
- [ ] Kahirapan sa paningin
- [ ] Kahirapan sa pamumuhay nang mag-isa
- [ ] Kahirapan sa pang-unawa
- [ ] Hindi angkop / Mas gustong hindi sagutin
- [ ] Kahirapan sa pagkilos
- [ ] Iba pa (pakilista):

29. Mayroon ba sa inyong tahanan na regular na nagsasalita ng lengguwaheng bukod sa English?

- ◯ Oo
- ◯ Wala
- ◯ Mas gustong hindi sagutin

Kung oo, pakilista ang lengguwahe:

30. Anong kasarian ka nakikilala?

- ◯ Lalaki
- ◯ Babae
- ◯ Non-binary
- ◯ Mas gustong hindi sagutin
- ◯ Mas gustong ilarawan ang sarili:

31. Itinuturing mo ba ang saril imo bilang transgender?

- ◯ Oo
- ◯ Wala
- ◯ Mas gustong hindi sagutin

32. Ano ang iyong seksuwal na oryentasyon? Tsekan ang lahat ng angkop.

- [ ] Aseksuwal
- [ ] Pansexual
- [ ] Biseksuwal
- [ ] Queer
- [ ] Bakla
- [ ] Iba pa
- [ ] Heterosexual o straight
- [ ] Mas gustong hindi sagutin
- [ ] Lesbian

33. Ano ang kasalukuyan mong kalagayan sa pabahay?

- ◯ Nagmamay-ari ako ng sariling bahay
- ◯ Nagrerenta ako ng bahay / apartment
- ◯ Nagrerenta ako ng silid-tulungan
- ◯ Nagrerenta ako ng yunit na walang permit
- ◯ Nagrerenta ng garahe
- ◯ Iba pa (pakilista):
- ◯ Nakatira sa kamag-anak o kaibigan
- ◯ Nakatira sa isang hotel / motel
- ◯ Nagka-couch surf
- ◯ Wala akong bahay
- ◯ Mas gustong hindi sagutin

34. Kung nakatira ka sa naka-subsidize / tinutulungang pabahay, pakisabihin kung anong uri.

- ◯ Seksyon 8-Voucher ng Pagpili ng Pabahay (ang mga indibidwal at pamilyang may mababang kita ay gumagamit ng mga voucher para makatulong sa pagbabayad para sa pribadong pag-aari ng pabahay)
- ◯ Seksyon 8 – Gusali (pagsali s a pagpapaunlad ng pabahay na may mga yunit na para lamang sa mga sambahayang may mababang kita; nagbabayad ang mga nangungupahan ng 30% ng kanilang kita (pagkatapos maalis ang ilang partikular na pagkaltas) para sa upa at mga utility o hindi bababa sa $50 bawat buwan)
- ◯ Tax Credit ng property sa Pabahay para sa Mababa ang Kita
- ◯ Pampublikong pabahay
- ◯ Hindi ko alam / Mas gustong hindi sagutin
- ◯ Hindi angkop
- ◯ Iba pa (pakilista):

35. Pakigamitin ang espasyo sa ibaba para magbigay ng anumang karagdagang impormasyon o alalahanin tungkol sa pagpipiliang pabahay at patas na pabahay sa Los Angeles.

Salamat sa pagsali!

Kung mayroon kang anumang mga katanungan o alalahanin tungkol sa patas na pabahay, kontakin ang Housing Rights Center sa 1-213-387-8400 o 1-800-477-5977 or HUD sa 1-213-984-8000 o 1-800-877-8339.

نظرسنجی مسکن عادلانه شهر لس آنجلس

نظرسنجی مربوط به اعضای جامعه

در حال تدوین ارزیابی (HACLA) با مشارکت سازمان مسکن شهر لس آنجلس (LAHD) داره مسکن لس آنجلس
ن وجود گرانبهای مشابه را 2023-2028 (AFH) مسکن عادلانه
برای همه مردم جهت برخورداری از مسکن بدون توجه به قرار گرفتن در گروه های تحت حمایت بررسی می کند. گروه های تحت حمایت فدرال شامل نژاد، قومیت، ملیت، جنسیت، مذهب، معلولیت و خانواده های دارای فرزند هستند. قانون ایالتی کالیفرنیا همچنین اعمال تبعیض بر مبنای سن، اصل و نسب، تابعیت و وضعیت مهاجرت، هویت یا نمود جنسی، اطلاعات ژنتیکی، وضعیت تأهل، زبان، گرایش جنسی، منبع درآمد و وضعیت خدمت در ارتش را در دریافت مسکن برای سایر گروه های تحت حمایت ممنوع می کند. این ارزیابی طرحی را برای رسیدگی به مسائل مربوط به مسکن عادلانه در شهر ترسیم خواهد کرد.
بخش مهمی از این مطالعه، دریافت اطلاعات از افراد جامعه در مورد مسائل مربوط به مسکن عادلانه و انتخاب مسکن است. بازخورد گردآوری شده برای اطلاع رسانی توصیه هایی جهت رسیدگی به مسائل مربوط به مسکن عادلانه در شهر استفاده خواهد شد. این نظرسنجی یکی از روش های جمع آوری دیدگاه ها است.

پاسخ های شما به صورت محرمانه نگهداری می شود. ما فقط این اطلاعات را در ترکیب با سایر پاسخ های نظرسنجی و در قالب جمع بندی برای محافظت از حریم خصوصی شما گزارش می کنیم. لطفاً نام یا سایر اطلاعات شخصی خود را در هیچ نقطه ای از نظرسنجی وارد نکنید. می توانید نظرسنجی را در هر زمانی متوقف به آدرس ایمیل Mosaic Community Planning کنید. اگر سؤالی دارید، با
یا با اداره مسکن لس آنجلس به آدرس ایمیل info@mosaiccommunityplanning.com
تماس بگیرید lahd.afhpolicy@lacity.org.

انجام نظرسنجی: 7-10 دقیقه

نظرسنجی مسکن عادلانه شهر لس آنجلس

درباره محل سکونت شما

1.

زندگی می کنید راضی هستید؟

بسیار ناراضی	تا حدودی ناراضی	تا حدودی راضی	بسیار راضی
○	○	○	○

2.

جتماعی زیر دسترسی دارید؟

	بله	تا حدودی	خیر	اطلاع ندارم
مدارس دولتی با کیفیت	○	○	○	○
حمل و نقل عمومی قابل اطمینان	○	○	○	○
فرصت های شغلی	○	○	○	○
اماکن خرید	○	○	○	○
اماکن مربوط به امور بانکی	○	○	○	○
مسکن ارزان قیمت	○	○	○	○
مسکن با کیفیت	○	○	○	○
پارک ها و اماکن تفریحی	○	○	○	○
محیط تمیز	○	○	○	○
فروشگاه های خواروبار و مواد غذایی تازه	○	○	○	○
اماکن ارائه مراقبت های بهداشتی	○	○	○	○
خدمات با کیفیت مراقبت از کودک	○	○	○	○
خانواده و دوستان	○	○	○	○
موسسات مذهبی	○	○	○	○

3.

چگونه به محل کار مراجعه می کنید؟ همه گزینه هایی را که صدق می کنند، علامت بزنید.

- [ ] دوچرخه
- [ ] رانندگی به تنهایی
- [ ] تاکسی یا اشتراک سواری (Uber، Lyft و غیره)
- [ ] همپیمایی
- [ ] از خانه کار می کنم
- [ ] حمل و نقل عمومی
- [ ] صدق نمی کند
- [ ] پیاده
- [ ] سایر موارد (لطفاً ذکر کنید:)

4.

محل کار (یک طرفه) چقدر است؟

- [ ] صدق نمی کند
- [ ] 1 ساعت
- [ ] کمتر از 30 دقیقه
- [ ] بیش از 1 ساعت
- [ ] 30 دقیقه

5.

اگر می خواستید در فاصله نزدیکتری نسبت به محل کار خود زندگی کنید، آیا هیچ یک از موانع زیر از انجام این کار جلوگیری می کند؟ همه گزینه هایی را که صدق می کنند، علامت بزنید.

- [ ] عدم وجود گزینه مسکن ارزان قیمت در آن منطقه
- [ ] تعداد کم گزینه های مسکن متناسب با اندازه خانواده من
- [ ] تعداد کم گزینه های مسکن در دسترس برای افراد دارای معلولیت
- [ ] تعداد کم گزینه های حمل و نقل
- [ ] فاصله از خانواده یا شبکه پشتیبانی
- [ ] کیفیت مدارس دولتی
- [ ] شرایط مسکن
- [ ] سابقه استیجاری یا اعتباری ضعیف
- [ ] عدم پذیرش ووچر من از سوی صاحب خانه ها
- [ ] عدم وجود مسکن دولتی در آن مکان
- [ ] صدق نمی کند / نمی خواهم در فاصله نزدیکتر به محل کار خود زندگی کنم
- [ ] سایر موارد (لطفاً ذکر کنید:)

6.

به محله دیگری نقل مکان می کردید؟

- به زندگی در محله خود ادامه می دادم
- به محله دیگری نقل مکان می کردم
- مطمئن نیستم

7.

له خود بیشتر دوست دارید؟

8.

ا در محله خود مشاهده کنید؟

نظرسنجی مسکن عادلانه شهر لس آنجلس

درباره لس آنجلس

9.

با توجه به دسترسی به مسکن در لس آنجلس، لطفاً مشخص کنید که آیا فکر می کنید برای هر یک از انواع مسکن زیر نیاز بیشتری است یا خیر.

	بیش از این مورد نیاز نیست	کمی بیشتر مورد نیاز است	بسیار بیشتر مورد نیاز است	اطلاع ندارم
مسکن در دسترس برای افراد دارای معلولیت	○	○	○	○
مسکن سالمندان	○	○	○	○
مسکن ارزان قیمت	○	○	○	○
مسکنی که ووچرهای ذیل 8را می پذیرد	○	○	○	○
مساعدت خرید اولین خانه	○	○	○	○
مسکن برای خانواده های دارای فرزند	○	○	○	○

لطفاً هر نظر دیگری در مورد نیازهای محلی مسکن را به اشتراک بگذارید:

10.

با توجه به میزان دسترسی و کیفیت منابع اجتماعی در لس آنجلس، لطفاً مشخص کنید که آیا فکر می کنید هر یک از موارد زیر به طور یکسان در همه محله ها ارائه می شود یا خیر.

	به طور یکسان ارائه می‌شود	به طور یکسان ارائه نمی‌شود	اطلاع ندارم
مدارس	○	○	○
حمل و نقل عمومی	○	○	○
خیابان ها و پیاده روها	○	○	○
فروشگاه های مواد غذایی و سایر مراکز خرید	○	○	○
خدمات بانکی و وام دهی	○	○	○
پارک ها ، فضاهای سبز و اماکن تفریحی	○	○	○
تعمیر و نگهداری املاک	○	○	○
جمع آوری زباله	○	○	○
حفاظت پلیس	○	○	○
حفاظت آتش نشانی	○	○	○
مراکز اجتماعی	○	○	○
مراکز آماده سازی شغلی / منابع استخدامی	○	○	○
پوشش درختان / سایه برای رهایی از دمای بالا	○	○	○

نظرسنجی مسکن عادلانه شهر لس آنجلس

حقوق مسکن عادلانه

مسکن عادلانه به این معنی است که شما حق دارید در جایی که انتخاب می کنید بدون نگرانی از تبعیض براساس ویژگی های شخصی خود زندگی کنید. قوانین فدرال و ایالتی تبعیض بر مبنای مشخصه های زیر را ممنوع می کند: نژاد، قومیت، ملیت، جنسیت، مذهب، معلولیت، داشتن فرزند، سن، اصل و نسب، تابعیت و وضعیت مهاجرت، هویت یا نمود جنسی، اطلاعات ژنتیکی، وضعیت تأهل، زبان، گرایش‌جنسی، منبع درآمد و وضعیت خدمت در ارتش.

11.

شناسید و آن را متوجه شده اید؟

- بله
- خیر
- تا حدودی

12.

سکن شکایت تنظیم کنید؟

- بله
- خیر
- تا حدودی

13.

ن چقدر در دسترس هستند؟

- بسیار در دسترس
- بسیار غیر قابل دسترس
- تا حدودی در دسترس
- اطلاع ندارم
- تا حدودی غیر قابل دسترس

14.

آیا از زمان زندگی در لس آنجلس، تبعیض مسکن را تجربه کرده اید؟

ی شوند: نژاد،

قومیت، ملیت، جنسیت، مذهب، داشتن فرزند یا معلولیت: امتناع از اجاره یا فروش مسکن، امتناع از بحث در مورد اجاره یا فروش مسکن، اظهار خلاف واقع مبنی بر اینکه مسکن برای اجاره یا فروش موجود نیست، شرایط اجاره یا فروش متفاوت یا ارائه مسکن یا خدمات مسکن متفاوت.

- بله
- خیر

نظرسنجی مسکن عادلانه شهر لس آنجلس

حقوق مسکن عادلانه

15.
باور شما چه کسی علیه شما تبعیض قائل می شود؟ همه گزینه هایی را که صدق می کنند، علامت بزنید.

- [ ] کارمند دولتی شهر یا شهرستان
- [ ] صاحب خانه یا مدیر ملک
- [ ] صدق نمی کند
- [ ] مشاور املاک
- [ ] ارائه دهنده وام مسکن
- [ ] سایر موارد (لطفاً ذکر کنید:)

16.

.مبنای تبعیض علیه تان چیست؟ همه گزینه هایی را که صدق می کنند، علامت بزنید

- [ ] نژاد (برای مثال، سیاه پوست، سفید پوست، آسیایی، ساکن جزایر اقیانوس آرام، بومی آمریکا، بومی آلاسکا یا چند نژادی)
- [ ] قومیت (برای مثال، اسپانیایی تبار یا لاتین)
- [ ] ملیت (برای مثال، مکزیک، فیلیپین یا ایران)
- [ ] مذهب
- [ ] جنسیت
- [ ] معلولیت
- [ ] وضعیت خانوادگی (برای مثال، ولی مجرد دارای فرزند، خانواده دارای فرزند یا در انتظار فرزند)
- [ ] سن
- [ ] اصل و نسب
- [ ] تابعیت و وضعیت مهاجرت
- [ ] هویت یا نمود جنسی
- [ ] اطلاعات ژنتیکی
- [ ] وضعیت تأهل
- [ ] زبان
- [ ] گرایش جنسی
- [ ] منبع درآمد (برای مثال، کوپن انتخاب مسکن)
- [ ] وضعیت خدمت در ارتش
- [ ] صدق نمی کند

17.

گزارشی را ارائه کرده اید؟

- ◯ بله
- ◯ خیر
- ◯ صدق نمی کند

نظرسنجی مسکن عادلانه شهر لس آنجلس

حقوق مسکن عادلانه

18.

چرا برای تبعیض مسکن گزارشی را ارائه نکرده اید؟ همه گزینه هایی را که صدق می کنند،

- [ ] فرایند این کار به زبان من نبود
- [ ] نگران مقابله به مثل بودم
- [ ] برای ارائه گزارش زمان نداشتم
- [ ] نمی دانستم آن را به کجا ارائه دهم
- [ ] نمی دانستم چه فایده ای دارد
- [ ] نمی دانستم که آیا به وکیل نیاز دارم یا خیر
- [ ] صدق نمی کند
- [ ] فرایند به دلیل معلولیت برای من امکان پذیر نبود
- [ ] من نمی دانستم که این مسئله نقض قانون است
- [ ] سایر موارد (لطفاً ذکر کنید:)

نظرسنجی مسکن عادلانه شهر لس آنجلس

حقوق مسکن عادلانه

19.

تبعیض مسکن راضی بودید؟

- بسیار راضی
- تا حدودی راضی
- تا حدودی ناراضی
- بسیار ناراضی
- اطلاع ندارم
- صدق نمی کند

لطفاً توضیح دهید که چرا از نتیجه ارائه گزارش تبعیض مسکن راضی یا ناراضی بودید

20.

اگر گزارش تبعیض مسکن را ارائه کرده اید، آیا سازمان یا موسسه ای از شما در این فرایند حمایت کرده است؟

- بله
- خیر
- صدق نمی کند

پاسخ بله داده اید، لطفاً سازمان یا سازمان هایی را که از شما حمایت کرده اند، ذکر کنید:

نظرسنجی مسکن عادلانه شهر لس آنجلس

موانع مسکن عادلانه

21.

آیا فکر می کنید تبعیض مسکن در لس آنجلس یک مشکل محسوب می شود؟ لطفاً سطح تبعیض
س را در مقیاس 0 تا 10 ارزیابی کنید که 0 نشان دهنده عدم تبعیض مسکن و 10 ن
دهنده سطح بسیار زیاد تبعیض مسکن است.

بدون تبعیض مسکن - 0

تبعیض مسکن بسیار زیاد - 10

22.

مسکن عادلانه در لس آنجلس هستند؟

	اطلاع ندارم	اصلاً مانع نیست	نه چندان مانع	تا حدودی مانع	مانع انتخاب مسکن عادلانه
مخالفت اجتماعی با مسکن ارزان قیمت	○	○	○	○	○
تبعیض توسط صاحب خانه ها یا مشاوران املاک	○	○	○	○	○
تبعیض توسط ارائه دهندگان وام مسکن	○	○	○	○	○
تبعیض یا هدایت توسط مشاوران املاک	○	○	○	○	○
جابجایی به دلیل افزایش هزینه مسکن	○	○	○	○	○
نبود گزینه های مسکن برای افراد دارای معلولیت	○	○	○	○	○
امتناع صاحب خانه ها از پذیرش ووچرهای ذیل بند 8	○	○	○	○	○
دسترسی محدود به خدمات بانکی و مالی	○	○	○	○	○
دسترسی محدود به مشاغل	○	○	○	○	○
دسترسی محدود به مدارس مناسب	○	○	○	○	○
دسترسی محدود به منابع اجتماعی برای افراد دارای معلولیت	○	○	○	○	○
محله هایی که نیاز به احیا و سرمایه گذاری جدید دارند	○	○	○	○	○
ناکافی بودن واحدهای مسکن ارزان قیمت برای افراد	○	○	○	○	○
ناکافی بودن مسکن ارزان قیمت برای خانواده ها	○	○	○	○	○
ناکافی بودن مسکن ارزان قیمت برای سالمندان	○	○	○	○	○
ناکافی بودن کوپن های انتخاب مسکن (بخش 8) برای تأمین نیازها	○	○	○	○	○
خط مشی ها و رویه های پذیرش در مسکن تحت مساعدت ایالتی یا فدرال	○	○	○	○	○

نظرسنجی مسکن عادلانه شهر لس آنجلس

اطلاعات عمومی

23.

لطفاً کد پستی خود را به اشتراک بگذارید:

24.

رده سنی شما چیست؟

- زیر 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-61
- 62-74
- بالاتر از 75
- ترجیح می دهم پاسخ ندهم

25.

، شما چند عضو دارد؟

- 1
- 2
- 3
- 4
- 5
- 6
- 7 یا بیشتر
- ترجیح می دهم پاسخ ندهم

26.

.نژاد یا قومیت شما چیست؟ همه گزینه هایی را که صدق می کنند، علامت بزنید

- سفید پوست
- آفریقایی آمریکایی تبار یا سیاه پوست
- لاتین یا اسپانیایی تبار
- آسیایی یا ساکن جزایر اقیانوس آرام
- سایر موارد (لطفاً ذکر کنید):
- بومی آمریکا یا آلاسکا
- چند نژادی یا چند قومیتی
- ترجیح می دهم پاسخ ندهم

27.

واده شما معلولیت دارد؟

- بله
- خیر
- ترجیح می دهم پاسخ ندهم

28.

گزینه هایی را 27 که

صدق می کنند، علامت بزنید.

- مشکل شنوایی
- مشکل بینایی
- مشکل شناختی
- مشکل حرکت سرپایی
- سایر موارد (لطفاً ذکر کنید:)
- مشکل خودمراقبتی
- مشکل استقلال در زندگی
- صدق نمی کند / ترجیح می دهم پاسخ ندهم

29.

از انگلیسی صحبت می کند؟

- بله
- خیر
- ترجیح می دهم پاسخ ندهم

اگر بله، لطفاً زبان را ذکر کنید.

30.

ت جنسی شما چیست؟

- مرد
- زن
- غیر دوگانه
- ترجیح می دهم پاسخ ندهم
- ترجیح می دهم خودم ذکر کنم:

31.

تراجنسیتی می دانید؟

- بله
- خیر
- ترجیح می دهم پاسخ ندهم

32.

گرایش جنسی شما چیست؟ همه گزینه هایی را که صدق می کنند، علامت بزنید.

- همه جنسگرا
- کوییر
- سایر موارد
- ترجیح می دهم پاسخ ندهم
- غیرجنسی
- دوجنسی
- همجنسگرا (مردان)
- دگرجنسگرا یا غیر همجنسگرا
- همجنسگرا (زنان)

33.

حال حاضر چگونه است؟

- با یکی از بستگان یا دوستان زندگی می کنم
- در هتل یا متل زندگی می کنم
- مقیم موقت (Couchsurfing) هستم
- بی خانمان هستم
- ترجیح می دهم پاسخ ندهم
- صاحب خانه هستم
- خانه یا آپارتمان اجاره کرده ام
- اتاق اجاره کرده ام
- واحد غیر مجاز اجاره کرده ام
- گاراژ اجاره کرده ام
- سایر موارد (لطفاً ذکر کنید:)

34.

اگر در مسکن یارانه ای یا مساعدتی زندگی می کنید، لطفاً نوع مسکن را مشخص کنید.

- کوپن انتخاب مسکن (افراد و خانواده های با درآمد پایین از کوپن برای کمک به پرداخت هزینه مسکن 8 - خصوصی استفاده می کنند)
- بند 8 - ساخت (مشارکت در توسعه مسکن با واحدهای محدود برای خانوارهای کم درآمد و مستأجرینی که 30% از دلار در ماه را درآمد خود (پس از کسر آب و برق) یا 50% برای اجاره پس از کسر آب و برق پرداخت می کنند)
- ملک با تخفیف مالیاتی برای مسکن کم درآمد
- مسکن دولتی
- ترجیح می دهم پاسخ ندهم / اطلاع ندارم
- صدق نمی کند
- سایر موارد (لطفاً ذکر کنید:)

35.

لطفاً از قسمت زیر برای ارائه هرگونه اطلاعات بیشتر یا مطرح کردن دغدغه ها در مورد انتخاب مسکن و مسکن عادلانه در لس آنجلس استفاده کنید

با تشکر از همکاری شما!

اگر سؤال یا دغدغه بیشتری در مورد مسکن عادلانه دارید، لطفاً با مرکز حقوق مسکن به شماره تلفن های زیر تماس بگیرید:

به شماره تلفن 1-213-984-8000 یا 1-800-877--8339 HUD یا 1-800-477-5977 یا 1-213-387-8400

1.

Լոս Անջելեսում կացության արդար գնահատման հարցում

Համայնքի անդամների հարցումը

Լոս Անջելեսի կացության վարչությունը (LAHD) Լոս Անջելեսի կացության գրասենյակի (HACLA) հետ համատեղ մշակում է Կացության արդար գնահատում (AFH) 2023-2028 տարիների համար՝ Լոս Անջելեսում, որը կուսումնասիրի, թե արդյոք բոլոր ընտանիքներն ունեն նույն բնակարանային ընտրությունը, անկախ ապահովված խավից: Դաշնության կողմից ապահովված խավերը ներառում են ռասայական, էթնիկ, ազգային ծագումը, սեռը, կրոնը, հաշմանդամությունը և երեխաների հետ ընտանիքները: Կալիֆոռնիայի օրենքը նաև արգելում է խտրականություն այլ ապահովված խավերի համար՝ տարիքի, ծագման, քաղաքացիության և ներգաղթի կարգավիճակի, գենդերային ինքնության կամ ինքնադրսևորման, գենետիկ տվյալների, ընտանեկան կարգավիճակի, լեզվի, սեռական կողմնորոշման, եկամտի աղբյուրի և վետերանի կարգավիճակի պատճառով: Գնահատման ընթացքում նշվելու է քաղաքում կացության հետ կապված խնդիրների արդար լուծման ծրագիրը:

Այս ուսումնասիրության կարևոր մասն է հասարակության ներկայացուցիչների լսումները բնակարանների և բնակարանների արդար ընտրության հարցերի վերաբերյալ: Հավաքված արձագանքները կօգտագործվեն քաղաքի կացության խնդիրների արդարացի լուծման վերաբերյալ առաջարկությունների մշակման համար: Այս հարցումը տեղեկատվության հավաքման տարբերակներից մեկն է:

Ձեր պատասխանները գաղտնի են: Մենք կհաղորդենք այս տեղեկատվությունը միայն այլ հարցման պատասխանների հետ միասին և ամփոփ ձևաչափով՝ ձեր գաղտնիությունը պահելու համար: Խնդրում ենք հարցման մեջ որևէ տեղ չգրել ձեր անունը կամ այլ անձնական տվյալներ: Դուք կարող եք ցանկացած պահի դադարեցնել հարցումը: Եթե հարցեր ունեք, դիմեք «Համայնքի խճանկար պլանավորում» (Mosaic Community Planning)՝ info@mosaiccommunityplanning.com հասցեով կամ «Լոս Անջելեսի բնակարանաշինության վարչություն» (Los Angeles Housing Department)՝ lahd.afhpolicy@lacity.org հասցեով:

Ավարտելու գնահատված ժամանակը՝ 7-10 րոպե

Լոս Անջելեսում կացության արդար գնահատման հարցում

Ձեր թաղամասի մասին

1. Որքանո՞վ եք գոհ այն թաղամասից, որտեղ ապրում եք:

Շատ գոհ եմ	Որոշ չափով գոհ եմ	Որոշ չափով դժգոհ եմ	Շատ դժգոհ եմ
○	○	○	○

2. Դուք Ձեր թաղամասում ունե՞ք մուտք դեպի հետևյալ համայնքային ռեսուրսները:

	Այո	Ինչ-որ չափով	Ոչ	Ես չգիտեմ
Որակյալ հանրային դպրոցներ	○	○	○	○
Հուսալի հասարակական տրանսպորտ	○	○	○	○
Զբաղվածության հնարավորություններ	○	○	○	○
Գնումների վայրեր	○	○	○	○
Բանկերի տեղեր	○	○	○	○
Մատչելի կացարաններ	○	○	○	○
Որակյալ կացարաններ	○	○	○	○
Զբոսայգիներ և հանգստի գոտիներ	○	○	○	○
Մաքուր միջավայր	○	○	○	○
Թարմ սնունդ և մթերային խանութներ	○	○	○	○
Բժշկական հաստատություններ	○	○	○	○
Երեխաների որակյալ խնամք	○	○	○	○
Ընտանիք և ընկերներ	○	○	○	○
Կրոնական հաստատություններ	○	○	○	○

3. Ինչպե՞ս եք գնում աշխատանքի: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Մեքենայով՝ մենակ
- [ ] Ավտոբազա
- [ ] Հասարակական տրանսպորտ
- [ ] Ոտքով
- [ ] Հեծանիվով
- [ ] Տաքսի կամ ուղևորափոխադրում (Ուբեր, Լիֆտ, և այլն)
- [ ] Ես աշխատում եմ տնից
- [ ] Չի կիրառվում
- [ ] Այլ (խնդրում ենք թվարկել).

4. Որքա՞ն է տևում Ձեր ամենօրյա մեկնումը դեպի աշխատավայր (միակողմանի): Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] 30 րոպեից քիչ
- [ ] 30 րոպեից մինչև 1 ժամ
- [ ] Ավելի քան 1 ժամ-ից մինչև 2 ժամ
- [ ] Ավելի քան 2 ժամ
- [ ] Չի կիրառվում

5. Եթե ցանկանում եք ավելի մոտ ապրել Ձեր աշխատավայրին, արդյո՞ք հետևյալ խոչընդոտներից որևէ մեկը Ձեզ խանգարում է դա անել: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Այս թաղամասում չկան կացարանի մատչելի տարբերակներ
- [ ] Մի քանի կացարանների տարբերակներ, որոնք համապատասխանում են իմ ընտանիքի անդամների քանակին
- [ ] Քիչ կացարանների տարբերակներ, որ հասանելի են հաշմանդամություն ունեցող անձանց համար
- [ ] Մի քանի տրանսպորտային տարբերակներ
- [ ] Հեռավորությունը ընտանիքից/ցանցի աջակցության
- [ ] Հանրային դպրոցների որակը
- [ ] Բնակարանային պայմանները
- [ ] Վատ վարձակալության/վարկային պատմություն
- [ ] Տանտերերը չեն ընդունում իմ արտարժույթը
- [ ] Այդ տարածքում հանրակացարան չկա
- [ ] Կիրառելի չէ / Ես չեմ ցանկանում ապրել իմ աշխատավայրին մոտ
- [ ] Այլ (խնդրում ենք թվարկել).

6. Եթե դուք ընտրություն ունենայիք, կշարունակեի՞ք ապրել Ձեր թաղամասում, թե՞ կտեղափոխվեիք այլ թաղամաս:

- ◯ Կշարունակեի ապրել իմ թաղամասում
- ◯ Տեղափոխվել մեկ այլ թաղամաս
- ◯ Ես չգիտեմ

7. Ի՞նչն է Ձեզ ամենից շատ դուր գալիս Ձեր թաղամասում:

8. Ի՞նչ բարեկարգումներ կցանկանայիք տեսնել Ձեր թաղամասում:

Լոս Անջելեսում կացության արդար գնահատման հարցում

Լոս Անջելեսի մասին

9. Մտածելով Լոս Անջելեսում բնակարանների առկայության մասին, խնդրում ենք ստուգել՝ արդյոք կարծում եք, որ ավելին է անհրաժեշտ ստորև նշված բնակարանների տեսակներից յուրաքանչյուրի համար:

	Ուրիշ Ոչնչի Կարիք Չկա	Որոշ չափով Կարիք Կա	Շատ Ավելիի Կարիք Կա	Ես չգիտեմ
Կացարաններ, որ հասանելի են հաշմանդամություն ունեցող անձանց համար	○	○	○	○
Տարեցների կացարան	○	○	○	○
Մատչելի կացարաններ	○	○	○	○
Կացարաններ, որ ընդունում են 8-րդ բաժնի արժեթղթերը	○	○	○	○
Առաջին անգամ բնակարանային գնորդի օգնություն	○	○	○	○
Կացարաններ երեխաներով ընտանիքների համար	○	○	○	○

Խնդրում ենք կիսել տեղական բնակարանային կարիքների վերաբերյալ ցանկացած այլ մեկնաբանություն.

10. Լոս Անջելեսում հանրային ռեսուրսների մատչելիության և որակի մասին խորհելու համար խնդրում ենք ստուգել, թե արդյոք կարծում եք, որ ստորև նշված ծառայություններից յուրաքանչյուրը հավասարապես տրամադրվում է բոլոր ոլորտներում:

	Համարժեք տրամադրում	Անհամարժեք տրամադրում	Ես չգիտեմ
Դպրոցներ	◯	◯	◯
Հասարակական տրանսպորտ	◯	◯	◯
Ճանապարհներ և մայթեր	◯	◯	◯
Մթերային խանութներ և այլ խանութներ	◯	◯	◯
Բանկային գործ և վարկավորում	◯	◯	◯
Զբոսայգիներ, կանաչ տարածքներ և հանգստի գոտիներ	◯	◯	◯
Անշարժ գույքի սպասարկում	◯	◯	◯
Աղբահանություն	◯	◯	◯
Ոստիկանական պաշտպանություն	◯	◯	◯
Հակահրդեհային պաշտպանություն	◯	◯	◯
Հանրային սնունդ	◯	◯	◯
Աշխատանքի նախապատրաստում / Զբաղվածության ռեսուրս կենտրոններ	◯	◯	◯
Ծառածածկույթ / ստվեր բարձր ջերմաստիճանից թաքնվելու համար	◯	◯	◯

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման իրավունքները

Արդար կացարան նշանակում է, որ Դուք իրավունք ունեք ապրել այնտեղ, որտեղ Դուք ընտրում եք՝ առանց Ձեր անձնական հատկանիշների հիման վրա խտրականության վախի: Դաշնային և պետական օրենքները արգելում են խտրականությունը հետևյալ հատկանիշներով՝ Ռասայական, էթնիկ պատկանելություն, ազգային ծագում, սեռը, կրոնը, հաշմանդամությունը, որևէ մեկի երեխաների առկայությունը, տարիքը, ծագումը, քաղաքացիությունը և ներգաղթի կարգավիճակը, գենդերային ինքնությունը կամ ինքնաարտահայտումը, գենետիկ տեղեկատվությունը, ամուսնական կարգավիճակը, լեզուն, սեռական կողմնորոշումը, եկամտի աղբյուրը և թոշակառուի կարգավիճակը:

11. Արդյո՞ք Դուք գիտեք և հասկանո՞ւմ եք Ձեր արդար բնակարանային իրավունքները:

- Այո
- Ոչ
- Ինչ-որ չափով

12. Դուք գիտե՞ք, թե ինչպես պետք է բողոք ներկայացնել բնակարանային խտրականության դեմ:

- Այո
- Ոչ
- Ինչ-որ չափով

13. Որքանո՞վ են մատչելի Լոս Անջելեսում արդար բնակարանային կազմակերպությունները:

- Շատ մատչելի
- Որոշ չափով մատչելի
- Որոշ չափով անմատչելի
- Շատ անմատչելի
- Ես չգիտեմ

14. Լոս Անջելեսում ապրելուց ի վեր, արդյո՞ք Դուք բախվել եք բնակարանային խտրականությանը:

Հետևյալ գործողությունները բնակարանային խտրականության օրինակներ են, եթե դրանք վերաբերում են ռասայական, ազգային պատկանելությանը, ազգային պատկանելությանը, սեռին, կրոնին, երեխաներ ունենալուն կամ հաշմանդամություն ունենալուն. բնակարանային վարձակալության կամ վաճառքի մերժում, ասելով, որ բնակարանը հասանելի չէ վարձակալության կամ վաճառքի համար, երբ այն հնարավոր է, ունենալով վարձակալության կամ վաճառքի տարբեր պայմաններ, կամ տրամադրելով տարբեր կացարանային կամ բնակարանային ծառայություններ:

- ◯ Այո
- ◯ Ոչ

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման իրավունքները

15. Ձեր կարծիքով, ո՞վ է Ձեր նկատմամբ խտրական վերաբերմունք դրսևորել: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Վարձատուն կամ անշարժ գույքի կառավարիչը
- [ ] Անշարժ գույքի գործակալը
- [ ] Հիփոթեքային փոխատու
- [ ] Այլ (խնդրում ենք թվարկել).
- [ ] Քաղաքի կամ շրջանի աշխատակազմը
- [ ] Չի կիրառվում

16. Ձեր կարծիքով ի՞նչ հիմքով եք խտրականության ենթարկվել: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Ռասա (օրինակ՝ սևամորթ, սպիտակամորթ, ասիական, խաղաղօվկիանոսյան կղզիների բնակիչ, բնիկ ամերիկացի, բնիկ ալյասկացի, բազմաթիվ ռասաներ)
- [ ] Էթնիկ պատկանելություն (օրինակ՝ իսպանացի կամ լատինաամերիկացի)
- [ ] Ազգային պատկանելիություն (օրինակ՝ Մեքսիկա, Ֆիլիպիններ, Իրան)
- [ ] Կրոն
- [ ] Սեռ
- [ ] Հաշմանդամություն
- [ ] Ընտանեկան կարգավիճակ (օրինակ՝ միայնակ ծնող՝ երեխաների հետ, ընտանիք՝ երեխաների հետ, երեխայի սպասող)
- [ ] Տարիք
- [ ] Տոհմածառ
- [ ] Քաղաքացիությունը և ներգաղթի կարգավիճակը
- [ ] Գենդերային ինքնությունը կամ ինքնարտահայտումը
- [ ] Գենետիկ տվյալները
- [ ] Ընտանեկան դրությունը
- [ ] Լեզուն
- [ ] Սեռական կողմնորոշումը
- [ ] Եկամտի աղբյուրը (օրինակ՝ բնակարանի ընտրության արժեթուղթ)
- [ ] Թոշակառուի կարգավիճակը
- [ ] Չի կիրառվում

17. Ձեր կարծիքով, արդյո՞ք այդ խտրականության մասին դիմում եք ներկայացրել:

- ◯ Այո
- ◯ Ոչ
- ◯ Ոչ կիրառելի

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման իրավունքները

18. ինչո՞ւ այդ խտրականության մասին դիմում չեք ներկայացրել: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Ես վախենում էի հաշվեհարդարից
- [ ] Ես չգիտեի, թե որտեղ պետք է ներկայացնել փաստաթղթերը
- [ ] Ես չգիտեի, թե արդյոք ինձ փաստաբան է պետք
- [ ] Այս գործընթացն ինձ համար անհնար էր հաշմանդամության պատճառով
- [ ] Ես չգիտեի, որ դա օրենքի խախտում է
- [ ] Այլ (խնդրում ենք թվարկել).
- [ ] Այս գործընթացն իմ լեզվով չէր
- [ ] Ես դիմելու համար ժամանակ չունեի
- [ ] Ես չգիտեի, թե դա ինչ օգուտ կտա
- [ ] Չի կիրառվում

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման իրավունքները

19. որքանո՞վ եք բավարարված բնակարանային խտրականության մասին դիմում ներկայացնելու արդյունքից:

- ◯ Շատ գոհ եմ
- ◯ Որոշ չափով գոհ եմ
- ◯ Որոշ չափով դժգոհ եմ
- ◯ Շատ դժգոհ եմ
- ◯ Ես չգիտեմ
- ◯ Չի կիրառվում

Խնդրում ենք բացատրել, թե ինչու եք բավարարված կամ դժգոհ բնակարանային խտրականության մասին դիմում ներկայացնելու արդյունքից.

20. Եթե դուք ներկայացրել եք բնակարանային խտրականության մասին հաշվետվություն, արդյո՞ք որևէ կազմակերպություն կամ գործակալություն աջակցե՞լ է Ձեզ այդ գործընթացում:

- ◯ Այո
- ◯ Ոչ
- ◯ Չի կիրառվում

Եթե այո, ապա նշեք այն կազմակերպությունները, որոնք աջակցել են ձեզ:

Լոս Անջելեսում կացության արդար գնահատման հարցում

Արդար կացարանների խոչընդոտները

21. Արդյո՞ք կարծում եք, որ բնակարանային խտրականությունը Լոս Անջելեսում խնդիր է: Խնդրում ենք գնահատել Լոս Անջելեսում բնակարանային խտրականության մակարդակը 0-ից մինչև 10 սանդղակով, որտեղ 0-ը նշանակում է բնակարանային խտրականության բացակայություն, իսկ 10-ը ցույց է տալիս բնակարանային խտրականության չափազանց բարձր աստիճան:

0 - Ոչ կացարանային Խտրականություն

10 - Ծայրահեղ կացարանային Խտրականություն

22. Խնդրում ենք նշել, թե որքանով են հետևյալ գործոնները խոչընդոտում Լոս Անջելեսում բնակարանների արդար ընտրության համար:

	Արդար կացարանային ընտրության խոչընդոտ	Մի փոքր խոչընդոտ	Ոչ այնքան մեծ խոչընդոտ	Բոլորովին ոչ մի խոչընդոտ	Ես չգիտեմ
Մատչելի կացարանների նկատմամբ հանրության ընդդիմությունը	○	○	○	○	○
Խտրականություն վարձատուների կամ վարձակալման գործակալների կողմից	○	○	○	○	○
Խտրականություն հիփոթեքային վարկատուների կողմից	○	○	○	○	○
Խտրականություն կամ ուղորդում անշարժ գույքի գործակալների կողմից	○	○	○	○	○
Բնակչության տեղաշարժը՝ կացարանների գնաճի պատճառով	○	○	○	○	○
Հաշմանդամություն ունեցող անձանց համար բնակարանային	○	○	○	○	○

տարբերակների բացակայություն					
Վարձատուներ, որոնք հրաժարվում են ընդունել 8-րդ բաժնի արժեթղթերը	○	○	○	○	○
Բանկային և ֆինանսական ծառայությունների սահմանափակ հասանելիություն	○	○	○	○	○
Աշխատատեղերի սահմանափակ հասանելիություն	○	○	○	○	○
Լավ դպրոցների սահմանափակ հասանելիություն	○	○	○	○	○
Հաշմանդամություն ունեցող անձանց համար համայնքային ռեսուրսների սահմանափակ հասանելիություն	○	○	○	○	○
Տարածքներ, որոնք բարեկարգման և նոր ներդրումների կարիք ունեն	○	○	○	○	○
Ավհատների համար կացարանները բավարար մատչելի չեն	○	○	○	○	○
Ընտանիքների համար կացարանները բավարար մատչելի չեն	○	○	○	○	○
Տարեցների համար կացարանները բավարար մատչելի չեն	○	○	○	○	○
8-րդ բաժնի արժեթղթերը բավարար չեն/ Բնակարանային ընտրության արժեթղթեր՝ կարիքները բավարարելու համար	○	○	○	○	○
Պետական/ դաշնային					

կառավարության օժանդակությամբ կացարանային օգնության քաղաքականություն և ընդունելության ընթացակարգեր	○	○	○	○	○

Լոս Անջելեսում կացության արդար գնահատման հարցում

Ընդհանուր տեղեկություն

23. Խնդրում ենք մուտքագրել Ձեր փոստային կոդը.

24. Ո՞րն է ձեր տարիքային խումբը:

- q Մինչև 18 տարեկան
- 18-24
- 25-34
- 35-44
- 45-54
- 55-61
- 62-74
- 75 կամ ավելի
- Նախընտրում եմ չպատասխանել

25. Քանի հոգուց է բաղկացած Ձեր ընտանիքը:

- 1
- 2
- 3
- 4
- 5
- 6
- 7 կամ ավելի
- Նախընտրում եմ չպատասխանել

26. Ո՞րն է Ձեր ռասայական/էթնիկ պատկանելությունը: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Սպիտակամորթ
- [ ] Աֆրոամերիկացի կամ սևամորթ
- [ ] Լատինաամերիկացի կամ իսպանացի
- [ ] Ասիական կամ Խաղաղօվկիանոսյան կղզիների բնակիչ
- [ ] Բնիկ ամերիկացի կամ Ալյասկայի բնիկ
- [ ] Մի քանի ցեղեր / էթնիկ խմբեր
- [ ] Այլ (խնդրում ենք թվարկել).
- [ ] Նախընտրում եմ չպատասխանել

27. Դուք կամ Ձեր տանը որևէ անդամը հաշմանդա՞մ է:

- ◯ Այո
- ◯ Ոչ
- ◯ Նախընտրում եմ չպատասխանել

28. Եթե Դուք պատասխանել եք այո թիվ 27 հարցին, ապա խնդրում ենք նշել հաշմանդամության տեսակ(ներ)ը: Ստուգեք այն ամենը, ինչ կիրառելի է:

- ☐ Լսողական խնդիրներ
- ☐ Տեսողության խնդիրներ
- ☐ Ճանաչողական բարդություններ
- ☐ Ամբուլատոր բարդություններ
- ☐ Ինքնասպասարկման բարդություններ
- ☐ Ազատ ապրելակերպի բարդություններ
- ☐ Չի կիրառվում / Նախընտրում եմ չպատասխանել
- ☐ Այլ (խնդրում ենք թվարկել).

29. Ինչ-որ մեկը Ձեր տանը պարբերաբար խոսո՞ւմ է այլ լեզվով, բացի անգլերենից:

- ◯ Այո (Եթե այո, խնդրում ենք նշել լեզուն)
- ◯ Ոչ
- ◯ Նախընտրում եմ չպատասխանել

Խնդրում ենք նշել լեզուն.

30. Ի՞նչ սեռի եք դուք ինքներդ:

- ◯ Արական
- ◯ Իգական
- ◯ Ոչ երկակի
- ◯ Նախընտրում եմ չպատասխանել
- ◯ Նախընտրում եմ նկարագրել ինքս ինձ.

31. Դուք Ձեզ համարո՞ւմ եք տրանսգենդեր:

- ◯ Այո
- ◯ Ոչ
- ◯ Նախընտրում եմ չպատասխանել

32. Ո՞րն է Ձեր սեռական կողմնորոշումը: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Ասեքսուալ
- [ ] Բիսեքսուալ
- [ ] Հոմոսեքսուալ
- [ ] Հետերոսեքսուալ կամ նատուրալ
- [ ] Լեզբի
- [ ] Պանսեքսուալ
- [ ] Տարօրինակ
- [ ] Այլ
- [ ] Նախընտրում եմ չպատասխանել

33. Ո՞րն է Ձեր ներկայիս բնակարանային կարգավիճակը:

- ◯ Ես տուն ունեմ
- ◯ Ես վարձակալում եմ տուն / բնակարան
- ◯ Ես վարձակալում եմ ննջասենյակ
- ◯ Ես վարձակալում եմ ոչ բնակելի տարածք
- ◯ Ես վարձակալում եմ ավտոտնակ
- ◯ Ես ապրում եմ իմ ազգականի կամ ընկերոջ հետ
- ◯ Ես ապրում եմ հյուրանոցում / մոթելում
- ◯ Ես բազմոցով եմ մեկնում
- ◯ Ես անօթևան եմ
- ◯ Նախընտրում եմ չպատասխանել
- ◯ Այլ (խնդրում ենք թվարկել).

34. Եթե Դուք ապրում եք սուբսիդավորվող/աջակցվող կացարաններում, խնդրում ենք նշել, թե որ տեսակին է:

- ◯ Բաժին 8. բնակարանային ընտրության արժեթղթեր (ցածր եկամուտ ունեցող անհատները և ընտանիքները օգտագործում են անձնական բնակարանային վճարման արժեթղթեր)
- ◯ Բաժին 8. Բնակարանաշինություն (ցածր եկամուտ ունեցող տնային տնտեսությունների համար սահմանափակ միավորներով բնակելի համալիրներ, վարձակալները վճարում են իրենց եկամտի 30%-ը (որոշակի նվազեցումներից հետո) վարձակալության և կոմունալ ծառայությունների համար կամ ամսական առնվազն 50 ԱՄՆ դոլար)
- ◯ Անապահով ընտանիքների համար անշարժ գույքի հարկային վարկ
- ◯ Հանրակացարան
- ◯ Ես չգիտեմ / Նախընտրում եմ չպատասխանել
- ◯ Չի կիրառվում
- ◯ Այլ (խնդրում ենք թվարկել).

35. Խնդրում ենք օգտագործել ստորև նշված տարածքը՝ Լոս Անջելեսում բնակարանների ընտրության և կացարանների արդար գնահատման վերաբերյալ ցանկացած լրացուցիչ տեղեկատվություն կամ մտահոգություն տրամադրելու համար:

Շնորհակալությո՛ւն մասնակցության համար:

Եթե դուք ունեք լրացուցիչ հարցեր կամ մտահոգություններ կացարանների արդար գնահատման վերաբերյալ, խնդրում ենք կապ հաստատել Կացարանների իրավունքների կենտրոնի հետ 1-213-387-8400 կամ 1-800-477-5977 կամ HUD համարներով 1-213-984-8000 կամ 1-800-877-8339:

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Organization & Agency Survey

Haga clic aquí para completar la encuesta en español.
한국어로 설문조사에 참여하려면 여기를 클릭하세요.
點擊此處參與中文的調查。
Սեղմեք այստեղ՝ հայերեն լեզվով հարցմանը մասնակցելու համար.
Mag-click dito para kunin ang survey sa Tagalog.
برای دریافت نظرسنجی به زبان فارسی اینجا کلیک کنید.

The Los Angeles Housing Department (LAHD), in partnership with the Housing Authority of the City of Los Angeles (HACLA), is developing the 2023-2028 Assessment of Fair Housing (AFH) for Los Angeles, which will examine whether everyone has similar choices for housing regardless of protected class. Federally protected classes include race, ethnicity, national origin, sex, religion, disability, and families with children. California state law also prohibits discrimination in housing for other protected classes due to age, ancestry, citizenship and immigration status, gender identity or expression, genetic information, marital status, language, sexual orientation, source of income, and veteran status. The assessment will also outline a plan to address any fair housing issues in the city.

An important part of this study is hearing from stakeholders on issues of fair housing and housing choice. This survey is designed for stakeholders with experience working in the housing industry in Los Angeles.

Your answers are confidential. We'll only report this information in combination with other survey responses and in summary format to protect your privacy. Please do not write your name or other personal information anywhere on the survey. You may stop the survey at any time. If you have questions, contact Mosaic Community Planning at info@mosaiccommunityplanning.com or 470-435-6020 or the Los Angeles Housing Department at lahd.afhpolicy@lacity.org.

Estimated time to complete: 7-10 minutes

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Your Role

1. What is your primary role in the housing industry?

- ◯ Advocacy
- ◯ Affordable Housing Development
- ◯ Appraisal
- ◯ Construction/ Development
- ◯ Insurance
- ◯ Law/ Legal Services
- ◯ Lending/ Mortgage Industry
- ◯ Local Government
- ◯ Property Management
- ◯ Real Estate Sales/ Brokerage
- ◯ Service Provision
- ◯ Other (please list):

2. What is the name of your organization or agency?

3. Does your organization or agency serve a specific area or areas?

- ◯ No
- ◯ Yes (please specify):

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Fair Housing Rights

4. How familiar are you with fair housing laws?

- ◯ Very familiar
- ◯ Somewhat familiar
- ◯ Not so familiar
- ◯ Not at all familiar

If you selected "very familiar" or "somewhat familiar," please describe how you became aware of fair housing laws.

5. How accessible are fair housing organizations in Los Angeles?

- ◯ Very accessible
- ◯ Somewhat accessible
- ◯ Somewhat inaccessible
- ◯ Very inaccessible
- ◯ I don't know

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Fair Housing Issues and Barriers

6. Do you think any of the following are barriers to fair housing in Los Angeles? Check all that apply.

- [ ] Community opposition to affordable housing
- [ ] Discrimination by landlords or rental agents
- [ ] Discrimination by mortgage lenders
- [ ] Discrimination or steering by real estate agents
- [ ] Displacement due to rising housing costs
- [ ] Harassment by landlords or owners
- [ ] Highly competitive rental market with too many applicants vying for the same units
- [ ] Lack of housing options for people with disabilities
- [ ] Landlords refusing to accept Section 8 vouchers
- [ ] Limited access to banking and financial services
- [ ] Limited access to jobs
- [ ] Limited access to good schools
- [ ] Limited access to community resources for people with disabilities
- [ ] Neighborhoods in need of revitalization and new investment
- [ ] Not enough affordable housing for individuals
- [ ] Not enough affordable housing for families
- [ ] Not enough affordable housing for seniors
- [ ] Not enough Section 8 / Housing Choice Vouchers to meet needs
- [ ] Policies and admission procedures for state/federal assisted development
- [ ] Other (please list):

7. Are there specific neighborhoods in Los Angeles that experience underinvestment?

- ◯ Yes
- ◯ No
- ◯ I don't know

If you answered "Yes," please describe the neighborhoods/ geographic areas that experience underinvestment.

8. Are there specific neighborhoods in Los Angeles that are inaccessible for most people to obtain housing?

- ◯ Yes
- ◯ No
- ◯ I don't know

If you answered "Yes," please name and describe the neighborhoods/ geographic areas that are inaccessible and explain why.

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Fair Housing in the Private Sector

HUD defines barriers to fair housing choice as "actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices."

In the questions below, please tell us if you are aware of any barriers related to fair housing choice in each private sector area. If you can think of practices or barriers, please describe them in the box provided. Please note, examples provided represent only one of many possible scenarios.

9. Do any of these issues create barriers to fair housing in Los Angeles?

	Yes	No	I don't know
The rental housing market (Example: Refusing to rent based on religion or color)	○	○	○
The real estate industry (Example: Only showing properties in certain areas to families with children)	○	○	○
The mortgage and home lending industry (Example: Offering higher interest rates to women or racial minorities)	○	○	○
The housing construction or housing design fields (Example: New rental complexes built with narrow doorways that do not allow wheelchair accessibility)	○	○	○
The home insurance industry (Example: Limiting policies and coverages for racial minorities)	○	○	○
The home appraisal industry (Example: Basing home values on the ethnic composition of neighborhoods)	○	○	○

10. If you selected "yes" for any of the areas listed above, please discuss the barriers in the box below.

11. Please describe issues in housing services other than those listed above that create barriers to fair housing choice, if any.

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Fair Housing in the Public Sector

In the question below, please indicate if you are aware of any policies or practices that may act as barriers to fair housing choice. If you can think of practices or barriers, please describe them in the box provided. Please note, examples provided represent only one of many possible scenarios.

12. Do any of these issues create barriers to fair housing in Los Angeles?

	Yes	No	I don't know
Land use policies (Example: Policies that concentrate multi-family housing in limited areas)	○	○	○
Zoning laws (Example: Laws that restrict placement of transitional or group homes or density limitations)	○	○	○
Occupancy standards or health and safety codes (Example: Codes being inadequately enforced in immigrant communities or restrictive covenants by homeowner associations)	○	○	○
Property assessment and tax policies (Example: Lack of tax incentives for making reasonable accommodations or modifications for the disabled)	○	○	○
The permitting process (Example: Not offering written documents on procedures in alternate languages)	○	○	○
Access to information about the permitting			

process and requirements (Example: Lack of outreach, webinars and public education on the process/requirements in light of a lot of new land use laws coming into effect in recent years)	◯	◯	◯
Housing construction standards (Example: Lack of or confusing guidelines for construction of accessible housing)	◯	◯	◯
Neighborhood or community development policies (Example: Policies that encourage development in narrowly defined areas of the community)	◯	◯	◯

13. If you selected "yes" for any of the areas listed above, please discuss the barriers in the box below.

14. Are there any other public administrative actions or regulations in your community that act as barriers to fair housing choice?

- ◯ Yes
- ◯ No
- ◯ I don't know

If you answered "Yes" to this question, please indicate the administrative action or regulation and discuss how it creates barriers to fair housing choice.

15. Are you aware of any barriers that limit access to government services (e.g., transportation services, employment services, fair housing services)?

- ◯ Yes
- ◯ No
- ◯ I don't know

If you answered "Yes" to this question, please discuss the barriers in the box below.

City of Los Angeles Fair Housing Survey (Organizations & Agencies)

Fair Housing Activities

16. Outreach and education activities, such as training and seminars, are used to help people better understand their rights and obligations under fair housing law.

Are you aware of any educational activities or training opportunities available to you to learn about fair housing laws?

- ◯ Yes
- ◯ No
- ◯ I don't know

If you answered "yes" above, please describe the fair housing education or training opportunities available in Los Angeles.

17. If you answered "yes" to the previous question, have you participated in fair housing activities or training?

- ◯ Yes
- ◯ No
- ◯ I don't know
- ◯ Does not apply

18. Please assess the level of fair housing outreach and education activity in the city.

- ◯ There is too much fair housing outreach and education.
- ◯ There is too little fair housing outreach and education.
- ◯ There is the right amount of fair housing outreach and education.
- ◯ I don't know

19. Fair housing testing is often used to assess potential violations of fair housing law. Testing can include activities such as evaluating building practices to determine compliance with accessibility laws or testing if some people are treated differently when inquiring about available rental units.

Are you aware of any fair housing testing of any sort in the city?

- ◯ Yes
- ◯ No
- ◯ I don't know

If you answered "yes" above, please describe the fair housing testing available in Los Angeles.

20. Please assess the current level of fair housing testing in Los Angeles.

- ◯ There is too much fair housing testing.
- ◯ There is too little fair housing testing.
- ◯ There is the right amount of fair housing testing.
- ◯ I don't know

21. Please use the space below to provide any additional information or concerns about housing choice and fair housing in Los Angeles.

Thank you for participating!

If you have any further questions or concerns about fair housing, please contact the Housing Rights Center at 1-213-387-8400 or 1-800-477-5977 or HUD at 1-213-984-8000 or 1-800-877-8339.

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Encuesta Sobre Organización y Agencia

El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés), en asociación con la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) está desarrollando la Evaluación de Vivienda Justa (AFH) 2023-2028 para Los Ángeles, la cual examinará si todos tienen opciones similares para la vivienda, al margen de la clase protegida. Las clases protegidas a nivel federal incluyen la raza, la etnia, la nacionalidad, el sexo, la religión, la discapacidad y las familias con niños. La ley del estado de California también prohíbe la discriminación en la vivienda por otras clases protegidas, debido a la edad, la ascendencia, la ciudadanía y el estado de inmigración, la identidad o expresión de género, la información genética, el estado civil, el idioma, la orientación sexual, la fuente de ingresos y la condición de veterano. La evaluación también presentará un plan para abordar todo tipo de problemas de vivienda justa en la ciudad.

Una parte importante de este estudio es conocer la opinión de las partes interesadas sobre cuestiones de vivienda justa y elección de vivienda. Esta encuesta está destinada a las partes interesadas con experiencia laboral en el sector de la vivienda en Los Ángeles. Sus respuestas son confidenciales. Solo comunicaremos esta información en conjunto con otras respuestas de la encuesta y en formato resumido para proteger su privacidad. Por favor, no escriba su nombre u otra información personal en ninguna parte de la encuesta. Puede interrumpir la encuesta en cualquier momento. Si tiene alguna pregunta, póngase en contacto con Mosaic Community Planning en info@mosaiccommunityplanning.com o con el Departamento de Vivienda de Los Ángeles en lahd.afhpolicy@lacity.org.

Tiempo estimado para completarla: 7-10 minutos

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Su Función

1. ¿Cuál es su función principal en la industria de la vivienda?

- ◯ Abogacía
- ◯ Desarrollo de viviendas asequibles
- ◯ Evaluación
- ◯ Construcción/desarrollo
- ◯ Seguros
- ◯ Derecho/servicios jurídicos
- ◯ Préstamos/industria hipotecaria
- ◯ Gobierno local
- ◯ Gestión de la propiedad
- ◯ Venta/intermediación inmobiliaria
- ◯ Prestación de servicios
- ◯ Otro (enumerar):

2. ¿Cuál es el nombre de su organización o agencia?

3. ¿Su organización o agencia presta servicios a una o varias zonas específicas?

- ◯ No
- ◯ Sí (enumere):

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Derecho a la Vivienda Justa

4. ¿Qué grado de conocimiento tiene sobre las leyes de vivienda justa?

- ◯ Muy familiarizado
- ◯ Un poco familiarizado
- ◯ No estoy muy familiarizado
- ◯ No estoy familiarizado en absoluto

Si seleccionó "muy familiarizado" o "un poco familiarizado", por favor, describa cómo conoció las leyes de vivienda justa:

5. ¿En qué medida son accesibles las organizaciones de vivienda justa en Los Ángeles?

- ◯ Muy accesible
- ◯ Un poco accesible
- ◯ Un poco inaccesible
- ◯ Muy inaccesible
- ◯ No lo sé

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Cuestiones y Obstáculos de la Vivienda Justa

6. ¿Cree usted que alguno de los siguientes elementos es un obstáculo para la vivienda justa en Los Ángeles? Marque todo lo que corresponda.

- [ ] Oposición comunitaria a las viviendas asequibles
- [ ] Discriminación por parte de los propietarios o agentes de alquiler
- [ ] Discriminación por parte de los prestamistas hipotecarios
- [ ] Discriminación u orientación por parte de los agentes inmobiliarios
- [ ] Desplazamiento debido al aumento de los costes de la vivienda
- [ ] Acoso por parte de los propietarios o arrendadores
- [ ] Mercado de alquiler muy competitivo con demasiados solicitantes compitiendo por las mismas unidades
- [ ] Falta de opciones de vivienda para personas con discapacidad
- [ ] Los propietarios se niegan a aceptar los bonos de la Sección 8
- [ ] Acceso limitado a los servicios bancarios y financieros
- [ ] Acceso limitado a los puestos de trabajo
- [ ] Acceso limitado a buenas escuelas
- [ ] Acceso limitado a los recursos comunitarios para las personas con discapacidades
- [ ] Barrios que necesitan revitalización y nuevas inversiones
- [ ] No hay suficientes viviendas asequibles para particulares
- [ ] No hay suficientes viviendas asequibles para familias
- [ ] No hay suficientes viviendas asequibles para personas mayores
- [ ] No hay suficientes Bonos de Elección de Vivienda/Sección 8 para satisfacer las necesidades
- [ ] Políticas y procedimientos de admisión para el desarrollo con ayuda estatal/federal
- [ ] Otro (enumerar):

7. ¿Existen barrios específicos en Los Ángeles que experimenten una inversión insuficiente?

- ◯ Sí
- ◯ No
- ◯ No lo sé

Si su respuesta es "sí", mencione o describa los barrios o las zonas geográficas que experimentan una inversión insuficiente:

8. ¿Existen barrios específicos en Los Ángeles que sean inaccesibles para que la mayoría de las personas no puedan obtener una vivienda?

- ◯ Sí
- ◯ No
- ◯ No lo sé

Si su respuesta es "sí", nombre o describa los barrios o zonas geográficas que son inaccesibles y explique por qué:

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Vivienda Justa en el Sector Privado

El HUD define los obstáculos de la elección de vivienda justa como "acciones, omisiones o decisiones tomadas por motivos de raza, color, religión, sexo, discapacidad, situación familiar o nacionalidad que restringen las opciones de vivienda o la disponibilidad de las mismas".

En las siguientes preguntas, por favor, díganos si tiene conocimiento de cualquier obstáculo relacionado con la elección de vivienda justa en cada área del sector privado. Si se le ocurren prácticas u obstáculos, descríbalas en el recuadro correspondiente. Tenga en cuenta que los ejemplos proporcionados representan solo uno de los muchos escenarios posibles.

9. ¿Algunas de estas cuestiones crean obstáculos conforme a la vivienda justa en Los Ángeles?

	Sí	No	No lo sé
El mercado de la vivienda de alquiler (Ejemplo: negarse a alquilar por motivos de religión o color)	○	○	○
La industria inmobiliaria (Ejemplo: solo mostrar propiedades en determinadas zonas a familias con niños)	○	○	○
El sector de los préstamos hipotecarios y de la vivienda (Ejemplo: ofrecer tasas de interés más altos a las mujeres o a las minorías raciales)	○	○	○
Los campos de la construcción o el diseño de viviendas (Ejemplo: complejos de alquiler construidos con puertas estrechas que no permiten el acceso de las sillas de ruedas)	○	○	○
La industria de los seguros del hogar (Ejemplo: limitación de las pólizas y coberturas para las minorías raciales)	○	○	○
La industria de la tasación de viviendas (Ejemplo: basar el valor de las viviendas en la composición étnica de los barrios)	○	○	○

10. Si seleccionó la opción "sí" para cualquiera de las áreas enumeradas anteriormente, comente cuáles son los obstáculos a continuación:

11. Por favor, describa los problemas en los servicios de vivienda distintos de los enumerados anteriormente que crean barreras para la elección de una vivienda justa, si corresponde:

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

La Vivienda Justa en el Sector Público

En las preguntas siguientes, indique si conoce alguna política o práctica que pueda actuar como obstáculo para la elección de una vivienda justa. Si se le ocurren prácticas u obstáculos, descríbalas en el recuadro correspondiente. Tenga en cuenta que los ejemplos proporcionados representan solo uno de los muchos escenarios posibles.

12. ¿Algunas de estas cuestiones crean obstáculos conforme a la vivienda justa en Los Ángeles?

	Sí	No	No lo sé
Políticas de uso del suelo (Ejemplo: políticas que concentran las viviendas multifamiliares en zonas limitadas)	○	○	○
Leyes de zonificación (Ejemplo: leyes que restringen la colocación de viviendas de transición o de grupos o las limitaciones de densidad)	○	○	○
Normas de ocupación o códigos de salud y seguridad (Ejemplo: códigos que se aplican de forma inadecuada en las comunidades de inmigrantes o convenios restrictivos de las asociaciones de los propietarios)	○	○	○
Evaluación de la propiedad y políticas fiscales (Ejemplo: falta de incentivos fiscales para realizar ajustes o modificaciones razonables para las personas con	○	○	○

discapacidad)			
El proceso de concesión de permisos (Ejemplo: no ofrecer documentos escritos sobre los procedimientos en lenguas alternativas)	○	○	○
Acceso a la información sobre el proceso de concesión de permisos y los requisitos (Ejemplo: falta de divulgación, seminarios web y educación pública sobre el proceso/requisitos en virtud de una gran cantidad de nuevas leyes de uso del suelo que han entrado en vigor en los últimos años)	○	○	○
Normas de construcción de viviendas (Ejemplo: ausencia o confusión de guías para la construcción de viviendas accesibles)	○	○	○
Políticas de desarrollo vecinal o comunitario (Ejemplo: políticas que fomentan el desarrollo en zonas estrechamente definidas de la comunidad)	○	○	○

13. Si seleccionó la opción "sí" para cualquiera de las áreas enumeradas anteriormente, comente cuáles son los obstáculos a continuación:

14. ¿Existen otras acciones administrativas públicas o reglamentos en su comunidad que actúen como obstáculos para la elección de una vivienda justa?

- ◯ Sí
- ◯ No
- ◯ No lo sé

Si su respuesta es "sí", comente la acción administrativa o el reglamento y cómo crea obstáculos para la elección de una vivienda justa en el espacio que aparece a continuación:

15. ¿Conoce algún obstáculo que limite el acceso a los servicios gubernamentales (por ejemplo: servicios de transporte, servicios de empleo, servicios de vivienda justa)?

- ◯ Sí
- ◯ No
- ◯ No lo sé

Si su respuesta es "sí", comente los obstáculos en el espacio siguiente:

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

Actividades de Vivienda Justa

16. Las actividades de divulgación y educación, como la formación y los seminarios, se utilizan para ayudar a las personas a comprender mejor sus derechos y obligaciones en virtud de la ley de vivienda justa.

¿Conoce alguna actividad educativa u oportunidad de capacitación disponible para aprender sobre las leyes de vivienda justa?

- ◯ Sí
- ◯ No
- ◯ No lo sé

Si su respuesta es "sí", describa las oportunidades de educación o capacitación en materia de vivienda justa disponibles en Los Ángeles en el siguiente espacio:

17. Si ha respondido "sí" a la pregunta n.° 16, ¿ha participado en actividades o capacitación en cuanto a vivienda justa?

- ◯ Sí
- ◯ No
- ◯ No lo sé
- ◯ No aplica

18. Por favor, evalúe el nivel de divulgación y educación en materia de vivienda justa en la ciudad.

- ◯ Hay demasiada actividad de divulgación y educación en materia de vivienda justa.
- ◯ Hay muy poca divulgación y educación en materia de vivienda justa.
- ◯ Hay la cantidad adecuada de divulgación y educación en materia de vivienda justa.
- ◯ No lo sé

19. Las pruebas de vivienda justa se utilizan a menudo para evaluar posibles violaciones de la ley de vivienda justa. Las pruebas pueden incluir actividades como la evaluación de las prácticas de construcción para determinar el cumplimiento de las leyes de accesibilidad o comprobar si algunas personas son tratadas de forma diferente cuando preguntan por las unidades de alquiler disponibles.

¿Conoce alguna prueba de vivienda justa de cualquier tipo en la ciudad?

- ◯ Sí
- ◯ No
- ◯ No lo sé

Si su respuesta es "sí", describa en el siguiente espacio las pruebas de vivienda justa disponibles en Los Ángeles:

20. Por favor, evalúe el nivel actual de pruebas de vivienda justa en Los Ángeles.

- ◯ Hay demasiadas pruebas de vivienda justa.
- ◯ Hay muy pocas pruebas de vivienda justa.
- ◯ Hay una cantidad de pruebas de vivienda justa.
- ◯ No lo sé

21. Por favor, utilice el espacio a continuación para proporcionar cualquier información adicional o inquietud sobre cuestiones de vivienda justa y elección de vivienda en Los Ángeles.

¡Gracias por participar!

Si tiene alguna otra pregunta o inquietud sobre la vivienda justa, póngase en contacto con el Centro de Derecho a la Vivienda en 1-213-387-8400 o 1-800-477-5977 o el HUD al 1-213-984-8000 o 1-800-877-8339.

洛杉磯公平住房調查

組織和機構調查

洛杉磯住房部（LAHD）與洛杉磯房屋管理局（HACLA）正在合作製定2023年至2028年洛杉磯公平住房評估（AFH）。該評估將調查每個人是否有類似的住房選擇，無論是否為受保護階層。受聯邦保護的階層包括基於種族、民族、國籍、性別、宗教、殘疾受到保護的群體，以及有孩子的家庭。加利福尼亞州的法律也禁止其他受保護階層受到住房歧視，這些受保護階層包括基於年齡、血統、公民身份和移民身份、性別認同或表達、遺傳信息、婚姻狀況、語言、性取向、收入來源和退伍軍人身份受到保護的群體。該評估還將概述旨在解決該市所有公平住房問題的計劃。

聽取利益相關者對公平住房和住房選擇問題的意見是這項研究的重要部分之一。這項調查是為在洛杉磯房地產行業工作的利益相關者設計的。您的回答是保密的。為了保護您的隱私，我們僅會將這些信息與其他調查回答結合起來，並以摘要形式報告。請勿在此調查的任何地方寫下您的姓名或其他個人信息。您可以隨時退出調查。如果您有疑問，請聯係Mosaic Community Planning（郵箱地址：info@mosaiccommunityplanning.com）或洛杉磯住房部（郵箱地址：lahd.afhpolicy@lacity.org）。

完成調查預計需要7到10分鐘

洛杉磯公平住房調查

您的身份

1. 您在房地產行業的主要身份是什麼？

- ◯ 游説組織
- ◯ 經濟適用房開發
- ◯ 評估
- ◯ 建築/開發
- ◯ 保險
- ◯ 法律服務
- ◯ 貸款/抵押貸款行業
- ◯ 地方政府
- ◯ 物業管理
- ◯ 房地產銷售/經紀商
- ◯ 服務提供
- ◯ 其他（請列出）:

2. 您的組織或機構的名稱是什麼？

3. 您的組織或機構是否服務于某個或多個特定區域？

- ◯ 否
- ◯ 是（請列出）:

洛杉磯公平住房調查

公平住房權利

4. 您對公平住房法的熟悉程度如何？

- ◯ 非常熟悉
- ◯ 比較熟悉
- ◯ 不太熟悉
- ◯ 完全不熟悉

如果您選擇了"非常熟悉"或"比較熟悉"，請描述您是如何瞭解公平住房法的：

5. 洛杉磯公平住房組織的無障礙程度如何？

- ◯ 非常清楚
- ◯ 比較清楚
- ◯ 不太清楚
- ◯ 完全不清楚
- ◯ 不清楚

洛杉磯公平住房調查

公平住房問題和障礙

6. 您認爲以下選項會對洛杉磯公平住房造成障礙嗎？請選擇所有適用項。

- [ ] 社區反對經濟適用房
- [ ] 房東或租房中介的歧視
- [ ] 抵押放貸者的歧視
- [ ] 房地產經紀人的歧視或引導
- [ ] 由於住房成本上升而被迫遷移
- [ ] 房東或業主的騷擾
- [ ] 租賃市場競爭激烈，同一個單元有多名申請人競爭
- [ ] 殘疾人缺乏住房選擇
- [ ] 房東拒收第8節補貼券
- [ ] 銀行和金融服務有限
- [ ] 就業機會有限
- [ ] 進入好學校的機會有限
- [ ] 為殘疾人提供的社區資源有限
- [ ] 街區需要復興和新投資
- [ ] 為個人提供的經濟適用房不足
- [ ] 為家庭提供的經濟適用房不足
- [ ] 為老人提供的經濟適用房不足
- [ ] 第8節/住房選擇補貼券的數量不足以滿足需求
- [ ] 州/聯邦援助發展的政策或申請流程
- [ ] 其他（請列出）:

7. 洛杉磯是否有街區存在投資不足的問題？

- ◯ 是
- ◯ 否
- ◯ 不清楚

如果答案是"是"，請列舉或描述投資不足的街區或地理區域：

8. 洛杉磯是否有大多數人無法獲得住房的街區？

- ◯ 是
- ◯ 否
- ◯ 不清楚

如果答案是"是"，請列舉或描述人們無法獲得住房的街區或地理區域，並說明原因：

洛杉磯公平住房調查

私營部門的公平住房

HUD將公平住房選擇的障礙定義為"基於種族、膚色、宗教、性別、殘疾、家庭狀況或民族血統而採取的限制或阻止住房選擇的行動、不作為或決定"。

在以下問題中，請告訴我們您是否知道在各個私營部門領域有任何與公平住房選擇有關的障礙。如果您能想到一些做法或障礙，請在所提供區域進行描述。請注意，所提供的例子僅代表許多可能情況之一。

9. 這些問題是否對洛杉磯的公平住房造成了障礙？

	是	否	不清楚
租賃房屋市場（例如：基於個人的宗教或膚色，拒絕出租房屋）	○	○	○
房地產行業（例如：僅帶有孩子的家庭查看某些區域的房產）	○	○	○
抵押貸款和房屋貸款行業（例如：向婦女或少數種族收取更高的利率）	○	○	○
住房建築或設計領域（例如：租賃建築門道狹窄，輪椅無法通行）	○	○	○
房屋保險行業（例如：針對少數族裔的政策或保險限制）	○	○	○
房屋評估行業（例如：根據街區的民族構成衡量房屋價值）	○	○	○

10. 對於上述任何領域，如果您選擇了“是”，請在下方空白位置對障礙進行描述：

11. 除上述對公平住房選擇造成障礙的問題以外，請說明住房服務中的其他問題：

洛杉磯公平住房調查

公營部門的公平住房

在以下問題中，請說明您是否知道任何會對公平住房選擇造成障礙的政策或做法。如果您能想到一些做法或障礙，請在所提供區域進行描述。請注意，所提供的例子僅代表許多可能情況之一。

12. 這些問題是否對洛杉磯的公平住房造成了障礙？

	是	否	不清楚
土地使用政策（例如：將多戶家庭住房集中於有限區域的政策）	○	○	○
區劃法律（例如：限制過渡性安置或集體之家安置的法律，或限制密度限制的法律）	○	○	○
使用標準或衛生和安全規範（例如：移民社區的法規執行不力，或房主協會的限制性條款）	○	○	○
財產評估和稅收政策（例如：對於針對殘疾人的合理調整或修改，缺乏稅收激勵）	○	○	○
許可程序（例如：未以其他語言提供程序的書面文件）	○	○	○
獲得有關許可程序和要求的資訊（例如：近年來有很多新的土地使用法生效，但缺乏關於程序/要求的宣傳、網絡研討會和公眾教育。）	○	○	○
住房建築標準（例如：缺少無障礙住房的建築準則或相關準則混亂）	○	○	○
街區或社區發展政策（例如：鼓勵發展社區狹義方面的政策）	○	○	○

13. 對於上述任何領域，如果您選擇了“是”，請在下方空白位置對障礙進行描述。

14. 在您的社區中，是否有其他公共行政行為或法規阻礙了公平住房選擇？

- ◯ 是
- ◯ 否
- ◯ 不清楚

如果答案是"是"，請在以下空白區域說明相關公共行政行為或法規，並說明其是如何對公平住房選擇造成障礙的：

15. 您是否知道任何限制獲得政府服務（例如：交通服務、就業服務、公平住房服務）的障礙？

- ◯ 是
- ◯ 否
- ◯ 不清楚

如果答案是"是"，請在以下空白區域對這些障礙進行描述。

洛杉磯公平住房調查

公平住房活動

16. 宣傳和教育活動，如培訓和研討會，是用于幫助人們更好地了解他們在公平住房法下的權利和義務的。

您是否知道有什麼教育活動或培訓機會可以讓您了解公平住房法？

- ◯ 是
- ◯ 否
- ◯ 不清楚

如果您的答案是"是"，請在以下空白區域描述洛杉磯的公平住房教育或培訓機會：

17. 如果第16題的答案是“是”，您是否參加了公平住房活動或培訓？

- ◯ 是
- ◯ 否
- ◯ 不清楚
- ◯ 不適用

18. 請評估該市公平住房宣傳和教育活動的水平。

- ◯ 公平住房宣傳和教育活動太多。
- ◯ 公平住房宣傳和教育活動太少。
- ◯ 公平住房宣傳和教育活動數量適中。
- ◯ 不清楚

19. 公平住房測試通常用於評估可能違反公平住房法的情況。測試可以包括一些活動，如評估建築做法，以確定是否符合無障礙相關法律，或向一些人詢問關於現有租賃單元的問題，以測試其是否受到不同待遇。

您是否知道該市任何形式的公平住房測試？

- ◯ 是
- ◯ 否
- ◯ 不清楚

如果您的答案是"是"，請在以下空白區域描述洛杉磯的公平住房測試：

20. 請評估洛杉磯公平住房測試的當前水平。

- ◯ 公平住房測試太多。
- ◯ 公平住房測試太少。
- ◯ 公平住房測試數量適中。
- ◯ 不清楚

21. 請在下方提供有關洛杉磯住房選擇和公平住房的任何其他資訊或關切。

感謝您的參與！

如果您有任何關於公平住房的進一步問題或關切，請聯係住房權利中心（電話：1-213-387-8400或1-800-477-5977）或HUD（電話：1-213-984-8000或1-800-877-8339）。

로스앤젤레스 시 공정 주거 설문조사

조직 & 기관 설문조사

로스앤젤레스 주거부(LAHD)는 로스앤젤레스 시 주거청(HACLA)과 협력하여 2023년부터 2028년의 LA를 위한 공정 주거 평가(AFH)를 개발하고 있습니다. 평가는 보호 계층과 상관없이 모든 사람이 유사한 주거 선택을 가지고 있는지 여부를 검토하는 작업입니다. 연방이 보호하는 계층에는 인종, 민족, 국적, 성별, 종교, 장애, 자녀가 있는 가정이 포함됩니다. 캘리포니아 주법은 또한 나이, 조상, 시민권 및 이민 상태, 성별 정체성 또는 표현, 유전 정보, 결혼 상태, 언어, 성적 지향, 수입원, 베테랑 지위 등의 이유로 다른 보호 계층에 대한 주거 차별을 금지합니다. 이 평가를 통해 또한 도시의 공정한 주거 문제를 해결하기 위한 계획의 윤곽이 그려질 것입니다.

이 연구의 중요한 부분은 공정한 주거 및 주거 선택의 문제에 대한 이해관계자들의 의견을 듣는 것입니다. 이 설문조사는 로스앤젤레스에서 주거산업에 종사한 경험이 있는 이해관계자를 대상으로 실시됐습니다. 귀하의 답변은 기밀 처리됩니다. 이 정보는 개인 정보를 보호하기 위해 다른 설문 조사 응답과 합쳐져 요약 형식으로만 보고됩니다. 설문조사에는 이름이나 기타 개인 정보를 쓰지 마십시오. 설문조사는 언제든지 멈출 수 있습니다. 질문이 있으시다면 모자이크 커뮤니티 계획(Mosaic Community Planning)에 info@mosaiccommunityplanning.com로 연락하시거나 로스앤젤레스 주거부에 lahd.afhpolicy@lacity.org로 연락하세요.

완성 추정 시간: 7-10분

로스앤젤레스 시 공정 주거 설문조사

귀하의 역할

1. 주거 산업에서 귀하의 주된 역할은 무엇입니까?

- ◯ 변호
- ◯ 저렴한 주거 개발
- ◯ 평가
- ◯ 건설/개발
- ◯ 보험
- ◯ 법/법률 서비스
- ◯ 대출/담보 사업
- ◯ 지방 정부
- ◯ 부동산 관리
- ◯ 부동산매매/중개업
- ◯ 서비스 제공
- ◯ 기타 (상세하게 작성해주세요):

2. 귀하가 속한 조직이나 기관의 이름은 무엇입니까?

3. 귀하의 조직이나 기관은 특정 지역이나 지역에 서비스를 제공합니까?

- ◯ 아니요
- ◯ 예 (목록을 제공해주세요):

로스앤젤레스 시 공정 주거 설문조사

공정 주거 권리

4. 공정 주거법에 얼마나 익숙합니까?

- ◯ 매우 익숙함
- ◯ 어느 정도 익숙함
- ◯ 그렇게 익숙하지 않음
- ◯ 전혀 익숙하지 않음

"매우 익숙함" 또는 "어느 정도 익숙함"을 선택했다면, 어떻게 공정 주거법을 알게 되었는지 적어주세요:

5. 로스앤젤레스의 공정 주거 기관들은 얼마나 쉽게 접근할 수 있나요?

- ◯ 매우 접근 쉬움
- ◯ 어느 정도 접근 쉬움
- ◯ 접근이 쉬운 편이 아님
- ◯ 매우 접근하기 쉽지 않음
- ◯ 모름

로스앤젤레스 시 공정 주거 설문조사

공정 주거 문제 및 장벽

6. 귀하는 다음 중 하나가 로스엔젤레스 내 공정 주거에 대한 장벽이라고 생각하시나요? 해당되는 모든 것을 선택하세요.

- [ ] 저렴한 주거에 대한 지역 사회의 반대
- [ ] 임대주 또는 임대 회사가 하는 차별
- [ ] 주택담보대출업체가 하는 차별
- [ ] 부동산 중개인이 하는 차별 또는 조종
- [ ] 주거비 상승으로 인한 이주
- [ ] 임대주 또는 소유자의 괴롭힘
- [ ] 동일한 유닛에 대해 너무 많은 신청자가 경쟁하는 높은 경쟁률 높은 임대 시장
- [ ] 장애인을 위한 주거 선택권 부족
- [ ] 섹션 8 바우처 수령을 거부하는 소유주
- [ ] 은행 및 금융 서비스에 대한 제한된 접근성
- [ ] 직업에 대한 제한된 접근성
- [ ] 좋은 학군에 대한 제한된 접근성
- [ ] 장애인을 위한 지역사회 자원에 대한 제한된 접근성
- [ ] 활성화와 새로운 투자가 필요한 지역
- [ ] 개인에게 알맞은 가격의 주거이 충분하지 않음
- [ ] 가족에게 알맞은 가격의 주거이 충분하지 않음
- [ ] 노인에게 알맞은 가격의 주거이 충분하지 않음
- [ ] 섹션 8 / 주거 선택권이 필요 충족에 충분하지 않음
- [ ] 주/연방 보조 개발을 위한 정책 및 입주 절차
- [ ] 기타 (상세하게 작성해주세요):

7. 로스엔젤레스에서 투자 부족을 겪는 특정 지역이 있습니까**?**

- ◯ 예
- ◯ 아니요
- ◯ 모름

"예"라고 대답한 경우 투자가 부족한 지역이나 지역의 이름을 적거나 설명해주세요:

8. 로스엔젤레스에는 대부분의 사람들이 집을 구할 수 없는 특정 동네가 있나요**?**

- ◯ 예
- ◯ 아니요
- ◯ 모름

"예"라고 대답한 경우, 접근할 수 없는 지역이나 위치의 이름을 적거나 설명하고 그 이유를 설명해주세요:

로스앤젤레스 시 공정 주거 설문조사

개인 섹터의 공정 주거

HUD는 공정 주거 선택에 대한 장벽을 "인종, 색상, 종교, 성별, 장애, 가족 지위 또는 국가 출신 때문에 택한 주거 선택 또는 주거 선택의 이용 가능성을 제한하는 행동, 누락 또는 결정"으로 정의합니다.

아래 질문에서 각 민간의 공정 주거 선택과 관련된 장애물을 알고 계신지 알려주시기 바랍니다. 귀하가 관행이나 장벽을 떠올릴 수 있다면, 제공된 상자에 상세하게 작성해주시기 바랍니다. 제공된 예는 여러 가지 가능한 시나리오 중 하나일 뿐입니다.

9. 이러한 문제들 중 어떤 것이 로스앤젤레스의 공정 주거에 장벽을 만드나요?

	예	아니요	모름
임대주거시장 (예: 종교나 피부색에 따른 대여 거부)	○	○	○
부동산 업계(예: 유자녀 가정에는 특정 지역의 거주지만 보여줌)	○	○	○
주택 담보 대출 산업 (예: 여성 또는 소수 인종에게 더 높은 이자를 받음)	○	○	○
주거 건설 또는 주거 설계 분야(예: 휠체어 접근이 불가능한 좁은 출입구로 지어진 임대 단지)	○	○	○
주택 보험 업계(예: 소수 인종에 대한 정책 및 적용 범위 제한)	○	○	○
주택 감정 산업(예: 동네의 민족 구성에 기반한 주택 가격의 편향적 판단)	○	○	○

10. 위에 나열된 영역에 대해 "예"를 선택한 경우 아래 공간에서 장벽에 대해 논의해주시기 바랍니다.

11. 위에 열거된 것 이외의 주거 서비스 중 공정 주거 선택에 장애가 되는 문제에 대해 적어주세요:

로스앤젤레스 시 공정 주거 설문조사

공공 섹터의 공정 주거

아래 질문에 공정 주거 선택의 장벽으로 작용할 수 있는 정책이나 관행에 대해 알고 있는지 표시해주세요. 귀하가 관행이나 장벽을 떠올릴 수 있다면, 제공된 상자에 상세하게 작성해주시기 바랍니다. 제공된 예는 여러 가지 가능한 시나리오 중 하나일 뿐입니다.

12. 이러한 문제들 중 어떤 것이 로스앤젤레스의 공정 주거에 장벽을 만드나요**?**

	예	아니요	모름
토지 이용 정책 (예: 한정된 지역에 공동주거을 집중 배치하는 정책)	○	○	○
구역 지정 법률 (예: 과도기적 또는 집단주택의 배치를 제한하는 법률 또는 밀도 제한)	○	○	○
승객 표준 또는 안전 코드 (예: 이민자 커뮤니티에서 부적절하게 시행되는 코드 또는 주택 소유자 협회에 의한 제한적 계약)	○	○	○
부동산 평가 및 세금 정책 (예: 장애인에 대한 합리적인 숙박시설 또는 변경사항에 대한 세제 혜택 부족)	○	○	○
허용 절차 (예: 대체 언어로 된 절차에 대한 서면 문서를 제공하지 않음)	○	○	○
허용 절차 및 요구 사항에 대한 정보 접근성 (예: 최근 몇 년 동안 시행되고 있는 많은 새로운 토지 이용법에 대한 절차/요건에 대한 홍보, 웨비나 및 공교육 부족)	○	○	○
주거 건설 기준 (예: 접근 가능한 주거의 건설에 대한 지침의 부족 또는 혼란)	○	○	○
이웃 또는 지역사회 개발 정책 (예: 지역사회의 발전을 장려하는 정책이 협소하게 정의됨)	○	○	○

13. 위에 나열된 영역에 대해 "예"를 선택한 경우 아래 공간에서 장벽에 대해 논의해주시기 바랍니다**.**

14. 공정 주거 선택에 장애물로 작용하는 다른 공공 행정 조치나 규정이 있습니까**?**

- ◯ 예
- ◯ 아니요
- ◯ 모름

"예"라고 대답했다면, 행정 조치나 규제에 대해, 그리고 해당 조치 및 규제가 어떻게 공정 주거 선택의 장벽을 만드는지에 대해 아래의 공간에서 적어주세요:

15. 정부 서비스**(**예**:** 교통 서비스**,** 고용 서비스**,** 공정한 주거 서비스**)**에 대한 접근을 제한하는 장벽에 대해 알고 있습니까**?**

- ◯ 예
- ◯ 아니요
- ◯ 모름

"예"라고 대답한 경우 아래 공간에 있는 장벽에 대해 설명해주시기 바랍니다:

로스앤젤레스 시 공정 주거 설문조사

공정 주거 활동

16. 교육이나 세미나 같은 봉사활동과 교육활동은 사람들이 공정한 주거법 하에서 본인의 권리와 의무를 더 잘 이해하도록 돕기 위해 사용됩니다.

공정한 주거법에 대해 배울 수 있는 교육 활동이나 교육 기회를 알고 계십니까?

- ◯ 예
- ◯ 아니요
- ◯ 모름

"예"라고 대답했다면, 아래의 공간에 로스엔젤레스에서 이용할 수 있는 공정 주거 교육 또는 교육 기회를 적어주세요:

17. #16에 "예"라고 대답했다면, 공정 주거 활동이나 교육에 참여한 적이 있나요?

- ◯ 예
- ◯ 아니요
- ◯ 모름
- ◯ 적용되지 않음

18. 도시의 공정 주거 지원 및 교육 활동의 수준을 평가해주세요.

- ◯ 공정 주거 보급 및 교육이 너무 많습니다.
- ◯ 공정 주거 보급 및 교육이 너무 적습니다.
- ◯ 공정 주거 보급 및 교육이 적당합니다.
- ◯ 모름

19. 공정 주거 시험은 공정 주거법의 잠재적 위반을 평가하기 위해 종종 사용됩니다. 시험에는 건물 관행을 평가하여 접근성 법 준수를 결정하거나 사용 가능한 임대 단위를 문의할 때 일부 사람들이 다르게 취급되는지 검사하는 등의 활동이 포함될 수 있습니다.

이 도시에서 있는 그 어떤 공정한 주거 테스트라도 알고 있습니까?

- ◯ 예
- ◯ 아니요
- ◯ 모름

"예"라고 대답했다면, 아래의 공간에 로스엔젤레스에서 이용할 수 있는 공정 주거 시험을 적어주세요:

20. 로스엔젤레스의 공정 주거 시험의 현재 수준을 평가해주세요.

- ◯ 공정 주거 시험이 너무 많습니다.
- ◯ 공정 주거 시험이 너무 적습니다.
- ◯ 공정 주거 시험이 적당합니다.
- ◯ 모름

21. 아래 공간을 사용하여 로스앤젤레스의 주택 선택 및 공정 주택에 대한 추가 정보나 우려 사항을 제공해주시기 바랍니다.

참여에 감사드립니다!

공정 주택에 대해 더 궁금한 점이나 우려되는 점이 있으시면 다음 연락처로 주택권리센터로 문의하시기 바랍니다: 1-213-387-8400 또는 1-800-477-5977 또는 HUD 1-213-984-8000 또는 1-800-877-8339.

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Survey ng Organisasyon at Ahensiya

Ang Los Angeles Housing Department (LAHD), sa pakikipagtulungan sa Housing Authority of the City of Los Angeles (HACLA), ay bubuo ng 2023-2028 Assessment of Fair Housing (AFH) para sa Los Angeles, na susuriin kung ang lahat ay may katulad na mga pagpipilian para sa pabahay anuman ang pinoprotektahang uri. Kasama sa mga klaseng protektado ng pederal ang lahi, etnisidad, bansang pinagmulan, kasarian, relihiyon, kapansanan, at mga pamilyang may mga anak. Ipinagbabawal din ng batas ng estado ng California ang diskriminasyon sa pabahay para sa iba pang mga protektadong klase dahil sa edad, ninuno, pagkamamamayan at katayuan sa imigrasyon, pagkakakilanlan o pagpapahayag ng kasarian, genetic na impormasyon, katayuan sa pag-aasawa, wika, oryentasyong sekswal, pinagmumulan ng kita, at katayuan ng beterano. Ang pagtatasa ay magbabalangkas din ng isang plano upang matugunan ang anumang mga isyu sa patas na pabahay sa lungsod.

Isang mahalagang bahagi ng pag-aaral na ito ang pagdinig mula sa mga stakeholder sa mga isyu ng patas na pabahay at pagpili ng pabahay. Ginawa ang survey na ito para sa mga stakeholder na may karanasan sa pagtatrabaho sa industriya ng pabahay sa Los Angeles. Ang iyong mga sagot ay kumpidensyal. Iuulat lamang namin ang impormasyong ito kasama ng iba pang mga tugon sa survey at sa buod na format upang maprotektahan ang iyong privacy. Huwag isulat ang iyong pangalan o iba pang personal na impormasyon saanman sa survey. Puwede mong ihinto ang survey kahit anong oras. Kung mayroon kang mga katanungan, kontakin ang Mosaic Community Planning sa info@mosaiccommunityplanning.com o sa Los Angeles Housing Department sa lahd.afhpolicy@lacity.org.

Tinatayang oras para makumpleto: 7-10 minuto

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Ang Tungkulin Mo

1. Ano ang iyong pangunahing tungkulin sa industriya ng pabahay?

- ◯ Adbokasiya
- ◯ Pagbuo ng abot-kayang pabahay
- ◯ Appraisal
- ◯ Konstruksyon/pagbuo
- ◯ Insurance
- ◯ Batas/legal na serbisyo
- ◯ Pagpapautang/industriya ng mortgage
- ◯ Lokal na paaralan
- ◯ Pangangasiwa sa property
- ◯ Pagbebenta ng real estate/brokerage
- ◯ Probisyon ng serbisyo
- ◯ Iba pa (pakilista):

2. Ano ang pangalan ng iyong organisasyon o ahensya?

3. Naglilingkod ba ang iyong organisasyon o ahensya sa isang partikular na lugar o mga lugar?

- ◯ Wala
- ◯ Oo (pakilista):

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Karapatan sa Patas na Pabahay

4. Gaano ka kapamilyar sa mga batas ng patas na pabahay?

- ◯ Napakapamilyar
- ◯ Medyo pamilyar
- ◯ Hindi gaanong pamilyar
- ◯ Hindi talaga pamilyar

Kung pinili mo ang “napakapamilyar” o “medyo pamilyar,” pakilarawan kung paano mo nalaman ang tungkol sa mga batas ng patas na pabahay:

5. Gaano ka-accessible ang mga organisasyon ng patas na pabahay sa Los Angeles?

- ◯ Napaka-accessible
- ◯ Medyo accessible
- ◯ Medyo hindi accessible
- ◯ Napaka hindi accessible
- ◯ Hindi ko alam

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Mga Isyu at Hadlang sa Patas na Pabahay

6. Sa tingin mo ba ang alinman sa mga sumusunod ay mga hadlang sa patas na pabahay sa Los Angeles? Tsekan ang lahat ng angkop.

- [ ] Pagtutol ng komunidad sa abot-kayang pabahay
- [ ] Diskriminasyon ng mga landlord o mga ahenteng nagpapaparenta
- [ ] Diskriminasyon ng mga nagpapautang ng mortgage
- [ ] Diskriminasyon o pagmamaniobra ng mga real estate agent
- [ ] Pagpapaalis dahil sa tumataas na gastos ng pabahay
- [ ] Panliligalig ng mga landlord o may-ari
- [ ] Napaka-kompetitibong rental market na may napakaraming aplikante na nagpapaligsahan para sa parehong unit
- [ ] Kawalan ng mga opsyon sa pabahay para sa mga taong may mga kapansanan
- [ ] Ang mga landlord na tumatangging tanggapin ang Section 8 na voucher
- [ ] Limitadong access sa mga serbisyo ng pagbabangko at pananalapi
- [ ] Limitadong access sa mga trabaho
- [ ] Limitadong access sa magagandang paaralan
- [ ] Limitadong access sa mga pagkukunan ng komunidad para sa mga taong may kapansanan
- [ ] Mga komunidad na nangangailangan ng pagbabago at bagong pamumuhunan
- [ ] Walang sapat na abot-kayang pabahay para sa mga indibidwal
- [ ] Walang sapat na abot-kayang pabahay para sa mga pamilya
- [ ] Walang sapat na abot-kayang pabahay para sa mga senyor
- [ ] Walang sapat na Seksyon 8 / Mga Voucher sa Pagpipiliang Pabahay para matugunan ang mga pangangailangan
- [ ] Mga polisiya at paraan ng pagtanggap para sa mga pamamaraan ng estado/pag-unlad na tinutulungan ng pederal
- [ ] Iba pa (pakilista):

7. Mayroon bang mga espisipikong komunidad sa Los Angeles na nakakaranas ng underinvestment?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam

Kung ang sagot mo ay "oo," pakipangalanan o ilarawan ang mga komunidad o heograpikong lugar na nakakaranas ng underinvestment:

8. Mayroon bang mga espisipikong komunidad sa Los Angeles na hindi accessible para sa maraming tao para makakuha ng pabahay?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam

Kung ang sagot mo ay "oo," pakipangalanan o ilarawan ang mga komunidad o heograpikong lugar na hindi accessible at ipaliwanag kung bakit:

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Patas na Pabahay sa Pribadong Sektor

Inilalarawan ng HUD ang mga hadlang sa pagpipilian sa patas na pabahay bilang "mga aksyon, omisyon o desisyon na isinagawa dahil sa lahi, kulay, relihiyon, kasarian, kapansanan, katayuang pampamilya, o bansang pinagmulan na nagbabawal sa pagpipilian sa pabahay o pagiging available ng mga pagpipilian sa pabahay."

Sa mga tanong sa ibaba, pakisabihin sa amin kung may alam kang anumang hadlang na nauugnay sa pagpipilian ng patas na pabahay sa bawat lugar ng pribadong sektor. Kung pag-iisipan mo ang mga kinagawian o mga hadlang, pakilarawan ang mga ito sa kahon na inilaan. Pakitandaan, ang mga halimbawang ibinigay ay kumakatawan lamang sa isa sa maraming posibleng senaryo.

9. Mayroon ba sa mga isyung ito ay lumilikha ng mga hadlang sa patas na pabahay sa Los Angeles?

	Oo	Wala	Hindi Ko Alam
Ang market ng pinarerentahang pabahay (Halimbawa: Pagtanggi na parentahan batay sa relihiyon o kulay)	○	○	○
Ang industriya ng real estate (Halimbawa: Ipinakikita lang ang mga property sa ilang lugar sa mga pamilyang may mga anak)	○	○	○
Ang mortgage at ang industriya ng pagpapautang ng bahay (Halimbawa: Nag-aalok ng mas mataas na halaga ng interes sa mga babae o minorya ng lahi)	○	○	○
Ang mga field ng pagtatayo ng pabahay o disenyo ng pabahay (Halimbawa: Mga rental complex na itinayo na may makitid na mga	○	○	○

pintuan na hindi nagpapahintulot na magamit ang wheelchair)			
Ang industriya ng seguro sa bahay (Halimbawa: Paglilimita sa mga patakaran at saklaw para sa mga minoryang lahi)	◯	◯	◯
Ang industriya ng pagtatasa ng tahanan (Halimbawa: Pagbabatay sa mga halaga ng tahanan sa etnikong komposisyon ng mga kapitbahayan)	◯	◯	◯

10. Kung pinili mo ang "oo" para sa alinman sa mga lugar na nakalista sa itaas, mangyaring talakayin ang mga hadlang sa espasyo sa ibaba:

11. Pakilarawan ang mga isyu sa mga serbisyo sa pabahay maliban sa mga nakalista sa itaas na lumilikha ng mga hadlang sa makatarungang pagpili ng pabahay, kung mayroon man:

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Patas na Pabahay sa Pampublikong Sektor

Sa mga tanong sa ibaba, pakipahiwatig kung alam mo ang anumang mga patakaran o kasanayan na maaaring maging hadlang sa pagpili ng patas na pabahay. Kung pag-iisipan mo ang mga kinagawian o mga hadlang, pakilarawan ang mga ito sa kahon na inilaan. Pakitandaan, ang mga halimbawang ibinigay ay kumakatawan lamang sa isa sa maraming posibleng senaryo.

12. Mayroon ba sa mga isyung ito ay lumilikha ng mga hadlang sa patas na pabahay sa Los Angeles?

	Oo	Wala	Hindi Ko Alam
Mga patakaran sa paggamit ng lupa (Halimbawa: Mga patakarang nagtutuon ng maraming pabahay sa mga limitadong lugar)	○	○	○
Mga batas sa zoning (Halimbawa: Mga batas na naghihigpit sa paglalagay ng transisyonal o pangkat na mga tahanan o mga limitasyon sa densidad)	○	○	○
Mga pamantayan ng occupancy o mga code sa kalusugan at kaligtasan (Halimbawa: Ang mga code ay hindi sapat na ipinapatupad sa mga komunidad ng imigrante o mga paghihigpit na tipan ng mga asosasyon ng may-ari ng bahay)	○	○	○
Pagtatasa ng ari-arian at mga patakaran sa buwis (Halimbawa: Kakulangan ng mga insentibo sa buwis	○	○	○

para sa mga makatwirang akomodasyon o pagbabago para sa mga taong may mga kapansanan)	○	○	○
Ang proseso ng pagpapahintulot (Halimbawa: Hindi nag-aalok ng mga nakasulat na dokumento sa mga pamamaraan sa mga alternatibong wika)	○	○	○
Pag-access sa impormasyon tungkol sa proseso ng pagpapahintulot at mga kinakailangan (Halimbawa: Kakulangan ng outreach, mga webinar at pampublikong edukasyon sa proseso/mga kinakailangan dahil sa maraming bagong batas sa paggamit ng lupa na magkakabisa sa mga nakaraang taon)	○	○	○
Mga pamantayan sa pagtatayo ng pabahay (Halimbawa: Kakulangan o nakakalito na mga alituntunin para sa pagtatayo ng accessible na pabahay)	○	○	○
Mga patakaran sa pagpapaunlad ng komunidad o pamayanan (Halimbawa: Mga patakarang naghihikayat sa pag-unlad sa mga makikipot na lugar ng komunidad)	○	○	○

13. Kung pinili mo ang "oo" para sa alinman sa mga lugar na nakalista sa itaas, mangyaring talakayin ang mga hadlang sa espasyo sa ibaba:

14. Mayroon bang iba pang pampublikong administratibong aksyon o regulasyon sa iyong komunidad na nagsisilbing mga hadlang sa patas na pagpili ng pabahay?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam

Kung ang sagot mo ay "oo," mangyaring talakayin ang administratibong aksyon o regulasyon at kung paano ito lumilikha ng mga hadlang sa patas na pagpili ng pabahay sa espasyo sa ibaba:

15. Alam mo ba ang anumang mga hadlang na naglilimita sa pag-access sa mga serbisyo ng pamahalaan (halimbawa: mga serbisyo sa transportasyon, mga serbisyo sa pagtatrabaho, mga serbisyo sa patas na pabahay)?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam

Kung ang sagot mo ay"oo," pakisabihin ang mga hadlang sa mga espasyo sa ibaba:

Survey sa Patas Pabahay ng Lungsod ng Los Angeles

Mga Aktibidad ng Patas na Pabahay

16. Ang mga aktibidad sa outreach at edukasyon, tulad ng pagsasanay at mga seminar, ay ginagamit upang tulungan ang mga tao na mas maunawaan ang kanilang mga karapatan at obligasyon sa ilalim ng patas na batas sa pabahay.

Alam mo ba ang anumang mga aktibidad na pang-edukasyon o pagkakataon sa pagsasanay na magagamit mo upang malaman ang tungkol sa mga batas sa patas na pabahay?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam

Kung sumagot ka ng "oo," pakilarawan ang patas na edukasyon sa pabahay o mga pagkakataon sa pagsasanay na makukuha sa Los Angeles sa espasyo sa ibaba:

17. Kung sumagot ka ng "oo," sa #16, nakasali ka na ba sa mga aktibidad ng patas na pabahay o pagsasanay?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam
- ◯ Hindi angkop

18. Pakisuriin ang antas ng outreach na patas na pabahay at aktibidad sa edukasyon sa lungsod.

- ◯ Napakaraming outreach na patas na pabahay at edukasyon.
- ◯ Napaka kakaunti ng outreach sa patas na pabahay at edukasyon.
- ◯ Mayroong tamang dami outreach na patas na pabahay at edukasyon.
- ◯ Hindi ko alam

19. Ang patas na pagsusuri sa pabahay ay kadalasang ginagamit upang masuri ang mga potensyal na paglabag sa patas na batas sa pabahay. Maaaring kabilang sa mga aktibidad ng pagsusuri ang pagtatasa sa mga kasanayan ng gusali para matukoy kung sumusunod ito sa mga batas ng pagiging accesible o pagsusuri kung ang ilan sa mga tao ay tinatrato nang kaakiba kapag nagtatanong tungkol sa available na mga unit na pinarerentahan.

May alam ka bang anumang uri ng pagsusuri na patas na pabahay sa lungsod?

- ◯ Oo
- ◯ Wala
- ◯ Hindi ko alam

Kung sumagot ka ng "oo," pakilarawan ang pagsusuri sa patas na pabahay na available sa Los Angeles sa espasyo sa ibaba:

20. Pakisuri ang kasalukuyang antas ng pagsusuri sa patas na pabahay sa Los Angeles.

- ◯ Napakaraming pagsusuri sa patas na pabahay.
- ◯ Napaka kakaunti ng pagsusuri sa patas na pabahay.
- ◯ Tama lang ang dami ng pagsusuri sa patas na pabahay.
- ◯ Hindi ko alam

21. Pakigamitin ang espasyo sa ibaba para magbigay ng anumang karagdagang impormasyon o alalahanin tungkol sa pagpipiliang pabahay at patas na pabahay sa Los Angeles.

Salamat sa pagsali!

Kung mayroon kang anumang mga katanungan o alalahanin tungkol sa patas na pabahay, kontakin ang Housing Rights Center sa 1-213-387-8400 o 1-800-477-5977 or HUD sa 1-213-984-8000 o 1-800-877-8339.

نظرسنجی مسکن عادلانه شهر لس آنجلس

نظرسنجی مربوط به سازمان ها و موسسات

در حال تدوین ارزیابی (HACLA) با مشارکت سازمان مسکن شهر لس آنجلس (LAHD) اداره مسکن لس آنجلس و سازمان های مشابه در (AFH) مسکن عادلانه

برای همه مردم جهت برخورداری از مسکن بدون توجه به قرار گرفتن در گروه های تحت حمایت بررسی می کند. گروه های تحت حمایت فدرال شامل نژاد، قومیت، ملیت، جنسیت، مذهب، معلولیت و خانواده های دارای فرزند هستند. قانون ایالتی کالیفرنیا همچنین اعمال تبعیض بر مبنای سن، اصل و نسب، تابعیت و وضعیت مهاجرت، هویت یا نمود جنسی، اطلاعات ژنتیکی، وضعیت تأهل، زبان، گرایش جنسی، منبع درآمد و وضعیت خدمت در ارتش را در دریافت مسکن برای سایر گروه های تحت حمایت ممنوع می کند. این ارزیابی طرحی را نیز برای رسیدگی به هرگونه مسائل مربوط به مسکن عادلانه در شهر ترسیم خواهد کرد.

در مورد مسائل مربوط به مسکن عادلانه و انتخاب مسکن است. این نظرسنجی برای سهامداران دارای تجربه کار در صنعت مسکن در لس آنجلس طراحی شده است. پاسخ های شما به صورت محرمانه نگهداری می شود. ما فقط این اطلاعات را در ترکیب با سایر پاسخ های نظرسنجی و در قالب جمع بندی برای محافظت از حریم خصوصی شما گزارش می کنیم. لطفاً نام یا سایر اطلاعات شخصی خود را در هیچ نقطه ای از نظرسنجی وارد نکنید. می توانید نظرسنجی را در هر زمانی متوقف کنید. اگر سؤالی دارید، با Mosaic Community Planning به آدرس ایمیل info@mosaiccommunityplanning.com یا با اداره مسکن لس آنجلس به آدرس ایمیل lahd.afhpolicy@lacity.org تماس بگیرید.

انجام نظرسنجی دقیقه 7-10

نظرسنجی مسکن عادلانه شهر لس آنجلس

عنوان شغلی شما

1.

در صنعت مسکن چیست؟

- وکالت
- توسعه مسکن ارزان قیمت
- ارزیابی
- ساخت و ساز یا توسعه
- بیمه
- خدمات حقوقی یا قانونی
- صنعت وام یا رهن مسکن
- دولت محلی
- مدیریت ملک
- فروش یا معامله املاک
- ارائه خدمات
- سایر موارد (لطفاً ذکر کنید:)

2.

ان یا موسسه شما چیست؟

3.

ی خدمات رسانی می کند؟

- خیر
- بله (لطفاً ذکر کنید:)

نظرسنجی مسکن عادلانه شهر لس آنجلس

حقوق مسکن عادلانه

4.

کن عادلانه آشنا هستید؟

- بسیار آشنا
- تا حدودی آشنا
- نه چندان آشنا
- در کل نا آشنا

اگر «بسیار آشنا» یا «تا حدودی آشنا» را انتخاب کرده اید، لطفاً توضیح دهید که چگونه از قوانین مسکن عادلانه آگاه شده اید:

5.

ن چقدر در دسترس هستند؟

- بسیار در دسترس
- تا حدودی در دسترس
- تا حدودی غیر قابل دسترس
- بسیار غیر قابل دسترس
- اطلاع ندارم

نظرسنجی مسکن عادلانه شهر لس آنجلس

Fair Housing Issues and Barriers

6.

آیا فکر می کنید هر یک از موارد زیر مانعی برای تهیه مسکن عادلانه در لس آنجلس محسوب می شود؟ همه گزینه هایی را که صدق می کنند، علامت بزنید.

- [ ] مخالفت اجتماعی با مسکن ارزان قیمت
- [ ] تبعیض توسط صاحب خانه ها یا مشاوران املاک
- [ ] تبعیض توسط ارائه دهندگان وام مسکن
- [ ] تبعیض یا هدایت توسط مشاوران املاک
- [ ] جابجایی به دلیل افزایش هزینه مسکن
- [ ] آزار و اذیت توسط صاحب خانه یا مالک
- [ ] بازار اجاره بسیار رقابتی با متقاضیان زیادی که برای واحدهای یکسان رقابت می کنند
- [ ] نبود گزینه های مسکن برای افراد دارای معلولیت
- [ ] امتناع صاحب خانه ها از پذیرش ووچرهای ذیل بند 8
- [ ] دسترسی محدود به خدمات بانکی و مالی
- [ ] دسترسی محدود به مشاغل
- [ ] دسترسی محدود به مدارس مناسب
- [ ] دسترسی محدود به منابع اجتماعی برای افراد دارای معلولیت
- [ ] محله هایی که نیاز به احیا و سرمایه گذاری جدید دارند
- [ ] ناکافی بودن مسکن ارزان قیمت برای افراد
- [ ] ناکافی بودن مسکن ارزان قیمت برای خانواده ها
- [ ] ناکافی بودن مسکن ارزان قیمت برای سالمندان
- [ ] ناکافی بودن کوپن های انتخاب مسکن (بند 8) برای تأمین نیازها
- [ ] خط مشی ها و رویه های پذیرش برای توسعه تحت مساعدت ایالتی یا فدرال
- [ ] سایر موارد (لطفاً ذکر کنید:)

7.

ی کمی را تجربه کرده باشند؟

- بله
- خیر
- اطلاع ندارم

اگر پاسخ شما «بله» است، لطفاً محله ها یا مناطق جغرافیایی را که سرمایه گذاری کمتری دریافت می کنند، نام ببرید یا توصیف کنید:

8.

آیا محله های خاصی در لس آنجلس وجود دارد که جهت تهیه مسکن برای اکثر مردم غیر قابل دسترس باشند؟

- بله
- خیر
- اطلاع ندارم

اگر پاسخ شما «بله» است، لطفاً محله ها یا مناطق جغرافیایی را که غیر قابل دسترس هستند، نام ببرید یا توصیف کنید و دلیل آن را توضیح دهید:

نظرسنجی مسکن عادلانه شهر لس آنجلس

مسکن عادلانه در بخش خصوصی

موانع انتخاب مسکن عادلانه را اینگونه تعریف می کند: «اقدامات، ترک فعل یا تصمیماتی که HUD بر مبنای نژاد، رنگ، مذهب، جنسیت، معلولیت، وضعیت خانوادگی یا ملیت اتخاذ می‌شوند تا انتخاب مسکن یا دسترسی به گزینه های مسکن را محدود کنند».

در پرسش‌های زیر، لطفاً به ما بگویید که آیا از موانع مربوط به انتخاب مسکن عادلانه در هر ناحیه بخش‌خصوصی آگاه هستید یا خیر. اگر می توانید به اقدامات یا موانع فکر کنید، لطفاً آنها را در کادر ارائه شده شرح دهید. لطفاً توجه داشته باشید که نمونه های ارائه شده تنها می توانند بخشی از سناریوهای ممکن باشند.

9.

نه در لس آنجلس ایجاد می کند؟

	بله	خیر	ندارم اطلاع
بازار اجاره مسکن (برای مثال، امتناع از اجاره دادن بر مبنای مذهب یا رنگ)	○	○	○
صنعت املاک و مستغلات (برای مثال، صرفاً نشان دادن املاک در مناطق خاص به خانواده های دارای فرزند)	○	○	○
صنعت وام و رهن مسکن (برای مثال، ارائه نرخ بهره بالاتر به زنان یا اقلیت های نژادی)	○	○	○
عرصه های ساخت و ساز یا طراحی مسکن (برای مثال، مجتمع های استیجاری ساخته شده با درب های کم عرض که امکان دسترسی با صندلی چرخدار را نمی دهد)	○	○	○
صنعت بیمه مسکن (برای مثال، سیاست ها و پوشش های محدود برای اقلیت های نژادی)	○	○	○
صنعت ارزیابی مسکن (برای مثال، پایه گذاری ارزش منازل بر مبنای ترکیب قومی محلات)	○	○	○

10.

اگر «بله» را برای هر یک از زمینه های ذکر شده در بالا انتخاب کرده اید، لطفاً موانع را در قسمت زیر ذکر کنید:

11.

لطفاً مسائل مربوط به خدمات مسکن به غیر از موارد ذکر شده در بالا را که موانعی برای انتخاب مسکن عادلانه ایجاد می کند، در صورت وجود شرح دهید:

نظرسنجی مسکن عادلانه شهر لس آنجلس

مسکن عادلانه در بخش دولتی

در پرسش های زیر، لطفاً مشخص کنید که آیا از خط مشی ها یا اقداماتی که ممکن است به عنوان موانعی برای انتخاب مسکن عادلانه عمل کند، اطلاع دارید یا خیر. اگر از چنین اقدامات یا موانعی اطلاع دارید، آن را به طور خلاصه در کادر ارائه شده بیان کنید.

12.

نه در لس آنجلس ایجاد می کند؟

	بله	خیر	ندارم اطلاع
خط مشی های کاربری زمین (برای مثال، خط مشی هایی که مسکن چند خانواری را در مناطق محدود متمرکز می کند)	○	○	○
قوانین منطقه بندی (برای مثال، قوانینی که برای جا نمایی منازل انتقالی یا گروهی یا محدودیت های تراکم مانع ایجاد می کند)	○	○	○
استانداردهای سکونت یا دستورالعمل های بهداشتی و ایمنی (برای مثال، دستورالعمل هایی که به طور ناقص در جوامع مهاجر اجرا می شوند یا توافقات محدود کننده توسط اتحادیه مالکان خانه)	○	○	○
ارزیابی ملک و سیاست های مالیاتی (برای مثال، فقدان مشوق های مالیاتی برای ایجاد تسهیلات یا اصلاحات معقول برای افراد دارای معلولیت)	○	○	○
فرایند صدور مجوز (برای مثال، عدم ارائه اسناد مکتوب در مورد رویه ها به زبان های جایگزین)	○	○	○
دسترسی به اطلاعات در مورد فرایند و الزامات صدور مجوز (برای مثال، فقدان مهارت آموزی، وبینار و آموزش همگانی در مورد فرایند یا الزامات با توجه به بسیاری از	○	○	○

قوانین جدید کاربری زمین که در سال های اخیر اجرایی شده اند)			
استانداردهای ساخت و ساز مسکن (برای مثال، فقدان یا گمراه کننده بودن دستورالعمل های مربوط به ساخت مسکن در دسترس)	◯	◯	◯
سیاست های توسعه همسایگی یا جامعه (برای مثال، سیاست هایی که توسعه را در مناطق محدودی از جامعه تشویق می کنند)	◯	◯	◯

13.

اگر «بله» را برای هر یک از زمینه های ذکر شده در بالا انتخاب کرده اید، لطفاً موانع را در قسمت زیر ذکر کنید:

14.

آیا اقدامات اداری دولتی یا مقررات دیگری در جامعه شما وجود دارد که به عنوان مانعی برای انتخاب مسکن عادلانه عمل کند؟

- ◯ بله
- ◯ خیر
- ◯ اطلاع ندارم

اگر پاسخ شما «بله» است، لطفاً اقدامات اداری یا مقررات و چگونگی ایجاد موانع برای انتخاب مسکن عادلانه را در قسمت زیر ذکر کنید:

15. آیا از موانعی که دسترسی به خدمات دولتی را محدود می کند (به عنوان مثال، خدمات حمل و نقل، خدمات استخدامی، خدمات مسکن عادلانه) آگاه هستید؟

- ◯ بله
- ◯ خیر
- ◯ اطلاع ندارم

اگر پاسخ شما «بله» است، لطفاً موانع را در قسمت زیر ذکر کنید:

نظرسنجی مسکن عادلانه شهر لس آنجلس

فعالیت های مسکن عادلانه

16. فعالیت های مهارت آموزی و آموزش (مانند کارآموزی و سمینار) برای کمک به مردم جهت درک بهتر حقوق و تعهدات خود تحت قانون مسکن عادلانه به کار می رود. آیا از وجود فعالیت های آموزشی یا فرصت های کارآموزی ارائه شده برای شما جهت یادگیری قوانین مسکن عادلانه آگاه هستید؟

- ◯ بله
- ◯ خیر
- ◯ اطلاع ندارم

اگر پاسخ شما «بله» است، لطفاً فرصت های آموزشی یا کارآموزی مربوط به مسکن عادلانه ارائه شده در لس آنجلس را در قسمت زیر شرح دهید:

17. [illegible] پاسخ «بله» داده اید، آیا تاکنون در فعالیت های آموزشی مربوط به مسکن عادلانه شرکت کرده اید؟

- ◯ بله
- ◯ خیر
- ◯ اطلاع ندارم
- ◯ صدق نمی کند

18. لطفاً سطح فعالیت های مهارت آموزی و آموزشی مربوط به مسکن عادلانه در شهر را ارزیابی کنید.

- ◯ میزان ارائه مهارت آموزی و آموزش مربوط به مسکن عادلانه بیش از اندازه زیاد است.
- ◯ میزان ارائه مهارت آموزی و آموزش مربوط به مسکن عادلانه بیش از اندازه کم است.
- ◯ میزان ارائه مهارت آموزی و آموزش مربوط به مسکن عادلانه مناسب است.
- ◯ اطلاع ندارم

19.

تحقیق و تفحص در مورد مسکن عادلانه اغلب برای ارزیابی نقض احتمالی قانون مسکن عادلانه به کار می رود. فرایند تحقیق و تفحص می تواند شامل فعالیت هایی مانند ارزیابی اقدامات ساختمانی برای باشد یا در صورتی انجام می شود (Accessibility Laws) تعیین میزان انطباق با قوانین دسترس پذیری .که با برخی افراد در هنگام استعلام در مورد واحدهای استیجاری موجود رفتار متفاوتی شده باشد
عادلانه در شهر اطلاع دارید؟

- بله
- خیر
- اطلاع ندارم

:اگر پاسخ شما «بله» است، لطفاً تحقیق و تفحص در مورد مسکن عادلانه در لس آنجلس را در قسمت زیر شرح دهید

20.

.لطفاً سطح فعلی تحقیق و تفحص در مورد مسکن عادلانه در لس آنجلس را ارزیابی کنید

- .میزان تحقیق و تفحص در مورد مسکن عادلانه بیش از اندازه زیاد است
- .میزان تحقیق و تفحص در مورد مسکن عادلانه بیش از اندازه کم است
- .میزان تحقیق و تفحص در مورد مسکن عادلانه مناسب است
- اطلاع ندارم

21.

لطفاً از قسمت زیر برای ارائه هرگونه اطلاعات بیشتر یا مطرح کردن دغدغه ها در مورد انتخاب مسکن و .مسکن عادلانه در لس آنجلس استفاده کنید

!با تشکر از همکاری شما

اگر سؤال یا دغدغه بیشتری در مورد مسکن عادلانه دارید، لطفاً با مرکز حقوق مسکن به شماره تلفن های زیر تماس بگیرید: 1-213-387-8400 یا 1-800-477-5977 یا 1-213-984-8000 یا 1-800-877-8339 به شماره تلفن

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կազմակերպությունների և գործակալությունների հարցում

Լոս Անջելեսի կացության վարչությունը (LAHD) Լոս Անջելեսի կացության գրասենյակի (HACLA) հետ համատեղ մշակում է Կացության արդար գնահատում (AFH) 2023-2028 տարիների համար՝ Լոս Անջելեսում, որը կուսումնասիրի, թե արդյոք բոլոր ընտանիքներն ունեն նույն բնակարանային ընտրությունը, անկախ ապահովված խավից: Դաշնության կողմից ապահովված խավերը ներառում են ռասայական, էթնիկ, ազգային ծագումը, սեռը, կրոնը, հաշմանդամությունը և երեխաների հետ ընտանիքները: Կալիֆոռնիայի օրենքը նաև արգելում է խտրականություն այլ ապահովված խավերի համար՝ տարիքի, ծագման, քաղաքացիության և ներգաղթի կարգավիճակի, գենդերային ինքնության կամ ինքնադրսևորման, գենետիկ տվյալների, ընտանեկան կարգավիճակի, լեզվի, սեռական կողմնորոշման, եկամտի աղբյուրի և վետերանի կարգավիճակի պատճառով: Գնահատման ընթացքում նշվելու է նաև քաղաքում կացության հետ կապված խնդիրների արդար լուծման ծրագիրը:

Այս ուսումնասիրության կարևոր մասն է շահագրգիռ կողմերի լսումները կացության և բնակարանների արդար ընտրության հարցերի վերաբերյալ: Այս հարցումը նախատեսված է Լոս Անջելեսի բնակարանաշինության ոլորտում աշխատելու փորձ ունեցող շահագրգիռ կողմերի համար: Ձեր պատասխանները գաղտնի են: Մենք կհաղորդենք այս տեղեկատվությունը միայն այլ հարցման պատասխանների հետ միասին և ամփոփ ձևաչափով՝ ձեր գաղտնիությունը պահելու համար: Խնդրում ենք հարցման մեջ որևէ տեղ չգրել ձեր անունը կամ այլ անձնական տվյալներ: Դուք կարող եք ցանկացած պահի դադարեցնել հարցումը: Եթե հարցեր ունեք, դիմեք «Համայնքի խճանկար պլանավորում» (Mosaic Community Planning)՝ info@mosaiccommunityplanning.com հասցեով կամ «Լոս Անջելեսի բնակարանաշինության վարչություն» (Los Angeles Housing Department)՝ lahd.afhpolicy@lacity.org հասցեով:

Ավարտելու գնահատված ժամանակը՝ 7-10 րոպե

Լոս Անջելեսում կացության արդար գնահատման հարցում

Ձեր դերը

1. Ո՞րն է ձեր առաջնային դերը բնակարանաշինության ոլորտում:

- ◯ Փաստաբանություն
- ◯ Մատչելի բնակարանային շինարարություն
- ◯ Գնահատում
- ◯ Շինարարություն/Զարգացում
- ◯ Ապահովագրություն
- ◯ Իրավունք / իրավաբանական ծառայություններ
- ◯ Վարկավորման/հիփոթեքային արդյունաբերություն
- ◯ Տեղական ինքնակառավարում
- ◯ Անշարժ գույքի կառավարում
- ◯ Անշարժ գույքի վաճառք / բրոքերային ծառայություններ
- ◯ Ծառայությունների մատուցում
- ◯ Այլ (խնդրում ենք թվարկել).

2. Ի՞նչ է Ձեր կազմակերպության կամ գործակալության անունը:

3. Արդյո՞ք Ձեր կազմակերպությունը կամ գործակալությունը սպասարկում է որոշակի տարածք կամ տարածքներ:

- ◯ Ոչ
- ◯ Այո (խնդրում ենք թվարկել).

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման իրավունքները

4. Որքանո՞վ եք ծանոթ կացության արդար գնահատման օրենքներին:

- ◯ Շատ ծանոթ
- ◯ Որոշ չափով ծանոթ
- ◯ Ոչ այնքան ծանոթ
- ◯ Բոլորովին անծանոթ

Եթե ընտրել եք «լավ ծանոթ» կամ «որոշակի չափով ծանոթ», խնդրում ենք նկարագրել, թե ինչպես եք տեղեկացել կացության արդար գնահատման օրենքների մասին.

5. Որքանո՞վ են մատչելի կացության արդար գնահատման կազմակերպությունները Լոս Անջելեսում:

- ◯ Շատ մատչելի
- ◯ Որոշ չափով մատչելի
- ◯ Որոշ չափով անմատչելի
- ◯ Շատ անմատչելի
- ◯ Ես չգիտեմ

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման խնդիրները և խոչընդոտները

6. Ի՞նչ եք կարծում, արդյո՞ք հետևյալներից որևէ մեկը խոչընդոտ է Լոս Անջելեսում կացության արդար գնահատմանը: Ստուգեք այն ամենը, ինչ կիրառելի է:

- [ ] Մատչելի կացարանների նկատմամբ հանրության ընդդիմությունը
- [ ] Խտրականություն վարձատուների կամ վարձակալման գործակալների կողմից
- [ ] Խտրականություն հիփոթեքային վարկատուների կողմից
- [ ] Խտրականություն կամ ուղորդում անշարժ գույքի գործակալների կողմից
- [ ] Բնակչության տեղաշարժը՝ կացարանների գնաճի պատճառով
- [ ] Ոտնձգություններ վարձատուների կամ սեփականատերերի կողմից
- [ ] Գերմրցակցային վարձակալության շուկան՝ չափազանց շատ դիմորդներով, որոնք հավակնություն ունեն նույն կացարանի նկատմամբ
- [ ] Հաշմանդամություն ունեցող անձանց համար բնակարանային տարբերակների բացակայություն
- [ ] Վարձատուներ, որոնք հրաժարվում են ընդունել 8-րդ բաժնի արժեթղթերը
- [ ] Բանկային և ֆինանսական ծառայությունների սահմանափակ հասանելիություն
- [ ] Աշխատատեղերի սահմանափակ հասանելիություն
- [ ] Լավ դպրոցների սահմանափակ հասանելիություն
- [ ] Հաշմանդամություն ունեցող անձանց համար համայնքային ռեսուրսների սահմանափակ հասանելիություն
- [ ] Տարածքներ, որոնք բարեկարգման և նոր ներդրումների կարիք ունեն
- [ ] Անհատների համար կացարանները բավարար մատչելի չեն
- [ ] Ընտանիքների համար կացարանները բավարար մատչելի չեն
- [ ] Տարեցների համար կացարանները բավարար մատչելի չեն
- [ ] 8-րդ բաժնի արժեթղթերը բավարար չեն/ Բնակարանային ընտրության արժեթղթեր՝ կարիքները բավարարելու համար
- [ ] Պետական/դաշնային կառավարության օժանդակությամբ զարգացման քաղաքականություն և ընդունելության ընթացակարգեր
- [ ] Այլ (խնդրում ենք թվարկել).

7. Կա՞ն արդյոք Լոս Անջելեսում կոնկրետ թաղամասեր, որոնք ներդրումների կարիք ունեն:

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ

Եթե Դուք պատասխանել եք «այո», խնդրում ենք անվանել կամ նկարագրել այն թաղամասերը կամ աշխարհագրական տարածքները, որտեղ ներդրումների կարիք կան.

8. Կա՞ն արդյոք Լոս Անջելեսում կոնկրետ թաղամասեր, որոնք անհասանելի են մարդկանց մեծամասնության համար՝ կացարան ստանալու նպատակով:

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ

Եթե Դուք պատասխանել եք «այո», խնդրում ենք անվանել կամ նկարագրել այն թաղամասերը կամ աշխարհագրական տարածքները, որոնք հասանելի են և բացատրել, թե ինչու.

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատում մասնավոր հատվածում

HUD-ը թվարկում է կացության արդար ընտրության խոչընդոտները որպես «գործողություններ, բացթողումներ կամ որոշումներ, որոնք ընդունվել են ռասայի, մաշկի գույնի, կրոնի, սեռի, հաշմանդամության, ընտանեկան կարգավիճակի կամ ազգային ծագման պատճառով, որոնք սահմանափակում են բնակարանի ընտրությունը կամ բնակարանային ընտրության առկայությունը»:

Ստորև տրված հարցերում, խնդրում ենք, տեղեկացնել մեզ, թե արդյոք տեղյակ եք որևէ խոչընդոտների մասին, որոնք կապված են մասնավոր հատվածի յուրաքանչյուր տարածքում կացարանի արդար ընտրության հետ: Եթե կարող եք նշել Ձեր փորձի կամ խոչընդոտների մասին, խնդրում ենք նկարագրել դրանք կից վանդակում: Խնդրում ենք նկատի ունենալ, որ այս օրինակները ներկայացնում են բազմաթիվ հնարավոր զարգացումներից միայն մեկը:

9. Արդյոք այդ խնդիրներից որևէ մեկը խոչընդոտներ է ստեղծում Լոս Անջելեսում կացության արդար գնահատման համար:

	Այո	Ոչ	Ես չգիտեմ
Վարձակալվող բնակարանների շուկան (Օրինակ՝ կրոնական կամ մաշկի գույնի խտրականության հիման վրա վարձակալության մերժումը)	○	○	○
Անշարժ գույքի արդյունաբերություն (օրինակ՝ որոշակի տարածքներում անշարժ գույքի օբյեկտների ցուցադրումը միայն երեխաներ ունեցող ընտանիքներին)	○	○	○
Հիփոթեքային և բնակարանային վարկավորման արդյունաբերությունը (օրինակ՝ կանանց կամ ռասայական փոքրամասնություններին ավելի բարձր տոկոսադրույքներ առաջարկելը)	○	○	○
Բնակարանային շինարարության կամ բնակարանների նախագծման ոլորտները (Օրինակ՝ վարձակալության	○	○	○

համալիրներ, որոնք կառուցված են նեղ դռնատեղով, այդպիսով թույլ չեն տալիս հաշմանդամների սայլակով ներս մտնել)	○	○	○
Բնակարանային ապահովագրության արդյունաբերություն (Օրինակ՝ սահմանափակող վկայագրեր և ապահովագրական ծառայություններ ռասայական փոքրամասնությունների համար)	○	○	○
Բնակարանային գնահատման արդյունաբերություն (Օրինակ՝ թաղամասերի էթնիկ կազմի հիման վրա բնակարանի արժեքի գնահատում)	○	○	○

10. Եթե Դուք ընտրել եք «այո» տարբերակը՝ վերը նշված ոլորտներից որևէ մեկի համար, խնդրում ենք քննարկել խոչընդոտները ստորև նշված դաշտում.

11. Խնդրում ենք նկարագրել վերը նշվածներից տարբերվող բնակարանային ծառայությունների խնդիրները, որոնք խոչընդոտներ են ստեղծում կացության արդար ընտրության համար, եթե այդպիսիք կան.

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատում հանրային հատվածում

Ստորև բերված հարցերում, խնդրում ենք տեղեկացնել, թե արդյոք դուք տեղյակ եք որևէ քաղաքականության կամ գործելակերպի մասին, որոնք կարող են խոչընդոտ հանդիսանալ կացարանի արդար ընտրության հարցում: Եթե կարող եք նշել Ձեր փորձի կամ խոչընդոտների մասին, խնդրում ենք նկարագրել դրանք կից վանդակում: Խնդրում ենք նկատի ունենալ, որ այս օրինակները ներկայացնում են բազմաթիվ հնարավոր զարգացումներից միայն մեկը:

12. Արդյոք այդ խնդիրներից որևէ մեկը խոչընդոտներ է ստեղծում Լոս Անջելեսում կացության արդար գնահատման համար:

	Այո	Ոչ	Ես չգիտեմ
Հողօգտագործման քաղաքականություն (Օրինակ՝ սահմանափակ տարածքներում բազմաբնակարանների կենտրոնացմանն ուղղված քաղաքականություն)	○	○	○
Գոտիավորման օրենքներ (Օրինակ՝ օրենքներ, որոնք սահմանափակում են անցումային կամ խմբակային տների տեղադրումը կամ խտության սահմանափակումները)	○	○	○
Վերաբնակեցման ստանդարտները կամ առողջության և անվտանգության կոդերը (Օրինակ՝ ներգաղթյալների համայնքներում օրենսգրքերի ոչ պատշաճ պահպանումը կամ տան սեփականատերերի ամենամյա ասոցիացիաների կողմից սահմանափակող պայմանագրերը)	○	○	○
Գույքի գնահատում և հարկային			

քաղաքականություն (Օրինակ՝ հաշմանդամություն ունեցող անձանց համար հարկային արտոնությունների բացակայություն ողջամիտ տեղաբաշխման կամ փոփոխությունների համար)	○	○	○
Թույլտվությունների տրամադրման գործընթացը (օրինակ՝ այլընտրանքային լեզուներով ընթացակարգերի վերաբերյալ գրավոր փաստաթղթեր չառաջարկել)	○	○	○
Թույլտվության գործընթացի և պահանջների մասին տեղեկատվության հասանելիություն (Օրինակ՝ տեղեկատվության բացակայություն, վեբինարներ և գործընթացի/ պահանջների վերաբերյալ հանրային իրազեկման բացակայություն՝ հաշվի առնելով վերջին տարիներին ուժի մեջ մտնող հողօգտագործման բազմաթիվ նոր օրենքները)	○	○	○
Բնակարանաշինության ստանդարտները (Օրինակ՝ մատչելի կացարանների կառուցման վերաբերյալ ուղեցույցների բացակայություն կամ շփոթեցնող ուղեցույցներ)	○	○	○
Թաղամասի կամ համայնքի զարգացման քաղաքականություն (Օրինակ՝ համայնքային որոշակի նեղ ոլորտներում	○	○	○

զարգացմանը
նպաստող
քաղաքականություն)

13. Եթե Դուք ընտրել եք «այո» տարբերակը՝ վերը նշված ոլորտներից որևէ մեկի համար, խնդրում ենք քննարկել խոչընդոտները ստորև նշված դաշտում.

14. Արդյո՞ք Ձեր համայնքում գոյություն ունեն այլ պետական վարչական հիմնարկներ կամ կանոնակարգեր, որոնք կխոչընդոտեին կացարանների արդար ընտրությանը:

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ

Եթե դուք պատասխանել եք «այո», խնդրում ենք ներկայացնել այդ վարչական հիմնարկները կամ կանոնակարգերը, և թե ինչպես են նրանք խոչընդոտներ ստեղծում ստորև նշված տարածքում կացարանների արդար ընտրության համար.

15. Դուք տեղյա՞կ եք արդյոք որևէ խոչընդոտի մասին, որ կսահմանափակի պետական ծառայությունների հասանելիությունը (օրինակ՝ տրանսպորտային ծառայություններ, զբաղվածության ծառայություններ, արդար բնակարանային ծառայություններ):

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ

Եթե Դուք ընտրել եք «այո», խնդրում ենք քննարկել խոչընդոտները ստորև դաշտում.

Լոս Անջելեսում կացության արդար գնահատման հարցում

Կացության արդար գնահատման գործունեությունը

16. Տեղեկատվական-կրթական միջոցառումները, ինչպիսիք են թրեյնինգները և սեմինարները, օգտագործվում են օգնելու մարդկանց ավելի լավ հասկանալ իրենց իրավունքներն ու պարտականությունները՝ կացարանների արդար գնահատման օրենսդրության համաձայն:

Դուք տեղյա՞կ եք արդյոք որևէ կրթական գործունեության կամ վերապատրաստման հնարավորությունների մասին, որոնք հասանելի են ձեզ՝ կացարանների արդար գնահատման օրենքների մասին իրազեկվելու համար:

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ

Եթե պատասխանել եք «այո», խնդրում ենք ներկայացնել Լոս Անջելեսում առկա կացարանների արդար գնահատման մասին կրթության կամ վերապատրաստման հնարավորությունները ստորև բերված տարածքում.

17. Արդյո՞ք Դուք պատասխանել եք «այո» թիվ 16-ին, մասնակցե՞լ եք կացարանների արդար գնահատման միջոցառումներին կամ դասընթացներին:

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ
- ◯ Չի կիրառվում

18. Խնդրում ենք գնահատել քաղաքում կացարանների արդար գնահատման մասին տեղեկատվական և կրթական գործունեության մակարդակը:

- ◯ Չափից շատ բացատրական աշխատանքներ են տարվում կացարանների արդար գնահատման մասին տեղեկատվական և կրթական հարցերի շուրջ:
- ◯ Չափից քիչ բացատրական աշխատանքներ են տարվում կացարանների արդար գնահատման մասին տեղեկատվական և կրթական հարցերի շուրջ:
- ◯ Կան անհրաժեշտ քանակությամբ բացատրական աշխատանքներ, որ տարվում են կացարանների արդար գնահատման մասին տեղեկատվական և կրթական հարցերի շուրջ:
- ◯ Ես չգիտեմ

19. Կացարանների արդար գնահատման փորձարկումը հաճախ կատարվում է կացարանների արդար գնահատման իրավունքների հնարավոր խախտումները գնահատելու համար: Փորձարկումը կարող է ներառել այնպիսի գործողություններ, ինչպիսիք են շինարարական նեթոդների գնահատումը՝ մատչելիության օրենքներին համապատասխանությունը որոշելու համար կամ ստուգելու, եթե որոշ մարդկանց նկատմամբ այլ կերպ են վերաբերվում վարձակալության հասանելի միավորների մասին հարցումներին:

Տեղյա՞կ եք արդյոք քաղաքում կացարանների արդար գնահատման որևէ փորձարկման մասին:

- ◯ Այո
- ◯ Ոչ
- ◯ Ես չգիտեմ

Եթե պատասխանել եք «այո», խնդրում ենք ներկայացնել Լոս Անջելեսում առկա կացարանների արդար գնահատման մասին փորձարկման հնարավորությունները ստորև բերված տարածքում.

20. Խնդրում ենք գնահատել Լոս Անջելեսում կացարանների արդար գնահատման մասին փորձարկման ներկայիս մակարդակը:

- ◯ Չափից շատ փորձարկումներ են տարվում կացարանների արդար գնահատման մասին:
- ◯ Չափից քիչ փորձարկումներ են տարվում կացարանների արդար գնահատման մասին:
- ◯ Կան անհրաժեշտ քանակությամբ փորձարկումներ, որ տարվում են կացարանների արդար գնահատման մասին:
- ◯ Ես չգիտեմ

21. Խնդրում ենք օգտագործել ստորև նշված տարածքը՝ Լոս Անջելեսում բնակարանների ընտրության և կացարանների արդար գնահատման վերաբերյալ ցանկացած լրացուցիչ տեղեկատվություն կամ մտահոգություն տրամադրելու համար:

Շնորհակալությո՛ւն մասնակցության համար:

Եթե դուք ունեք լրացուցիչ հարցեր կամ մտահոգություններ կացարանների արդար գնահատման վերաբերյալ, խնդրում ենք կապ հաստատել Կացարանների իրավունքների կենտրոնի հետ 1-213-387-8400 կամ 1-800-477-5977 կամ HUD համարներով 1-213-984-8000 կամ 1-800-877-8339:

FAIR HOUSING GOALS

FAIR HOUSING GOAL MATRIX

GOAL #1: INCREASE ACCESS TO AND SUPPLY OF AFFORDABLE HOUSING, ESPECIALLY IN HIGHER OPPORTUNITY AREAS, WHERE HIGH HOUSING COSTS ARE A SIGNIFICANT BARRIER

A severe shortage of affordable housing in the City of Los Angeles has led to a pressing need for increased production of affordable housing and increased access to existing affordability opportunities. HUD considers households to have a "cost burden" when monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income. According to HUD's most recent Comprehensive Housing Affordability Strategy (CHAS) dataset, approximately 48% of all households in Los Angeles experience cost burdens of 30% or more, but cost burdens are most common among renters, 55% of whom spend more than 30% of their income on housing costs. The problem is most acute for households with the lowest incomes. About 81.0% of renters with household incomes under 50% of the Area Median Income (AMI) have a cost burden, as do 72.3% of owners at that income level. At this income, over 50% of households in each tenure group spend more than one-half of their household income on housing costs (54.8% for renters and 56.4% for owners).

The lack of affordable housing disproportionately impacts households most likely to face housing discrimination. Cost burdens disproportionately impact households by race and ethnicity. Specifically, Hispanic or Latino households and Black or African American households face higher rates of cost burdens than both white and Asian or Pacific Islander households. For owner households, about 43% of Hispanic or Latino households and 42% of Black or African American households have a cost burden compared to about 34% of white households and 35% of Asian or Pacific Islander households. For renters, about 59% of Hispanic or Latino households and 60% of Black or African American households have a cost burden, which are again elevated compared to rates for white households (50%) and Asian or Pacific Islander households (47.4%).

While CHAS data does not provide information about cost burdens for immigrant households, input from immigrant communities and related stakeholder organizations gathered through focus groups and consultation meetings emphasized unaffordable housing costs, including increasing rents in historically affordable neighborhoods. Stakeholders highlighted that foreign-born residents, including those with limited English proficiency or undocumented householders, often face disproportionate difficulty applying and qualifying for housing and navigating housing assistance programs. There is data regarding the incidence of housing problems among households with disabilities. Problems examined by CHAS include cost burdens (i.e., spending more than 30% of income on housing costs), severe cost burdens (i.e., spending more than 50% of income on housing costs), overcrowding or severe overcrowding (i.e., more than one person per habitable room, not including kitchens or bathrooms) and a lack of complete

kitchen or plumbing facilities. CHAS data shows that among Los Angeles households where at least one resident has a disability, 61% have a housing problem compared to 55% of households citywide, indicating a substantial difficulty finding adequate and affordable housing.

Qualitative input gathered from community members through public meetings, focus groups, and surveys also identifies the City's lack of affordable housing as one of its most pressing issues. Meeting participants relay that newly constructed housing is typically expensive and out-of-reach for lower-income households, who often have difficulty finding units that are affordable and/or accessible.

The production of affordable housing is a key goal for the City of Los Angeles, HACLA, and their partners. The City will use a variety of funding streams and City-owned land to construct, acquire, or rehabilitate 500 units of affordable housing annually and will implement the New Zoning Code to remove barriers to affordable housing development. Housing construction should include a particular focus on increasing affordability in areas near jobs, transit, and in higher opportunity areas, which are associated with high-performing schools, low poverty rates, and healthy living environments, but currently offer very few affordable housing opportunities. To complement construction of affordable housing (including in high opportunity areas), additional goals included in this plan will focus on preserving and improving existing affordable housing (see Goal #2), as well as increasing resources in neighborhoods that need them most (see Goal #5). Together, these goals and related strategies are designed to expand equitable access to resources for households historically and currently most likely to face housing discrimination.

To ensure that persons with disabilities have equal access to affordable housing, the City will continue to require new housing developed using City funds to include a minimum of 11% of units accessible to persons with mobility disabilities and 4% accessible to persons with hearing or vision disabilities. The Los Angeles Housing Department's (LAHD) Accessible Housing Program (AcHP) will continue to improve its Affordable and Accessible Housing Registry (AAHR) and will retrofit existing covered affordable units to meet accessibility standards. The City will consider ways to increase the usefulness of the AAHR, including improving website navigability. The City will also explore the possibility of expanding the registry to include information about all covenanted affordable housing units within the City. Information about existing affordable housing opportunities is currently scattered across several websites hosted by a number of partners. Enhancing the AAHR to include both covered housing projects and covenanted affordable units throughout the City will help people seeking housing have a more comprehensive location in which to search for units.

TABLE 54. STRATEGIES TO INCREASE SUPPLY OF AND ACCESS TO AFFORDABLE HOUSING, ESPECIALLY IN HIGHER OPPORTUNITY AREAS, WHERE HIGH HOUSING COSTS ARE A SIGNFICIANT BARRIER

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
1.1	High	Expedite the construction, acquisition and/or rehabilitation of affordable housing units through a variety of funding streams, with a focus on housing in high opportunity and gentrifying areas	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	a. Using the Affordable Housing Linkage Fees, HOME, SB2/Permanent Local Housing Allocation (PLHA), and other available funds, leverage local and state funding sources (including tax credits) to produce additional affordable housing units annually. Prioritize projects in higher opportunity areas and as part of Transit-Oriented Communities (TOC), with a goal of locating at least 8% of units in high opportunity areas and 80% of units within one-half mile of high-quality transit. b. Recommend to the Mayor and City Council a Housing Capital Funding Plan annually to refine priorities focused on funding for low- and moderate-income rental and homeownership housing, preservation of affordable housing in gentrifying communities, and housing production in high opportunity areas. c. Track location of high opportunity areas or non-high opportunity areas with incentivized development or in high-quality transit areas on an annual basis.	LAHD Partners: LA City Planning
1.2	High	Identify and facilitate the use of City-owned and other public land suitable for affordable housing development, particularly in high opportunity or gentrifying areas	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	a. On an on-going basis, evaluate City-owned land to identify affordable housing opportunity sites and identify strategies for streamlining affordable housing development on public land. b. Develop and maintain a publicly accessible citywide inventory of publicly owned sites.	CAO, LAHD, City Council Partners: LA General Services Department, LA City Planning, Mayor's Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
1.3	High	Implement the 2021-2029 Housing Element Rezoning Program strategies to create development capacity, including new opportunities for deed-restricted affordable housing, and complete Community Plan updates in compliance with the City's New Zoning Code	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	a. Based on the Housing Element's Inventory of Candidate Sites for Rezoning, fairly identify and rezone key sites to support additional housing capacity. b. Develop and implement a Citywide Housing Incentive Program (CHIP) Ordinance to align with State Density Bonus Law, which includes incentives for 100% affordable housing projects, specific target populations, parking reductions, etc. Also, to establish and clarify definitions, revise menu of incentives to include 3.0 FAR bonus on all commercial corridors and provide updates to facilitate predictable and streamlined project approval by the end of 2024.	LA City Planning Partners: LAHD, City Council, Mayor's Office
1.4	High	Expedite permitting and other clearances for shelters and 100% deed-restricted affordable housing developments as outlined in Mayor Bass' Executive Directive 1 (ED1)	Disproportionate housing needs, Location and type of affordable housing	a. In 2024, adopt the proposed Affordable Housing Streamlining Ordinance to codify the main provisions of ED1. b. Create a new Administrative Review Process for 100% affordable housing projects consisting of a ministerial review process for compliance with objective zoning requirements. This review process would not include public hearings, noticing requirements, or an appeal process. c. Provide applicants with all required changes or amendments within 30 days of a complete application submission and issue all appropriate approvals within 60 days.	Mayor's Office, City Council, All City Departments Partner: LAHSA
1.5	Medium	Complete inclusionary zoning study and evaluate recommended strategies for potential implementation	Disparities in access to opportunity, Segregation/	a. Complete and review results of the feasibility study currently underway regarding citywide inclusionary zoning requirements.	LA City Planning, LAHD, City Council, Mayor's Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
			integration, Disproportionate housing needs	b. Based on the outcome of the study, evaluate potential inclusionary zoning strategies and, if applicable, develop and implement related ordinance(s) by 2025.	
1.6	High	Continue and improve programs and policies designed to enable voucher holders greater choice to live in higher opportunity neighborhoods	Disparities in access to opportunity, Segregation/ integration, R/ECAPs	Provide 1,911 Community Choice Demonstration Vouchers to households interested in living in higher opportunity areas through 2028.	HACLA
1.7	High	Develop an improved marketing plan to provide notice of available, affordable, and accessible units to remove barriers to housing	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	Provide training on tenant selection plans and affirmative marketing plans to the staff of entities and agencies involved in the marketing, tenant selection, and case management assistance, to ensure that such entities and agencies develop and implement marketing strategies that promote equal and equitable access to housing opportunities and identify and nullify direct and implicit bias in the rental process. Such training efforts may include outreach and partnerships with CBOs and stakeholders serving those communities and groups most often excluded from new housing opportunities.	LAHD, HACLA Partners: CBOs, CIFD
1.8	High	Expand availability of affordable, accessible housing units, including those accessible to persons with mobility, vision, and hearing disabilities	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	a. Ensure at least 11% of total units in new covered housing developments are accessible to persons with mobility disabilities and at least 4% are accessible to persons with vision or hearing disabilities; ongoing annually. b. Continue to survey covered housing developments to determine if they meet accessibility standards and retrofit as needed. c. Grow the number of accessible housing units in covered housing developments to 4,031.	LAHD, HACLA Partner: LA City Planning

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				d. HACLA to maximize utilization of 290 Mainstream Housing vouchers to assist non-elderly persons with disabilities.	
1.9	High	Explore approaches to improve and expand the City's Accessible Housing Program's (AcHP) Affordable and Accessible Housing Registry (AAHR)	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	a. Continue to expand the AAHR to add new, existing, and retrofitted accessible units in covered housing developments; ongoing annually. b. Improve the user interface and experience of the AAHR by 2025, and undertake improvements to the platform to enable the expansion of the AAHR to include covenanted affordable units in projects that are not covered housing developments on an ongoing basis. c. Continue and expand marketing of the AAHR to persons with disabilities, seniors, and housing advocates through Fair Housing and Disability trainings and other approaches. d. In partnership with CIFD's FamilySource Centers, establish locations for assistance in applying for affordable and accessible housing.	LAHD Partners: HACLA, CIFD
1.10	Medium	Track housing proposed through planning entitlements for Density Bonus (DB) and Transit Oriented Communities (TOC) Incentive Program	Location and type of affordable housing	a. Continue to maintain a dashboard to display an in-depth accounting of affordability levels, geographic locations, and more housing information for DB and TOC housing units. b. Utilize the dashboard to study trends across the City of Los Angeles and understand how and where incentive programs are helping to add affordable housing into the market. This is to be evaluated on an ongoing basis during the five-year period.	LA City Planning Partner: LAHD

GOAL #2: PRESERVE AND MAINTAIN THE QUALITY OF EXISTING AFFORDABLE HOUSING, INCLUDING SUBSIDIZED AND RSO UNITS

Quality affordable housing is an issue in any major city, but is of particular concern in Los Angeles, where 63% of renters and 41% of owners report at least one HUD-defined housing problem, including cost burdens, overcrowding, or a lack of complete kitchen or plumbing facilities.[189] Residents most likely to face housing discrimination, including Hispanic or Latino renters, Black or African American renters, households with a member with a disability, and elderly households, are also more likely to be impacted by housing problems. Hispanic or Latino renters are most likely to be impacted by housing problems, with 73.2% of households having one or more problems, followed by Black or African American households at 64.2%. In contrast, about 53.6% of white renters and 56.3% of Asian or Pacific Islander renters have a housing problem. The incidence of housing problems at the lowest income levels shows an acute need – 85.8% of renter households and 74.7% of owner households with incomes under 50% of Area Median Income (AMI) have a housing problem. Looking specifically at cost burdens in California (i.e., households spending more than 30% of their income on housing), data shows that Black or African American and Hispanic or Latino renters are more likely to have difficulty affording housing than white renters, one factor impacting higher rates of homelessness.

In addition to increasing the supply of and access to affordable housing (see Goal #1), to address the staggering housing problems faced by low-income renters and others at greatest risk of housing discrimination, the City must also preserve and maintain its existing supply of affordable housing. As of 2022, the Housing Authority of the City of Los Angeles (HACLA) maintained 61,281 subsidized units between Public Housing, Housing Choice Vouchers, and Project-Based Section 8 programs, accounting for about 4% of the City's total housing units, with wait times of up to 6.5 years, if waitlists are not closed.[190] Since 2003, the City of Los Angeles has financed 29,615 affordable housing units serving a variety of households including families, seniors, special needs households, and households at-risk of homelessness. An additional 650,000 units fall under the City's Rent Stabilization Ordinance (RSO) program, accounting for about 42% of units citywide. The City and HACLA should preserve this variety of affordable and rent-stabilized housing resources, preventing a loss of housing stock disproportionately likely to impact Black or African American and Hispanic or Latino residents, residents with disabilities, elderly residents, and others at greatest risk of housing discrimination. Strategies include monitoring at-risk housing developments and intervening to prevent losses, acquisition of unsubsidized units to preserve long-term affordability, and continued enforcement of RSO regulations.

[189] 2015-2019 CHAS, table 3. Housing problems include cost burdens (i.e., spending more than 30% of income on housing costs), severe cost burdens (i.e., spending more than 50% of income on housing costs), overcrowding or severe overcrowding (i.e., more than one person per habitable room, not including kitchens or bathrooms) and a lack of complete kitchen or plumbing facilities.

[190] 2022 APSH; 2020 Census Table H1

Maintaining and improving the quality of existing housing is also important for advancing housing equity in Los Angeles. About one-fifth (20%) of Los Angeles renters report a housing quality problem related to overcrowding or incomplete kitchen or plumbing facilities.[191] Residents and stakeholders who participated in the community engagement process for the AFH noted that while the City has a variety of programs intended to preserve housing quality, including the Rent Escrow Account Program (REAP), the Systematic Code Enforcement Program (SCEP), and Complaint Inspections Program, implementation should be improved to better address habitability issues. Stakeholders identified a need for more frequent and clearer communication when a tenant makes a habitability complaint to LAHD, and the need to ensure that the investigation and any related services are provided in the complainant's language. Stakeholders also noted that in many instances properties previously under REAP continue to have habitability issues after leaving the program. Modifications to the implementation of these programs would allow them to serve residents more fully and better preserve housing quality in Los Angeles.

TABLE 55. STRATEGIES TO PRESERVE AND MAINTAIN THE QUALITY OF EXISTING AFFORDABLE HOUSING, INCLUDING SUBSIDIZED AND RSO UNITS

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
2.1	High	Preserve deed-restricted affordable housing units and monitor at-risk affordable housing developments by providing 12-month and 6-month advanced noticing for all impacted parties	Disproportionate housing needs, Location and type of affordable housing, Displacement due to economic pressures	a. Using funding from the Affordable Housing Linkage Fee (AHLF) and SB2 Permanent Local Housing Allocation (SB2 PHLA) to preserve and/or extend the affordability period of deed-restricted affordable housing units per year. b. Identify deed-restricted units at-risk of affordability protections expiring within the next 5 years and deploy a mix of strategies for preservation, including engaging with property owners and residents to discuss preservation options, inter-agency collaboration, and offering potential gap financing for rehab needs. c. Develop initiatives that would require affordable housing projects with expiring federal and/or state subsidies and/or affordability protections to be offered	LAHD Partners: CBOs, legal aid and tenants' rights organizations

[191] 2015-2019 CHAS, Table 3

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				for sale first to qualified preservation purchasers at market value. d. Consider the need for embedding the work of the former L.A. Preservation Working Group to determine what the City needs for an effective Preservation Program.	
2.2	High	Acquire existing affordable housing, including unsubsidized/naturally occurring affordable housing units	Location and type of affordable housing, Displacement due to economic pressures	a. Create public and private partnerships to preserve naturally occurring affordable housing by removing them from the private market, with the goal of acquiring 5,000 units by 2030. b. In addition to using existing resources and programs for acquiring units, explore new partnerships with equity investors, lenders, nonprofit and for-profit sponsors, community land trusts, and others to acquire existing affordable housing.	HACLA Partners: CBOs
2.3	High	Continue code enforcement efforts and enhance complaint-based inspections to better serve residents living in units with habitability issues	Disproportionate housing needs, Housing quality, Fair housing outreach and enforcement	a. Continue the Systematic Code Enforcement Program (SCEP), inspecting approximately 220,000 multifamily residential units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Ongoing beginning in 2024. b. Review the Complaint Inspection Program to identify ways to better center the needs of the complainant during the inspection process by 2025. Such review should include identifying ways to improve communication with the complainant; provide easy-to-access, timely updates regarding the status and/or disposition of the complaint; connect the complainant with additional resources, if needed.	LAHD Partners: CBOs

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				c. Ensure the Code Enforcement Program properly serves and is sensitive to residents from a variety of cultures and who speak different languages. d. Consider a plan for regular cultural competency training for inspectors and other staff serving members of the public. Also, identify and implement potential program improvements, and monitor complainant satisfaction in proceeding years to evaluate their efficacy.	
2.4	High	Identify Rent Escrow Account Program (REAP) improvements to better ensure long-term improvements in housing quality	Disproportionate housing needs, Housing quality, Fair housing outreach and enforcement	a. Continue to administer REAP and monitor active cases for compliance and timely closure. Through the Utility Maintenance Program, prevent 50 essential service shut-offs per year in cases where owners fail to pay utility bills, beginning in 2024. b. Working with local housing advocates and tenant outreach organizations, gather feedback on the efficacy of REAP and its impact on housing quality. Explore potential approaches to strengthen the program and prevent recurrence of habitability issues following closure of REAP cases. Adjust REAP procedures as needed to implement those approaches identified as most suitable by 2026.	LAHD Partners: CBOs

GOAL #3: PREVENT DISPLACEMENT OF PEOPLE IN PROTECTED CLASSES AND LOW- AND MODERATE-INCOME HOUSEHOLDS

As described in Goals #1 and #2, the severe need for affordable housing in Los Angeles means that both new development and preservation of existing affordable units are crucial for the City to provide an adequate supply of housing for its residents. Along with these goals, the City must also protect residents' abilities to remain in the housing of their choice once they have secured a unit. While this need for housing stability exists citywide, it is especially prominent in gentrifying neighborhoods, where rising housing costs have the potential to displace existing residents who are disproportionately Black or African American and Hispanic or Latino compared to demographics citywide.

To respond to displacement pressure, the City of Los Angeles enacted a variety of legislative protections designed to prevent evictions and drastic rent increases. Since 1979, the City's Rent Stabilization Ordinance (RSO) has regulated when and how much rents may be increased for most units built prior to 1978 (which total about 650,000). More recently, in response to the COVID-19 pandemic, the City prohibited rent increases for RSO units from March 30, 2020, through January 31, 2024. However, RSO complaint data and resident input gathered through the AFH community engagement process indicate that landlords and property managers still disregard RSO protections in attempts to illegally raise rents or force tenants to self-evict. During the five-year period from mid-2017 through mid-2022, LAHD received about 44,000 unduplicated RSO tenant complaints, with some of the largest shares from neighborhoods undergoing or at-risk of gentrification, including Westlake, Koreatown, Boyle Heights, Pico-Union, Mid-City, and Historic South-Central. To prevent RSO violations, the City should continue and expand its enforcement efforts, working through community partners to ensure tenants are aware of RSO protections and what to do when facing a violation.

As of 2023, the City of Los Angeles enacted a package of local ordinances for universal tenant and eviction protection beyond rent stabilization. The City's Just Cause Ordinance for Tenant Protections expands eviction protection to cover non-RSO units, requiring that landlords have a legal reason to evict a tenant, and in the case of no-fault evictions requiring payment of relocation assistance. These protections provided a permanent replacement for the short-term eviction prevention measures enacted by the City during the COVID-19 pandemic. Housing advocates and other community members that participated in the community engagement process for the AFH noted that the success of the Just Cause Ordinance will hinge on educating residents and landlords about the regulation and providing sufficient resources for robust enforcement. Stakeholders noted that COVID-19 related eviction preventions were hampered by a lack of enforcement, with several community members stating that they encountered a lack of available enforcement capacity when attempting to contact eviction defense providers.

The City has determined that harassment by landlords disproportionately impacts BIPOC tenants, tenants in lower-income areas, and tenants in areas facing displacement and gentrification pressure. In 2001, the City passed the Tenant Anti-Harassment Ordinance (TAHO) to provide tenants with a private right of action against harassing landlords, as well as a defense in unlawful detainer complaints for eviction. At the time of its passage, the Los Angeles Housing Department was not provided with any resources to conduct harassment investigations or enforcement. In community meetings and stakeholder consultation meetings conducted for the AFH, community

members describe difficulty in having TAHO enforced against offending landlords and generally have not seen it used effectively to prevent or stop harassment. Housing advocates have argued that the ordinance has flaws that make it ineffective, including that it does not guarantee prevailing party attorney's fees, making private lawyers less likely to litigate TAHO cases. While the City eventually authorized two staff positions at LAHD and a prosecutor at the City Attorney's Office to investigate and enforce TAHO cases, the resources were insufficient to address the scope of the need. With the passage and implementation of the United to House Los Angeles ordinance, the City will be expanding hiring of staff to increase TAHO enforcement. In addition, the City is considering amendments to the ordinance to better facilitate enforcement.

In addition to legislative strategies, other approaches to preventing displacement include public agencies purchasing existing affordable housing. As described in Goal #2, HACLA and other partners should work to make strategic acquisitions of naturally occurring affordable housing in target neighborhoods. Additionally, Goal #1 includes a strategy to finance the development, acquisition and/or rehabilitation of affordable housing units in high opportunity and gentrifying neighborhoods.

TABLE 56. STRATEGIES TO PREVENT DISPLACEMENT OF PEOPLE IN PROTECTED CLASSES AND IN LOW- AND MODERATE-INCOME HOUSEHOLDS

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
3.1	High	Prioritize funding to support education, outreach and enforcement activities related to recently-enacted Just Cause Eviction protections	Displacement due to economic pressures, Fair housing outreach and enforcement	a. Implement a schedule of ongoing advertisement and outreach activities designed to inform City of Los Angeles residents, landlords/property managers, and community organizations about the Just Cause Ordinance for Tenant Protections and available resources for more information or enforcement assistance. b. Request additional funding for enforcement of the Just Cause Ordinance and eviction defense. Identify additional partners to build capacity, ensuring that tenants are able to connect with providers when seeking assistance. c. Working with local housing advocates and tenant outreach organizations, gather feedback on the efficacy of the Just Cause Ordinance in 2024. Explore potential approaches to strengthen education about and enforcement of the ordinance. Adjust procedures as	LAHD Partners: HACLA, HRC, Eviction defense providers

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				needed to implement those approaches identified as most suitable by 2025.	
3.2	High	Develop a displacement prevention tool to identify highest risk areas and parcels	Disproportionate housing needs, Displacement due to economic pressures, Fair housing outreach and enforcement	a. Develop a displacement prevention tool that identifies areas and parcels at greatest risk of displacement, including those with higher percentages of naturally occurring affordable housing, lower homeownership rates, higher foreclosure rates, older housing stock and increased neighborhood investment. b. On an ongoing basis, use the displacement tool to identify potential areas for affordable housing development, acquisition and/or rehabilitation and for outreach to tenants regarding information about SRO, Just Cause Eviction, and Tenant Anti-Harassment protection.	LAHD Partner: LA City Planning, legal aid and tenants' rights organizations
3.3	Medium	Evaluate the possibility of a local Tenant/Community Opportunity to Purchase Ordinance (TOPA/COPA)	Disproportionate housing needs, Displacement due to economic pressures	By 2025, evaluate the potential of enacting legislation that would give tenants and community organizations first opportunity to purchase residential buildings, including rental housing with expiring federal and/or state subsidies and/or affordability protections, provided purchasers maintain long-term affordability for the units.	LAHD Partners: CBOs, Mayor's Office, City Council
3.4	High	Improve enforcement of the Tenant Anti-Harassment Ordinance (TAHO)	Displacement due to economic pressures, Fair housing outreach and enforcement	a. By 2025, consider possible revisions to TAHO to clarify ambiguous language and improve the enforceability of the ordinance. Forward suggested revisions to the Mayor and City Council for consideration. b. Continue and expand education efforts to tenants, landlords, community based-organizations, other community leaders/LAHD partners regarding rental	LAHD Partners: City Attorney's Office, Mayor's Office, City Council, CBOs

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				rights and responsibilities, including TAHO. In tenant education, include information about how to make a TAHO complaint, including the documentation needed to support a claim.	
3.5	High	As described in Strategy 2.2, acquire existing affordable housing, including unsubsidized/ naturally occurring affordable housing units in neighborhoods vulnerable to gentrification	Location and type of affordable housing, Displacement due to economic pressures	a. Create public and private partnerships to preserve naturally occurring affordable housing by removing it from the private market, with the goal of acquiring 5,000 units by 2030. b. In addition to using existing resources and programs for acquiring units, explore new partnerships with equity investors, lenders, nonprofit and for-profit sponsors, community land trusts, and others.	HACLA Partners: Lenders, Public investors, CBOs
3.6	High	Explore a citywide Local Preference Policy to prevent displacement throughout the City, but most specifically in rapidly gentrifying neighborhoods	Displacement due to economic pressures	a. Seek federal approval and guidance to explore a local preference policy for City residents and City workers to rent units in Los Angeles; execute a policy that provides first priority consideration as an anti-displacement effort for the most vulnerable residents, and to provide housing opportunities in neighborhoods undergoing reinvestment (i.e., Watts, Boyle Heights, etc.) b. Require owners' Tenant Selection Plan (TSP) to also include an affirmative marketing and local outreach plan that clearly demonstrates actions to be taken to encourage City residents and/or workers to apply for the project's restricted units and must be consistent with applicable law. c. Regardless of City Local Applicant status, households with persons who have mobility/hearing/sight impairments will have priority for any restricted units	LAHD Partners: Mayor's Office, City Council Offices, Watts Rising Collaborative, HACLA

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				designed for the mobility and/or hearing/sight impaired; if no households are in this group who are City Local Applicants, the appropriate preference is to be applied. d. Recommend to City Council and Mayor the adoption of a policy or ordinance declaring that residents displaced from expiring covenant buildings or incentivized projects such as Density Bonus, TOC, and ED 1 would be considered "displaced by government action" for the purposes of determining priority in affordable housing.	

GOAL #4: ENSURE EQUAL ACCESS TO HOUSING FOR PEOPLE IN PROTECTED CLASSES, EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS, AND PEOPLE EXPERIENCING HOMELESSNESS

As described in Goal #1, housing needs related to affordability disproportionately impact several groups in Los Angeles, including Hispanic or Latino households, Black or African American households, foreign-born residents, people with disabilities, seniors, and lower-income households. Many of these groups also face difficulty accessing housing of their choice due to discrimination, housing segregation, and a lack of access to resources or services. Recent housing supply shortages coupled with cost-of-living increases drove up rental and for-sale housing prices and increased barriers for extremely low- to moderate-income households, as well as highly discriminated populations including BIPOC residents, LGBTQ+ individuals, seniors, and people with disabilities. During the AFH community engagement process, community members described increasingly strict criteria put in place by landlords and property managers, including higher income and credit score requirements, application fees, clean records, and other background check requirements in order to qualify for a rental unit. Homeownership also continues to be out of reach for many households, particularly for BIPOC residents, who experience barriers such as reduced access to home loans, other predatory lending practices, discrimination in home appraisals, and real estate steering and redlining.

During the AFH community engagement process, many residents also reported experiencing discrimination based on source of income, race, gender, familial status, disability status, legal status, and other factors. The Housing Rights Center (HRC) reports receiving about 8,000 contacts (i.e., calls or walk-ins) regarding housing discrimination from July 2016 through June 2022. Most of these contacts (76.4%) related to discrimination based on a physical or mental disability, with considerably fewer related to familial status, race, gender, source of income, national origin, or other protected classes. Source of Income discrimination, in particular, discrimination against Section 8 voucher holders continues to be rampant, however, community members and stakeholders that provided input for the AFH noted that source of income discrimination is often subtle and difficult to prove, inhibiting discrimination victims from seeking recourse, particularly when they are amid a housing search. Housing industry professionals voiced similar concerns, noting that they have worked with clients who have been discriminated against for being Section 8 voucher holders. Improved enforcement of source of income protection laws is needed to ensure people can access the housing that they need anywhere in the City. Doing so will require increased enforcement resources, possible amendments to the ordinance, and increased collaboration between LAHD, HACLA, HRC, and the City Attorney's Office.

For people experiencing homelessness, barriers to obtaining housing are particularly high and include a lack of sufficient levels of emergency, transitional, and permanent housing. As the 2022 Los Angeles Point-in-Time count of people experiencing homelessness shows, homelessness disproportionately impacts several groups most likely to face housing discrimination, including Black or African American residents, Hispanic or Latino residents, people with disabilities, and LGBTQ+ individuals. As stakeholders who participated in the AFH community engagement process described, transgender, gender non-conforming, and intersex (TGI) residents face additional difficulty accessing resources for people experiencing homelessness, which are often designated by gender or run by organizations with limited experience serving TGI individuals. To address needs related to homelessness, the City, LAHSA, and their partners will expand housing resources for people experiencing homelessness to better meet their

individualized needs in permanent supportive housing, identify and develop resources that serve TGI individuals, and improve Coordinated Entry System (CES) processes to expedite move-ins and reduce the length of time people remain homeless.

Finally, the AFH community engagement process revealed another housing barrier related to residents' abilities to access information about housing resources, including fair housing services and affordable housing programs. Stakeholders noted that, while much of this information is available online, it is housed on different organizations' websites or different webpages within an organization's site. For residents with limited familiarity navigating online resources, limited access to a computer or internet connection, or who are English Language Learners (ELL), understanding these resources can be difficult. As a few stakeholders further explained, some residents may also have difficulty understanding or accessing information related to housing assistance programs they are enrolled in, leaving them unsure of what additional protections may be afforded to them. Overall, communication about existing resources and programs needs to be improved to ensure those most vulnerable in need of housing find assistance in an efficient manner.

TABLE 57. STRATEGIES TO ENSURE EQUAL ACCESS TO HOUSING FOR PEOPLE IN PROTECTED CLASSES, EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS, AND PEOPLE EXPERIENCING HOMELESSNESS

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.1	High	Continue and expand enforcement of federal, state, and local fair housing laws, with particular focus on source of income protection	Fair housing enforcement, Outreach and capacity resources	a. Support fair housing enforcement partners in developing an approach for better enforcing source of income protection for renter households by 2025. Potential approaches may include action by the City Attorney's office or the City's Civil + Human Rights and Equity Department (CHRED) to inform property owners/managers of the law and potential consequences for violations. b. Consider funding a fair housing testing study to evaluate the incidence and methods of source of income discrimination in L.A., in order to better inform enforcement efforts. c. Continue to fund complaint investigation and enforcement services by a nonprofit partner annually through 2028. As CHRED's efforts advance, clarify roles between the two agencies to prevent duplication	LAHD, HACLA Partners: City Attorney's Office, City Council, CHRED, Housing Rights Center (HRC)

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				of effort and confusion among residents, housing advocates, and other stakeholders. d. Through HACLA, continue landlord outreach and streamlining of the Section 8 voucher program. e. Require landlords/property managers to distribute information about tenants' rights and resources available at the city, county, or federal level when signing a new lease or on a yearly basis to existing tenants. f. Through HACLA, adopt or implement landlord incentive programs and mobility assistance for families with children and Section 8 voucher holders who experience greater hardship in utilizing a Section 8 voucher especially in low R/ECAPs.	
4.2	High	Address existing concerns relating to discrimination in the tenant screening process	Housing accessibility, Fair housing enforcement, Outreach and capacity resources	a. Hold discussions with stakeholders to discuss how to provide additional housing access to tenants and require that landlords assess applicants holistically instead of relying exclusively on credit reports, consumer reports, or other third- party tenant screening reports when deciding whether to rent to prospective tenants. The goal is to support the development of a City policy which aligns with SB 267 that was signed into law by the Governor, which provides limitations on the use of a person's credit history if a prospective tenant is a recipient of a government subsidy. b. Hold discussions with stakeholders to discuss a plan which prohibits landlords from inquiring about an applicant's criminal history or using an applicant's	City Attorney's Office, LAHD, CHRED Partners: Mayor's Office, City Council Offices, HRC, CAO, CBOs, legal aid agencies, and other community organizations

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				criminal history to take adverse action based in whole or in part on an applicant's criminal history. c. Hold discussions with stakeholders to discuss the requirement that landlords, prior to the collection and evaluation of rental applications, disclose in writing to prospective applicants the uniform screening criteria that landlords will use to evaluate and select applicants, consistent with federal and state law, and that such criteria be reasonably related to the tenancy. d. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.3	High	Review and revamp, as necessary, the Citywide Nuisance Abatement Program (CNAP) to ensure compliance with California legislation, AB 1418 (2023), which prohibits a local government from imposing penalties, requiring or encouraging eviction, as a consequence of contact with law enforcement or an associate's or household member's contact with law enforcement.	Housing accessibility, Fair Housing enforcement, Outreach and capacity resources	a. Review LAMC, Article 7, Section 47.50 for compliance with AB 1418, if non-compliant, the City is to bring LAMC into compliance with state law. b. Review, and as necessary, reform the Citywide Nuisance Abatement Program (CNAP) to the extent it imposes consequences, such as eviction or threat of eviction, for contact with law enforcement, or an associate's contact with law enforcement. In addition, ensure that Section 47.50 or CNAP is not being enforced in a way that disproportionately targets individuals or neighborhoods that are primarily Black or African American and Hispanic or Latino/Latinx. Revise the 'stay away orders' in CNAP that formally or	City Attorney's Office Partners: City Council Offices, Mayor's Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				informally evict tenants or their relatives or associates, and co-owners from properties and neighborhoods. Limit to only where there are substantiated claims of criminal conduct not where only contact with law enforcement. c. Analyze the City Attorney's administration of the Narcotics, Violent Crime, and Gang-Related Crime Eviction Ordinance, through the VACATE (Violence and Crime Activated Tenant Eviction) program to ensure disadvantaged groups and neighborhoods do not face unjust practices. VACATE requires landlords to immediately evict tenants "involved" in illegal activity on the premises or "within 1000-foot radius from the boundary line of the premises." d. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.4	High	Provide fair housing education for residents, landlords, and housing industry professionals	Fair housing enforcement, Outreach and capacity resources	a. Facilitate at least 40 annual public presentations of local housing protections, including the Just Cause Eviction Protection Program, Rent Stabilization Ordinance, Tenant Anti-Harassment Ordinance and others, beginning in 2024. These presentations may include Property Management Training Program presentations, community presentations, landlord/	LAHD, HRC Partners: Legal aid and tenants' rights organizations, and other CBOs, CIFD, CHRED

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				tenant workshops, drop-in sessions and fair housing clinics. b. Conduct outreach to 100,000 residents per year, beginning in 2024, regarding Just Cause Eviction Protection, Rent Stabilization, Tenant Anti-Harassment, and other programs designed to enhance housing stability. c. Partner with community-based organizations to do target outreach in areas with high displacement risk, high segregation, and/or high poverty. LAHD to develop and deliver education programs in a variety of languages as per LAHD's Language Access Plan (LAP) to best serve tenants at greatest risk of housing discrimination or instability. d. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.5	Medium	Simplify and streamline information about fair and affordable housing resources and programs	Outreach and resources	a. Continue to provide in-person or telephone assistance via the City's public counters and hotline, the FamilySource Centers, and Multipurpose Senior Centers. b. Consider approaches to ensure tenants have access to information regarding the structure of existing programs they are actively enrolled in (ex: vouchers, rental assistance, etc.); continue to ensure language	LAHD, CIFD Partner: CBOs, Mayor's Office, City Council, Department of Aging, HACLA

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				access in accordance with state and federal LEP guidelines for all constituents receiving services and attending meetings. c. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.6	High	Develop a Language Access Strategy to ensure access to LAHD's resources for English Language Learner (ELL) persons	Outreach and resources	a. LAHD and its funding recipients are to comply with Mayor Garcetti's Executive Directive 32, along with Title VI of the Civil Rights Act of 1964 and Executive Order 13166 by establishing effective guidelines for a Language Access Plan (LAP). b. LAHD to implement a four-factor analysis to determine the extent of its obligation to provide services to ELL persons - (1) Utilize ACS data by census tract to obtain the number or percentage of ELL persons eligible to be served or likely to be encountered by LAHD and its funding recipients; (2) Study the high frequency with which ELL persons come into contact with LAHD-funded programs and projects; (3) Examine the nature and importance of the critical LAHD-funded programs provided to low- to moderate-income persons that serve the needs of renters, low-income households, persons living with disabilities and other access and functional needs, including elderly residents, homeless individuals and	LAHD Partners: Department on Disability (DOD), language translation contractor, CIFD, Mayor's Office, City Council Offices, CBOs, legal aid providers

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				families, homebuyers and homeowners living in the city; (4) Utilize resources such as LAHD employees whose language skills have been certified and speak foreign languages. Also, seek third-party services from translation contractors for ELL persons whose languages are not spoken by any LAHD staff, as well as the City's Department on Disability for sign language interpretation. c. LAHD and all LAHD-funded programs to operate in compliance with HUD's advised 5% "safe harbor" threshold for written materials by translating vital documents into the Tier 1 languages (i.e., Spanish, Korean, Armenian, Chinese, Tagalog, and Farsi), accompanied with a Notice of Free Access to Translations in all Tier 1, 2, and 3 languages. d. LAHD will provide oral translations for all ELL persons by either staff receiving a telephone call from a client or by a client visiting LAHD in person. e. LAHD will provide Department-wide training for telephone communication; Department staff who speak another language besides English; and Department managers to assess vital documents. f. LAHD to enhance current marketing and outreach efforts to ensure that ELL clients who seek LAHD program services know they can receive language assistance services. Utilize marketing and outreach for data gathering purposes to better understand the public's needs for language services.	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				g. LAHD and its sub-recipients will review their LAPs annually to monitor program outcomes and any changes in ELL populations or needs; LAHD programs will develop techniques to obtain input from beneficiaries and the public on LAP effectiveness and other actions that need to be taken.	
4.7	High	Provide housing and services to address severe needs of persons experiencing homelessness or at risk of homelessness	Disproportionate housing needs/ housing accessibility; Location and type of affordable housing	a. HACLA to provide HUD awarded 3,365 Emergency Housing Vouchers to households who are homeless, recently homeless, at-risk of homelessness, or fleeing domestic violence, sexual assault, stalking or human trafficking, through September 2030. b. HACLA to provide 377 Stability Vouchers (SVs) to assist households who are homeless, as defined in Section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)), at-risk of homelessness, those fleeing or attempting to flee domestic violence dating violence, sexual assault, stalking, or human trafficking, and veterans and families that include a veteran family member that meet one of the proceeding criteria. Include mobility assistance for voucher recipients who are the hardest to place, particularly those who face the highest rate of discrimination. c. Through CIFD, annually provide shelter, supportive services, and case management to survivors of domestic violence, sexual assault, stalking, or human trafficking who are homeless or at risk of becoming homeless.	LAHSA, HACLA, LAHD, Mayor's Office, CAO, CIFD Partner: CHRED

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				d. Identify or develop resources that serve transgender, gender non-conforming/nonbinary, and intersex (TGI) individuals who are experiencing homelessness or at-risk of homelessness. Ensure Coordinated Entry System processes match TGI individuals with resources appropriate to their gender identity. e. Encourage housing entities and other organizations that provide housing or services to homeless individuals to participate in cultural competency training to promote safety and equitable treatment of those they serve. f. Increase outreach and relationship building with LGBTQ+ organizations and community members to better understand needs related to housing and homelessness and to provide information about programs available through LAHD and HACLA. g. Enact Coordinated Entry System changes to expedite lease-up and shorten the length of time individuals and households experience homelessness by identifying applicants who are actively engaged with LAHSA and move-in ready. Make use of recently-announced exemptions to HUD requirements regarding identification, documentation, and income verification for homeless individuals to expedite the move-in process. Continue following national developments regarding the potential lifting of inspection requirements prior to move-in. h. Provide 7,500 referrals annually to supportive services, such as job search assistance and financial education;	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				mental health support; resources for individuals struggling with substance use, trauma, and other conditions that limit self-sufficiency; and public health resources.	
4.8	High	Address housing access barriers faced by Latinx people experiencing homelessness	Disproportionate housing needs/ housing accessibility	a. Track program outcomes within the homelessness system by race/ethnicity to inform and improve engagement, retention, and housing results. b. Enhance cross-system collaboration and partnerships to more effectively prevent and reduce the time spent in homelessness and improve housing retention and stability for Latinx people experiencing homelessness. c. Target homelessness outreach resources to majority Latinx neighborhoods by partnering with nonprofits and local churches to more intentionally reach the homeless Latinx community that is known to be less likely to use shelters and homeless services. d. Integrate language access consideration into homelessness programming. Service providers to hire bilingual staff and make documents available in Spanish to better engage homeless Latinx. e. Support federal affordable housing funding for multigenerational living that accommodates large family households that are prevalent in the Latinx community. f. Create low-barrier rental assistance programs for Latinx households that do not meet traditional eligibility requirements.	LAHSA, Mayor's Office, CAO Partners: LAHD, HACLA, City Council, CHRED, CIFD, CBOs

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.9	High	Address permanent housing and retention needs for Black population as recommended by the 2018 Ad Hoc Committee on Black People Experiencing Homelessness	Disproportionate housing needs/ housing accessibility	a. Continue to expand tenant protections at the local level and advocate for changes at the state and federal level where applicable to ensure more robust protections within the private market as well as within public housing and voucher programs, including: • Protections to preserve the rights of tenants living in public housing • Right to counsel and financial assistance for eviction proceedings • Stronger protections against landlord retaliation b. Enhance funding for Fair Housing investigations and enforcement (to include Section 8 and other sources of income discrimination) and for ongoing education about tenants' rights. c. Increase the quality of housing retention services in PSH and rapid re-housing (RRH) through training, data collection, and evaluation. d. Ensure that RRH programs provide the maximum support possible to adequately prepare and support people through their transition to independent housing stability. e. Continue efforts to strengthen housing location and landlord engagement practices to support permanent housing programs (both within CES and other public and affordable housing programs). f. Implement targeted efforts to support homeownership and other wealth-building initiatives, including by linking Family Support Service Programs to	LAHD, LAHSA Partners: CHRED, CIFD, Mayor's Office, City Council, CBOs, Department of Aging, HACLA

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				homeownership programs (e.g. funded by federal HOME Program, Southern California Homeownership Financing Authority, or California Mortgage Credit Certificate programs), and by linking participants to homebuyer and financial literacy education. Mayor's Office, City Council or others appropriate to advocate to protect existing federal and state resources and infrastructure to support this. g. Implement targeted efforts (particularly to seniors) to prevent loss of homeownership, including education around financial literacy and investment, education to protect against scams, and access to resources to prevent foreclosure. Mayor's Office, City Council or others appropriate to advocate to protect existing federal and state resources and infrastructure to support this. h. Mayor's Office, City Council or others appropriate to continue to advocate for policies (e.g. inclusionary zoning) and enhanced funding to support further affordable housing development, to address the deficit in supply of affordable housing. Apply a racial equity lens to ensure thoughtful and strategic investment that considers the needs of disenfranchised communities.	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.10	Medium	Address disparities in access to homeownership, mortgage lending, and fair appraisals	Disproportionate housing needs, Access to homeownership	a. Using AHLF and SB2/PLHA to fund 90 purchase assistance loans each year for first-time, low- and moderate-income households. This is to be completed through the Moderate-Income Purchase Assistance (MIPA) Program, which serves households with incomes from 81% to 150% of AMI, and the Low-Income Purchase Assistance (LIPA) Program, which serves households with incomes below 80% of AMI. Coordinate homebuyer education courses through City partners. b. Partner with community organizations and homebuyer education providers, especially in gentrifying communities and communities of color, to connect prospective homebuyers with resources regarding homeownership and increased equity and wealth creation. c. Explore options for expanding existing homeownership programs to provide more opportunities for multi-generational families to qualify for assistance in purchasing larger or multi-unit properties. d. Consider options for City partners to collaborate with local colleges to increase outreach about the appraisal industry, pathways to certification, apprenticeships, and other opportunities for more BIPOC individuals to enter the field. e. The City and its partners are to monitor the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) for best practices for promoting equitable appraisals.	LAHD Partners: Community organizations, Financial Institutions, Mayor's Office, City Council

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				f. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.11	Medium	Assess the City's Inside Safe program	Disproportionate housing needs/ housing accessibility	a. In 2024, review selection process and criteria used for identifying highest need encampments over the first year of Inside Safe program implementation. b. Based on program outcomes and input from partner agencies, assess the suitability of current processes and criteria and recommend changes, if any, for future implementation of the program. c. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	Mayor's Office Partners: LAHD, LAHSA, CIFD, HACLA, CAO, City Council Offices

GOAL #5: EXPAND ACCESS TO OPPORTUNITY AND COMMUNITY ASSETS IN NEIGHBORHOODS WITH LIMITED RESOURCES

Residents of the City's R/ECAPs and other high-poverty areas tend to have lower levels of access to community resources and opportunities, impacting a range of outcomes including residents' health, life expectancy, and financial wellbeing. Driven by a history of inequitable distribution of resources and City policies promoting residential segregation, the need for neighborhood investment is particularly acute in parts of East, Central, and South L.A. and the San Fernando Valley that have the highest poverty rates and lowest levels of access to vital resources such as high-performing schools, employment, environmental quality, fresh food retailers, healthcare, and parks and open space. Access to affordable transportation is notably limited in parts of West and North Los Angeles.

Analysis drawing from the American Community Survey, local studies, the City's Assessment of Fair Housing community survey, and community feedback underscores that certain segments of the City face lower levels of access to high-quality community facilities, infrastructure, resources, and services. Together, these indicators show that a lack of access to high-quality community facilities, resources, and services in some areas of the City restrict access to fair housing choice by limiting opportunity for residents. To address disparities in community resources and associated lack of access to opportunity, meeting attendees, survey respondents, and stakeholders interviewed during this planning process emphasized the need for continued investment in neighborhood services, facilities, and infrastructure in these communities.

Education:

- LAUSD Board of Education Districts 3 and 4 in West and Northwest Los Angeles—which have the lowest shares of economically disadvantaged students—have the highest shares of students meeting early literacy benchmarks in grade 2 (73.3% to 79.3%) and the highest four-year graduation rates (89.0% to 91.0%), indicating disparities in school performance by socioeconomic status as well as a need for additional supports for students in schools with higher shares of economically disadvantaged students. In the other districts, the shares of students meeting early literacy benchmarks in grade 2 range from 54.0% to 61.3%, and four-year graduation rates range from 81.3% to 88.5%.
- Block groups that rank highest on HUD's School Proficiency Index tend to be in West and North Los Angeles, including in many of the City's Racially Concentrated Areas of Affluence (RCAA). Block groups that rank lowest on the index are clustered in South and East Los Angeles, indicating reduced levels of access to proficient schools for residents in these areas.

Employment:

- Educational attainment tends to be lowest in parts of East, South, and North Los Angeles, including neighborhoods such as Van Nuys, Wilmington, Watts, Green Meadows, Broadway-Manchester, Florence, Historic South-Central, and Pacoima. In 10 census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is below 3%.

- Census tracts with low labor force participation rates are clustered in East and South Los Angeles, as well as San Pedro, Chinatown, Downtown, Wilmington, Westwood, University Park, and East Hollywood. Residents of parts of North Los Angeles, including census tracts in Tujunga and Northridge, also participate in the labor force at low levels. In 13 census tracts in these areas, the labor force participation rate is 40% or below. Some of these communities are located near community colleges and universities.
- Unemployment is highest in parts of East, Central, and North Los Angeles, including parts of Downtown, Van Nuys, University Park, Mid-City, Canoga Park, and Westchester. In eight census tracts in these areas, unemployment rates are 25% or greater.
- Census tracts with the lowest median household incomes are clustered parts of Downtown, University Park, Westwood, Watts, Baldwin Hills/Crenshaw, Adams-Normandie, and Hyde Park, where they fall below $25,000 in 18 census tracts. As with areas with low labor force participation, some of the lower-income communities are near colleges and universities and impacted by high shares of student population.
- Census tracts with the fewest jobs are clustered in parts of North, East, and South Los Angeles, including Boyle Heights, University Park, El Sereno, Harbor Gateway, and Koreatown. Notably, while several of the city's R/ECAPs are close to areas with large numbers of jobs, such as Downtown, several R/ECAPs—primarily in South Los Angeles—contain few jobs and are located relatively far from the city's job centers. The City's RCAAs also tend to contain low numbers of jobs, and many require extensive travel time to reach Downtown and other employment hubs.

Transportation:

- Block groups in which transit stops are located further away from population centers are clustered in West and North Los Angeles, including in many of the City's Racially Concentrated Areas of Affluence, such as Pacific Palisades, Brentwood, Bel-Air, Beverly Crest, Hollywood Hills, Porter Ranch, Shadow Hills, and Sunland.
- Combined housing and transportation costs tend to make up a greater share of household income in West and North Los Angeles, including in most of the City's RCAAs, which tend to also have lower levels of access to transit.
- Vehicle access is lowest in parts of East Los Angeles, including Downtown, Westlake, Koreatown, and University Park. In 15 census tracts in these neighborhoods, 50% to 82% of households do not have a vehicle.
- Areas with the lowest densities of pedestrian-oriented links—an indicator of low walkability— are clustered in West and North Los Angeles, including in several of the City's RCAAs.

Neighborhoods with Concentrated Poverty:

- Poverty rates in Los Angeles are highest in parts of South and Central Los Angeles and in areas of the City in which high proportions of residents are students, including parts of Wilmington, Downtown, Westwood (adjacent to the University of California, Los Angeles (UCLA)), University Park (adjacent to the University of Southern California (USC)), Watts, Adams-Normandie, Van Nuys, and Westlake. Black or African American and Hispanic or Latino residents are overrepresented in the 45 R/ECAP census tracts, indicating disparities related to concentrated-poverty neighborhoods by race and ethnicity.

Environmental Health:

- Census tracts with the highest levels of pollution burden are clustered in East Los Angeles, Central Los Angeles, and the Harbor area, in neighborhoods including Harbor Gateway, Downtown, Boyle Heights, Cypress Park, and Atwater Village. Areas with higher pollution burdens tend to be in closer proximity to racially and ethnically concentrated areas of poverty.

Health and Mental Health Care:

- Medically underserved areas within the City are clustered in East, South, and North Los Angeles, in neighborhoods such as Vermont Vista, Vermont Knolls, Manchester Square, Gramercy Park, Vermont-Slauson, South Park, Vermont Square, and Florence.
- The proportion of residents who are uninsured is highest in parts of East and Central Los Angeles, including in parts of Westlake, Elysian Park, Pico Union, Hollywood, Arlington Heights, Koreatown, and Mid-City. In 15 census tracts in these areas, shares of uninsured residents range from 30% to 47%.

Grocery Stores and Fresh Food:

- USDA Food Research Atlas data indicates that the share of residents who have low incomes and live further than one-half mile from the nearest supermarket is highest in census tracts in parts of South, East, and North Los Angeles, including in Watts, Northridge, Boyle Heights, and Van Nuys. In six census tracts in these areas, more than 70% of residents have low incomes and live more than one-half mile from a supermarket. In nine additional census tracts in Broadway-Manchester, Green Meadows, Sun Valley, Boyle Heights, Harbor City, Watts, North Hills, and Van Nuys, 60% to 70% of residents meet the USDA definition of low-income and low access at one-half mile.

Parks and Open Space:

- The Trust for Public Land estimates the need for parks by City based on population density; density of low-income households, defined as households with income less than 75% of the urban area median household income; density of people of color; rates of poor mental health and low physical activity; urban heat islands; and pollution burden. Based on these factors, the need for parks is greatest in parts of North Los Angeles and in parts of Central Los Angeles that do not fall within a 10-minute walk of a park.

Together, these indicators show that a lack of access to high-quality community facilities, resources, and services in some areas of the City restrict access to fair housing choice by limiting opportunity for residents. To address disparities in community resources and associated lack of access to opportunity, meeting attendees, survey respondents, and stakeholders interviewed during this planning process emphasized the need for continued investment in neighborhood services, facilities, and infrastructure in these communities.

TABLE 58. STRATEGIES TO EXPAND ACCESS TO OPPORTUNITY AND COMMUNITY ASSETS IN NEIGHBORHOODS WITH LIMITED RESOURCES

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
5.1	High	Increase access to proficient schools for protected classes	Disparities in access to opportunity	a. Partner with the Los Angeles Unified School District (LAUSD), Los Angeles Public Library (LAPL), and other community stakeholders, and others to provide facilities, resources, and services to students attending lower-performing schools. These may include basic school resources and supplies, school readiness, mentoring and tutoring, family engagement and literacy, health services, behavioral and social supports, enrichment programs, programs to increase food security and access, support for ESL students and students with disabilities, resources for students experiencing homelessness, and other resources and services; Ongoing beginning in 2024. b. Convene appropriate public partners to identify LAUSD properties near proficient elementary schools eligible for potential development of affordable housing; Ongoing beginning in 2024.	LAUSD, CIFD Partners: LAHD, CAO, LAPL, Youth Development Department (YDD)
5.2	Medium	Implement place-based community investment strategies to increase labor market engagement and access to jobs in R/ECAPs and low- and moderate-income census tracts	Disparities in access to opportunity	a. Continue to prioritize revitalizing low-income neighborhoods and improving local employment for low-income residents through the City's Consolidated Plan priorities and goals and Annual Action Plan projects; Ongoing beginning in 2024. b. Partner with the Economic and Workforce Development Department, Youth Development Department (YDD), educational institutions, and other local partners to invest in workforce development, paid job training, and programs to increase educational	Economic Workforce Development Department (EWDD), Educational institutions, CIFD, Youth Development Department (YDD), and Los Angeles Development Fund (LADF)

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				attainment in neighborhoods with high unemployment rates, low educational attainment, and high poverty rates (e.g., LA:RISE, WorkSource Centers, community college workforce training programs). Focus marketing efforts for workforce development and education programs to R/ECAPs and low- and moderate-income census tracts; Ongoing beginning in 2024. c. Continue to use CDBG and other funding to support small business development and entrepreneurship through programs such as small business incubators and accelerators. Focus assistance in growing industry sectors such as climate change adaptation and resilience (e.g., Los Angeles Cleantech Incubator) and sectors meeting key neighborhood needs such as food access (e.g., Healthy Neighborhood Market Network); Ongoing beginning in 2024. d. Evaluate the impacts of the Jobs and Economic Development Incentive (JEDI) zones. Partner with City leadership, community organizations and residents to determine other potential zones in which local businesses and residents may benefit from the program; Ongoing beginning in 2024. e. Develop partnerships with and fund organizations that promote and develop youth services, with a focus on educational advancement and leadership. Focus efforts in R/ECAPs and low- or moderate-income neighborhoods; Ongoing beginning in 2024. f. Partner with the Los Angeles Area Chamber of Commerce in the Cash for College Initiative to provide	Partners: LAHD, Mayor's Office, City Council, CBOs, HACLA

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				college prep technical assistance to students and families. Continue to pursue grants that promote educational success and college access; Ongoing beginning in 2024. g. Implement developer incentives to promote increased local hiring preferences for residential and nonresidential projects as outlined in Measure JJJ; Ongoing beginning in 2024. h. Continue to use New Market Tax Credits, CDBG, new EIFDs, bond referendum, or other funding to collaborate on projects that support development of needed community facilities, retail, and services in low- and moderate-income census tracts, and particularly in R/ECAP census tracts, to create job opportunities, promote access to needed retail and services, and address needs and opportunities identified in this fair housing study, the 2021-2029 Housing Element, and other local plans. Partner with community organizations and residents to further understand neighborhood funding needs and opportunities; Ongoing beginning in 2024. i. Investigate whether the Biden administration's Community Revitalization Fund has the potential to provide additional financial resources to support investments in R/ECAPs and, if so, encourage and assist local Community Development Corporations in the application process; Ongoing beginning in 2024. j. Collaborate with City leadership in investigating additional potential funding sources to support	

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				investments in public infrastructure, improvements, facilities, and services in R/ECAPs and other low- and moderate-income census tracts; Ongoing beginning in 2024.	
5.3	High	Increase access to affordable public transit and accessibility of neighborhoods for active transportation (e.g., walking, biking, ADA accessibility) to support access to employment, resources, and services for protected classes	Disparities in access to opportunity	a. Continue to implement Equitable Transit-Oriented Development utilizing Measure JJJ and the Transit Oriented Communities (TOC) Affordable Housing Incentive Program by increasing the percentage of units within TOD projects that are affordable and increasing depth of affordability of affordable TOD units. Consider research related to optimizing affordability while maintaining developments' financial viability. Evaluate the effectiveness of the ordinance in supporting the development of affordable housing in close proximity to transit as measured by the proportion of development occurring in TOC areas; Ongoing beginning in 2024. b. Partner with affordable and mixed-income housing developers, DOT, LA METRO, and other key stakeholders to consider opportunities for proposing projects for funding, particularly in disadvantaged communities, through the Affordable Housing and Sustainable Communities program or other similar programs that fund affordable housing developments and sustainable transportation infrastructure (e.g., new transit vehicles, sidewalks, and bikeways; transportation-related amenities, such as bus shelters, benches, or shade trees; and other programs that encourage residents to walk, bike, and use public	LAHD, LA City Planning Partners: DCP, DOT, LA METRO, Affordable Housing Developers, City of Los Angeles Bureau of Engineering, California Strategic Growth Council, Watts Transformative Climate Communities (TCC), City Council, Mayor's Office, Transportation Equity CBOs, HACLA

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				transit). Consider opportunities to prioritize conversion of parking lots/vacant land; Ongoing beginning 2024. c. Continue to implement sidewalk improvements and replacement through the Safe Sidewalks LA program. Evaluate the program's implementation and put forward recommendations to make improvements more quickly and reduce harm to residents related to poor sidewalk conditions; Ongoing beginning in 2024. d. Continue to implement the Mobility Plan 2035 Networks (including the Transit Enhanced Network, the Bicycle Enhanced Network, the Neighborhood Enhanced Network, etc.) and Mobility Plan 2035 adopted programs; Ongoing beginning in 2024. e. Target investments in transportation to increase transit and active transportation access based on data driven policy and equity prioritization to bridge transportation gaps between areas of need and opportunity zones that provide resources, services, and employment. This can include targeting investments in areas with high concentrations of households living in poverty, overcrowded housing, high rates of unemployment, and low educational attainment in accessing resources, services, and employment opportunities. Evaluate the effectiveness of this effort by monitoring build-out of the Mobility Plan networks in areas of need; Ongoing beginning in 2024. f. Invest in affordable housing, active transportation, and transit in neighborhoods with access to resources, services, and employment to increase access to	

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				opportunity for lower-income residents; Ongoing beginning in 2024. g. Evaluate the South L.A. Universal Basic Mobility pilot program components including carshare, bike share, active transportation, mobility wallet, and more. Consider opportunities to expand the program to other low- or moderate-income neighborhoods; Ongoing beginning in 2024. h. Continue to expand LADOT programs like public EV car sharing and bike share in R/ECAPs and other low- or moderate-income census tracts. Evaluate the effectiveness by monitoring the number of uses of these services and programs in low- and moderate-income census tracts; Ongoing beginning in 2024. i. Continue to explore the incorporation of mobility counseling into annual recertification for all participants in HACLA's housing programs and City funded subsidized housing programs; Ongoing beginning in 2024. j. Convene appropriate parties from LAHD, HACLA, DOT, LA METRO, and affordable housing developers to identify Metro-owned properties eligible for development of affordable housing (such as parking lots) and the potential to couple affordable housing with services such as grocery stores, health services, and other daily necessities/essential services. Evaluate effectiveness by monitoring the number of Metro-owned properties with affordable housing and supportive services; Ongoing beginning in 2024.	

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				k. Collaborate with community-based organizations to provide culturally relevant constituent engagement for major transportation investments; ensure familiarity with available transportation services such as EV car share, transit, bikeways, and bike share; and to address barriers to using these services, programs and infrastructure; Ongoing beginning in 2024. l. Continue to reduce parking supply in order to increase the amount, and viability of, affordable housing developments and units by applying all applicable local and state policies related to parking reductions.	
5.4	High	Improve environmental quality and access to parks and greenspace, particularly in neighborhoods with high pollution burdens	Disparities in access to opportunity	a. Maximize and secure fair share of funding from the State of California's Cap & Trade Program (Greenhouse Gas Reduction Fund), to improve housing opportunities, increase economic investments and address environmental factors in disadvantaged communities; Ongoing beginning in 2024. b. Continue to implement the Clean Up Green Up (CUGU) Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses. Evaluate the effectiveness of the pilot program. Consider expanding the ordinance to cover additional neighborhoods with high levels of pollution burden; Ongoing beginning in 2024. c. Continue to partner with and provide support for neighborhood groups in applying for funding as well as administering and implementing Transformative Climate Communities, Urban Greening, and similar	LAHD, Mayor's Office, City Council, L.A. Sanitation & Environment (LASAN), Department of Recreation & Parks Partners: California Air Resources Board; California Strategic Growth Council; California Natural Resources Agency; neighborhood organizations focused on Boyle Heights, Pacoima/Sun Valley, Wilmington, and other participating

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				programs to develop and implement strategies to reduce greenhouse gas emissions, improve public health and provide economic benefits to neighborhoods with high pollution burdens; Ongoing beginning in 2024. d. Invest in the expansion or significant rehabilitation of parks and open space as well as tree planting and care in pollution-burdened neighborhoods. e. Support the inclusion of air conditioning and alternative cooling and grid expansion systems like cool roof, solar/wind energy expansion in new affordable housing development and rehabilitation of existing legacy affordable housing as well as the establishment of neighborhood level resiliency centers.	neighborhoods; Watts TCC; environmental justice organizations; affordable housing developers; HACLA
5.5	High	Increase access to fresh food and health services in neighborhoods with low levels of access	Disparities in access to opportunity	a. Continue to use grant funding, bond referendum, or other funding to collaborate on projects that increase access to fresh food retailers (e.g., the Healthy Neighborhood Market Network) and increase access to needed public and private health services (e.g., Los Angeles County, UCLA and USC mobile health clinics), including mental health services, in low- and moderate-income census tracts, and particularly in R/ECAP census tracts, to address food and health services access needs and opportunities identified in this fair housing study, the 2021-2029 Housing Element, and other local plans. Partner with community organizations and residents to further understand neighborhood funding needs and opportunities; Ongoing beginning in 2024.	Watts TCC, Mayor's Office Partners: Los Angeles Food Policy Council, LA County Department of Public Health, LA County Department of Health Services, CBOs, HACLA

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				b. Partner with the LA County Department of Health Services, health-focused community organizations, and other key stakeholders to provide support for Public Housing residents, voucher holders, and other low- and moderate-income residents in obtaining and maintaining health insurance and accessing health care (e.g., Medi-Cal enrollment assistance, access to community health workers, programs such as My Health LA); Ongoing beginning in 2024.	

EXECUTIVE SUMMARY

INTRODUCTION

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) collaborated and retained Mosaic Community Planning to produce this joint 2023-2028 Assessment of Fair Housing (AFH) for Los Angeles. This AFH contains an extensive examination of the barriers to fair housing choice and access to housing opportunities. The U.S. Department of Housing and Urban Development's (HUD) 2015 final rule on Affirmatively Furthering Fair Housing (AFFH) for jurisdictions who participate in HUD programs defined AFFH as taking meaningful actions, beyond combating housing discrimination, that overcome patterns of racial segregation and foster inclusive communities free from barriers that restrict access to opportunity. AFFH requires that jurisdictions promote fair housing choices and provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choice, and promote housing that is physically accessible and usable by persons with disabilities.

This 2023-2028 Assessment of Fair Housing builds on previous fair housing work completed for Los Angeles, including the City's 2018-2023 Assessment of Fair Housing and its 2021 Housing Element Assessment of Fair Housing analysis. The 2023-2028 AFH also helps to inform the goals set forth in the City's 2023-2027 Consolidated Plan which demonstrates how the City will maximize federal grants that the City receives annually from HUD to address areas of the City with the greatest need. This AFH follows HUD's Assessment of Fair Housing requirements and includes elements of HUD's proposed Equity Plan. This AFH also examines local fair housing enforcement, existing laws and resources, government supported housing, and fair housing issues for persons with disabilities. The AFH concludes with Goals and Strategies to address these fair housing issues.

COMMUNITY ENGAGEMENT

An important component of the Los Angeles Assessment of Fair Housing involved conducting a robust community engagement process to gather input regarding fair and affordable housing needs and conditions, community development activities, and access to opportunity and resources in Los Angeles. Meaningful engagement with residents and stakeholders included holding community meetings, stakeholder forums, one-on-one sessions with different City and County department representatives, and distributing community-wide surveys. Priorities identified during the public engagement process were instrumental in guiding the AFH, including the development of the five-year goals and strategies. Discussion topics included barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources.

This section of the AFH provides an overview of the community engagement activities conducted for the AFH, identifies themes heard through the community outreach effort, and summarizes responses from various discussion sessions and public surveys. Complete survey results and evidence of outreach materials are found in the appendix.

COMMUNITY MEETINGS

Residents: Through a series of seven virtual community meetings, a total of 120 attendees raised concerns regarding housing discrimination and housing barriers experienced by low-income renters in Los Angeles. There are concerns related to

gentrification, displacement and rising rental rates across the City. Existing housing services and resources are not widely known or easily identifiable; existing ordinances need more enforcement; enforcement has not been adequately funded and tenants have been subject to discrimination based on their income, race, sex, disability status, etc.; homelessness has increased dramatically and will continue to increase as more unhoused people are seen on the streets; existing rent subsidy programs are insufficiently funded and difficult to navigate; rents continue to increase or have not been reduced to more affordable rates; and evictions are increasing.

Service providers, community based organizations, and housing providers: A total of 252 attendees participated in meetings and raised fair housing issues that included insufficient income as a barrier to housing putting residents at risk of discrimination when seeking housing and barriers related to existing housing programs, rental assistance, and other services provided by the City that are insufficient, need better coordination and need to be better explained to potential participants. In addition, there is a need for expanded protections for vulnerable community members such as domestic violence survivors, unhoused community members, LGBTQ+ residents, transgender, gender non-conforming, and intersex (TGI) residents, undocumented individuals, and Black, Indigenous, People of Color (BIPOC) residents. Source of income discrimination and poorly maintained housing were also provided as barriers to fair housing.

Focus groups: The City and non-profit partner agencies held 12 focus group meetings both virtually and in person throughout Los Angeles. The goal was to engage and capture feedback from people and places traditionally underrepresented in large-scale public engagement efforts, particularly low-income people, Black, Latinx, Indigenous, Asian American, and Pacific Islander communities, seniors, and youth. The focus groups identified the following themes: Housing is not affordable for most protected groups because of historic and current systemic racism. Available housing is uninhabitable and far away from resources like food, education, green space, and cultural networks. Neighborhood improvements result in community displacement and unregulated development. People with different physical, emotional, and social abilities still face significant challenges in accessing housing. Some participants felt abandoned, underinformed and lacked faith in existing systems and programs.

SURVEYS

Community member resident survey: A Housing and Community Needs Survey was made available to City residents in seven languages electronically on the project website and on paper. A total of 500 responses were received. The community survey asked residents and stakeholders about barriers to fair housing access, affordable housing needs, and provision of public services in the City. Key themes and findings about housing affordability and disparities in access to community assets include: the lack of affordable housing as a top concern, the shortage of available housing that is accessible to persons with disabilities, and suitable for large families and senior residents, and the need to be in proximity to work opportunities. Other than high rents, most surveyed like or are at least satisfied with their neighborhood overall. When asked about the availability of housing in Los Angeles, the majority of survey respondents noted the following in order of need: affordable housing, homeownership assistance, Section 8 voucher acceptance, housing suitable for children and persons with disabilities, and senior housing.

Almost forty percent of survey respondents reported experiencing housing discrimination when searching for housing in Los Angeles. Over 78.4% of respondents who have experienced housing discrimination in Los Angeles noted they were discriminated against by a landlord or property manager. Over 29.5% noted they were discriminated against by a City or County staff person.

The following reasons for discrimination were the most common among responses in order of occurrence: race, source of income, age, ethnicity, disability, familial status, sex, and language.

Agency and organization survey: A Housing and Community Needs Survey for the City's service providers and agency/organization representatives asked questions about fair housing barriers for those they serve - 75 responses included these major barriers to fair housing: discrimination from housing providers, displacement due to high housing costs, lack of affordable housing, and lack of housing options for persons with disabilities and seniors, the underinvestment in neighborhoods throughout Los Angeles, most often in Black and other communities of color.

SEGREGATION AND ACCESS TO COMMUNITY ASSETS

While very diverse, Los Angeles is extremely segregated among ethnic and racial groups, and limited English proficient (LEP) groups. Segregation is considered low when there are similar portions of racial and ethnic groups in a census tract or similar small geographic area. According to HUD's data, Los Angeles' segregation is high between Black or African American and white residents, and high between Hispanic or Latino and white residents. In relation to the City's segregationist history, the AFH examined disparities in access to community assets.

Access to community assets is lacking for Black or African American residents and Hispanic or Latino residents in environmentally healthy neighborhoods, health care, fresh food, education, reliable broadband/Wi-Fi, employment, household income, proximity to jobs, and access to vehicles.

An analysis of the high cost of housing in Los Angeles found it restricts access to housing for the City's lower-income households, which are disproportionately, Black or African American, and Hispanic or Latino. Housing subsidy programs are not effective tools in addressing high housing costs as discrimination against Section 8 vouchers continues to be pervasive despite legal protections. Discrimination against Section 8 vouchers disproportionately impacts Black or African American and Hispanic or Latino voucher holders as they also face higher levels of discrimination based on race, ethnicity, or national origin.

Environmental health of Los Angeles' neighborhoods: Exposure to pollution and proximity of toxic sites create negative health outcomes for residents living nearby and constitute fair housing issues when they disproportionately impact protected classes. Twenty-one Los Angeles census tracts have extremely high levels of pollution burden and are located in neighborhoods with substantial numbers of Blacks or African Americans and Hispanics or Latinos. Los Angeles neighborhoods with lower pollution burdens tend to be located within or adjacent to the City's racially concentrated areas of affluence.

Health care including mental health care: City residents who struggle to pay for housing or have unsafe or unstable housing are less likely to have access to healthcare including mental health care and struggle with negative health outcomes. Housing discrimination also contributes to negative health outcomes.

Grocery stores and fresh food: In 2023, the number of households in Los Angeles County experiencing food insecurity jumped to one in three, with rates more than two times higher among Hispanic or Latino and Black or African American residents than among white residents. Healthy and fresh food retailers are almost nonexistent in some neighborhoods with Black or African American and Hispanic or Latino populations. Lack of access to vehicles is also a contributing factor.

Several disparities in access to opportunity by race and ethnicity in Los Angeles were noted, in particular, Black or African American, Hispanic, or Latino, Asian, and Native American residents have significantly less access to proficient schools, lower levels of labor market engagement, and less access to low poverty neighborhoods, than do white residents. East and South Los Angeles have low access ratings for school proficiency, employment opportunities, healthcare, and healthy food. Disparities in broadband (Internet) access reduce residents' access to employment, education, and other enrichment programs. Los Angeles implemented the Get Connected Los Angeles site to increase broadband access. In 2024, Los Angeles became the first city in the nation to pass an anti-digital discrimination law.

The AFH addresses fair housing barriers that deny access for persons with disabilities including the need for reliable and accessible transportation. The City's Safe Sidewalks LA program to make sidewalks compliant with the Americans with Disabilities Act was implemented but much of the repair work remains to be done. The AFH also examines the availability of accessible schools and educational programs and employment opportunities. LAHD's Accessible Housing Program is designed to ensure people with disabilities have equal opportunities to rent, use, and enjoy affordable, accessible housing.

Access to affordable housing opportunities: Housing Authority of the City of Los Angeles (HACLA) administers the City's public housing and Section 8 voucher programs. The City of Los Angeles Housing Department also maintains some affordable housing projects and programs. Several City ordinances have been enacted or expanded to regulate rent increases and evictions, especially due to the crisis created by the COVID-19 pandemic. Annual rent increases were prohibited for most rental units from March 30, 2020 through January 31, 2024.

The AFH provides data on the City's housing needs by race, ethnicity, familial status, geography, public housing agency (PHA) assistance, and other housing needs. More than half (55%) of all Angeleno households have at least one housing problem. A large percentage of housing owners and renters report being cost burdened and 17% of renters also report overcrowding. Households that include persons with disabilities have an even greater likelihood of experiencing housing problems. Black or African American households, closely followed by Hispanic or Latino households, have the highest incidence of cost burden (spending more than 30% of income on housing) and were most likely to have at least one housing problem. The extreme shortage of affordable housing in the City of Los Angeles has led to an ongoing homelessness crisis. In 2022, Mayor Karen Bass declared a state of emergency and issued executive directives to address homelessness.

Access to homeownership and economic opportunity: In the discussion on access to homeownership, the AFH found past and present impediments to access have had a significant impact on the homeownership rates of Black or African American and Hispanic or Latino populations. The AFH provides mapping based on 2020 U.S. Census Tract data showing that in Los Angeles, white households have the highest homeownership rate at 47%, followed by Asian households at 38%. Thirty percent (30%) of Hispanic or Latino households own their own homes, while Black or African American homeownership rate is 25% and Pacific Islander homeownership rate is at 24%. In Los Angeles, the majority of homeowners (59%) are over 75 years old while just 12% of homeowners are under 35. The San Fernando Valley section of the City contains neighborhoods with the highest share of homeownership at 73% of units owner occupied. Neighborhoods in Central Los Angeles have the highest renter rates with over 86% of units being renter occupied. Households that are Black or African American, Pacific Islander, immigrant – particularly from Mexico or Central America – or have a person with a disability are more likely to experience barriers to homeownership opportunities.

The City of Los Angeles offers three programs for first-time home buyers which include the Low-Income Purchase Assistance (LIPA), Moderate-Income Purchase Assistance (MIPA), and Mortgage Credit Certificate (MCC).

The AFH describes other access to homeownership issues as barriers to fair housing including the lack of access to credit, affordable financial services, reputable financial counselling, and steady employment with livable wages. Financial literacy and credit resources are provided by various City, Los Angeles County and non-profit financial programs in efforts to address these barriers.

Access to fair real estate appraisals and valuations: The AFH describes redlining and the devaluation of Black or African American homes and neighborhoods as race-based barriers to fair housing that continue today with appraisal bias against Black owned homes. In L.A. County, recent research found that appraisal bias was more likely to occur with white appraisers undervaluing Black or African American and Hispanic or Latino owned homes. These homes in majority-Black or African American and Hispanic or Latino communities are twice as likely to be under-appraised.

FAIR HOUSING POLICIES AND PRACTICES

The AFH examines factors that have had a fair housing impact on the location and use of housing in Los Angeles. Factors include those impacting segregation, integration, and access to affordable housing are discussed. This analysis contains a description of the policies, practices and programs of the City's Public Housing Agency, the Housing Authority of the City of Los Angeles (HACLA).

This section examines the discriminatory history of zoning in Los Angeles including the pervasiveness of racially restrictive covenants in most Los Angeles deeds which, while illegal today, continue to impact economic and job opportunities, housing choice and residential wealth-building opportunities, educational attainment, and health and life outcomes of generations of families who were victims of public and private exclusion from the neighborhoods of their choice.

The AFH describes the City's recently enacted laws implemented to extend the coverage of fair housing and eviction defense protections to those facing discrimination and potential housing loss due to their use of a Section 8 voucher or loss of income due to COVID-19 or bad relationship with a landlord who harasses them. These laws include a Source of Income (including Section 8) protection for tenants who use rental assistance and attention on education, enforcement, and programs that protect tenants from direct or indirect displacement/eviction from affordable housing, including:

- RSO Rent Control Enforcement: Regulates rent increases and evictions for covered properties and requires relocation assistance for evicted tenants.
- Ellis Act Enforcement: L.A. has passed ordinances to better protect tenants from displacement caused by Ellis Act evictions.
- Just Cause Eviction Protection Program: Further limits the reasons for legal termination of a residential tenancy and provides for higher relocation assistance.
- Home Sharing Ordinance (HSO) Enforcement: Prevents the conversion of dwelling units into short-term rentals.

- Eviction Defense Program: Educates landlords and tenants of their rights and responsibilities under the various COVID-19 emergency orders, grants short-term rental assistance, and provides pre-eviction and ongoing legal assistance.
- Tenant Anti-Harassment Ordinance (TAHO): Holds abusive landlords accountable for manipulating, threatening, or harassing tenants into constructive evictions (or voluntary abandonment).
- Affordable Housing Unit Replacement Enforcement: The City enforces the "no net loss" and the affordable housing replacement requirements under the California Housing Crisis Act of 2019 (as amended by SB 8) for development incentive programs (State Density Bonus Law, Transit-Oriented Communities, etc.), existing units identified on the City's 2021-2029 Housing Element's Inventory of Sites list, discretionary multifamily projects under SB 330 (2019), and ministerial (by-right) projects. Owners of proposed housing developments subject to the replacement obligations must complete a Replacement Unit Determination application (SB 8 RUD).
- Tenant Right of Return Enforcement: Low-income tenants of applicable "protected units" have the right to remain prior to planned demolition, a right to relocation benefits and the right to return.
- Tenant Habitability Ordinance (THO) Enforcement: Requires an approved tenant habitability plan and relocation plan during renovations.
- Unpermitted Dwelling Unit Ordinance: Provides a voluntary process for bringing certain unpermitted units in multifamily buildings into compliance with zoning and building code regulations and includes safety and affordability requirements.
- Nonpayment Threshold Ordinance: Tenants owing less than one month's worth of fair market rent cannot be evicted for nonpayment of rent.
- Relocation Assistance for Economic Displacement Ordinance: Requires landlords to provide relocation assistance to tenants forced to leave due to a rent increase by more than 10%, or 5% plus inflation. The relocation payment will generally be three times the fair market rent of the unit (based on the HUD figures) plus $1,411 in moving costs.

In addition, as temporary pandemic-related protections expired, the City replaced emergency orders with more permanent support systems. The City has adopted ordinances and programs to help preserve existing housing units and help keep tenants from being displaced from their homes and communities. The City also passed Measure United to House LA (ULA) to address its homelessness crisis by providing rental assistance and further funding for affordable housing production.

FAIR HOUSING COMPLAINTS, INVESTIGATIONS, COMPLIANCE AND ENFORCEMENT

In this section, the AFH describes three significant federal cases related to the City's fair housing obligations. A False Claims Act lawsuit against the City and two ADA/FHA accessibility cases under settlement agreements allege the City and its now defunct Redevelopment Agency falsely certified compliance with federal accessibility laws—including Section 504 of the Rehabilitation Act, the Fair Housing Act, and the duty to affirmatively further fair housing—in connection with claims submitted to HUD for housing grants. The other two related cases have settlement agreements requiring the City to produce or retrofit

thousands of affordable housing units. The City also established the Accessible Housing Program (AcHP) to implement and manage its obligations under the settlement agreements.

The AFH describes other significant fair housing advocacy efforts and partnerships to combat housing discrimination by accepting and investigating complaints and by filing complaints and taking legal action when necessary. The Housing Rights Center received almost 8,000 complaints and inquiries into housing discrimination in Los Angeles between 2016 and 2022. The majority of these discrimination complaints and inquiries were based on physical and mental disability, then familial status, race, gender, national origin, source of income, sexual orientation, religion, age, and marital status.

In this section, the AFH describes fair housing rights under federal, state and local laws.

To assist in resolving civil rights enforcement cases, the City adopted the Civil and Human Rights Ordinance in 2019. The ordinance prohibits discrimination in the City of Los Angeles, in private employment, housing, education, and commerce based on a person's actual or perceived race, color, ethnicity, creed, age, national origin, religion, citizenship status, gender, gender identity or expression, sexual orientation, disability, medical condition, genetic information, marital status, partnership status, employment status, source of income, military status, veteran status, or primary language. Additionally, the City established the Civil and Human Rights Commission. In December of 2020, the City established the Los Angeles Civil + Human Rights and Equity Department (CHRED) to ensure greater accountability for local housing providers and relief and protection for tenants and prospective homebuyers. The CHRED can investigate some fair housing violations.

The AFH provides the list of preferences HACLA uses when administering its Section 8 Housing Choice Voucher program. It also provides HACLA's Reasonable Accommodation Rules which apply to all HACLA clients and programs administered by HACLA for both physical alterations to tenant units or common areas and exceptions, changes, or adjustments to program rules and policies. For Section 8 tenant-based vouchers, clients are required to obtain owner's approval before making any physical modification to units/common areas. Depending on the situation, it may be the responsibility of the client or the owner to pay for the modification. For HACLA owned units, HACLA offers available and accessible units to eligible program applicants with a disability first.

FAIR HOUSING ISSUES, GOALS AND STRATEGIES

The AFH Plan provides these five specific goals for affirmatively furthering fair housing:

Goal 1: Increase Access to and Supply of Affordable Housing, Especially in Higher Opportunity Areas, Where High Housing Costs are a Significant Barrier.

More than half of Los Angeles renters pay more than 30% of their income on housing. A severe shortage of affordable housing has led to a pressing need for increased production of affordable housing, accessible housing, and increased access to existing affordability opportunities.

Goal 2: Preserve and Maintain the Quality of Existing Affordable Housing, Including Subsidized and RSO Units.

Quality affordable housing is an issue in any major city, but is of particular concern in Los Angeles, where the majority of renters report issues including cost burdens, overcrowding, or a lack of complete kitchen or plumbing facilities. Residents most likely to

face housing discrimination, including Hispanic or Latino renters, Black or African American renters, households with a member with a disability, and elderly households, are also more likely to be impacted by housing problems.

Goal 3: Prevent Displacement of People in Protected Classes and Low- and Moderate-Income Households.

As described in Goals #1 and #2, the severe need for affordable housing in Los Angeles means that both new development and preservation of existing affordable units are crucial for the City to provide an adequate supply of housing for its residents. Along with these goals, the City must also protect residents' abilities to remain in the housing of their choice once they have secured a unit. While this need for housing stability exists citywide, it is especially prominent in gentrifying neighborhoods, where rising housing costs have the potential to displace existing residents who are disproportionately Black or African American and Hispanic or Latino compared to demographics citywide.

Goal 4: Ensure Equal Access to Housing for People in Protected Classes, Extremely Low- to Moderate-Income Households, and People Experiencing Homelessness.

As described in Goal #1, housing needs related to affordability disproportionately impact several groups in Los Angeles, including Hispanic or Latino households, Black or African American households, foreign-born residents, people with disabilities, seniors, and lower-income households. Many of these groups also face difficulty accessing housing of their choice due to discrimination, discriminatory barriers, housing segregation, and a lack of access to resources or services. Available housing stock shortages increase barriers for extremely low- to moderate-income households, as well as highly discriminated populations including BIPOC residents, LGBTQ+ individuals, seniors, and people with disabilities. Some landlords are using stricter acceptance measures including higher income and credit score requirements and requiring no criminal record to qualify for a rental unit. Homeownership is also unobtainable for many households, particularly for BIPOC residents, who experience barriers such as reduced access to home loans, other predatory lending practices, discrimination in home appraisals, and real estate steering and redlining.

Goal 5: Expand Access to Opportunity and Community Assets in Neighborhoods with Limited Resources.

Residents of the City's R/ECAPs and other high-poverty areas tend to have lower levels of access to community resources and opportunities, impacting a range of outcomes including residents' health, life expectancy, and financial wellbeing. Driven by a history of inequitable distribution of resources and City policies promoting residential segregation, the need for neighborhood investment is particularly acute in parts of East, Central, and South L.A. and the San Fernando Valley that have the highest poverty rates and lowest levels of access to vital resources such as high-performing schools, employment, environmental quality, fresh food retailers, healthcare, and parks and open space. Access to affordable transportation is notably limited in parts of West and North Los Angeles. Certain segments of the City face lower levels of access to high-quality community facilities, infrastructure, resources, and services.

Together, these indicators show that a lack of access to high-quality community facilities, resources, and services in some areas of the City restrict access to fair housing choice by limiting opportunity for residents. To address disparities in community resources and associated lack of access to opportunity, community members during the AFH process called for continued investment in neighborhood services, facilities, and infrastructure in these communities.

RESUMEN EJECUTIVO

INTRODUCCIÓN

El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) colaboraron y contrataron a Mosaic Community Planning para producir esta Evaluación de Vivienda Justa (AFH, por sus siglas en inglés) 2023-2028 conjunta para Los Ángeles. Esta AFH contiene un extenso examen de las barreras que impiden la elección de una vivienda justa y el acceso a oportunidades de vivienda. La norma final de 2015 del Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) sobre Promoción Afirmativa de la Vivienda Justa (AFFH, por sus siglas en inglés) para las jurisdicciones que participan en programas del HUD definió la AFFH como la adopción de medidas significativas, más allá de la lucha contra la discriminación en materia de vivienda, que superen los patrones de segregación racial y fomenten comunidades inclusivas libres de barreras que restrinjan el acceso a las oportunidades. La AFFH establece que las jurisdicciones promuevan la elección de una vivienda justa y ofrezcan oportunidades para modelos de ocupación de la vivienda que incluyan la raza y la etnia, identifiquen los obstáculos estructurales y sistémicos a la elección de una vivienda justa y promuevan viviendas que sean físicamente accesibles y utilizables por las personas con discapacidad.

Esta Evaluación de Vivienda Justa 2023-2028 se fundamenta en el trabajo previo de vivienda justa completado para Los Ángeles, incluida la Evaluación de Vivienda Justa 2018-2023 de la Ciudad y su análisis de Evaluación de Vivienda Justa del Elemento de Vivienda 2021. La AFH 2023-2028 también ayuda a informar sobre las metas establecidas en el Plan Consolidado de la Ciudad 2023-2027 que demuestra cómo la Ciudad maximizará las subvenciones federales que la Ciudad recibe anualmente del HUD para abordar las áreas de la Ciudad con la mayor necesidad. Esta AFH responde a los requisitos de Evaluación de la Vivienda Justa del HUD e incluye elementos del Plan de Equidad propuesto por el HUD. Esta AFH también examina la aplicación local de la vivienda justa, las leyes y recursos existentes, las viviendas subvencionadas por el gobierno y los asuntos relacionados con la vivienda justa para personas con discapacidades. El AFH concluye con Metas y Estrategias para abordar estos asuntos de vivienda justa.

PARTICIPACIÓN DE LA COMUNIDAD

Un componente importante de la Evaluación de Vivienda Justa de Los Ángeles consistió en llevar a cabo un sólido proceso de participación comunitaria para recopilar información sobre las necesidades y condiciones de vivienda justa y asequible, las actividades de desarrollo comunitario y el acceso a oportunidades y recursos en Los Ángeles. El compromiso significativo con los residentes y las partes interesadas incluyó la realización de reuniones comunitarias, foros de partes interesadas, sesiones individuales con diferentes representantes de los departamentos de la Ciudad y el Condado, y la distribución de encuestas a toda la comunidad. Las prioridades identificadas durante el proceso de participación pública fueron fundamentales para orientar la AFH, incluido el desarrollo de las metas y estrategias quinquenales. Los temas de debate incluyeron las barreras para una vivienda justa, la discriminación en la vivienda, el acceso a las oportunidades y los recursos para una vivienda justa.

Esta sección de la AFH ofrece una visión general de las actividades de participación comunitaria llevadas a cabo para la AFH, identifica los temas escuchados a través del esfuerzo de divulgación comunitaria y resume las respuestas de varias sesiones de

debate y encuestas públicas. En el apéndice figuran los resultados completos de la encuesta y pruebas de los materiales de divulgación.

REUNIONES CON LA COMUNIDAD

Residentes: A través de una serie de siete reuniones comunitarias virtuales, un total de 120 asistentes plantearon sus preocupaciones en relación con la discriminación en materia de vivienda y los obstáculos a la vivienda a los que se enfrentan los inquilinos con bajos ingresos en Los Ángeles. Existen inquietudes relacionadas con la elitización, el desarraigo y el alza de los costes de alquiler en toda la ciudad. Los servicios y recursos de vivienda existentes no son ampliamente conocidos o fácilmente identificables; las ordenanzas existentes necesitan una mayor aplicación; la aplicación no ha sido financiada adecuadamente y los inquilinos han sido objeto de discriminación basada en sus ingresos, raza, sexo, estado de discapacidad, etc.; la falta de vivienda ha aumentado dramáticamente y continuará aumentando a medida que más personas sin vivienda se ven en las calles; los programas de subsidio de alquiler existentes no están suficientemente financiados y son difíciles de manejar; los alquileres siguen aumentando o no se han reducido a tasas más asequibles; y los desalojos están en aumento.

Proveedores de Servicios, Organizaciones de Base Comunitaria y Proveedores de Vivienda: Un total de 252 asistentes participaron en las reuniones y plantearon asuntos de vivienda justa que incluyeron la insuficiencia de ingresos como una barrera de acceso a la vivienda que pone a los residentes en riesgo de discriminación cuando buscan vivienda y barreras relacionadas con los programas de vivienda existentes, ayuda al alquiler y otros servicios proporcionados por la Ciudad que son insuficientes, necesitan una mejor coordinación y necesitan ser mejor explicados a los posibles participantes. Además, es necesario ampliar las garantías de protección para los miembros vulnerables de la comunidad, como los sobrevivientes de violencia doméstica, los miembros de la comunidad sin vivienda, los residentes LGBTQ+, los residentes transgénero, no conformes con el género e intersexuales (TGI), las personas indocumentadas y los residentes Negros, Indígenas y Personas de Color (BIPOC, por sus siglas en inglés). La discriminación por fuente de ingresos y el deficiente mantenimiento de la vivienda también se señalaron como obstáculos a la vivienda justa.

Grupos de Enfoque: La Ciudad y las agencias asociadas sin fines de lucro celebraron 12 reuniones de grupos de enfoque tanto de forma virtual como presencial en toda la ciudad de Los Ángeles. La meta era captar la opinión de personas y lugares tradicionalmente infrarrepresentados en las iniciativas de participación pública a gran escala, en particular personas con ingresos bajos, comunidades de Negros, Latinos, Indígenas, Asiático-Americanos y de las Islas del Pacífico, personas de la tercera edad y jóvenes. Los grupos de enfoque identificaron los siguientes temas: La vivienda no es asequible para la mayoría de los grupos protegidos debido al racismo sistémico histórico y actual. Las viviendas disponibles son inhabitables y están lejos de los recursos como alimentos, educación, áreas verdes y redes culturales. Las mejoras de los vecindarios provocan el desplazamiento de la comunidad y un desarrollo no regulado. Las personas con diferentes capacidades físicas, emocionales y sociales todavía se enfrentan a considerables dificultades para tener acceso a la vivienda. Algunos participantes se sintieron abandonados, mal informados y sin fe en los sistemas y programas existentes.

ENCUESTAS

Encuesta a residentes Miembros de la Comunidad: Se puso a disposición de los residentes de la Ciudad una Encuesta sobre Necesidades de Vivienda y Comunidad en siete idiomas por vía electrónica en la página web del proyecto y en formato

impreso. Se recibieron un total de 500 respuestas. En la encuesta comunitaria se preguntó a los residentes y a las partes interesadas sobre los obstáculos para acceder a una vivienda justa, las necesidades de vivienda asequible y la prestación de servicios públicos en la Ciudad. Entre los principales temas y hallazgos sobre la asequibilidad de la vivienda y las desigualdades en el acceso a los bienes de la comunidad se incluyen: la falta de viviendas asequibles como principal preocupación, la escasez de viviendas disponibles que sean accesibles para las personas con discapacidad y adecuadas para familias numerosas y residentes de la tercera edad, y la necesidad de estar cerca de las oportunidades de trabajo. Aparte de los elevados alquileres, a la mayoría de los encuestados les gusta o están al menos satisfechos con su vecindario en general. Cuando se les preguntó sobre la disponibilidad de viviendas en Los Ángeles, la mayoría de los encuestados señalaron lo siguiente por orden de necesidad: viviendas asequibles, ayudas para la compra de vivienda, aceptación de vales de la Sección 8, viviendas adecuadas para niños y personas con discapacidad, y viviendas para personas de la tercera edad.

Casi el cuarenta por ciento de los encuestados declararon haber sufrido discriminación en la búsqueda de vivienda en Los Ángeles. Más del 78,4% de los encuestados que han sido víctimas de discriminación en la vivienda en Los Ángeles señalaron que fueron discriminados por un arrendador o administrador de la propiedad. Más del 29,5% señalaron haber sido discriminados por un miembro del personal de la Ciudad o del Condado. Los siguientes motivos de discriminación fueron los más comunes entre las respuestas por orden de incidencia: raza, fuente de ingresos, edad, etnia, discapacidad, situación familiar, sexo e idioma.

Encuesta de Agencias y Organizaciones: Una Encuesta de Necesidades de Vivienda y Comunidad para los proveedores de servicios de la Ciudad y representantes de agencias/organizaciones hizo preguntas sobre las barreras de vivienda justa para aquellos a quienes sirven - 75 respuestas incluyeron estas principales barreras para la vivienda justa: la discriminación de los proveedores de vivienda, el desplazamiento debido a los altos costos de vivienda, la falta de vivienda asequible, y la falta de opciones de vivienda para las personas con discapacidad y de la tercera edad, la falta de inversión en los vecindarios a lo largo de Los Ángeles, con mayor frecuencia en las comunidades Negras y otras comunidades de color.

SEGREGACIÓN Y ACCESO AL PATRIMONIO COMUNITARIO

Aunque muy diversa, Los Ángeles está extremadamente segregada entre grupos étnicos y raciales, y grupos con dominio limitado del inglés (LEP, por sus siglas en inglés). Se considera que la segregación es baja cuando hay porciones similares de grupos raciales y étnicos en una sección censal o área geográfica pequeña similar. Según los datos del HUD, la segregación en Los Ángeles es alta entre los residentes Negros o Afroamericanos y los blancos, y alta entre los residentes Hispanos o Latinos y los blancos. En relación con la historia segregacionista de la Ciudad, la AFH examinó las desigualdades en el acceso al patrimonio comunitario.

El acceso al patrimonio de la comunidad es deficiente para los residentes Negros o Afroamericanos y los residentes Hispanos o Latinos en vecindarios saludables desde el punto de vista medioambiental, atención a la salud, alimentos frescos, educación, banda ancha fiable/Wi-Fi, empleo, ingresos familiares, proximidad a puestos de trabajo y acceso a vehículos.

Un análisis del elevado coste de la vivienda en Los Ángeles reveló que restringe el acceso de los hogares con menos ingresos de la Ciudad a la vivienda, que son, de forma desproporcionada, Negros o Afroamericanos e Hispanos o Latinos. Los programas de subsidios de vivienda no son herramientas eficaces para hacer frente a los elevados costes de la vivienda, ya que la discriminación contra los vales de la Sección 8 continúa siendo generalizada a pesar de las disposiciones legales de protección. La discriminación

contra los vales de la Sección 8 afecta de forma desproporcionada a los titulares de vales de origen negro o afroamericano y a los hispanos o latinos, ya que también se enfrentan a mayores niveles de discriminación por motivos de raza, etnia u origen nacional.

Salud medioambiental de los vecindarios de Los Ángeles: La exposición a la contaminación y la proximidad de lugares tóxicos generan resultados negativos para la salud de los residentes que viven cerca y constituyen problemas de vivienda justa cuando afectan de forma desproporcionada a las clases protegidas. Veintiún secciones censales de Los Ángeles presentan niveles extremadamente altos de carga contaminante y están ubicadas en vecindarios con un número considerable de población Negra o Afroamericana e Hispana o Latina. Los vecindarios de Los Ángeles con menor carga contaminante tienden a estar ubicados dentro o contiguos a las zonas de afluencia racial de la Ciudad.

Atención a la salud, incluida la mental: Los residentes de la City que tienen dificultades para pagar la vivienda o que habitan en viviendas inseguras o inestables tienen menos probabilidades de acceder a la atención de la salud, incluida la salud mental, y se enfrentan a resultados negativos para la salud. La discriminación en materia de vivienda también contribuye a unos resultados negativos para la salud.

Tiendas de comestibles y alimentos frescos: En 2023, el número de hogares en el Condado de Los Ángeles que experimentan inseguridad alimenticia saltó a uno de cada tres, con tasas tres veces más altas entre los residentes Hispanos o Latinos y Negros o Afroamericanos que entre los residentes blancos. Los minoristas de alimentos saludables y frescos son casi inexistentes en algunos vecindarios con población Negra o Afroamericana e Hispana o Latina. La falta de acceso a los vehículos también es un factor que contribuye.

Se observaron diversas desigualdades en el acceso a las oportunidades por raza y etnia en Los Ángeles, en particular, los residentes Negros o Afroamericanos, Hispanos o Latinos, Asiáticos y Nativos Americanos tienen significativamente menos acceso a escuelas competentes, niveles más bajos de participación en el mercado laboral y menos acceso a vecindarios de baja pobreza, que los residentes blancos. El Este y el Sur de Los Ángeles tienen bajos índices de acceso a la excelencia escolar, oportunidades de empleo, atención a la salud y alimentos saludables. Las desigualdades en el acceso a la banda ancha (Internet) disminuyen el acceso de los residentes al empleo, la educación y otros programas de enriquecimiento. Los Ángeles puso en marcha el sitio Get Connected Los Angeles para incrementar el acceso a la banda ancha. En 2024, Los Ángeles se convirtió en la primera ciudad del país en aprobar una ley contra la discriminación digital.

La AFH aborda las barreras a la vivienda justa que impiden el acceso a las personas con discapacidad, incluida la necesidad de un transporte fiable y accesible. El programa Safe Sidewalks LA de la Ciudad para conseguir que las aceras estén adaptadas de conformidad con la Ley de Estadounidenses con Discapacidades se puso en marcha, pero aún queda mucho trabajo de reparación por hacer. La AFH también examina la disponibilidad de escuelas accesibles y programas educativos y oportunidades de empleo. El Programa de Vivienda Accesible de LAHD está diseñado para garantizar que las personas con discapacidad tengan las mismas oportunidades de alquilar, utilizar y disfrutar de viviendas asequibles y accesibles.

Acceso a oportunidades de vivienda asequible: La Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) administra los programas de vivienda pública y de vales de la Sección 8 de la Ciudad. El Departamento de Vivienda de la Ciudad de Los Ángeles también mantiene algunos proyectos y programas de vivienda asequible. Se han promulgado o ampliado varias ordenanzas de la Ciudad para regular los incrementos de los alquileres y los desalojos, especialmente debido a

la crisis creada por la pandemia de COVID-19. Se prohibieron los incrementos anuales del alquiler para la mayoría de las unidades de alquiler desde el 30 de marzo de 2020 hasta el 31 de enero de 2024.

La AFH facilita datos sobre las necesidades de vivienda de la Ciudad por raza, etnia, situación familiar, geografía, ayuda de la agencia pública de vivienda (PHA, por sus siglas en inglés) y otras necesidades de vivienda. Más de la mitad (55%) de los hogares angelinos tienen al menos un problema de vivienda. Un gran porcentaje de propietarios e inquilinos de viviendas afirman estar agobiados por los costos y el 17% de los inquilinos también afirman estar superpoblados. Los hogares que incluyen a personas con discapacidad tienen aún más probabilidades de experimentar problemas de vivienda. Los hogares de personas Negras o Afroamericanas, seguidos de cerca por los hogares Hispanos o Latinos, tienen la mayor incidencia de carga de costos (gastar más del 30% de los ingresos en vivienda) y eran los más propensos a tener al menos un problema de vivienda. La extrema escasez de viviendas asequibles en la Ciudad de Los Ángeles ha provocado una crisis continua de personas sin hogar. En 2022, la Alcaldesa Karen Bass declaró el estado de emergencia y emitió directivas ejecutivas para abordar el problema de las personas sin hogar.

Acceso a la titularidad de una vivienda y oportunidades económicas: En el debate sobre el acceso a la titularidad de la vivienda, la AFH constató que los obstáculos pasados y presentes al acceso han tenido un impacto significativo en las tasas de titularidad de la vivienda de las poblaciones Negra o Afroamericana e Hispana o Latina. La AFH ofrece una cartografía basada en los datos del censo de EE.UU. de 2020 que muestra que en Los Ángeles, los hogares blancos tienen la tasa más alta de propiedad de vivienda con un 47%, seguido de los hogares asiáticos con un 38%. El treinta por ciento (30%) de los hogares Hispanos o Latinos son propietarios de su vivienda, mientras que la tasa de propietarios Negros o Afroamericanos es del 25% y la de los Isleños del Pacífico es del 24%. En Los Ángeles, la mayoría de los propietarios (59%) tiene más de 75 años, mientras que sólo el 12% tiene menos de 35. La sección del Valle de San Fernando de la Ciudad cuenta con vecindarios con la mayor proporción de propietarios de viviendas, con un 73% de unidades habitadas por sus propietarios. Los vecindarios en el Centro de Los Ángeles tienen las tasas más altas de inquilinos con más del 86% de las unidades habitadas por inquilinos. Los hogares de personas Negras o Afroamericanas, Isleñas del Pacífico, inmigrantes - particularmente de México o América Central - o con una persona con una discapacidad son más propensos a sufrir obstáculos a las oportunidades de ser propietarios de vivienda.

La Ciudad de Los Ángeles ofrece tres programas para quienes adquieren por primera vez una vivienda, a los que se suman el Programa de Ayuda a la Adquisición para Personas con Ingresos Bajos (LIPA, por sus siglas en inglés), el Programa de Ayuda a la Adquisición para Personas con Ingresos Moderados (MIPA, por sus siglas en inglés) y el Certificado de Crédito Hipotecario (MCC, por sus siglas en inglés).

La AFH describe otros problemas de acceso a la titularidad de la vivienda como obstáculos a la vivienda justa, incluida la falta de acceso al crédito, a servicios financieros asequibles, a un asesoramiento financiero fiable y a un empleo estable con salarios dignos. Diversos programas financieros de la Ciudad, el Condado de Los Ángeles y organizaciones sin fines de lucro ofrecen educación financiera y recursos crediticios para hacer frente a estos obstáculos.

Acceso a avalúos y tasaciones inmobiliarias justas: La AFH describe las cláusulas de exclusión y la devaluación de las viviendas y vecindarios Negros o Afroamericanos como barreras raciales a la vivienda justa que continúan hoy en día con el sesgo de las tasaciones en contra de las viviendas propiedad de Negros. En el Condado de Los Ángeles, un estudio reciente ha revelado que es más probable que los evaluadores blancos infravaloren las viviendas de propietarios negros o afroamericanos e hispanos o latinos. Estos hogares en comunidades de mayoría Negra o Afroamericana e Hispana o Latina tienen el doble de probabilidades de estar infravalorados.

POLÍTICAS Y PRÁCTICAS DE VIVIENDA JUSTA

La AFH examina los factores que han influido en la ubicación y el uso de las viviendas en Los Ángeles. Se analizan los factores que influyen sobre la segregación, la integración y el acceso a una vivienda asequible. Este análisis contiene una descripción de las políticas, prácticas y programas de la Agencia de Vivienda Pública de la Ciudad, la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA).

Esta sección examina los antecedentes discriminatorios de la zonificación en Los Ángeles, incluido el predominio de los pactos racialmente restrictivos en la mayoría de las escrituras de Los Ángeles que, aunque ilegales hoy en día, continúan afectando a las oportunidades económicas y laborales, a la elección de vivienda y a las oportunidades de creación de patrimonio residencial, a los logros educativos y a los resultados en materia de salud y vida de generaciones de familias que fueron víctimas de la exclusión pública y privada de los vecindarios de su elección.

La AFH describe las leyes recientemente promulgadas por la Ciudad implementadas para ampliar la cobertura de la vivienda justa y las garantías de defensa contra el desalojo a aquellos que se enfrentan a la discriminación y la posible pérdida de la vivienda debido a su uso de un vale de la Sección 8 o la pérdida de ingresos a causa de COVID-19 o mala relación con un propietario que los acosa. Estas leyes incluyen una Fuente de Ingresos (incluyendo la Sección 8) la protección de los inquilinos que recurren a la ayuda al alquiler y la atención sobre la educación, la aplicación y los programas que protegen a los inquilinos de desplazamiento directo o indirecto/desalojo de viviendas asequibles, incluyendo:

- Cumplimiento del Control de Alquileres RSO: Regula los aumentos de alquiler y los desalojos de las propiedades cubiertas y exige ayuda para la reubicación de los inquilinos desalojados.
- Cumplimiento de la Ley Ellis: Los Ángeles ha aprobado ordenanzas para proteger mejor a los inquilinos de los desplazamientos causados por los desalojos de la Ley Ellis.
- Programa de Protección contra el Desalojo por Causa Justa: Limita aún más los motivos de rescisión legal de un contrato de arrendamiento de vivienda y prevé mayores ayudas para la reubicación.
- Cumplimiento de la Ordenanza de Uso Compartido de Viviendas (HSO, por sus siglas en inglés): Impide la conversión de viviendas en alquileres de estancia corta.
- Programa de Defensa contra el Desalojo: Educa a propietarios e inquilinos sobre sus derechos y responsabilidades en virtud de las diversas órdenes de emergencia por COVID-19, concede ayuda para alquileres a corto plazo y proporciona asistencia jurídica previa al desalojo y continua.
- Ordenanza Contra el Acoso de Inquilinos (TAHO, por sus siglas en inglés): Responsabiliza a los propietarios abusivos que manipulan, amenazan o acosan a los inquilinos para que se produzcan desalojos implícitos (o abandonos voluntarios).
- Cumplimiento de la Sustitución de Unidades de Vivienda Asequible: La Ciudad hace cumplir la "pérdida neta nula" y los requisitos de sustitución de viviendas asequibles en virtud de la Ley de Crisis de Vivienda de California de 2019 (modificada por el SB 8) para los programas de incentivos de desarrollo (Ley de Bonificación de Densidad del Estado, Comunidades Orientadas al Tránsito, etc.), las unidades existentes identificadas en la lista de Inventario de Sitios del Elemento de Vivienda 2021-2029 de la Ciudad, los proyectos multifamiliares discrecionales en virtud del SB 330

(2019) y los proyectos ministeriales (por derecho). Los propietarios de las urbanizaciones propuestas sujetas a las obligaciones de sustitución deben completar una solicitud de Determinación de Unidad de Sustitución (SB 8 RUD).

- Cumplimiento del Derecho de Retorno del Inquilino: Los inquilinos con bajos ingresos de las "unidades protegidas" aplicables tienen derecho a permanecer antes de la demolición prevista, derecho a las prestaciones de realojamiento y derecho a retornar.
- Cumplimiento de la Ordenanza sobre la Habitabilidad del Inquilino (THO, por sus siglas en inglés): Exige un plan de habitabilidad del inquilino aprobado y un plan de reubicación durante las renovaciones.
- Ordenanza sobre Unidades de Vivienda no Permitidas: Proporciona un proceso voluntario para que ciertas unidades no permitidas en edificios multifamiliares cumplan con las regulaciones de zonificación y códigos de construcción e incluye requisitos de seguridad y asequibilidad.
- Ordenanza sobre el Límite de Morosidad: Los inquilinos que deban menos de un mes de alquiler justo de mercado no pueden ser desalojados por falta de pago del alquiler.
- Ordenanza de Ayuda a la Reubicación por Desplazamiento Económico: Obliga a los propietarios a proporcionar ayuda para reubicar a los inquilinos obligados a marcharse debido a un incremento del alquiler superior al 10%, o al 5% más la inflación. El pago de reubicación será, por lo general, tres veces el alquiler justo de mercado de la unidad (en base a las cifras del HUD) más $1.411 en concepto de gastos de mudanza.

Además, al expirar las garantías temporales relacionadas con la pandemia, la Ciudad sustituyó las órdenes de emergencia por sistemas de apoyo de mayor permanencia. La Ciudad ha adoptado ordenanzas y programas para ayudar a preservar las viviendas existentes y evitar que los inquilinos sean desplazados de sus hogares y comunidades. La Ciudad también aprobó la medida United to House LA (ULA, por sus siglas en inglés) para hacer frente a la crisis de personas sin hogar mediante ayudas al alquiler y más financiación para la producción de viviendas asequibles.

DENUNCIAS, INVESTIGACIONES, CUMPLIMIENTO Y EJECUCIÓN EN MATERIA DE VIVIENDA JUSTA

En esta sección, la AFH describe tres casos federales significativos relacionados con las obligaciones de la Ciudad en materia de vivienda justa. Una denuncia contra la Ciudad en virtud de la Ley de Denuncias Falsas y dos casos de accesibilidad de la ADA/FHA en virtud de acuerdos de conciliación alegan que la Ciudad y su ya desaparecida Agencia de Reurbanización certificaron falsamente el cumplimiento de las leyes federales de accesibilidad -incluidos el artículo 504 de la Ley de Rehabilitación, la Ley de Vivienda Justa y el deber de promover positivamente la vivienda justa- en relación con las solicitudes presentadas al HUD para subvenciones de vivienda. Los otros dos casos relacionados tienen acuerdos de conciliación que obligan a la Ciudad a generar o modernizar miles de viviendas asequibles. La Ciudad también creó el Programa de Vivienda Accesible (AcHP, por sus siglas en inglés) para implementar y gestionar sus obligaciones en virtud de los acuerdos de conciliación.

La AFH describe otros esfuerzos significativos de defensa de la vivienda justa y asociaciones para combatir la discriminación en la vivienda mediante la aceptación e investigación de denuncias y la presentación de reclamos y el inicio de acciones legales cuando sea necesario. El Centro de Derechos de Vivienda recibió casi 8.000 denuncias y consultas sobre discriminación en materia de vivienda en Los Ángeles entre 2016 y 2022. La mayoría de estas denuncias y consultas por discriminación se basaban

en la discapacidad física y mental, y después en la situación familiar, la raza, el sexo, la nacionalidad de origen, la fuente de ingresos, la orientación sexual, la religión, la edad y el estado civil.

En esta sección, la AFH describe los derechos a una vivienda justa según las leyes federales, estatales y locales.

Para ayudar a resolver los casos de cumplimiento de los derechos civiles, la Ciudad adoptó la Ordenanza de Derechos Civiles y Humanos en 2019. La ordenanza prohíbe la discriminación en la Ciudad de Los Ángeles, en el empleo privado, la vivienda, la educación y el comercio basada en la raza, color, etnia, credo, edad, origen nacional, religión, estatus de ciudadanía, género, identidad o expresión de género, orientación sexual, discapacidad, condición médica, información genética, estado civil, estatus de pareja, estatus de empleo, fuente de ingresos, estatus militar, estatus de veterano o idioma principal de una persona. Además, la Ciudad estableció la Comisión de Derechos Civiles y Humanos. En diciembre de 2020, la Ciudad instituyó el Departamento de Derechos Civiles, Humanos y Equidad de Los Ángeles (CHRED, por sus siglas en inglés) para garantizar una mayor responsabilidad de los proveedores locales de vivienda y el rescate y protección de los inquilinos y futuros compradores de vivienda. El CHRED puede investigar algunas violaciones del derecho a la vivienda.

La AFH ofrece la lista de preferencias que la HACLA utiliza al administrar su programa de Vales de Elección de Vivienda de la Sección 8. También proporciona las Reglas de Acomodaciones Razonables de la HACLA que se aplican a todos los beneficiarios de la HACLA y programas administrados por la HACLA tanto para modificaciones físicas a las unidades de los inquilinos o áreas comunes como para excepciones, cambios o ajustes a las reglas y políticas del programa. En el caso de los vales basados en inquilinos de la Sección 8, los beneficiarios deben obtener la aprobación del propietario antes de realizar cualquier modificación física en las unidades o áreas comunes. Dependiendo de la situación, puede ser responsabilidad del cliente o del propietario pagar la modificación. Para las unidades propiedad de la HACLA, la HACLA ofrece primero las unidades disponibles y accesibles a los solicitantes del programa que sean elegibles y sufran una discapacidad.

ASUNTOS, METAS Y ESTRATEGIAS DE VIVIENDA JUSTA

El Plan de la AFH establece estas cinco metas específicas para la promoción afirmativa de la vivienda justa:

Meta 1: Incrementar el Acceso y la Oferta de Viviendas Asequibles, Especialmente en Áreas de Mayores Oportunidades, Donde los Altos Costos de la Vivienda Constituyen un Obstáculo Considerable.

Más de la mitad de los inquilinos en Los Ángeles pagan más del 30% de sus ingresos en vivienda. La grave escasez de viviendas asequibles ha provocado una necesidad apremiante de incrementar la producción de viviendas económicas, de viviendas accesibles y de ampliar el acceso a las oportunidades de asequibilidad existentes.

Meta 2: Preservar y Mantener la Calidad de las Viviendas Asequibles Existentes, Incluidas las Unidades Subvencionadas y de RSO.

La vivienda asequible de calidad es un problema en cualquier gran ciudad, pero es especialmente preocupante en Los Ángeles, donde la mayoría de los inquilinos denuncian problemas como la sobrecarga de los costos, el hacinamiento o la falta de instalaciones completas de cocina o fontanería. Los residentes con más probabilidades de sufrir discriminación en la vivienda,

incluidos los inquilinos Hispanos o Latinos, los inquilinos Negros o Afroamericanos, los hogares con un miembro discapacitado y los hogares de ancianos, también tienen más probabilidades de verse afectados por problemas de vivienda.

Meta 3: Prevenir el Desplazamiento de Personas de Clases Protegidas y de Hogares con Ingresos de Bajos a Moderados.

Como se describe en las Metas # 1 y # 2, la grave necesidad de vivienda asequible en Los Ángeles significa que tanto el nuevo desarrollo y la preservación de las unidades asequibles existentes son cruciales para la Ciudad para proporcionar una oferta adecuada de vivienda para sus residentes. Junto con estas metas, la Ciudad también debe proteger la capacidad de los residentes para permanecer en la vivienda de su elección una vez que hayan obtenido una unidad. Aunque esta necesidad de estabilidad en la vivienda existe en toda la ciudad, es especialmente prominente en los vecindarios aburguesados, donde el aumento de los costos de la vivienda tiene el potencial de desplazar a los residentes existentes que son de manera desproporcionada Negros o Afroamericanos e Hispanos o Latinos en comparación con la demografía de toda la ciudad.

Meta 4: Garantizar la Igualdad de Acceso a la Vivienda para Personas de Clases Protegidas, Hogares con Ingresos Extremadamente Bajos a Moderados y Personas que Experimentan la Falta de Vivienda.

Tal y como se describe en la Meta #1, las necesidades de vivienda relacionadas con la asequibilidad afectan a un número desproporcionado de grupos en Los Ángeles, incluyendo hogares Hispanos o Latinos, hogares Negros o Afroamericanos, residentes nacidos en el extranjero, personas con discapacidades, personas de la tercera edad y hogares con ingresos más bajos. Muchos de estos grupos también tienen dificultades para acceder a una vivienda de su elección debido a la discriminación, los obstáculos discriminatorios, la marginación de la vivienda y la falta de acceso a recursos o servicios. La escasez de viviendas disponibles agrava las barreras para los hogares con ingresos extremadamente bajos a moderados, así como para las poblaciones altamente discriminadas, incluidos los residentes BIPOC, las personas LGBTQ+, las personas de la tercera edad y las personas con discapacidades. Algunos arrendadores están aplicando medidas de aceptación más estrictas, como requisitos más estrictos en materia de ingresos y capacidad crediticia, y no exigen antecedentes penales para acceder a una vivienda de alquiler. La propiedad de la vivienda también es inalcanzable para muchos hogares, en particular para los residentes BIPOC, que experimentan obstáculos como el limitado acceso a los préstamos hipotecarios, otras prácticas crediticias abusivas, la discriminación en la evaluación de las viviendas y la direccionalidad y la exclusión de la propiedad inmobiliaria.

Meta 5: Ampliar el Acceso a las Oportunidades y al Patrimonio Comunitario en los Vecindarios con Recursos Limitados.

Los residentes de los R/ECAPs de la Ciudad y otras áreas con alta pobreza tienden a presentar niveles más bajos de acceso a los recursos y oportunidades de la comunidad, impactando en una serie de resultados que incluyen la salud de los residentes, la esperanza de vida y el bienestar financiero. Impulsada por una historia de distribución no equitativa de los recursos y por las políticas de la Ciudad que promueven la marginación residencial, la necesidad de inversión en los vecindarios es especialmente aguda en las áreas del Este, Centro y Sur de Los Ángeles y en el Valle de San Fernando, que tienen las tasas más altas de pobreza y los niveles más bajos de acceso a recursos vitales como escuelas de alto rendimiento, empleo, calidad medioambiental, tiendas de alimentos frescos, atención de la salud, parques y espacios abiertos. El acceso a un transporte económico es notablemente limitado en algunas partes del Oeste y el Norte de Los Ángeles. Ciertos segmentos de la Ciudad se enfrentan a niveles más bajos de acceso a instalaciones, infraestructuras, recursos y servicios comunitarios de alta calidad.

En conjunto, estos indicadores muestran que la falta de acceso a instalaciones, recursos y servicios comunitarios de alta calidad en algunas áreas de la Ciudad restringe el acceso a una elección de vivienda justa al limitar las oportunidades de los residentes. Para hacer frente a las desigualdades en los recursos de la comunidad y la falta de acceso a las oportunidades, los miembros de la comunidad durante el proceso de la AFH solicitaron una inversión continua en servicios, instalaciones e infraestructuras en estas comunidades.

요약 보고서

서문

로스앤젤레스 주택부(LAHD)와 로스앤젤레스 시 주택청(HACLA)은 로스앤젤레스의 공동 2023~2028 공정 주택 평가(AFH)를 작성하기 위해 협력하고 모자이크 커뮤니티 계획(Mosaic Community Planning)을 유지했습니다. 이 AFH 에는 공정 주택 선택 및 주택 기회 이용의 장벽에 대한 광범위한 조사가 포함되어 있습니다. 미국 주택 및 도시 개발부(HUD)의 2015 년 HUD 프로그램에 참여하는 관할권에 대한 공정 주택 강화(AFFH)에 관한 최종 규칙은 AFFH 를 주택 차별 퇴치를 넘어 인종 차별 패턴을 극복하고 기회에 대한 접근을 제한하는 장벽이 없는 포용적인 지역사회를 육성하는 의미 있는 조치를 취하는 것으로 정의했습니다. AFFH 는 관할권이 공정 주택 선택을 장려하고, 인종 및 민족을 포괄하는 주택 점유 패턴에 대한 기회를 제공하고, 공정 주택 선택에 대한 구조적 및 체계적 장벽을 식별하고, 장애인이 물리적으로 접근하고 사용할 수 있는 주택을 장려하도록 요구합니다.

이 2023~2028 년 공정 주택 평가는 시의 2018~2023 년 공정 주택 평가 및 2021 년 공정 주택 분석의 주택 요소 평가를 포함하여 로스앤젤레스에대해 완료된 이전 공정 주택 작업을 기반으로 합니다. 2023-2028 년 AFH 는 또한 시가 HUD 로부터 매년 받는 연방 보조금을 극대화하여 시에서 가장 도움이 필요한 지역을 해결하는 방법을 보여주는 시의 2023-2027 년 통합 계획에 명시된 목표를 알리는 데 도움이 됩니다. 이 AFH 는 HUD 의 공정 주택 요구 사항 평가를 따르며 HUD 가 제안한 형평성 계획의 요소를 포함합니다. 이 AFH 는 또한 지역 공정 주택 집행, 기존 법률 및 자원, 정부 지원 주택, 장애인을 위한 공정 주택 문제를 조사합니다. AFH 는 이러한 공정 주택 문제를 해결하기 위한 목표와 전략으로 결론을 내립니다.

지역사회 참여

로스앤젤레스 공정 주택 평가의 중요한 구성 요소에는 로스앤젤레스의 공정하고 저렴한 주택 요구 사항 및 조건, 지역사회 개발 활동 그리고 기회 및 자원의 이용에 관한 의견을 수집하기 위한 강력한 지역사회 참여 프로세스의 수행이 포함되었습니다. 주민 및 이해관계자와의 의미 있는 참여에는 지역사회 회의 개최, 이해관계자 포럼, 다양한 시 및 카운티 부서 대표와의 일대일 세션, 지역사회 전체에 설문조사 배포 등이 포함되었습니다. 대중 참여 과정에서 확인된 우선순위는 5 개년 목표 및 전략 개발을 포함하여 AFH 를 안내하는 데 중요한 역할을 했습니다. 토론 주제에는 공정 주택에 대한 장벽, 주택 차별, 기회 활용 및 공정 주택 자원이 포함되었습니다.

AFH 의 이 섹션에서는 AFH 를 위해 수행된 지역사회 참여 활동에 대한 개요를 제공하고 지역사회 봉사활동 작업을 통해 전달된 주제를 식별하며 다양한 토론 세션 및 공공 설문조사의 응답을 요약합니다. 전체 설문조사 결과와 지원 증거 자료는 부록에서 확인할 수 있습니다.

지역사회 회의

거주자: 일련의 7 회 가상 커뮤니티 회의를 통해 총 120 명의 참석자가 로스앤젤레스의 저소득 임차인이 겪는 주택 차별 및 주택 장벽에 대한 우려를 제기했습니다. 도시 전역에 걸쳐 빈민가의 고급 주택지화, 이주 및 임대료 상승과 관련된 우려가 있습니다. 기존 주택 서비스 및 자원이 널리 알려져 있지 않거나 쉽게 식별할 수 없습니다. 기존 조례는 더 많은 시행이 필요하고, 집행 자금이 적절하게 제공되지 않았으며 임차인은 소득, 인종, 성별, 장애 상태 등에 따라 차별을 받았고, 노숙자는 극적으로 증가했으며 거리에 집이 없는 사람들이 더 많아짐에 따라 계속해서 증가할 것이며, 기존 임대료 보조금 프로그램은 자금이 부족하고 탐색이 어려우며, 임대료가 계속해서 인상되거나 혹은 더 저렴한 가격으로 인하되지 않았고, 퇴거 사례가 증가하고 있습니다.

서비스 제공자, 지역사회 기반 조직 및 주택 제공자: 총 252 명의 참석자가 회의에 참여하여 주택을 찾을 때 주민들이 차별을 받을 위험에 처하게 만드는 부족한 소득과 기존 주택 프로그램과 관련된 장벽, 임대 지원 및 시에서 제공하는 기타 서비스가 불충분하여 더 나은 조정이 필요하고 잠재적 참가자에게 더 잘 설명되어야 하는 점 등을 포함한 공정 주택 문제를 제기했습니다. 또한, 가정폭력 생존자, 무주택 지역사회 구성원, LGBTQ+ 거주자, 트랜스젠더, 성비순응자, 간성(TGI) 거주자, 서류 미비자, 흑인, 원주민, 유색인종(BIPOC) 거주자 등 취약한 지역사회 구성원에 대한 보호를 확대해야 할 필요가 있습니다. 소득원 차별과 부실한 주택 관리도 공정 주택에 대한 장벽으로 제시되었습니다.

포커스 그룹: 시와 비영리 파트너 기관은 로스앤젤레스 전역에서 가상 및 오프라인으로 12 회의 포커스 그룹 회의를 개최했습니다. 목표는 대규모 공공 참여 활동에서 전통적으로 소외되었던 사람들과 장소, 특히 저소득층, 흑인, 라틴계, 원주민, 아시아계 미국인, 태평양 섬 주민 지역사회, 노인 및 청소년의 피드백을 참여시키고 수집하는 것이었습니다. 포커스 그룹은 다음과 같은 주제를 식별했습니다. 역사적 및 현재의 체계적 인종 차별로 인해 대부분의 보호 그룹은 주택을 구매할 수 없습니다. 이용 가능한 주택은 주거할 수 없으며 음식, 교육, 녹지 공간, 문화 네트워크와 같은 자원에서 멀리 떨어져 있습니다. 지역 개선 활동은 지역사회 이동과 규제되지 않은 개발을 초래합니다. 신체적, 정서적, 사회적 능력이 서로 다른 사람들은 여전히 주택 이용에 있어 심각한 어려움에 직면해 있습니다. 일부 참가자들은 버림받고, 정보가 부족하며, 기존 시스템과 프로그램에 대한 믿음이 부족하다고 느꼈습니다.

설문조사

지역사회 회원 주민 설문조사: 주택 및 지역 사회 요구 사항 설문 조사는 프로젝트 웹사이트와 서면을 통해 전자적으로 7 개 언어로 시 주민들에게 제공되었습니다. 총 500 개의 응답이 접수되었습니다. 지역사회 설문조사에서는 주민과 이해관계자들에게 공정 주택 이용, 저렴한 주택 요구 사항 및 시의 공공 서비스 제공에 대한 장벽에 대해 질문했습니다. 주택 구입 가능성과 지역사회 자산 이용 격차에 관한 주요 주제와 조사 결과에는 가장 큰 문제인 저렴한 주택 부족, 장애인이 접근할 수 있고 대가족과 노인 거주자에게 적합한 이용 가능한 주택 부족, 일할 수 있는 기회와 근접할 필요성 등이 포함됩니다. 높은 임대료를 제외하면, 설문조사에 참여한 대부분의 사람들은 자신의 동네 전체를 마음에 들어하거나 적어도 만족해 합니다. 로스앤젤레스의 주택 가용성에 대해 질문했을 때, 설문 응답자의 대다수는 저렴한 주택, 주택 소유 지원, 섹션 8 바우처 수용, 아동 및 장애인에게 적합한 주택 그리고 노인 주택 순으로 필요성을 지적했습니다.

설문조사 응답자의 거의 40%가 로스앤젤레스에서 주택을 검색할 때 주택 차별을 경험했다고 보고했습니다. 로스앤젤레스에서 주택 차별을 경험한 응답자의 78.4% 이상이 집주인이나 부동산 관리자에 의해 차별을 받았다고 응답했습니다. 29.5% 이상이 시 또는 카운티 직원에 의해 차별을 받았다고 응답했습니다. 차별 이유는 인종, 소득원, 연령, 민족, 장애, 가족 상태, 성별, 언어 순으로 응답에서 가장 흔했습니다.

기관 및 조직 설문조사: 시의 서비스 제공자 및 기관/조직 대표자를 대상으로 한 주택 및 지역사회 요구 사항 설문조사는 그들이 서비스를 제공하는 대상의 공정 주택 장벽에 대해 질문을 했습니다. 75 개의 응답에는 공정 주택에 대한 주요 장벽으로 주택 공급자로부터의 차별, 높은 주택 비용으로 인한 이주, 저렴한 주택 부족, 장애인과 노인을 위한 주택 옵션 부족, 로스앤젤레스 전역에 걸쳐 지역(대부분 흑인 및 기타 유색 인종 지역사회)에 대한 투자 부족이 포함되었습니다.

지역사회 자산에 대한 분리 및 접근성

로스앤젤레스는 매우 다양성이 높지만 민족 및 인종 그룹 그리고 제한된 영어 구사를 하는(LEP) 그룹으로 극도로 분리되어 있습니다. 인구 조사 지역이나 유사한 작은 지리적 영역에 유사한 인종 및 민족 그룹이 있는 경우 분리 수준이 낮은 것으로 간주됩니다. HUD 의 데이터에 따르면 로스앤젤레스의 인종 분리는 흑인이나 아프리카계 미국인과 백인 거주자 사이에서 높고, 히스패닉계나 라틴계와 백인 거주자 사이에서 높게 나타납니다. 시의 분리주의 역사와 관련하여 AFH 는 지역사회 자산에 대한 이용 격차를 조사했습니다.

환경적으로 건강한 지역, 의료, 신선한 식품, 교육, 안정적인 광대역/Wi-Fi, 고용, 가계 소득, 일자리와의 근접성, 차량 이용 부문에서 흑인 또는 아프리카계 미국인 거주자와 히스패닉계 또는 라틴계 거주자의 지역사회 자산에 대한 이용 수준이 낮습니다.

로스앤젤레스의 높은 주택 가격에 대한 분석에 따르면 로스앤젤레스의 저소득층 가구(비율이 불균형적인 흑인, 아프리카계 미국인, 히스패닉 또는 라틴계)의 주택 이용이 제한되는 것으로 나타났습니다. 법적 보호에도 불구하고 섹션 8 바우처에 대한 차별이 계속 만연하고 있기에 주택 보조금 프로그램은 높은 주택 비용을 해결하는 데 효과적인 도구가 아닙니다. 섹션 8 바우처에 대한 차별은 흑인 또는 아프리카계 미국인 및 히스패닉 또는 라틴계 바우처 소지자에게 불균형적으로 영향을 미치는데, 이는 인종, 민족 또는 출신 국가에 따른 더 높은 수준의 차별에 직면하기 때문입니다.

로스앤젤레스 지역의 환경 건강 오염에 대한 노출과 유독성 현장의 근접성은 인근 거주자의 건강에 부정적인 영향을 미치며, 보호 계층에 불균형하게 영향을 미칠 경우 공정 주택 문제로 간주됩니다. 21 개의 로스앤젤레스 인구 조사 지역은 오염 부담 수준이 매우 높으며 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계 인구가 많은 지역에 위치하고 있습니다. 오염 부담이 적은 로스앤젤레스 지역은 도시의 인종 밀집 지역 내 또는 인근에 위치하는 경향이 있습니다.

정신 건강 관리를 포함한 의료 서비스: 주택 비용을 지불하는 데 어려움을 겪고 있거나 주거가 안전하지 않거나 불안정한 도시 거주자는 정신 건강 관리를 포함한 의료 서비스에 대한 이용 수준이 낮아 부정적인 건강 결과로 어려움을 겪습니다. 주택 차별은 또한 부정적인 건강 결과에 기여합니다.

식료품점 및 신선 식품: 2023 년에 로스앤젤레스 카운티에서 식량 불안정을 겪는 가구 수는 3 분의 1 로 급증했으며, 그 비율은 히스패닉계, 라틴계, 흑인 또는 아프리카계 미국인 거주자의 비율이 백인 거주자보다 3 배 더 높았습니다. 흑인이나 아프리카계 미국인, 히스패닉이나 라틴계 인구가 거주하는 일부 지역에는 건강하고 신선한 식품 소매업체가 거의 존재하지 않습니다. 차량에 대한 접근성이 떨어지는 것도 하나의 요인입니다.

로스앤젤레스에서 인종 및 민족에 따른 기회에 대한 접근성에 몇 가지 격차가 나타났습니다. 특히 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계, 아시아계 및 아메리카 원주민 거주자는 백인 거주자보다 우수한 학교에 대한 접근성이 현저히 낮고 노동 시장 참여 수준이 낮으며 빈곤율이 낮은 지역에 대한 접근성이 낮습니다. 로스앤젤레스 동부와 남부는 학교 숙련도, 취업 기회, 의료 및 건강 식품에 대한 접근성 등급이 낮습니다. 광대역(인터넷) 액세스의 격차로 인해 거주자의 취업, 교육 및 기타 강화 프로그램에 대한 접근성이 떨어집니다. 로스앤젤레스는 광대역 액세스를 늘리기 위해 Get Connected(인터넷에 연결) 로스앤젤레스 사이트를 구현했습니다. 2024 년 로스앤젤레스는 미국 최초로 디지털 차별 금지법을 통과시킨 도시가 되었습니다.

AFH 는 신뢰할 수 있고 이용 가능한 교통 수단의 필요성을 포함하여 장애인의 이용을 거부하는 공정 주택 장벽을 해결합니다. 미국 장애인법을 준수하는 보도를 만들기 위한 시의 안전한 보도 LA 프로그램이 시행되었지만 많은 수리 작업이 아직 완료되지 않았습니다. AFH 는 또한 이용 가능한 학교와 교육 프로그램 및

고용 기회의 가용성을 조사합니다. LAHD 의 장애인이 이용 가능한 주택 프로그램은 장애인이 저렴하고 이용 가능한 주택을 임대하고, 사용하고, 누릴 수 있는 동등한 기회를 보장하도록 설계되었습니다.

저렴한 주택 이용 기회: 로스앤젤레스 시 주택청(HACLA)은 시의 공공 주택 및 섹션 8 바우처 프로그램을 관리합니다. 로스앤젤레스 시 주택부는 또한 일부 저렴한 주택 프로젝트 및 프로그램을 유지하고 있습니다. 특히 COVID-19 팬데믹으로 인한 위기로 인해 임대료 인상 및 퇴거를 규제하기 위해 여러 시 조례가 제정되거나 확대되었습니다. 2020 년 3 월 30 일부터 2024 년 1 월 31 일까지 대부분의 임대 유닛에 대해 연간 임대료 인상이 금지되었습니다.

AFH 는 인종, 민족, 가족 상태, 지역, 공공 주택 기관(PHA) 지원 및 기타 주택 수요에 따라 시의 주택 요구 사항에 대한 데이터를 제공합니다. 로스엔젤레스 거주인 전체 가구의 절반 이상(55%)이 적어도 한 가지 주거 문제를 겪고 있습니다. 주택 소유주와 임차인의 상당수가 비용 부담을 겪고 있으며, 임차인의 17%도 과밀 현상을 보고하고 있습니다. 장애인이 포함된 가정은 주거 문제를 겪을 가능성이 훨씬 더 높습니다. 흑인 또는 아프리카계 미국인 가구, 그리고 히스패닉계 또는 라틴계 가구가 그 뒤를 이어 비용 부담 발생률이 가장 높았으며(소득의 30% 이상을 주택에 지출) 주택 문제가 발생할 가능성이 가장 높았습니다. 로스앤젤레스 시에는 저렴한 주택이 극도로 부족해 노숙 위기가 계속되고 있습니다. 2022 년에 Karen Bass 시장은 비상사태를 선포하고 노숙 문제를 해결하기 위한 행정 명령을 발표했습니다.

주택 소유 및 경제적 기회에 대한 접근성: 주택 소유 접근에 대한 논의에서 AFH 는 과거와 현재의 접근 장애 요소가 흑인 또는 아프리카계 미국인과 히스패닉계 또는 라틴계 인구의 주택 소유율에 상당한 영향을 미쳤다는 사실을 확인했습니다. AFH 는 2020 년 미국 인구 조사 지역 데이터를 기반으로 지도를 제공합니다. 그 결과 로스앤젤레스의 경우 백인 가구의 주택 소유율이 47%로 가장 높고 아시아 가구의 주택 소유율이 38%로 그 다음입니다. 히스패닉계 또는 라틴계 가구의 30%가 자가 주택을 소유하고 있는 반면, 흑인 또는 아프리카계 미국인의 주택 소유율은 25%이고 태평양 섬 주민의 주택 소유율은 24%입니다. 로스앤젤레스에서 주택 소유자의 대다수(59%)가 75 세 이상이고 주택 소유자의 12%만이 35 세 미만입니다. 시의 산 페르난도 밸리 구역에는 유닛 소유자의 73%가 점유하여 주택 소유 비율이 가장 높은 지역이 포함되어 있습니다. 로스앤젤레스 중부 지역은 임차인 비율이 가장 높으며, 유닛의 86% 이상에 임차인이 거주하고 있습니다. 흑인 또는 아프리카계 미국인, 태평양 섬 주민, 이민자(특히 멕시코나 중미 출신) 또는 장애인이 있는 가정은 주택 소유 기회를 가로막는 장벽을 경험할 가능성이 더 높습니다.

로스앤젤레스 시는 최초 주택 구입자를 위해 저소득층 구매 지원(LIPA), 중도 소득층 구매 지원(MIPA), 모기지 신용 인증(MCC) 등 세 가지 프로그램을 제공합니다.

AFH 는 주택 소유 문제에 대한 기타 접근성 문제를 신용, 저렴한 금융 서비스, 평판 좋은 재정 상담, 생활이 가능한 수준의 임금을 받는 안정적인 고용 등을 포함하여 공정 주택에 대한 장벽으로 설명합니다. 이러한

장벽을 해결하기 위한 노력의 일환으로 다양한 시, 로스앤젤레스 카운티 및 비영리 금융 프로그램에서 금융 지식 및 신용 자원을 제공합니다.

공정한 부동산 평가 및 가치 평가에 대한 접근성: AFH 는 흑인 또는 아프리카계 미국인 주택 및 지역의 레드라이닝 및 평가 절하를 공정 주택에 대한 인종 기반 장벽으로 설명하며, 이는 흑인 소유 주택에 대한 평가 편향으로 오늘날에도 계속되고 있습니다. LA 카운티의 최근 연구에 따르면 백인 감정평가사가 흑인이나 아프리카계 미국인, 히스패닉계 또는 라틴계 소유 주택을 과소평가할 때 감정 편향이 발생할 가능성이 더 높은 것으로 나타났습니다. 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계 인구가 대다수인 이러한 가정은 과소 평가될 가능성이 두 배나 높습니다.

공정 주택 정책 및 관행

AFH 는 로스앤젤레스의 주택 위치와 사용에 공정 주택 영향을 미친 요인을 조사합니다. 요인으로는 분리, 통합 및 저렴한 주택에 대한 접근성에 영향을 미치는 요인이 포함됩니다. 이 분석에는 로스앤젤레스 시 주택 당국(HACLA)의 시 공공 주택청의 정책, 관행 및 프로그램에 대한 설명이 포함되어 있습니다.

이 섹션에서는 대부분의 로스앤젤레스 증서에 인종적으로 제한적인 계약이 만연해 있음을 포함하여 로스앤젤레스의 구역 지정의 차별적 역사를 살펴봅니다. 이러한 증서는 오늘날에는 불법이지만 경제 및 취업 기회, 주택 선택 및 주거 자산 구축 기회, 교육 성취, 선택한 지역에서 공공 및 사적 배제의 피해자였던 가족 세대의 건강 및 삶의 결과에 계속 영향을 미치고 있습니다.

AFH 는 섹션 8 바우처 사용 또는 COVID-19 로 인한 소득 손실 또는 그들을 괴롭히는 집주인과의 나쁜 관계로 인해 차별 및 잠재적 주택 손실에 직면한 사람들에게 공정 주택 및 퇴거 방지 보호 적용 범위를 확대하기 위해 최근에 시행된 뉴욕시의 법률에 대해 설명합니다. 이러한 법률에는 임대 지원을 이용하는 임차인을 위한 소득원(섹션 8 포함) 보호 및 다음을 포함하여 저렴한 주택에서 임차인을 직접 또는 간접적 이주/퇴거로부터 임차인을 보호하는 교육, 집행 및 프로그램에 대한 주의가 포함됩니다.

- **RSO 임대료 통제 집행**: 적용 부동산에 대한 임대료 인상 및 퇴거를 규제하고 퇴거된 임차인에 대한 이주 지원을 요구합니다.
- **엘리스 법 집행**: LA 는 엘리스 법 퇴거로 인한 이주로부터 세입자를 더 잘 보호하기 위한 조례를 통과시켰습니다.
- **정당한 퇴거 보호 프로그램**: 주거용 임차권의 법적 종료 사유를 더욱 제한하고 더 높은 이주 지원을 제공합니다.
- **주택 공유 조례(HSO) 시행**: 주거 유닛을 단기 임대로 전환하는 것을 방지합니다.

- **퇴거 방지 프로그램**: 집주인과 임차인에게 다양한 COVID-19 긴급 명령에 따른 권리와 책임을 교육하고, 단기 임대 지원을 제공하고, 퇴거 전 및 지속적인 법률 지원을 제공합니다.
- **임차인 괴롭힘 방지 조례(TAHO)**: 학대적인 집주인에게 임차인을 조종하거나, 위협하거나, 괴롭혀 건설적인 퇴거(또는 자발적 포기)를 유도한 책임을 묻습니다.
- **저렴한 유닛 교체 시행**: 시에서는 개발 인센티브 프로그램(주 밀도 보너스법, 대중 교통 중심 지역사회 등), 시의 2021-2029 주택 요소의 부지 목록에 명시된 기존 유닛, SB 330(2019)에 따른 임의 다가구 프로젝트 및 장관급(정당 권리) 프로젝트에 대해 2019 년 캘리포니아 주택 위기법(SB 8 로 개정됨)에 따른 "순손실 금지" 및 저렴한 주택 교체 요건을 시행합니다. 교체 의무가 적용되는 제안된 주택 개발 소유자는 교체 유닛 결정 신청서(SB 8 RUD)를 작성해야 합니다.
- **임차인 반환 권리 집행** : 해당 "보호 대상 유닛"의 저소득 임차인은 계획된 철거 이전에 남아 있을 권리, 이주 혜택을 받을 권리 및 반환할 권리가 있습니다.
- **임차인 거주 가능성 조례(THO) 시행** : 개조 공사 중 승인된 임차인 거주 가능성 계획 및 이주 계획을 요구합니다.
- **비허가 주거 유닛 조례**: 다세대 건물의 일부 비허가 유닛에 대해 구역 설정 및 건축법 규정을 준수하도록 하기 위한 자발적 절차를 제공하며 안전 및 경제성 요구 사항을 포함합니다.
- **미납 한도 조례**: 한 달치 미만의 공정 시장 임대료를 지불하지 못한 임차인은 임대료 미납으로 인해 퇴거될 수 없습니다.
- **경제적 이주를 위한 이주 지원 조례**: 집주인에게 임대료 10% 이상의 인상 혹은 5% 이상의 인플레이션으로 인해 집을 떠나야 하는 임차인에게 이주 지원을 제공하도록 요구합니다. 이주 비용은 일반적으로 해당 유닛의 공정 시장 임대료(HUD 수치 기준)의 3 배에 1,411 달러의 이사 비용을 더한 금액입니다.

또한 일시적인 팬데믹 관련 보호 조치가 만료됨에 따라 시는 긴급 명령을 보다 영구적인 지원 시스템으로 대체했습니다. 시는 기존 주택 유닛을 보존하고 임차인이 집과 지역사회에서 이주하는 것을 방지하는 데 도움이 되는 조례와 프로그램을 채택했습니다. 시는 또한 임대료 지원을 제공하고 저렴한 주택 생산을 위한 추가 자금을 제공하여 노숙자 문제를 해결하기 위해 Measure United 를 House LA(ULA)에 전달했습니다.

공정 주택 불만 사항, 조사, 규정 준수 및 집행

이 섹션에서 AFH 는 시의 공정 주택 의무와 관련된 세 가지 중요한 연방 사례를 설명합니다. 시를 상대로 제기된 허위 청구법 소송과 합의에 따른 두 건의 ADA/FHA 이용 가능성 소송에서는 시와 현재 없어진 재개발 기관이 HUD 에 제출된 주택 보조금 청구와 관련하여 재활법 504 조, 공정 주택법 및 공정한 주택을 긍정적으로 발전시킬

의무를 포함한 연방 접근성 법률 준수를 허위로 증명했다고 주장합니다. 다른 두 건의 관련 사례에는 시가 수천 개의 저렴한 주택을 생산하거나 개조하도록 요구하는 합의 계약이 있습니다. 시는 또한 합의 계약에 따른 의무를 이행하고 관리하기 위해 장애인이 이용 가능한 주택 프로그램(AcHP)을 수립했습니다.

AFH 는 불만 사항을 접수, 조사 및 제기하고 필요한 경우 법적 조치를 취함으로써 주택 차별을 근절하기 위한 기타 중요한 공정 주택 옹호 활동 및 파트너십에 대해 설명합니다. 주택 권리 센터에는 2016 년부터 2022 년까지 로스앤젤레스의 주택 차별에 대한 약 8,000 건의 불만 사항 및 문의가 접수되었습니다. 이러한 차별 불만 및 문의의 대부분은 신체적, 정신적 장애, 가족 상태, 인종, 성별, 출신 국가, 소득원, 성적 취향, 종교, 연령 및 결혼 여부에 기반했습니다.

이 섹션에서 AFH 는 연방, 주 및 지역 법률에 따른 공정 주택 권리에 대해 설명합니다.

시민권 집행 사례 해결을 지원하기 위해 시는 2019 년에 시민권 및 인권 조례를 채택했습니다. 이 조례는 로스앤젤레스 시에서, 개인 고용, 주택, 교육 및 상업적 측면에서개인의 실제 또는 인지된 인종, 피부색, 민족, 신념, 연령, 출신 국가, 종교, 시민권 상태, 성별, 성 정체성 또는 표현, 성적 지향, 장애, 건강 상태, 유전 정보, 결혼 여부, 파트너십 상태, 고용 상태, 수입원, 병역 상태, 재향 군인 상태 또는 모국어에 근거한 차별을 금지합니다. 또한 시는 시민권 및 인권 위원회도 설립했습니다. 2020 년 12 월, 시는 지역 주택 공급자에 대한 책임을 강화하고 임차인 및 예비 주택 구입자에 대한 구제 및 보호를 보장하기 위해 로스앤젤레스 시민 그리고 인권 및 형평성 부서(CHRED)를 설립했습니다. CHRED 는 일부 공정 주택 위반을 조사할 수 있습니다.

AFH 는 섹션 8 주택 선택 바우처 프로그램을 관리할 때 HACLA 가 사용하는 선호 목록을 제공합니다. 또한 임차인 유닛 또는 공동 구역의 물리적 변경과 프로그램 규칙 및 정책의 예외, 변경 또는 조정 모두에 대해 HACLA 가 관리하는 모든 HACLA 고객 및 프로그램에 적용되는 HACLA 의 합리적인 편의 규정을 제공합니다. 섹션 8 임차인 기반 바우처의 경우 고객은 유닛/공용 구역에 물리적인 개조를 하기 전에 소유자의 승인을 받아야 합니다. 상황에 따라 변경 비용을 지불하는 것은 고객 또는 소유자의 책임일 수 있습니다. HACLA 소유 유닛의 경우, HACLA 는 장애가 있는 적격 프로그램 신청자에게 이용 가능하고 접근 가능한 유닛을 먼저 제공합니다.

공정 주택 문제, 목표 및 전략

AFH 계획은 공정 주택을 적극적으로 증진하기 위한 다음과 같은 다섯 가지 구체적인 목표를 제공합니다.

목표 1: 특히 높은 주택 비용이 큰 장벽인 기회가 많은 지역에서 저렴한 주택에 대한 접근성과 공급을 증진시킵니다.

로스앤젤레스 임차인의 절반 이상이 소득의 30% 이상을 주택 비용으로 지불하고 있습니다. 저렴한 주택의 심각한부족으로 인해 저렴한 주택 생산 증가, 접근 가능한 주택, 기존 저렴한 기회에 대한 접근성 향상이 절실히 필요해졌습니다.

목표 2: 보조금 및 RSO 유닛을 포함하여 기존 저렴한 주택의 품질을 보존하고 및 유지합니다.

고품질의 저렴한 주택은 모든 주요 도시의 문제이지만, 대부분의 임차인이 비용 부담, 과밀, 완전한 주방이나 배관 시설 부족 등의 문제를 보고하는 로스앤젤레스에서는 특히 우려됩니다. 히스패닉계 또는 라틴계 임차인, 흑인 또는 아프리카계 미국인 임차인, 장애인 가구, 노인 가구 등 주택 차별에 직면할 가능성이 가장 높은 거주자도 주택 문제로 인해 영향을 받을 가능성이 더 높습니다.

목표 3: 보호 대상 집단과 저소득층 및 중산층 가구의 이주를 방지합니다.

목표 #1 및 #2 에서 설명한 대로 로스앤젤레스에 저렴한 주택에 대한 수요가 심각하다는 것은 시가 주민들에게 적절한 주택 공급을 제공하기 위해서는 기존의 저렴한 주택을 새로 개발하고 보존하는 것이 매우 중요하다는 것을 의미합니다. 이러한 목표와 함께 시는 거주자가 주택을 확보한 후 원하는 주택에 계속 머물 수 있도록 보호해야 합니다. 주거 안정에 대한 이러한 필요성은 도시 전체에 걸쳐 존재하지만, 주택 비용 상승으로 인해 도시 전체의 인구 통계에 비해 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계 거주자의 비율이 불균형하게 높아질 가능성이 있는 고급화 지역에서 특히 두드러집니다.

목표 #4: 보호 계층, 극저소득층 및 중산층 가구, 무주택자들에게 주택에 대한 평등한 공정한 이용을 보장합니다.

목표 #1 에서 설명한 대로 경제성과 관련된 주택 수요는 히스패닉계 또는 라틴계 가구, 흑인 또는 아프리카계 미국인 가구, 외국 태생 거주자, 장애인, 노인 및 저소득 가구 등 로스앤젤레스의 여러 집단에 불균형적으로 영향을 미칩니다. 또한 이들 그룹 중 다수는 차별, 차별적 장벽, 주택 분리, 자원이나 서비스에 대한 접근성 부족으로 인해 원하는 주택에 접근하는 데 어려움을 겪고 있습니다. 가용 주택 부족 현상은 극저소득 가구부터 중간 소득 가구뿐만 아니라 BIPOC 거주자, LGBTQ+ 개인, 노인 및 장애인을 포함하여 차별이 심한 인구의 장벽을 높입니다. 일부 집주인은 더 높은 소득 및 신용 점수 요건을 포함하고 임대 주택 자격을 얻기 위해 범죄 기록을 요구하지 않는 등 보다 엄격한 승인 조치를 사용하고 있습니다. 또한 많은 가구, 특히 BIPOC 거주자의

경우 주택 담보 대출 이용 제한, 기타 약탈적 대출 관행, 주택 평가에서의 차별, 부동산 조정 및 레드라이닝과 같은 장벽을 겪고 있는 가정에서는 주택 소유권을 얻을 수 없습니다.

목표 5: 자원이 제한된 지역에서 기회와 지역 자산에 대한 접근성을 확대합니다.

시의 R/ECAP 및 기타 빈곤율이 높은 지역의 주민들은 지역사회 자원 및 기회에 대한 접근성이 낮은 경향이 있어 주민의 건강, 기대 수명, 재정적 복지 등 다양한 결과에 영향을 미칩니다. 불공평한 자원 분배의 역사와 주거 분리를 조장하는 시 정책에 따라, 빈곤율이 가장 높고 성과가 좋은 학교, 고용, 환경 품질, 신선 식품 소매업체, 의료, 공원 및 열린 공간과 같은 필수 자원에 대한 접근성이 가장 낮은 LA 동부, 중부 및 남부 LA 와 샌 페르난도 밸리 일부 지역에서 지역 투자의 필요성이 특히 심각합니다. 로스앤젤레스 서부와 북부 지역에서는 저렴한 교통수단 이용이 특히 제한되어 있습니다. 시의 특정 구역에서는 고품질 지역사회 시설, 인프라, 자원 및 서비스에 대한 이용 수준이 낮습니다.

종합적으로, 이러한 지표는 시의 일부 지역에서 고품질 지역사회 시설, 자원 및 서비스에 대한 접근성이 부족하여 주민들의 기회가 제한되어 공정 주택 선택에 대한 접근이 제한된다는 것을 보여줍니다. 지역사회 자원의 격차와 이에 따른 기회 이용의 부족을 해결하기 위해 AFH 과정에서 지역사회 구성원은 지역사회의 인근 서비스, 시설 및 인프라에 대한 지속적인 투자를 요구했습니다.

Attachment E

LAHD
LOS ANGELES HOUSING DEPARTMENT

HACLA
Housing Authority of the City of Los Angeles

MOSAIC
COMMUNITY PLANNING



CITY OF LOS ANGELES

2023-2028 ASSESSMENT OF FAIR HOUSING

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CONTENTS

Executive Summary 1
Resumen Ejecutivo 9
요약 보고서 19
Community Engagement 29
Summary of Community Engagement Activities 29
Community Meetings 30
Consultation Meetings 32
Focus Groups 34
Community Member/Resident Survey 37
Agency and Organization Survey 50
Summary of Public Input on the Draft Goals and Strategies and AFH Draft 55
Segregation & Integration 60
Patterns of Segregation 60
Segregation by Race and Ethnicity 60
Segregation by National Origin and Limited English Proficiency 69
Segregation by Disability 73
Race, Ethnicity & Income 80
City of Los Angeles R/ECAPS and RCAAs 80
Race, Ethnicity, Income and Publicly Supported Housing Locations 85
Access to Community Assets 87
Summary of Access to Community Assets 87
Education 87
Employment 94
Transportation 107
Low-Poverty Neighborhoods 117
Environmentally Healthy Neighborhoods 121
Health and Mental Health Care 127
Grocery Stores and Fresh Food 132
Parks and Open Space 136
Other Community Assets 138
Disparity in Access to Community Assets 139
Barriers Denying Access to Opportunity for People with Disabilities 142
Accessible Public Infrastructure 142
Reliable and Accessible Transportation 144
Accessible Schools and Educational Programs 144
Employment 145

Housing and Supportive Services for People with Intellectual, Cognitive, and Developmental Disabilities 146
Need for Place-Based Community and Economic Development 146
Factors Impacting Access to Community Assets 148
Access to Affordable Housing Opportunities 149
Availability of Affordable Housing 149
Housing Authority of City of Los Angeles (HACLA) 149
LAHD Affordable Housing Projects 158
Units Protected Under the Rent Stabilization Ordinance 162
LAHD Accessible Housing Program 165
Access to Community Assets 166
Housing Needs 169
Housing Needs by Race, Ethnicity, and Family Type 169
Housing Needs by Geography 175
Housing Needs and PHA Assistance 179
Other Housing Needs 179
Housing Quality 192
Risks of Lead Hazards 194
Rent Escrow Account Program (REAP) 195
LAHD Systematic Code Enforcement Program (SCEP) 199
Access to Homeownership and Economic Opportunity 200
Access to Homeownership 200
Access to Other Economic Opportunities 207
Access to Livable Wage Jobs 207
Access to Homeownership 208
Access to Fair and Affordable Credit 212
Access to Reputable Financial Counseling Services 213
Access To Fair Residential Real Estate Appraisals and Valuations 220
Fair Housing Policies and Practicies 226
Factors Impacting Affordable Housing Locations 226
PHA Policies and Practices 226
Factors Impacting Segregation, Integration, R/ECAPs, and Access to Affordable Housing 232
Current Zoning and Land Use Patterns 234
State Zoning and Planning Laws 236
Paradigm Shift in Zoning and Housing Planning 241
Streamlining 247
Source of Income 249
Eviction and Displacement Protections 250
Local Funding Sources for Affordable Housing Construction and Programs 255
Fair Housing Complaints and Legal Actions 256
False Claims Act Lawsuit 256

Accessible Housing for Persons with Disabilities: Settlement Agreement and Voluntary Compliance Agreement 257
Other Administrative Complaints and Fair Housing Litigation 260
Resistance to State Housing Planning Requirements in Nearby Jurisdictions 270
Fair Housing Compliance and Enforcement 275
Fair Housing Rights Under Federal, State, and Local Law 277
Fair Housing Education and Enforcement Resources 279
The Civil + Human Rights and Equity Department 281
Reasonable Accommodation Ordinance 283
Preferences 284
Reasonable Accommodation Policy 286
Accessible Units for Persons with Disabilities 287
Assisting Families who Encounter Discrimination 288
Assessment of Past Fair Housing Goals 289
Fair Housing Goals 295
Fair Housing Goal Matrix 295
Goal #1: Increase Access to and Supply of Affordable Housing, Especially in Higher Opportunity Areas, Where High Housing Costs are a Significant Barrier 295
Goal #2: Preserve and Maintain the Quality of Existing Affordable Housing, Including Subsidized and RSO Units 301
Goal #3: Prevent Displacement of People in Protected Classes and Low- and Moderate-Income Households 305
Goal #4: Ensure Equal Access to Housing for People in Protected Classes, Extremely Low- to Moderate-Income Households, and People Experiencing Homelessness 310
Goal #5: Expand Access to Opportunity and Community Assets in Neighborhoods with Limited Resources 325

LIST OF FIGURES

Figure 1. Race and Ethnicity of Survey Respondents 39
Figure 2. Disability Status of Survey Respondents 40
Figure 3. Housing Status of Survey Respondents 40
Figure 4. Neighborhood Levels of Satisfaction as Rated by Survey Respondents 41
Figure 5. Availability of Community Resources in Neighborhoods as Rated by Survey Respondents 42
Figure 6. Barriers to Workplace Proximity as Rated by Survey Respondents 43
Figure 7. Housing Needs in Los Angeles as Rated by Survey Respondents 44
Figure 8. Availability of Community Resources in Los Angeles as Rated by Survey Respondents 45
Figure 9. Housing Discrimination in Los Angeles Experienced by Survey Respondents 46
Figure 10. Source of Housing Discrimination in Los Angeles as Rated by Survey Respondents 47
Figure 11. Basis for Housing Discrimination in Los Angeles as Rated by Survey Respondents 47
Figure 12. Outcomes of Filing Housing Discrimination Reports in Los Angeles as Rated by Survey Respondents 48
Figure 13. Barriers to Fair Housing Choice in Los Angeles as Rated by Survey Respondents 49
Figure 14. Respondents' Roles in the Housing Industry 51
Figure 15. Respondents' Familiarity with Fair Housing Laws 52
Figure 16. Barriers to Fair Housing in Los Angeles as Rated by Survey Respondents 53
Figure 17. Neighborhood Underinvestment as Rated by Survey Respondents 54
Figure 18. Issues Creating Barriers to Fair Housing in Los Angeles as Rated by Survey Respondents 54
Figure 19. Level of Fair Housing Testing in Los Angeles as Rated by Survey Respondents 55
Figure 20. Educational Attainment by Race/Ethnicity, City of Los Angeles, 2017 to 2021 97
Figure 21. Labor Force Participation by Race/Ethnicity, City of Los Angeles, 2017 to 2021 99
Figure 22. Unemployment by Race/Ethnicity, City of Los Angeles 101
Figure 23. Median Household Income by Race/Ethnicity, City of Los Angeles 103
Figure 24. Percent of Households without a Vehicle, City of Los Angeles, 2020 112
Figure 25. City of Los Angeles Point-In-Time Homeless Counts from 2015 to 2023 181
Figure 26. Demand for Homes Affordable to Extremely Low-Income and Very Low-Income Renter Households 182
Figure 27. Loss of Affordable Housing Units in the City of Los Angeles 183
Figure 28. Persons Experiencing Homelessness in the City of Los Angeles by Race/Ethnicity 188
Figure 29. LIPA Funding from 2017 to 2023 210
Figure 30. MIPA Funding from 2017 to 2023 210
Figure 31. Purchase Appraisals in Census Tracts with Minority Population Shares between 0 and 50 Percent 223
Figure 32. Purchase Appraisals in Census Tracts with minority Population Shares Between 50.1 and 80 Percent 224
Figure 33. Purchase Appraisals in Census Tracts with minority Population Shares Between 80.1 and 100 Percent 225

LIST OF MAPS

Map 1. R/ECAPs and RCAAs in the City of Los Angeles 62
Map 2. Predominant Race or Ethnicity in the City of Los Angeles 64
Map 3. Hispanic or Latino Population in the City of Los Angeles Area 65
Map 4. White, Non-Hispanic Population in the City of Los Angeles Area 66
Map 5. Black or African American Population in the City of Los Angeles Area 67
Map 6. Asian or Pacific Islander Population in the City of Los Angeles Area 68
Map 7. Limited English Proficiency (LEP) Population in the City of Los Angeles Area 71
Map 8. Place of Birth for Foreign-Born Population in the City of Los Angeles Area 72
Map 9. Disability by Type in the City of Los Angeles Area 74
Map 10. 2020 Race and Ethnicity in the City of Los Angeles Area 77
Map 11. 2010 Race and Ethnicity in the City of Los Angeles Area 78
Map 12. 2000 Race and Ethnicity in the City of Los Angeles Area 79
Map 13. R/ECAPs in the City of Los Angeles 82
Map 14. R/ECAPs Cluster in the City of Los Angeles 83
Map 15. Los Angeles Unified School District Board of Education Districts 89
Map 16. HUD School Proficiency Index by Block Group, City of Los Angeles 91
Map 17. Educational Attainment 96
Map 18. Labor Force Participation 98
Map 19. Unemployment Rate 100
Map 20. Median Household Income 102
Map 21. Jobs Proximity and Race/Ethnicity, 2020 105
Map 22. Number of Jobs within 45-Minute Transit Commute and Race/Ethnicity 106
Map 23. Metro Rail and Busway System, Los Angeles County 108
Map 24. Distance to Nearest Transit Stop by Census Block Group and Race/Ethnicity 110
Map 25. Housing and Transportation Affordability and Race/Ethnicity 111
Map 26. Vehicle Access and Race/Ethnicity 114
Map 27. Walkability in Los Angeles 115
Map 28. Miles of Pedestrian-Oriented Links per Square Mile and Race/Ethnicity 116
Map 29. Percent of Population Below Poverty Line and Race/Ethnicity 119
Map 30. Pollution Burden by Census Tract, City of Los Angeles 122
Map 31. Superfund Sites, City of Los Angeles 124
Map 32. Industrial Facilities and Air Toxics 125
Map 33. Toxic Release Inventory Facilities 126
Map 34. Medically Underserved Areas and Race/Ethnicity 129
Map 35. Access to Health Insurance 130
Map 36. Food Access and Race/Ethnicity 135

Map 37. Park Access 137
Map 38. Concentrations of HACLA-Administered Publicly Supported Housing in Los Angeles 151
Map 39. Census Tracts with 200+ Units of HACLA-Administered Publicly Supported Housing in Los Angeles 152
Map 40. Locations of LAHD Affordable Housing Projects 160
Map 41. Approved Discretionary Transit-Oriented Communities and Density Bonus Units 161
Map 42. Locations of RSO Housing Units in Los Angeles, 2021 164
Map 43. Renter Cost Burdens in Los Angeles Census Tracts 175
Map 44. Owner Cost Burden in Los Angeles Census Tracts 176
Map 45. Severe Overcrowding in Los Angeles Census Tracts 177
Map 46. Predominant Race or Ethnicity in City of Los Angeles Census Tracts 178
Map 47. 2022 LAHSA PIT Count by Census Tract 189
Map 48. Housing Units in Need of Repair in Los Angeles 193
Map 49. Locations of REAP Units in Los Angeles Since 2017 198
Map 50. Share of Households that are Owners in the City of Los Angeles 203
Map 51. Share of Households that are Renters in Los Angeles 204
Map 52. Loans Distributed to LAHD First-Time Homebuyer Program Participants 211
Map 53. Investments Through CDFIs in Los Angeles 218

LIST OF TABLES

Table 1. Community Meeting Dates and Attendance 31
Table 2. Community Meeting Themes 31
Table 3. Consultation Meeting Topics, Dates and Attendance 32
Table 4. Consultation Meeting Themes 33
Table 5. Focus Group Meeting Host Organizations, Dates, and Attendance 35
Table 6. Focus Group Themes 36
Table 7. Community Survey Themes 38
Table 8. Agency and Organization Survey Themes 50
Table 9. Presentations of Draft Goals and Strategies and AFH Draft – Dates and Attendance 57
Table 10. Input Themes from Public Meetings Regarding the Draft AFH 57
Table 11. Disability by Type 73
Table 12. Dissimilarity Index Values 76
Table 13. R/ECAP Demographics from 2017-2021 ACS 5-Year Estimates 84
Table 14. R/ECAP Demographics from 2011-2015 ACS 5-Year Estimates 85
Table 15. R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category 86
Table 16. Enrollment and Race/Ethnicity of Students, Los Angeles Unified School District, 2021-2022 90
Table 17. Demographics of Students, Los Angeles Unified School District, 2021-2022 90
Table 18. Performance Indicators, Los Angeles Unified School District, 2020-2021 92
Table 19. Inflow and Outflow of Workers (Primary Jobs), City of Los Angeles, 2020 107
Table 20. Ratio of Population to Healthcare Providers 127
Table 21. Opportunity Indicators by Race/Ethnicity for Total Population and Population in Poverty 141
Table 22. Publicly Supported Housing and Low-Income Residents by Race/Ethnicity, 2021 155
Table 23. Publicly Supported Housing and Low-Income Residents by Race/Ethnicity, 2015 156
Table 24. Publicly Supported Housing and Disability in 2022 versus 2012 157
Table 25. LAHD Affordable Housing Projects by Project and Construction Types 159
Table 26. City of Los Angeles Neighborhoods with 10,000 or More RSO Units 163
Table 27. City of Los Angeles Neighborhoods with 50 or More Accessible Units in Covered Developments 166
Table 28. Households with Housing Problems by Type in Los Angeles, 2015-2019 170
Table 29. Households with Housing Problems by Disability Status in Los Angeles, 2015-2019 171
Table 30. Households with Cost Burdens by Family Type in Los Angeles, 2015-2019 172
Table 31. Households with Cost Burdens by Race/Ethnicity in Los Angeles, 2015-2019 173
Table 32. Housing Problems for Renters and Owners by Race and Ethnicity, 2015-2019 174
Table 33. 2022 Point-In-Time Count for the City of Los Angeles 187
Table 34. Grievances Received by AcHP by Type, June 2021 through July 2022 192
Table 35. Percent of Children with a Blood Lead Level (BLL) of 3.5 mcg/dL (µg/dL) or Greater by ZIP Code, 2021 194
Table 36. Los Angeles Neighborhoods with the 100+ REAP Units, 2017 through July 2022 196

Table 37. Homeownership and Rental Rates by Race and Ethnicity....202
Table 38. Homeownership and Other Demographic Characteristics....205
Table 39. Homeownership and Other Demographic Characteristics....206
Table 40. Summary Report for LAHD Homebuyer Program Funding....209
Table 41. Certified CDFIs Operating in los Angeles, 2021....217
Table 42. Active FDIC-Insured Banks in Los Angeles....219
Table 43. Financial and Real Estate Occupations in Los Angeles County....222
Table 44. State Housing Law Updates....238
Table 45. City of Los Angeles RHNA Allocation, Target Capacity and Development Potential....245
Table 46. Basis/Protected Class Status of Complaints Received by HUD....262
Table 47. Housing Rights Center Contacts by Issue, July 2016 to June 2022....263
Table 48. Basis of Discrimination-Related Contacts Received by the Housing Rights Center, July 2016 to June 2022....263
Table 49. Actions for Housing Rights Center Contacts, July 2016 to June 2022....264
Table 50. Outcomes for Discrimination Inquiries by the Housing Rights Center, July 2016 to June 2022....265
Table 51. Outcomes by Issue for Discrimination Inquiries by the Housing Rights Center, July 2016 to June 2022....266
Table 52. Cases Filed Against HACLA, 2018 through 2022....272
Table 53. Summary of Fair Housing Activites Related to High-Priority Housing Strategies in the 2013-2018 AFH....289
Table 54. Strategies to Increase Supply of and Access to Affordable Housing....297
Table 55. Strategies to Preserve and Maintain the Quality of Existing Affordable Housing....302
Table 56. Strategies to Prevent Displacement....306
Table 57. Strategies to Ensure Equal Access to Housing....311
Table 58. Strategies to Expand Access to Opportunity and Community Assets....328

EXECUTIVE SUMMARY

INTRODUCTION

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) collaborated and retained Mosaic Community Planning to produce this joint 2023-2028 Assessment of Fair Housing (AFH) for Los Angeles. This AFH contains an extensive examination of the barriers to fair housing choice and access to housing opportunities. The U.S. Department of Housing and Urban Development's (HUD) 2015 final rule on Affirmatively Furthering Fair Housing (AFFH) for jurisdictions who participate in HUD programs defined AFFH as taking meaningful actions, beyond combating housing discrimination, that overcome patterns of racial segregation and foster inclusive communities free from barriers that restrict access to opportunity. AFFH requires that jurisdictions promote fair housing choices and provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choice, and promote housing that is physically accessible and usable by persons with disabilities.

This 2023-2028 Assessment of Fair Housing builds on previous fair housing work completed for Los Angeles, including the City's 2018-2023 Assessment of Fair Housing and its 2021 Housing Element Assessment of Fair Housing analysis. The 2023-2028 AFH also helps to inform the goals set forth in the City's 2023-2027 Consolidated Plan which demonstrates how the City will maximize federal grants that the City receives annually from HUD to address areas of the City with the greatest need. This AFH follows HUD's Assessment of Fair Housing requirements and includes elements of HUD's proposed Equity Plan. This AFH also examines local fair housing enforcement, existing laws and resources, government supported housing, and fair housing issues for persons with disabilities. The AFH concludes with Goals and Strategies to address these fair housing issues.

COMMUNITY ENGAGEMENT

An important component of the Los Angeles Assessment of Fair Housing involved conducting a robust community engagement process to gather input regarding fair and affordable housing needs and conditions, community development activities, and access to opportunity and resources in Los Angeles. Meaningful engagement with residents and stakeholders included holding community meetings, stakeholder forums, one-on-one sessions with different City and County department representatives, and distributing community-wide surveys. Priorities identified during the public engagement process were instrumental in guiding the AFH, including the development of the five-year goals and strategies. Discussion topics included barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources.

This section of the AFH provides an overview of the community engagement activities conducted for the AFH, identifies themes heard through the community outreach effort, and summarizes responses from various discussion sessions and public surveys. Complete survey results and evidence of outreach materials are found in the appendix.

COMMUNITY MEETINGS

Residents: Through a series of seven virtual community meetings, a total of 120 attendees raised concerns regarding housing discrimination and housing barriers experienced by low-income renters in Los Angeles. There are concerns related to

gentrification, displacement and rising rental rates across the City. Existing housing services and resources are not widely known or easily identifiable; existing ordinances need more enforcement; enforcement has not been adequately funded and tenants have been subject to discrimination based on their income, race, sex, disability status, etc.; homelessness has increased dramatically and will continue to increase as more unhoused people are seen on the streets; existing rent subsidy programs are insufficiently funded and difficult to navigate; rents continue to increase or have not been reduced to more affordable rates; and evictions are increasing.

Service providers, community based organizations, and housing providers: A total of 252 attendees participated in meetings and raised fair housing issues that included insufficient income as a barrier to housing putting residents at risk of discrimination when seeking housing and barriers related to existing housing programs, rental assistance, and other services provided by the City that are insufficient, need better coordination and need to be better explained to potential participants. In addition, there is a need for expanded protections for vulnerable community members such as domestic violence survivors, unhoused community members, LGBTQ+ residents, transgender, gender non-conforming, and intersex (TGI) residents, undocumented individuals, and Black, Indigenous, People of Color (BIPOC) residents. Source of income discrimination and poorly maintained housing were also provided as barriers to fair housing.

Focus groups: The City and non-profit partner agencies held 12 focus group meetings both virtually and in person throughout Los Angeles. The goal was to engage and capture feedback from people and places traditionally underrepresented in large-scale public engagement efforts, particularly low-income people, Black, Latinx, Indigenous, Asian American, and Pacific Islander communities, seniors, and youth. The focus groups identified the following themes: Housing is not affordable for most protected groups because of historic and current systemic racism. Available housing is uninhabitable and far away from resources like food, education, green space, and cultural networks. Neighborhood improvements result in community displacement and unregulated development. People with different physical, emotional, and social abilities still face significant challenges in accessing housing. Some participants felt abandoned, underinformed and lacked faith in existing systems and programs.

SURVEYS

Community member resident survey: A Housing and Community Needs Survey was made available to City residents in seven languages electronically on the project website and on paper. A total of 500 responses were received. The community survey asked residents and stakeholders about barriers to fair housing access, affordable housing needs, and provision of public services in the City. Key themes and findings about housing affordability and disparities in access to community assets include: the lack of affordable housing as a top concern, the shortage of available housing that is accessible to persons with disabilities, and suitable for large families and senior residents, and the need to be in proximity to work opportunities. Other than high rents, most surveyed like or are at least satisfied with their neighborhood overall. When asked about the availability of housing in Los Angeles, the majority of survey respondents noted the following in order of need: affordable housing, homeownership assistance, Section 8 voucher acceptance, housing suitable for children and persons with disabilities, and senior housing.

Almost forty percent of survey respondents reported experiencing housing discrimination when searching for housing in Los Angeles. Over 78.4% of respondents who have experienced housing discrimination in Los Angeles noted they were discriminated against by a landlord or property manager. Over 29.5% noted they were discriminated against by a City or County staff person.

The following reasons for discrimination were the most common among responses in order of occurrence: race, source of income, age, ethnicity, disability, familial status, sex, and language.

Agency and organization survey: A Housing and Community Needs Survey for the City's service providers and agency/organization representatives asked questions about fair housing barriers for those they serve - 75 responses included these major barriers to fair housing: discrimination from housing providers, displacement due to high housing costs, lack of affordable housing, and lack of housing options for persons with disabilities and seniors, the underinvestment in neighborhoods throughout Los Angeles, most often in Black and other communities of color.

SEGREGATION AND ACCESS TO COMMUNITY ASSETS

While very diverse, Los Angeles is extremely segregated among ethnic and racial groups, and limited English proficient (LEP) groups. Segregation is considered low when there are similar portions of racial and ethnic groups in a census tract or similar small geographic area. According to HUD's data, Los Angeles' segregation is high between Black or African American and white residents, and high between Hispanic or Latino and white residents. In relation to the City's segregationist history, the AFH examined disparities in access to community assets.

Access to community assets is lacking for Black or African American residents and Hispanic or Latino residents in environmentally healthy neighborhoods, health care, fresh food, education, reliable broadband/Wi-Fi, employment, household income, proximity to jobs, and access to vehicles.

An analysis of the high cost of housing in Los Angeles found it restricts access to housing for the City's lower-income households, which are disproportionately, Black or African American, and Hispanic or Latino. Housing subsidy programs are not effective tools in addressing high housing costs as discrimination against Section 8 vouchers continues to be pervasive despite legal protections. Discrimination against Section 8 vouchers disproportionately impacts Black or African American and Hispanic or Latino voucher holders as they also face higher levels of discrimination based on race, ethnicity, or national origin.

Environmental health of Los Angeles' neighborhoods: Exposure to pollution and proximity of toxic sites create negative health outcomes for residents living nearby and constitute fair housing issues when they disproportionately impact protected classes. Twenty-one Los Angeles census tracts have extremely high levels of pollution burden and are located in neighborhoods with substantial numbers of Blacks or African Americans and Hispanics or Latinos. Los Angeles neighborhoods with lower pollution burdens tend to be located within or adjacent to the City's racially concentrated areas of affluence.

Health care including mental health care: City residents who struggle to pay for housing or have unsafe or unstable housing are less likely to have access to healthcare including mental health care and struggle with negative health outcomes. Housing discrimination also contributes to negative health outcomes.

Grocery stores and fresh food: In 2023, the number of households in Los Angeles County experiencing food insecurity jumped to one in three, with rates more than two times higher among Hispanic or Latino and Black or African American residents than among white residents. Healthy and fresh food retailers are almost nonexistent in some neighborhoods with Black or African American and Hispanic or Latino populations. Lack of access to vehicles is also a contributing factor.

Several disparities in access to opportunity by race and ethnicity in Los Angeles were noted, in particular, Black or African American, Hispanic, or Latino, Asian, and Native American residents have significantly less access to proficient schools, lower levels of labor market engagement, and less access to low poverty neighborhoods, than do white residents. East and South Los Angeles have low access ratings for school proficiency, employment opportunities, healthcare, and healthy food. Disparities in broadband (Internet) access reduce residents' access to employment, education, and other enrichment programs. Los Angeles implemented the Get Connected Los Angeles site to increase broadband access. In 2024, Los Angeles became the first city in the nation to pass an anti-digital discrimination law.

The AFH addresses fair housing barriers that deny access for persons with disabilities including the need for reliable and accessible transportation. The City's Safe Sidewalks LA program to make sidewalks compliant with the Americans with Disabilities Act was implemented but much of the repair work remains to be done. The AFH also examines the availability of accessible schools and educational programs and employment opportunities. LAHD's Accessible Housing Program is designed to ensure people with disabilities have equal opportunities to rent, use, and enjoy affordable, accessible housing.

Access to affordable housing opportunities: Housing Authority of the City of Los Angeles (HACLA) administers the City's public housing and Section 8 voucher programs. The City of Los Angeles Housing Department also maintains some affordable housing projects and programs. Several City ordinances have been enacted or expanded to regulate rent increases and evictions, especially due to the crisis created by the COVID-19 pandemic. Annual rent increases were prohibited for most rental units from March 30, 2020 through January 31, 2024.

The AFH provides data on the City's housing needs by race, ethnicity, familial status, geography, public housing agency (PHA) assistance, and other housing needs. More than half (55%) of all Angeleno households have at least one housing problem. A large percentage of housing owners and renters report being cost burdened and 17% of renters also report overcrowding. Households that include persons with disabilities have an even greater likelihood of experiencing housing problems. Black or African American households, closely followed by Hispanic or Latino households, have the highest incidence of cost burden (spending more than 30% of income on housing) and were most likely to have at least one housing problem. The extreme shortage of affordable housing in the City of Los Angeles has led to an ongoing homelessness crisis. In 2022, Mayor Karen Bass declared a state of emergency and issued executive directives to address homelessness.

Access to homeownership and economic opportunity: In the discussion on access to homeownership, the AFH found past and present impediments to access have had a significant impact on the homeownership rates of Black or African American and Hispanic or Latino populations. The AFH provides mapping based on 2020 U.S. Census Tract data showing that in Los Angeles, white households have the highest homeownership rate at 47%, followed by Asian households at 38%. Thirty percent (30%) of Hispanic or Latino households own their own homes, while Black or African American homeownership rate is 25% and Pacific Islander homeownership rate is at 24%. In Los Angeles, the majority of homeowners (59%) are over 75 years old while just 12% of homeowners are under 35. The San Fernando Valley section of the City contains neighborhoods with the highest share of homeownership at 73% of units owner occupied. Neighborhoods in Central Los Angeles have the highest renter rates with over 86% of units being renter occupied. Households that are Black or African American, Pacific Islander, immigrant – particularly from Mexico or Central America – or have a person with a disability are more likely to experience barriers to homeownership opportunities.

The City of Los Angeles offers three programs for first-time home buyers which include the Low-Income Purchase Assistance (LIPA), Moderate-Income Purchase Assistance (MIPA), and Mortgage Credit Certificate (MCC).

The AFH describes other access to homeownership issues as barriers to fair housing including the lack of access to credit, affordable financial services, reputable financial counselling, and steady employment with livable wages. Financial literacy and credit resources are provided by various City, Los Angeles County and non-profit financial programs in efforts to address these barriers.

Access to fair real estate appraisals and valuations: The AFH describes redlining and the devaluation of Black or African American homes and neighborhoods as race-based barriers to fair housing that continue today with appraisal bias against Black owned homes. In L.A. County, recent research found that appraisal bias was more likely to occur with white appraisers undervaluing Black or African American and Hispanic or Latino owned homes. These homes in majority-Black or African American and Hispanic or Latino communities are twice as likely to be under-appraised.

FAIR HOUSING POLICIES AND PRACTICES

The AFH examines factors that have had a fair housing impact on the location and use of housing in Los Angeles. Factors include those impacting segregation, integration, and access to affordable housing are discussed. This analysis contains a description of the policies, practices and programs of the City's Public Housing Agency, the Housing Authority of the City of Los Angeles (HACLA).

This section examines the discriminatory history of zoning in Los Angeles including the pervasiveness of racially restrictive covenants in most Los Angeles deeds which, while illegal today, continue to impact economic and job opportunities, housing choice and residential wealth-building opportunities, educational attainment, and health and life outcomes of generations of families who were victims of public and private exclusion from the neighborhoods of their choice.

The AFH describes the City's recently enacted laws implemented to extend the coverage of fair housing and eviction defense protections to those facing discrimination and potential housing loss due to their use of a Section 8 voucher or loss of income due to COVID-19 or bad relationship with a landlord who harasses them. These laws include a Source of Income (including Section 8) protection for tenants who use rental assistance and attention on education, enforcement, and programs that protect tenants from direct or indirect displacement/eviction from affordable housing, including:

- RSO Rent Control Enforcement: Regulates rent increases and evictions for covered properties and requires relocation assistance for evicted tenants.
- Ellis Act Enforcement: L.A. has passed ordinances to better protect tenants from displacement caused by Ellis Act evictions.
- Just Cause Eviction Protection Program: Further limits the reasons for legal termination of a residential tenancy and provides for higher relocation assistance.
- Home Sharing Ordinance (HSO) Enforcement: Prevents the conversion of dwelling units into short-term rentals.

- Eviction Defense Program: Educates landlords and tenants of their rights and responsibilities under the various COVID-19 emergency orders, grants short-term rental assistance, and provides pre-eviction and ongoing legal assistance.
- Tenant Anti-Harassment Ordinance (TAHO): Holds abusive landlords accountable for manipulating, threatening, or harassing tenants into constructive evictions (or voluntary abandonment).
- Affordable Housing Unit Replacement Enforcement: The City enforces the "no net loss" and the affordable housing replacement requirements under the California Housing Crisis Act of 2019 (as amended by SB 8) for development incentive programs (State Density Bonus Law, Transit-Oriented Communities, etc.), existing units identified on the City's 2021-2029 Housing Element's Inventory of Sites list, discretionary multifamily projects under SB 330 (2019), and ministerial (by-right) projects. Owners of proposed housing developments subject to the replacement obligations must complete a Replacement Unit Determination application (SB 8 RUD).
- Tenant Right of Return Enforcement: Low-income tenants of applicable "protected units" have the right to remain prior to planned demolition, a right to relocation benefits and the right to return.
- Tenant Habitability Ordinance (THO) Enforcement: Requires an approved tenant habitability plan and relocation plan during renovations.
- Unpermitted Dwelling Unit Ordinance: Provides a voluntary process for bringing certain unpermitted units in multifamily buildings into compliance with zoning and building code regulations and includes safety and affordability requirements.
- Nonpayment Threshold Ordinance: Tenants owing less than one month's worth of fair market rent cannot be evicted for nonpayment of rent.
- Relocation Assistance for Economic Displacement Ordinance: Requires landlords to provide relocation assistance to tenants forced to leave due to a rent increase by more than 10%, or 5% plus inflation. The relocation payment will generally be three times the fair market rent of the unit (based on the HUD figures) plus $1,411 in moving costs.

In addition, as temporary pandemic-related protections expired, the City replaced emergency orders with more permanent support systems. The City has adopted ordinances and programs to help preserve existing housing units and help keep tenants from being displaced from their homes and communities. The City also passed Measure United to House LA (ULA) to address its homelessness crisis by providing rental assistance and further funding for affordable housing production.

FAIR HOUSING COMPLAINTS, INVESTIGATIONS, COMPLIANCE AND ENFORCEMENT

In this section, the AFH describes three significant federal cases related to the City's fair housing obligations. A False Claims Act lawsuit against the City and two ADA/FHA accessibility cases under settlement agreements allege the City and its now defunct Redevelopment Agency falsely certified compliance with federal accessibility laws—including Section 504 of the Rehabilitation Act, the Fair Housing Act, and the duty to affirmatively further fair housing—in connection with claims submitted to HUD for housing grants. The other two related cases have settlement agreements requiring the City to produce or retrofit

thousands of affordable housing units. The City also established the Accessible Housing Program (AcHP) to implement and manage its obligations under the settlement agreements.

The AFH describes other significant fair housing advocacy efforts and partnerships to combat housing discrimination by accepting and investigating complaints and by filing complaints and taking legal action when necessary. The Housing Rights Center received almost 8,000 complaints and inquiries into housing discrimination in Los Angeles between 2016 and 2022. The majority of these discrimination complaints and inquiries were based on physical and mental disability, then familial status, race, gender, national origin, source of income, sexual orientation, religion, age, and marital status.

In this section, the AFH describes fair housing rights under federal, state and local laws.

To assist in resolving civil rights enforcement cases, the City adopted the Civil and Human Rights Ordinance in 2019. The ordinance prohibits discrimination in the City of Los Angeles, in private employment, housing, education, and commerce based on a person's actual or perceived race, color, ethnicity, creed, age, national origin, religion, citizenship status, gender, gender identity or expression, sexual orientation, disability, medical condition, genetic information, marital status, partnership status, employment status, source of income, military status, veteran status, or primary language. Additionally, the City established the Civil and Human Rights Commission. In December of 2020, the City established the Los Angeles Civil + Human Rights and Equity Department (CHRED) to ensure greater accountability for local housing providers and relief and protection for tenants and prospective homebuyers. The CHRED can investigate some fair housing violations.

The AFH provides the list of preferences HACLA uses when administering its Section 8 Housing Choice Voucher program. It also provides HACLA's Reasonable Accommodation Rules which apply to all HACLA clients and programs administered by HACLA for both physical alterations to tenant units or common areas and exceptions, changes, or adjustments to program rules and policies. For Section 8 tenant-based vouchers, clients are required to obtain owner's approval before making any physical modification to units/common areas. Depending on the situation, it may be the responsibility of the client or the owner to pay for the modification. For HACLA owned units, HACLA offers available and accessible units to eligible program applicants with a disability first.

FAIR HOUSING ISSUES, GOALS AND STRATEGIES

The AFH Plan provides these five specific goals for affirmatively furthering fair housing:

Goal 1: Increase Access to and Supply of Affordable Housing, Especially in Higher Opportunity Areas, Where High Housing Costs are a Significant Barrier.

More than half of Los Angeles renters pay more than 30% of their income on housing. A severe shortage of affordable housing has led to a pressing need for increased production of affordable housing, accessible housing, and increased access to existing affordability opportunities.

Goal 2: Preserve and Maintain the Quality of Existing Affordable Housing, Including Subsidized and RSO Units.

Quality affordable housing is an issue in any major city, but is of particular concern in Los Angeles, where the majority of renters report issues including cost burdens, overcrowding, or a lack of complete kitchen or plumbing facilities. Residents most likely to

face housing discrimination, including Hispanic or Latino renters, Black or African American renters, households with a member with a disability, and elderly households, are also more likely to be impacted by housing problems.

Goal 3: Prevent Displacement of People in Protected Classes and Low- and Moderate-Income Households.

As described in Goals #1 and #2, the severe need for affordable housing in Los Angeles means that both new development and preservation of existing affordable units are crucial for the City to provide an adequate supply of housing for its residents. Along with these goals, the City must also protect residents' abilities to remain in the housing of their choice once they have secured a unit. While this need for housing stability exists citywide, it is especially prominent in gentrifying neighborhoods, where rising housing costs have the potential to displace existing residents who are disproportionately Black or African American and Hispanic or Latino compared to demographics citywide.

Goal 4: Ensure Equal Access to Housing for People in Protected Classes, Extremely Low- to Moderate-Income Households, and People Experiencing Homelessness.

As described in Goal #1, housing needs related to affordability disproportionately impact several groups in Los Angeles, including Hispanic or Latino households, Black or African American households, foreign-born residents, people with disabilities, seniors, and lower-income households. Many of these groups also face difficulty accessing housing of their choice due to discrimination, discriminatory barriers, housing segregation, and a lack of access to resources or services. Available housing stock shortages increase barriers for extremely low- to moderate-income households, as well as highly discriminated populations including BIPOC residents, LGBTQ+ individuals, seniors, and people with disabilities. Some landlords are using stricter acceptance measures including higher income and credit score requirements and requiring no criminal record to qualify for a rental unit. Homeownership is also unobtainable for many households, particularly for BIPOC residents, who experience barriers such as reduced access to home loans, other predatory lending practices, discrimination in home appraisals, and real estate steering and redlining.

Goal 5: Expand Access to Opportunity and Community Assets in Neighborhoods with Limited Resources.

Residents of the City's R/ECAPs and other high-poverty areas tend to have lower levels of access to community resources and opportunities, impacting a range of outcomes including residents' health, life expectancy, and financial wellbeing. Driven by a history of inequitable distribution of resources and City policies promoting residential segregation, the need for neighborhood investment is particularly acute in parts of East, Central, and South L.A. and the San Fernando Valley that have the highest poverty rates and lowest levels of access to vital resources such as high-performing schools, employment, environmental quality, fresh food retailers, healthcare, and parks and open space. Access to affordable transportation is notably limited in parts of West and North Los Angeles. Certain segments of the City face lower levels of access to high-quality community facilities, infrastructure, resources, and services.

Together, these indicators show that a lack of access to high-quality community facilities, resources, and services in some areas of the City restrict access to fair housing choice by limiting opportunity for residents. To address disparities in community resources and associated lack of access to opportunity, community members during the AFH process called for continued investment in neighborhood services, facilities, and infrastructure in these communities.

RESUMEN EJECUTIVO

INTRODUCCIÓN

El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) colaboraron y contrataron a Mosaic Community Planning para producir esta Evaluación de Vivienda Justa (AFH, por sus siglas en inglés) 2023-2028 conjunta para Los Ángeles. Esta AFH contiene un extenso examen de las barreras que impiden la elección de una vivienda justa y el acceso a oportunidades de vivienda. La norma final de 2015 del Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) sobre Promoción Afirmativa de la Vivienda Justa (AFFH, por sus siglas en inglés) para las jurisdicciones que participan en programas del HUD definió la AFFH como la adopción de medidas significativas, más allá de la lucha contra la discriminación en materia de vivienda, que superen los patrones de segregación racial y fomenten comunidades inclusivas libres de barreras que restrinjan el acceso a las oportunidades. La AFFH establece que las jurisdicciones promuevan la elección de una vivienda justa y ofrezcan oportunidades para modelos de ocupación de la vivienda que incluyan la raza y la etnia, identifiquen los obstáculos estructurales y sistémicos a la elección de una vivienda justa y promuevan viviendas que sean físicamente accesibles y utilizables por las personas con discapacidad.

Esta Evaluación de Vivienda Justa 2023-2028 se fundamenta en el trabajo previo de vivienda justa completado para Los Ángeles, incluida la Evaluación de Vivienda Justa 2018-2023 de la Ciudad y su análisis de Evaluación de Vivienda Justa del Elemento de Vivienda 2021. La AFH 2023-2028 también ayuda a informar sobre las metas establecidas en el Plan Consolidado de la Ciudad 2023-2027 que demuestra cómo la Ciudad maximizará las subvenciones federales que la Ciudad recibe anualmente del HUD para abordar las áreas de la Ciudad con la mayor necesidad. Esta AFH responde a los requisitos de Evaluación de la Vivienda Justa del HUD e incluye elementos del Plan de Equidad propuesto por el HUD. Esta AFH también examina la aplicación local de la vivienda justa, las leyes y recursos existentes, las viviendas subvencionadas por el gobierno y los asuntos relacionados con la vivienda justa para personas con discapacidades. El AFH concluye con Metas y Estrategias para abordar estos asuntos de vivienda justa.

PARTICIPACIÓN DE LA COMUNIDAD

Un componente importante de la Evaluación de Vivienda Justa de Los Ángeles consistió en llevar a cabo un sólido proceso de participación comunitaria para recopilar información sobre las necesidades y condiciones de vivienda justa y asequible, las actividades de desarrollo comunitario y el acceso a oportunidades y recursos en Los Ángeles. El compromiso significativo con los residentes y las partes interesadas incluyó la realización de reuniones comunitarias, foros de partes interesadas, sesiones individuales con diferentes representantes de los departamentos de la Ciudad y el Condado, y la distribución de encuestas a toda la comunidad. Las prioridades identificadas durante el proceso de participación pública fueron fundamentales para orientar la AFH, incluido el desarrollo de las metas y estrategias quinquenales. Los temas de debate incluyeron las barreras para una vivienda justa, la discriminación en la vivienda, el acceso a las oportunidades y los recursos para una vivienda justa.

Esta sección de la AFH ofrece una visión general de las actividades de participación comunitaria llevadas a cabo para la AFH, identifica los temas escuchados a través del esfuerzo de divulgación comunitaria y resume las respuestas de varias sesiones de

debate y encuestas públicas. En el apéndice figuran los resultados completos de la encuesta y pruebas de los materiales de divulgación.

REUNIONES CON LA COMUNIDAD

Residentes: A través de una serie de siete reuniones comunitarias virtuales, un total de 120 asistentes plantearon sus preocupaciones en relación con la discriminación en materia de vivienda y los obstáculos a la vivienda a los que se enfrentan los inquilinos con bajos ingresos en Los Ángeles. Existen inquietudes relacionadas con la elitización, el desarraigo y el alza de los costes de alquiler en toda la ciudad. Los servicios y recursos de vivienda existentes no son ampliamente conocidos o fácilmente identificables; las ordenanzas existentes necesitan una mayor aplicación; la aplicación no ha sido financiada adecuadamente y los inquilinos han sido objeto de discriminación basada en sus ingresos, raza, sexo, estado de discapacidad, etc.; la falta de vivienda ha aumentado dramáticamente y continuará aumentando a medida que más personas sin vivienda se ven en las calles; los programas de subsidio de alquiler existentes no están suficientemente financiados y son difíciles de manejar; los alquileres siguen aumentando o no se han reducido a tasas más asequibles; y los desalojos están en aumento.

Proveedores de Servicios, Organizaciones de Base Comunitaria y Proveedores de Vivienda: Un total de 252 asistentes participaron en las reuniones y plantearon asuntos de vivienda justa que incluyeron la insuficiencia de ingresos como una barrera de acceso a la vivienda que pone a los residentes en riesgo de discriminación cuando buscan vivienda y barreras relacionadas con los programas de vivienda existentes, ayuda al alquiler y otros servicios proporcionados por la Ciudad que son insuficientes, necesitan una mejor coordinación y necesitan ser mejor explicados a los posibles participantes. Además, es necesario ampliar las garantías de protección para los miembros vulnerables de la comunidad, como los sobrevivientes de violencia doméstica, los miembros de la comunidad sin vivienda, los residentes LGBTQ+, los residentes transgénero, no conformes con el género e intersexuales (TGI), las personas indocumentadas y los residentes Negros, Indígenas y Personas de Color (BIPOC, por sus siglas en inglés). La discriminación por fuente de ingresos y el deficiente mantenimiento de la vivienda también se señalaron como obstáculos a la vivienda justa.

Grupos de Enfoque: La Ciudad y las agencias asociadas sin fines de lucro celebraron 12 reuniones de grupos de enfoque tanto de forma virtual como presencial en toda la ciudad de Los Ángeles. La meta era captar la opinión de personas y lugares tradicionalmente infrarrepresentados en las iniciativas de participación pública a gran escala, en particular personas con ingresos bajos, comunidades de Negros, Latinos, Indígenas, Asiático-Americanos y de las Islas del Pacífico, personas de la tercera edad y jóvenes. Los grupos de enfoque identificaron los siguientes temas: La vivienda no es asequible para la mayoría de los grupos protegidos debido al racismo sistémico histórico y actual. Las viviendas disponibles son inhabitables y están lejos de los recursos como alimentos, educación, áreas verdes y redes culturales. Las mejoras de los vecindarios provocan el desplazamiento de la comunidad y un desarrollo no regulado. Las personas con diferentes capacidades físicas, emocionales y sociales todavía se enfrentan a considerables dificultades para tener acceso a la vivienda. Algunos participantes se sintieron abandonados, mal informados y sin fe en los sistemas y programas existentes.

ENCUESTAS

Encuesta a residentes Miembros de la Comunidad: Se puso a disposición de los residentes de la Ciudad una Encuesta sobre Necesidades de Vivienda y Comunidad en siete idiomas por vía electrónica en la página web del proyecto y en formato

impreso. Se recibieron un total de 500 respuestas. En la encuesta comunitaria se preguntó a los residentes y a las partes interesadas sobre los obstáculos para acceder a una vivienda justa, las necesidades de vivienda asequible y la prestación de servicios públicos en la Ciudad. Entre los principales temas y hallazgos sobre la asequibilidad de la vivienda y las desigualdades en el acceso a los bienes de la comunidad se incluyen: la falta de viviendas asequibles como principal preocupación, la escasez de viviendas disponibles que sean accesibles para las personas con discapacidad y adecuadas para familias numerosas y residentes de la tercera edad, y la necesidad de estar cerca de las oportunidades de trabajo. Aparte de los elevados alquileres, a la mayoría de los encuestados les gusta o están al menos satisfechos con su vecindario en general. Cuando se les preguntó sobre la disponibilidad de viviendas en Los Ángeles, la mayoría de los encuestados señalaron lo siguiente por orden de necesidad: viviendas asequibles, ayudas para la compra de vivienda, aceptación de vales de la Sección 8, viviendas adecuadas para niños y personas con discapacidad, y viviendas para personas de la tercera edad.

Casi el cuarenta por ciento de los encuestados declararon haber sufrido discriminación en la búsqueda de vivienda en Los Ángeles. Más del 78,4% de los encuestados que han sido víctimas de discriminación en la vivienda en Los Ángeles señalaron que fueron discriminados por un arrendador o administrador de la propiedad. Más del 29,5% señalaron haber sido discriminados por un miembro del personal de la Ciudad o del Condado. Los siguientes motivos de discriminación fueron los más comunes entre las respuestas por orden de incidencia: raza, fuente de ingresos, edad, etnia, discapacidad, situación familiar, sexo e idioma.

Encuesta de Agencias y Organizaciones: Una Encuesta de Necesidades de Vivienda y Comunidad para los proveedores de servicios de la Ciudad y representantes de agencias/organizaciones hizo preguntas sobre las barreras de vivienda justa para aquellos a quienes sirven - 75 respuestas incluyeron estas principales barreras para la vivienda justa: la discriminación de los proveedores de vivienda, el desplazamiento debido a los altos costos de vivienda, la falta de vivienda asequible, y la falta de opciones de vivienda para las personas con discapacidad y de la tercera edad, la falta de inversión en los vecindarios a lo largo de Los Ángeles, con mayor frecuencia en las comunidades Negras y otras comunidades de color.

SEGREGACIÓN Y ACCESO AL PATRIMONIO COMUNITARIO

Aunque muy diversa, Los Ángeles está extremadamente segregada entre grupos étnicos y raciales, y grupos con dominio limitado del inglés (LEP, por sus siglas en inglés). Se considera que la segregación es baja cuando hay porciones similares de grupos raciales y étnicos en una sección censal o área geográfica pequeña similar. Según los datos del HUD, la segregación en Los Ángeles es alta entre los residentes Negros o Afroamericanos y los blancos, y alta entre los residentes Hispanos o Latinos y los blancos. En relación con la historia segregacionista de la Ciudad, la AFH examinó las desigualdades en el acceso al patrimonio comunitario.

El acceso al patrimonio de la comunidad es deficiente para los residentes Negros o Afroamericanos y los residentes Hispanos o Latinos en vecindarios saludables desde el punto de vista medioambiental, atención a la salud, alimentos frescos, educación, banda ancha fiable/Wi-Fi, empleo, ingresos familiares, proximidad a puestos de trabajo y acceso a vehículos.

Un análisis del elevado coste de la vivienda en Los Ángeles reveló que restringe el acceso de los hogares con menos ingresos de la Ciudad a la vivienda, que son, de forma desproporcionada, Negros o Afroamericanos e Hispanos o Latinos. Los programas de subsidios de vivienda no son herramientas eficaces para hacer frente a los elevados costes de la vivienda, ya que la discriminación contra los vales de la Sección 8 continúa siendo generalizada a pesar de las disposiciones legales de protección. La discriminación

contra los vales de la Sección 8 afecta de forma desproporcionada a los titulares de vales de origen negro o afroamericano y a los hispanos o latinos, ya que también se enfrentan a mayores niveles de discriminación por motivos de raza, etnia u origen nacional.

Salud medioambiental de los vecindarios de Los Ángeles: La exposición a la contaminación y la proximidad de lugares tóxicos generan resultados negativos para la salud de los residentes que viven cerca y constituyen problemas de vivienda justa cuando afectan de forma desproporcionada a las clases protegidas. Veintiún secciones censales de Los Ángeles presentan niveles extremadamente altos de carga contaminante y están ubicadas en vecindarios con un número considerable de población Negra o Afroamericana e Hispana o Latina. Los vecindarios de Los Ángeles con menor carga contaminante tienden a estar ubicados dentro o contiguos a las zonas de afluencia racial de la Ciudad.

Atención a la salud, incluida la mental: Los residentes de la City que tienen dificultades para pagar la vivienda o que habitan en viviendas inseguras o inestables tienen menos probabilidades de acceder a la atención de la salud, incluida la salud mental, y se enfrentan a resultados negativos para la salud. La discriminación en materia de vivienda también contribuye a unos resultados negativos para la salud.

Tiendas de comestibles y alimentos frescos: En 2023, el número de hogares en el Condado de Los Ángeles que experimentan inseguridad alimenticia saltó a uno de cada tres, con tasas tres veces más altas entre los residentes Hispanos o Latinos y Negros o Afroamericanos que entre los residentes blancos. Los minoristas de alimentos saludables y frescos son casi inexistentes en algunos vecindarios con población Negra o Afroamericana e Hispana o Latina. La falta de acceso a los vehículos también es un factor que contribuye.

Se observaron diversas desigualdades en el acceso a las oportunidades por raza y etnia en Los Ángeles, en particular, los residentes Negros o Afroamericanos, Hispanos o Latinos, Asiáticos y Nativos Americanos tienen significativamente menos acceso a escuelas competentes, niveles más bajos de participación en el mercado laboral y menos acceso a vecindarios de baja pobreza, que los residentes blancos. El Este y el Sur de Los Ángeles tienen bajos índices de acceso a la excelencia escolar, oportunidades de empleo, atención a la salud y alimentos saludables. Las desigualdades en el acceso a la banda ancha (Internet) disminuyen el acceso de los residentes al empleo, la educación y otros programas de enriquecimiento. Los Ángeles puso en marcha el sitio Get Connected Los Angeles para incrementar el acceso a la banda ancha. En 2024, Los Ángeles se convirtió en la primera ciudad del país en aprobar una ley contra la discriminación digital.

La AFH aborda las barreras a la vivienda justa que impiden el acceso a las personas con discapacidad, incluida la necesidad de un transporte fiable y accesible. El programa Safe Sidewalks LA de la Ciudad para conseguir que las aceras estén adaptadas de conformidad con la Ley de Estadounidenses con Discapacidades se puso en marcha, pero aún queda mucho trabajo de reparación por hacer. La AFH también examina la disponibilidad de escuelas accesibles y programas educativos y oportunidades de empleo. El Programa de Vivienda Accesible de LAHD está diseñado para garantizar que las personas con discapacidad tengan las mismas oportunidades de alquilar, utilizar y disfrutar de viviendas asequibles y accesibles.

Acceso a oportunidades de vivienda asequible: La Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) administra los programas de vivienda pública y de vales de la Sección 8 de la Ciudad. El Departamento de Vivienda de la Ciudad de Los Ángeles también mantiene algunos proyectos y programas de vivienda asequible. Se han promulgado o ampliado varias ordenanzas de la Ciudad para regular los incrementos de los alquileres y los desalojos, especialmente debido a

la crisis creada por la pandemia de COVID-19. Se prohibieron los incrementos anuales del alquiler para la mayoría de las unidades de alquiler desde el 30 de marzo de 2020 hasta el 31 de enero de 2024.

La AFH facilita datos sobre las necesidades de vivienda de la Ciudad por raza, etnia, situación familiar, geografía, ayuda de la agencia pública de vivienda (PHA, por sus siglas en inglés) y otras necesidades de vivienda. Más de la mitad (55%) de los hogares angelinos tienen al menos un problema de vivienda. Un gran porcentaje de propietarios e inquilinos de viviendas afirman estar agobiados por los costos y el 17% de los inquilinos también afirman estar superpoblados. Los hogares que incluyen a personas con discapacidad tienen aún más probabilidades de experimentar problemas de vivienda. Los hogares de personas Negras o Afroamericanas, seguidos de cerca por los hogares Hispanos o Latinos, tienen la mayor incidencia de carga de costos (gastar más del 30% de los ingresos en vivienda) y eran los más propensos a tener al menos un problema de vivienda. La extrema escasez de viviendas asequibles en la Ciudad de Los Ángeles ha provocado una crisis continua de personas sin hogar. En 2022, la Alcaldesa Karen Bass declaró el estado de emergencia y emitió directivas ejecutivas para abordar el problema de las personas sin hogar.

Acceso a la titularidad de una vivienda y oportunidades económicas: En el debate sobre el acceso a la titularidad de la vivienda, la AFH constató que los obstáculos pasados y presentes al acceso han tenido un impacto significativo en las tasas de titularidad de la vivienda de las poblaciones Negra o Afroamericana e Hispana o Latina. La AFH ofrece una cartografía basada en los datos del censo de EE.UU. de 2020 que muestra que en Los Ángeles, los hogares blancos tienen la tasa más alta de propiedad de vivienda con un 47%, seguido de los hogares asiáticos con un 38%. El treinta por ciento (30%) de los hogares Hispanos o Latinos son propietarios de su vivienda, mientras que la tasa de propietarios Negros o Afroamericanos es del 25% y la de los Isleños del Pacífico es del 24%. En Los Ángeles, la mayoría de los propietarios (59%) tiene más de 75 años, mientras que sólo el 12% tiene menos de 35. La sección del Valle de San Fernando de la Ciudad cuenta con vecindarios con la mayor proporción de propietarios de viviendas, con un 73% de unidades habitadas por sus propietarios. Los vecindarios en el Centro de Los Ángeles tienen las tasas más altas de inquilinos con más del 86% de las unidades habitadas por inquilinos. Los hogares de personas Negras o Afroamericanas, Isleñas del Pacífico, inmigrantes - particularmente de México o América Central - o con una persona con una discapacidad son más propensos a sufrir obstáculos a las oportunidades de ser propietarios de vivienda.

La Ciudad de Los Ángeles ofrece tres programas para quienes adquieren por primera vez una vivienda, a los que se suman el Programa de Ayuda a la Adquisición para Personas con Ingresos Bajos (LIPA, por sus siglas en inglés), el Programa de Ayuda a la Adquisición para Personas con Ingresos Moderados (MIPA, por sus siglas en inglés) y el Certificado de Crédito Hipotecario (MCC, por sus siglas en inglés).

La AFH describe otros problemas de acceso a la titularidad de la vivienda como obstáculos a la vivienda justa, incluida la falta de acceso al crédito, a servicios financieros asequibles, a un asesoramiento financiero fiable y a un empleo estable con salarios dignos. Diversos programas financieros de la Ciudad, el Condado de Los Ángeles y organizaciones sin fines de lucro ofrecen educación financiera y recursos crediticios para hacer frente a estos obstáculos.

Acceso a avalúos y tasaciones inmobiliarias justas: La AFH describe las cláusulas de exclusión y la devaluación de las viviendas y vecindarios Negros o Afroamericanos como barreras raciales a la vivienda justa que continúan hoy en día con el sesgo de las tasaciones en contra de las viviendas propiedad de Negros. En el Condado de Los Ángeles, un estudio reciente ha revelado que es más probable que los evaluadores blancos infravaloren las viviendas de propietarios negros o afroamericanos e hispanos o latinos. Estos hogares en comunidades de mayoría Negra o Afroamericana e Hispana o Latina tienen el doble de probabilidades de estar infravalorados.

POLÍTICAS Y PRÁCTICAS DE VIVIENDA JUSTA

La AFH examina los factores que han influido en la ubicación y el uso de las viviendas en Los Ángeles. Se analizan los factores que influyen sobre la segregación, la integración y el acceso a una vivienda asequible. Este análisis contiene una descripción de las políticas, prácticas y programas de la Agencia de Vivienda Pública de la Ciudad, la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA).

Esta sección examina los antecedentes discriminatorios de la zonificación en Los Ángeles, incluido el predominio de los pactos racialmente restrictivos en la mayoría de las escrituras de Los Ángeles que, aunque ilegales hoy en día, continúan afectando a las oportunidades económicas y laborales, a la elección de vivienda y a las oportunidades de creación de patrimonio residencial, a los logros educativos y a los resultados en materia de salud y vida de generaciones de familias que fueron víctimas de la exclusión pública y privada de los vecindarios de su elección.

La AFH describe las leyes recientemente promulgadas por la Ciudad implementadas para ampliar la cobertura de la vivienda justa y las garantías de defensa contra el desalojo a aquellos que se enfrentan a la discriminación y la posible pérdida de la vivienda debido a su uso de un vale de la Sección 8 o la pérdida de ingresos a causa de COVID-19 o mala relación con un propietario que los acosa. Estas leyes incluyen una Fuente de Ingresos (incluyendo la Sección 8) la protección de los inquilinos que recurren a la ayuda al alquiler y la atención sobre la educación, la aplicación y los programas que protegen a los inquilinos de desplazamiento directo o indirecto/desalojo de viviendas asequibles, incluyendo:

- Cumplimiento del Control de Alquileres RSO: Regula los aumentos de alquiler y los desalojos de las propiedades cubiertas y exige ayuda para la reubicación de los inquilinos desalojados.
- Cumplimiento de la Ley Ellis: Los Ángeles ha aprobado ordenanzas para proteger mejor a los inquilinos de los desplazamientos causados por los desalojos de la Ley Ellis.
- Programa de Protección contra el Desalojo por Causa Justa: Limita aún más los motivos de rescisión legal de un contrato de arrendamiento de vivienda y prevé mayores ayudas para la reubicación.
- Cumplimiento de la Ordenanza de Uso Compartido de Viviendas (HSO, por sus siglas en inglés): Impide la conversión de viviendas en alquileres de estancia corta.
- Programa de Defensa contra el Desalojo: Educa a propietarios e inquilinos sobre sus derechos y responsabilidades en virtud de las diversas órdenes de emergencia por COVID-19, concede ayuda para alquileres a corto plazo y proporciona asistencia jurídica previa al desalojo y continua.
- Ordenanza Contra el Acoso de Inquilinos (TAHO, por sus siglas en inglés): Responsabiliza a los propietarios abusivos que manipulan, amenazan o acosan a los inquilinos para que se produzcan desalojos implícitos (o abandonos voluntarios).
- Cumplimiento de la Sustitución de Unidades de Vivienda Asequible: La Ciudad hace cumplir la "pérdida neta nula" y los requisitos de sustitución de viviendas asequibles en virtud de la Ley de Crisis de Vivienda de California de 2019 (modificada por el SB 8) para los programas de incentivos de desarrollo (Ley de Bonificación de Densidad del Estado, Comunidades Orientadas al Tránsito, etc.), las unidades existentes identificadas en la lista de Inventario de Sitios del Elemento de Vivienda 2021-2029 de la Ciudad, los proyectos multifamiliares discrecionales en virtud del SB 330

(2019) y los proyectos ministeriales (por derecho). Los propietarios de las urbanizaciones propuestas sujetas a las obligaciones de sustitución deben completar una solicitud de Determinación de Unidad de Sustitución (SB 8 RUD).

- Cumplimiento del Derecho de Retorno del Inquilino: Los inquilinos con bajos ingresos de las "unidades protegidas" aplicables tienen derecho a permanecer antes de la demolición prevista, derecho a las prestaciones de realojamiento y derecho a retornar.
- Cumplimiento de la Ordenanza sobre la Habitabilidad del Inquilino (THO, por sus siglas en inglés): Exige un plan de habitabilidad del inquilino aprobado y un plan de reubicación durante las renovaciones.
- Ordenanza sobre Unidades de Vivienda no Permitidas: Proporciona un proceso voluntario para que ciertas unidades no permitidas en edificios multifamiliares cumplan con las regulaciones de zonificación y códigos de construcción e incluye requisitos de seguridad y asequibilidad.
- Ordenanza sobre el Límite de Morosidad: Los inquilinos que deban menos de un mes de alquiler justo de mercado no pueden ser desalojados por falta de pago del alquiler.
- Ordenanza de Ayuda a la Reubicación por Desplazamiento Económico: Obliga a los propietarios a proporcionar ayuda para reubicar a los inquilinos obligados a marcharse debido a un incremento del alquiler superior al 10%, o al 5% más la inflación. El pago de reubicación será, por lo general, tres veces el alquiler justo de mercado de la unidad (en base a las cifras del HUD) más $1.411 en concepto de gastos de mudanza.

Además, al expirar las garantías temporales relacionadas con la pandemia, la Ciudad sustituyó las órdenes de emergencia por sistemas de apoyo de mayor permanencia. La Ciudad ha adoptado ordenanzas y programas para ayudar a preservar las viviendas existentes y evitar que los inquilinos sean desplazados de sus hogares y comunidades. La Ciudad también aprobó la medida United to House LA (ULA, por sus siglas en inglés) para hacer frente a la crisis de personas sin hogar mediante ayudas al alquiler y más financiación para la producción de viviendas asequibles.

DENUNCIAS, INVESTIGACIONES, CUMPLIMIENTO Y EJECUCIÓN EN MATERIA DE VIVIENDA JUSTA

En esta sección, la AFH describe tres casos federales significativos relacionados con las obligaciones de la Ciudad en materia de vivienda justa. Una denuncia contra la Ciudad en virtud de la Ley de Denuncias Falsas y dos casos de accesibilidad de la ADA/FHA en virtud de acuerdos de conciliación alegan que la Ciudad y su ya desaparecida Agencia de Reurbanización certificaron falsamente el cumplimiento de las leyes federales de accesibilidad -incluidos el artículo 504 de la Ley de Rehabilitación, la Ley de Vivienda Justa y el deber de promover positivamente la vivienda justa- en relación con las solicitudes presentadas al HUD para subvenciones de vivienda. Los otros dos casos relacionados tienen acuerdos de conciliación que obligan a la Ciudad a generar o modernizar miles de viviendas asequibles. La Ciudad también creó el Programa de Vivienda Accesible (AcHP, por sus siglas en inglés) para implementar y gestionar sus obligaciones en virtud de los acuerdos de conciliación.

La AFH describe otros esfuerzos significativos de defensa de la vivienda justa y asociaciones para combatir la discriminación en la vivienda mediante la aceptación e investigación de denuncias y la presentación de reclamos y el inicio de acciones legales cuando sea necesario. El Centro de Derechos de Vivienda recibió casi 8.000 denuncias y consultas sobre discriminación en materia de vivienda en Los Ángeles entre 2016 y 2022. La mayoría de estas denuncias y consultas por discriminación se basaban

en la discapacidad física y mental, y después en la situación familiar, la raza, el sexo, la nacionalidad de origen, la fuente de ingresos, la orientación sexual, la religión, la edad y el estado civil.

En esta sección, la AFH describe los derechos a una vivienda justa según las leyes federales, estatales y locales.

Para ayudar a resolver los casos de cumplimiento de los derechos civiles, la Ciudad adoptó la Ordenanza de Derechos Civiles y Humanos en 2019. La ordenanza prohíbe la discriminación en la Ciudad de Los Ángeles, en el empleo privado, la vivienda, la educación y el comercio basada en la raza, color, etnia, credo, edad, origen nacional, religión, estatus de ciudadanía, género, identidad o expresión de género, orientación sexual, discapacidad, condición médica, información genética, estado civil, estatus de pareja, estatus de empleo, fuente de ingresos, estatus militar, estatus de veterano o idioma principal de una persona. Además, la Ciudad estableció la Comisión de Derechos Civiles y Humanos. En diciembre de 2020, la Ciudad instituyó el Departamento de Derechos Civiles, Humanos y Equidad de Los Ángeles (CHRED, por sus siglas en inglés) para garantizar una mayor responsabilidad de los proveedores locales de vivienda y el rescate y protección de los inquilinos y futuros compradores de vivienda. El CHRED puede investigar algunas violaciones del derecho a la vivienda.

La AFH ofrece la lista de preferencias que la HACLA utiliza al administrar su programa de Vales de Elección de Vivienda de la Sección 8. También proporciona las Reglas de Acomodaciones Razonables de la HACLA que se aplican a todos los beneficiarios de la HACLA y programas administrados por la HACLA tanto para modificaciones físicas a las unidades de los inquilinos o áreas comunes como para excepciones, cambios o ajustes a las reglas y políticas del programa. En el caso de los vales basados en inquilinos de la Sección 8, los beneficiarios deben obtener la aprobación del propietario antes de realizar cualquier modificación física en las unidades o áreas comunes. Dependiendo de la situación, puede ser responsabilidad del cliente o del propietario pagar la modificación. Para las unidades propiedad de la HACLA, la HACLA ofrece primero las unidades disponibles y accesibles a los solicitantes del programa que sean elegibles y sufran una discapacidad.

ASUNTOS, METAS Y ESTRATEGIAS DE VIVIENDA JUSTA

El Plan de la AFH establece estas cinco metas específicas para la promoción afirmativa de la vivienda justa:

Meta 1: Incrementar el Acceso y la Oferta de Viviendas Asequibles, Especialmente en Áreas de Mayores Oportunidades, Donde los Altos Costos de la Vivienda Constituyen un Obstáculo Considerable.

Más de la mitad de los inquilinos en Los Ángeles pagan más del 30% de sus ingresos en vivienda. La grave escasez de viviendas asequibles ha provocado una necesidad apremiante de incrementar la producción de viviendas económicas, de viviendas accesibles y de ampliar el acceso a las oportunidades de asequibilidad existentes.

Meta 2: Preservar y Mantener la Calidad de las Viviendas Asequibles Existentes, Incluidas las Unidades Subvencionadas y de RSO.

La vivienda asequible de calidad es un problema en cualquier gran ciudad, pero es especialmente preocupante en Los Ángeles, donde la mayoría de los inquilinos denuncian problemas como la sobrecarga de los costos, el hacinamiento o la falta de instalaciones completas de cocina o fontanería. Los residentes con más probabilidades de sufrir discriminación en la vivienda,

incluidos los inquilinos Hispanos o Latinos, los inquilinos Negros o Afroamericanos, los hogares con un miembro discapacitado y los hogares de ancianos, también tienen más probabilidades de verse afectados por problemas de vivienda.

Meta 3: Prevenir el Desplazamiento de Personas de Clases Protegidas y de Hogares con Ingresos de Bajos a Moderados.

Como se describe en las Metas # 1 y # 2, la grave necesidad de vivienda asequible en Los Ángeles significa que tanto el nuevo desarrollo y la preservación de las unidades asequibles existentes son cruciales para la Ciudad para proporcionar una oferta adecuada de vivienda para sus residentes. Junto con estas metas, la Ciudad también debe proteger la capacidad de los residentes para permanecer en la vivienda de su elección una vez que hayan obtenido una unidad. Aunque esta necesidad de estabilidad en la vivienda existe en toda la ciudad, es especialmente prominente en los vecindarios aburguesados, donde el aumento de los costos de la vivienda tiene el potencial de desplazar a los residentes existentes que son de manera desproporcionada Negros o Afroamericanos e Hispanos o Latinos en comparación con la demografía de toda la ciudad.

Meta 4: Garantizar la Igualdad de Acceso a la Vivienda para Personas de Clases Protegidas, Hogares con Ingresos Extremadamente Bajos a Moderados y Personas que Experimentan la Falta de Vivienda.

Tal y como se describe en la Meta #1, las necesidades de vivienda relacionadas con la asequibilidad afectan a un número desproporcionado de grupos en Los Ángeles, incluyendo hogares Hispanos o Latinos, hogares Negros o Afroamericanos, residentes nacidos en el extranjero, personas con discapacidades, personas de la tercera edad y hogares con ingresos más bajos. Muchos de estos grupos también tienen dificultades para acceder a una vivienda de su elección debido a la discriminación, los obstáculos discriminatorios, la marginación de la vivienda y la falta de acceso a recursos o servicios. La escasez de viviendas disponibles agrava las barreras para los hogares con ingresos extremadamente bajos a moderados, así como para las poblaciones altamente discriminadas, incluidos los residentes BIPOC, las personas LGBTQ+, las personas de la tercera edad y las personas con discapacidades. Algunos arrendadores están aplicando medidas de aceptación más estrictas, como requisitos más estrictos en materia de ingresos y capacidad crediticia, y no exigen antecedentes penales para acceder a una vivienda de alquiler. La propiedad de la vivienda también es inalcanzable para muchos hogares, en particular para los residentes BIPOC, que experimentan obstáculos como el limitado acceso a los préstamos hipotecarios, otras prácticas crediticias abusivas, la discriminación en la evaluación de las viviendas y la direccionalidad y la exclusión de la propiedad inmobiliaria.

Meta 5: Ampliar el Acceso a las Oportunidades y al Patrimonio Comunitario en los Vecindarios con Recursos Limitados.

Los residentes de los R/ECAPs de la Ciudad y otras áreas con alta pobreza tienden a presentar niveles más bajos de acceso a los recursos y oportunidades de la comunidad, impactando en una serie de resultados que incluyen la salud de los residentes, la esperanza de vida y el bienestar financiero. Impulsada por una historia de distribución no equitativa de los recursos y por las políticas de la Ciudad que promueven la marginación residencial, la necesidad de inversión en los vecindarios es especialmente aguda en las áreas del Este, Centro y Sur de Los Ángeles y en el Valle de San Fernando, que tienen las tasas más altas de pobreza y los niveles más bajos de acceso a recursos vitales como escuelas de alto rendimiento, empleo, calidad medioambiental, tiendas de alimentos frescos, atención de la salud, parques y espacios abiertos. El acceso a un transporte económico es notablemente limitado en algunas partes del Oeste y el Norte de Los Ángeles. Ciertos segmentos de la Ciudad se enfrentan a niveles más bajos de acceso a instalaciones, infraestructuras, recursos y servicios comunitarios de alta calidad.

En conjunto, estos indicadores muestran que la falta de acceso a instalaciones, recursos y servicios comunitarios de alta calidad en algunas áreas de la Ciudad restringe el acceso a una elección de vivienda justa al limitar las oportunidades de los residentes. Para hacer frente a las desigualdades en los recursos de la comunidad y la falta de acceso a las oportunidades, los miembros de la comunidad durante el proceso de la AFH solicitaron una inversión continua en servicios, instalaciones e infraestructuras en estas comunidades.

요약 보고서

서문

로스앤젤레스 주택부(LAHD)와 로스앤젤레스 시 주택청(HACLA)은 로스앤젤레스의 공동 2023~2028 공정 주택 평가(AFH)를 작성하기 위해 협력하고 모자이크 커뮤니티 계획(Mosaic Community Planning)을 유지했습니다. 이 AFH 에는 공정 주택 선택 및 주택 기회 이용의 장벽에 대한 광범위한 조사가 포함되어 있습니다. 미국 주택 및 도시 개발부(HUD)의 2015 년 HUD 프로그램에 참여하는 관할권에 대한 공정 주택 강화(AFFH)에 관한 최종 규칙은 AFFH 를 주택 차별 퇴치를 넘어 인종 차별 패턴을 극복하고 기회에 대한 접근을 제한하는 장벽이 없는 포용적인 지역사회를 육성하는 의미 있는 조치를 취하는 것으로 정의했습니다. AFFH 는 관할권이 공정 주택 선택을 장려하고, 인종 및 민족을 포괄하는 주택 점유 패턴에 대한 기회를 제공하고, 공정 주택 선택에 대한 구조적 및 체계적 장벽을 식별하고, 장애인이 물리적으로 접근하고 사용할 수 있는 주택을 장려하도록 요구합니다.

이 2023~2028 년 공정 주택 평가는 시의 2018~2023 년 공정 주택 평가 및 2021 년 공정 주택 분석의 주택 요소 평가를 포함하여 로스앤젤레스에대해 완료된 이전 공정 주택 작업을 기반으로 합니다. 2023-2028 년 AFH 는 또한 시가 HUD 로부터 매년 받는 연방 보조금을 극대화하여 시에서 가장 도움이 필요한 지역을 해결하는 방법을 보여주는 시의 2023-2027 년 통합 계획에 명시된 목표를 알리는 데 도움이 됩니다. 이 AFH 는 HUD 의 공정 주택 요구 사항 평가를 따르며 HUD 가 제안한 형평성 계획의 요소를 포함합니다. 이 AFH 는 또한 지역 공정 주택 집행, 기존 법률 및 자원, 정부 지원 주택, 장애인을 위한 공정 주택 문제를 조사합니다. AFH 는 이러한 공정 주택 문제를 해결하기 위한 목표와 전략으로 결론을 내립니다.

지역사회 참여

로스앤젤레스 공정 주택 평가의 중요한 구성 요소에는 로스앤젤레스의 공정하고 저렴한 주택 요구 사항 및 조건, 지역사회 개발 활동 그리고 기회 및 자원의 이용에 관한 의견을 수집하기 위한 강력한 지역사회 참여 프로세스의 수행이 포함되었습니다. 주민 및 이해관계자와의 의미 있는 참여에는 지역사회 회의 개최, 이해관계자 포럼, 다양한 시 및 카운티 부서 대표와의 일대일 세션, 지역사회 전체에 설문조사 배포 등이 포함되었습니다. 대중 참여 과정에서 확인된 우선순위는 5 개년 목표 및 전략 개발을 포함하여 AFH 를 안내하는 데 중요한 역할을 했습니다. 토론 주제에는 공정 주택에 대한 장벽, 주택 차별, 기회 활용 및 공정 주택 자원이 포함되었습니다.

AFH 의 이 섹션에서는 AFH 를 위해 수행된 지역사회 참여 활동에 대한 개요를 제공하고 지역사회 봉사활동 작업을 통해 전달된 주제를 식별하며 다양한 토론 세션 및 공공 설문조사의 응답을 요약합니다. 전체 설문조사 결과와 지원 증거 자료는 부록에서 확인할 수 있습니다.

지역사회 회의

거주자: 일련의 7 회 가상 커뮤니티 회의를 통해 총 120 명의 참석자가 로스앤젤레스의 저소득 임차인이 겪는 주택 차별 및 주택 장벽에 대한 우려를 제기했습니다. 도시 전역에 걸쳐 빈민가의 고급 주택지화, 이주 및 임대료 상승과 관련된 우려가 있습니다. 기존 주택 서비스 및 자원이 널리 알려져 있지 않거나 쉽게 식별할 수 없습니다. 기존 조례는 더 많은 시행이 필요하고, 집행 자금이 적절하게 제공되지 않았으며 임차인은 소득, 인종, 성별, 장애 상태 등에 따라 차별을 받았고, 노숙자는 극적으로 증가했으며 거리에 집이 없는 사람들이 더 많아짐에 따라 계속해서 증가할 것이며, 기존 임대료 보조금 프로그램은 자금이 부족하고 탐색이 어려우며, 임대료가 계속해서 인상되거나 혹은 더 저렴한 가격으로 인하되지 않았고, 퇴거 사례가 증가하고 있습니다.

서비스 제공자, 지역사회 기반 조직 및 주택 제공자: 총 252 명의 참석자가 회의에 참여하여 주택을 찾을 때 주민들이 차별을 받을 위험에 처하게 만드는 부족한 소득과 기존 주택 프로그램과 관련된 장벽, 임대 지원 및 시에서 제공하는 기타 서비스가 불충분하여 더 나은 조정이 필요하고 잠재적 참가자에게 더 잘 설명되어야 하는 점 등을 포함한 공정 주택 문제를 제기했습니다. 또한, 가정폭력 생존자, 무주택 지역사회 구성원, LGBTQ+ 거주자, 트랜스젠더, 성비순응자, 간성(TGI) 거주자, 서류 미비자, 흑인, 원주민, 유색인종(BIPOC) 거주자 등 취약한 지역사회 구성원에 대한 보호를 확대해야 할 필요가 있습니다. 소득원 차별과 부실한 주택 관리도 공정 주택에 대한 장벽으로 제시되었습니다.

포커스 그룹: 시와 비영리 파트너 기관은 로스앤젤레스 전역에서 가상 및 오프라인으로 12 회의 포커스 그룹 회의를 개최했습니다. 목표는 대규모 공공 참여 활동에서 전통적으로 소외되었던 사람들과 장소, 특히 저소득층, 흑인, 라틴계, 원주민, 아시아계 미국인, 태평양 섬 주민 지역사회, 노인 및 청소년의 피드백을 참여시키고 수집하는 것이었습니다. 포커스 그룹은 다음과 같은 주제를 식별했습니다. 역사적 및 현재의 체계적 인종 차별로 인해 대부분의 보호 그룹은 주택을 구매할 수 없습니다. 이용 가능한 주택은 주거할 수 없으며 음식, 교육, 녹지 공간, 문화 네트워크와 같은 자원에서 멀리 떨어져 있습니다. 지역 개선 활동은 지역사회 이동과 규제되지 않은 개발을 초래합니다. 신체적, 정서적, 사회적 능력이 서로 다른 사람들은 여전히 주택 이용에 있어 심각한 어려움에 직면해 있습니다. 일부 참가자들은 버림받고, 정보가 부족하며, 기존 시스템과 프로그램에 대한 믿음이 부족하다고 느꼈습니다.

설문조사

지역사회 회원 주민 설문조사: 주택 및 지역 사회 요구 사항 설문 조사는 프로젝트 웹사이트와 서면을 통해 전자적으로 7 개 언어로 시 주민들에게 제공되었습니다. 총 500 개의 응답이 접수되었습니다. 지역사회 설문조사에서는 주민과 이해관계자들에게 공정 주택 이용, 저렴한 주택 요구 사항 및 시의 공공 서비스 제공에 대한 장벽에 대해 질문했습니다. 주택 구입 가능성과 지역사회 자산 이용 격차에 관한 주요 주제와 조사 결과에는 가장 큰 문제인 저렴한 주택 부족, 장애인이 접근할 수 있고 대가족과 노인 거주자에게 적합한 이용 가능한 주택 부족, 일할 수 있는 기회와 근접할 필요성 등이 포함됩니다. 높은 임대료를 제외하면, 설문조사에 참여한 대부분의 사람들은 자신의 동네 전체를 마음에 들어하거나 적어도 만족해 합니다. 로스앤젤레스의 주택 가용성에 대해 질문했을 때, 설문 응답자의 대다수는 저렴한 주택, 주택 소유 지원, 섹션 8 바우처 수용, 아동 및 장애인에게 적합한 주택 그리고 노인 주택 순으로 필요성을 지적했습니다.

설문조사 응답자의 거의 40%가 로스앤젤레스에서 주택을 검색할 때 주택 차별을 경험했다고 보고했습니다. 로스앤젤레스에서 주택 차별을 경험한 응답자의 78.4% 이상이 집주인이나 부동산 관리자에 의해 차별을 받았다고 응답했습니다. 29.5% 이상이 시 또는 카운티 직원에 의해 차별을 받았다고 응답했습니다. 차별 이유는 인종, 소득원, 연령, 민족, 장애, 가족 상태, 성별, 언어 순으로 응답에서 가장 흔했습니다.

기관 및 조직 설문조사: 시의 서비스 제공자 및 기관/조직 대표자를 대상으로 한 주택 및 지역사회 요구 사항 설문조사는 그들이 서비스를 제공하는 대상의 공정 주택 장벽에 대해 질문을 했습니다. 75 개의 응답에는 공정 주택에 대한 주요 장벽으로 주택 공급자로부터의 차별, 높은 주택 비용으로 인한 이주, 저렴한 주택 부족, 장애인과 노인을 위한 주택 옵션 부족, 로스앤젤레스 전역에 걸쳐 지역(대부분 흑인 및 기타 유색 인종 지역사회)에 대한 투자 부족이 포함되었습니다.

지역사회 자산에 대한 분리 및 접근성

로스앤젤레스는 매우 다양성이 높지만 민족 및 인종 그룹 그리고 제한된 영어 구사를 하는(LEP) 그룹으로 극도로 분리되어 있습니다. 인구 조사 지역이나 유사한 작은 지리적 영역에 유사한 인종 및 민족 그룹이 있는 경우 분리 수준이 낮은 것으로 간주됩니다. HUD 의 데이터에 따르면 로스앤젤레스의 인종 분리는 흑인이나 아프리카계 미국인과 백인 거주자 사이에서 높고, 히스패닉계나 라틴계와 백인 거주자 사이에서 높게 나타납니다. 시의 분리주의 역사와 관련하여 AFH 는 지역사회 자산에 대한 이용 격차를 조사했습니다.

환경적으로 건강한 지역, 의료, 신선한 식품, 교육, 안정적인 광대역/Wi-Fi, 고용, 가계 소득, 일자리와의 근접성, 차량 이용 부문에서 흑인 또는 아프리카계 미국인 거주자와 히스패닉계 또는 라틴계 거주자의 지역사회 자산에 대한 이용 수준이 낮습니다.

로스앤젤레스의 높은 주택 가격에 대한 분석에 따르면 로스앤젤레스의 저소득층 가구(비율이 불균형적인 흑인, 아프리카계 미국인, 히스패닉 또는 라틴계)의 주택 이용이 제한되는 것으로 나타났습니다. 법적 보호에도 불구하고 섹션 8 바우처에 대한 차별이 계속 만연하고 있기에 주택 보조금 프로그램은 높은 주택 비용을 해결하는 데 효과적인 도구가 아닙니다. 섹션 8 바우처에 대한 차별은 흑인 또는 아프리카계 미국인 및 히스패닉 또는 라틴계 바우처 소지자에게 불균형적으로 영향을 미치는데, 이는 인종, 민족 또는 출신 국가에 따른 더 높은 수준의 차별에 직면하기 때문입니다.

로스앤젤레스 지역의 환경 건강 오염에 대한 노출과 유독성 현장의 근접성은 인근 거주자의 건강에 부정적인 영향을 미치며, 보호 계층에 불균형하게 영향을 미칠 경우 공정 주택 문제로 간주됩니다. 21 개의 로스앤젤레스 인구 조사 지역은 오염 부담 수준이 매우 높으며 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계 인구가 많은 지역에 위치하고 있습니다. 오염 부담이 적은 로스앤젤레스 지역은 도시의 인종 밀집 지역 내 또는 인근에 위치하는 경향이 있습니다.

정신 건강 관리를 포함한 의료 서비스: 주택 비용을 지불하는 데 어려움을 겪고 있거나 주거가 안전하지 않거나 불안정한 도시 거주자는 정신 건강 관리를 포함한 의료 서비스에 대한 이용 수준이 낮아 부정적인 건강 결과로 어려움을 겪습니다. 주택 차별은 또한 부정적인 건강 결과에 기여합니다.

식료품점 및 신선 식품: 2023 년에 로스앤젤레스 카운티에서 식량 불안정을 겪는 가구 수는 3 분의 1 로 급증했으며, 그 비율은 히스패닉계, 라틴계, 흑인 또는 아프리카계 미국인 거주자의 비율이 백인 거주자보다 3 배 더 높았습니다. 흑인이나 아프리카계 미국인, 히스패닉이나 라틴계 인구가 거주하는 일부 지역에는 건강하고 신선한 식품 소매업체가 거의 존재하지 않습니다. 차량에 대한 접근성이 떨어지는 것도 하나의 요인입니다.

로스앤젤레스에서 인종 및 민족에 따른 기회에 대한 접근성에 몇 가지 격차가 나타났습니다. 특히 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계, 아시아계 및 아메리카 원주민 거주자는 백인 거주자보다 우수한 학교에 대한 접근성이 현저히 낮고 노동 시장 참여 수준이 낮으며 빈곤율이 낮은 지역에 대한 접근성이 낮습니다. 로스앤젤레스 동부와 남부는 학교 숙련도, 취업 기회, 의료 및 건강 식품에 대한 접근성 등급이 낮습니다. 광대역(인터넷) 액세스의 격차로 인해 거주자의 취업, 교육 및 기타 강화 프로그램에 대한 접근성이 떨어집니다. 로스앤젤레스는 광대역 액세스를 늘리기 위해 Get Connected(인터넷에 연결) 로스앤젤레스 사이트를 구현했습니다. 2024 년 로스앤젤레스는 미국 최초로 디지털 차별 금지법을 통과시킨 도시가 되었습니다.

AFH 는 신뢰할 수 있고 이용 가능한 교통 수단의 필요성을 포함하여 장애인의 이용을 거부하는 공정 주택 장벽을 해결합니다. 미국 장애인법을 준수하는 보도를 만들기 위한 시의 안전한 보도 LA 프로그램이 시행되었지만 많은 수리 작업이 아직 완료되지 않았습니다. AFH 는 또한 이용 가능한 학교와 교육 프로그램 및

고용 기회의 가용성을 조사합니다. LAHD 의 장애인이 이용 가능한 주택 프로그램은 장애인이 저렴하고 이용 가능한 주택을 임대하고, 사용하고, 누릴 수 있는 동등한 기회를 보장하도록 설계되었습니다.

저렴한 주택 이용 기회: 로스앤젤레스 시 주택청(HACLA)은 시의 공공 주택 및 섹션 8 바우처 프로그램을 관리합니다. 로스앤젤레스 시 주택부는 또한 일부 저렴한 주택 프로젝트 및 프로그램을 유지하고 있습니다. 특히 COVID-19 팬데믹으로 인한 위기로 인해 임대료 인상 및 퇴거를 규제하기 위해 여러 시 조례가 제정되거나 확대되었습니다. 2020 년 3 월 30 일부터 2024 년 1 월 31 일까지 대부분의 임대 유닛에 대해 연간 임대료 인상이 금지되었습니다.

AFH 는 인종, 민족, 가족 상태, 지역, 공공 주택 기관(PHA) 지원 및 기타 주택 수요에 따라 시의 주택 요구 사항에 대한 데이터를 제공합니다. 로스엔젤레스 거주인 전체 가구의 절반 이상(55%)이 적어도 한 가지 주거 문제를 겪고 있습니다. 주택 소유주와 임차인의 상당수가 비용 부담을 겪고 있으며, 임차인의 17%도 과밀 현상을 보고하고 있습니다. 장애인이 포함된 가정은 주거 문제를 겪을 가능성이 훨씬 더 높습니다. 흑인 또는 아프리카계 미국인 가구, 그리고 히스패닉계 또는 라틴계 가구가 그 뒤를 이어 비용 부담 발생률이 가장 높았으며(소득의 30% 이상을 주택에 지출) 주택 문제가 발생할 가능성이 가장 높았습니다. 로스앤젤레스 시에는 저렴한 주택이 극도로 부족해 노숙 위기가 계속되고 있습니다. 2022 년에 Karen Bass 시장은 비상사태를 선포하고 노숙 문제를 해결하기 위한 행정 명령을 발표했습니다.

주택 소유 및 경제적 기회에 대한 접근성: 주택 소유 접근에 대한 논의에서 AFH 는 과거와 현재의 접근 장애 요소가 흑인 또는 아프리카계 미국인과 히스패닉계 또는 라틴계 인구의 주택 소유율에 상당한 영향을 미쳤다는 사실을 확인했습니다. AFH 는 2020 년 미국 인구 조사 지역 데이터를 기반으로 지도를 제공합니다. 그 결과 로스앤젤레스의 경우 백인 가구의 주택 소유율이 47%로 가장 높고 아시아 가구의 주택 소유율이 38%로 그 다음입니다. 히스패닉계 또는 라틴계 가구의 30%가 자가 주택을 소유하고 있는 반면, 흑인 또는 아프리카계 미국인의 주택 소유율은 25%이고 태평양 섬 주민의 주택 소유율은 24%입니다. 로스앤젤레스에서 주택 소유자의 대다수(59%)가 75 세 이상이고 주택 소유자의 12%만이 35 세 미만입니다. 시의 산 페르난도 밸리 구역에는 유닛 소유자의 73%가 점유하여 주택 소유 비율이 가장 높은 지역이 포함되어 있습니다. 로스앤젤레스 중부 지역은 임차인 비율이 가장 높으며, 유닛의 86% 이상에 임차인이 거주하고 있습니다. 흑인 또는 아프리카계 미국인, 태평양 섬 주민, 이민자(특히 멕시코나 중미 출신) 또는 장애인이 있는 가정은 주택 소유 기회를 가로막는 장벽을 경험할 가능성이 더 높습니다.

로스앤젤레스 시는 최초 주택 구입자를 위해 저소득층 구매 지원(LIPA), 중도 소득층 구매 지원(MIPA), 모기지 신용 인증(MCC) 등 세 가지 프로그램을 제공합니다.

AFH 는 주택 소유 문제에 대한 기타 접근성 문제를 신용, 저렴한 금융 서비스, 평판 좋은 재정 상담, 생활이 가능한 수준의 임금을 받는 안정적인 고용 등을 포함하여 공정 주택에 대한 장벽으로 설명합니다. 이러한

장벽을 해결하기 위한 노력의 일환으로 다양한 시, 로스앤젤레스 카운티 및 비영리 금융 프로그램에서 금융 지식 및 신용 자원을 제공합니다.

공정한 부동산 평가 및 가치 평가에 대한 접근성: AFH 는 흑인 또는 아프리카계 미국인 주택 및 지역의 레드라이닝 및 평가 절하를 공정 주택에 대한 인종 기반 장벽으로 설명하며, 이는 흑인 소유 주택에 대한 평가 편향으로 오늘날에도 계속되고 있습니다. LA 카운티의 최근 연구에 따르면 백인 감정평가사가 흑인이나 아프리카계 미국인, 히스패닉계 또는 라틴계 소유 주택을 과소평가할 때 감정 편향이 발생할 가능성이 더 높은 것으로 나타났습니다. 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계 인구가 대다수인 이러한 가정은 과소 평가될 가능성이 두 배나 높습니다.

공정 주택 정책 및 관행

AFH 는 로스앤젤레스의 주택 위치와 사용에 공정 주택 영향을 미친 요인을 조사합니다. 요인으로는 분리, 통합 및 저렴한 주택에 대한 접근성에 영향을 미치는 요인이 포함됩니다. 이 분석에는 로스앤젤레스 시 주택 당국(HACLA)의 시 공공 주택청의 정책, 관행 및 프로그램에 대한 설명이 포함되어 있습니다.

이 섹션에서는 대부분의 로스앤젤레스 증서에 인종적으로 제한적인 계약이 만연해 있음을 포함하여 로스앤젤레스의 구역 지정의 차별적 역사를 살펴봅니다. 이러한 증서는 오늘날에는 불법이지만 경제 및 취업 기회, 주택 선택 및 주거 자산 구축 기회, 교육 성취, 선택한 지역에서 공공 및 사적 배제의 피해자였던 가족 세대의 건강 및 삶의 결과에 계속 영향을 미치고 있습니다.

AFH 는 섹션 8 바우처 사용 또는 COVID-19 로 인한 소득 손실 또는 그들을 괴롭히는 집주인과의 나쁜 관계로 인해 차별 및 잠재적 주택 손실에 직면한 사람들에게 공정 주택 및 퇴거 방지 보호 적용 범위를 확대하기 위해 최근에 시행된 뉴욕시의 법률에 대해 설명합니다. 이러한 법률에는 임대 지원을 이용하는 임차인을 위한 소득원(섹션 8 포함) 보호 및 다음을 포함하여 저렴한 주택에서 임차인을 직접 또는 간접적 이주/퇴거로부터 임차인을 보호하는 교육, 집행 및 프로그램에 대한 주의가 포함됩니다.

- **RSO 임대료 통제 집행**: 적용 부동산에 대한 임대료 인상 및 퇴거를 규제하고 퇴거된 임차인에 대한 이주 지원을 요구합니다.
- **엘리스 법 집행**: LA 는 엘리스 법 퇴거로 인한 이주로부터 세입자를 더 잘 보호하기 위한 조례를 통과시켰습니다.
- **정당한 퇴거 보호 프로그램**: 주거용 임차권의 법적 종료 사유를 더욱 제한하고 더 높은 이주 지원을 제공합니다.
- **주택 공유 조례(HSO) 시행**: 주거 유닛을 단기 임대로 전환하는 것을 방지합니다.

- **퇴거 방지 프로그램**: 집주인과 임차인에게 다양한 COVID-19 긴급 명령에 따른 권리와 책임을 교육하고, 단기 임대 지원을 제공하고, 퇴거 전 및 지속적인 법률 지원을 제공합니다.
- **임차인 괴롭힘 방지 조례(TAHO)**: 학대적인 집주인에게 임차인을 조종하거나, 위협하거나, 괴롭혀 건설적인 퇴거(또는 자발적 포기)를 유도한 책임을 묻습니다.
- **저렴한 유닛 교체 시행**: 시에서는 개발 인센티브 프로그램(주 밀도 보너스법, 대중 교통 중심 지역사회 등), 시의 2021-2029 주택 요소의 부지 목록에 명시된 기존 유닛, SB 330(2019)에 따른 임의 다가구 프로젝트 및 장관급(정당 권리) 프로젝트에 대해 2019 년 캘리포니아 주택 위기법(SB 8 로 개정됨)에 따른 "순손실 금지" 및 저렴한 주택 교체 요건을 시행합니다. 교체 의무가 적용되는 제안된 주택 개발 소유자는 교체 유닛 결정 신청서(SB 8 RUD)를 작성해야 합니다.
- **임차인 반환 권리 집행** : 해당 "보호 대상 유닛"의 저소득 임차인은 계획된 철거 이전에 남아 있을 권리, 이주 혜택을 받을 권리 및 반환할 권리가 있습니다.
- **임차인 거주 가능성 조례(THO) 시행** : 개조 공사 중 승인된 임차인 거주 가능성 계획 및 이주 계획을 요구합니다.
- **비허가 주거 유닛 조례**: 다세대 건물의 일부 비허가 유닛에 대해 구역 설정 및 건축법 규정을 준수하도록 하기 위한 자발적 절차를 제공하며 안전 및 경제성 요구 사항을 포함합니다.
- **미납 한도 조례**: 한 달치 미만의 공정 시장 임대료를 지불하지 못한 임차인은 임대료 미납으로 인해 퇴거될 수 없습니다.
- **경제적 이주를 위한 이주 지원 조례**: 집주인에게 임대료 10% 이상의 인상 혹은 5% 이상의 인플레이션으로 인해 집을 떠나야 하는 임차인에게 이주 지원을 제공하도록 요구합니다. 이주 비용은 일반적으로 해당 유닛의 공정 시장 임대료(HUD 수치 기준)의 3 배에 1,411 달러의 이사 비용을 더한 금액입니다.

또한 일시적인 팬데믹 관련 보호 조치가 만료됨에 따라 시는 긴급 명령을 보다 영구적인 지원 시스템으로 대체했습니다. 시는 기존 주택 유닛을 보존하고 임차인이 집과 지역사회에서 이주하는 것을 방지하는 데 도움이 되는 조례와 프로그램을 채택했습니다. 시는 또한 임대료 지원을 제공하고 저렴한 주택 생산을 위한 추가 자금을 제공하여 노숙자 문제를 해결하기 위해 Measure United 를 House LA(ULA)에 전달했습니다.

공정 주택 불만 사항, 조사, 규정 준수 및 집행

이 섹션에서 AFH 는 시의 공정 주택 의무와 관련된 세 가지 중요한 연방 사례를 설명합니다. 시를 상대로 제기된 허위 청구법 소송과 합의에 따른 두 건의 ADA/FHA 이용 가능성 소송에서는 시와 현재 없어진 재개발 기관이 HUD 에 제출된 주택 보조금 청구와 관련하여 재활법 504 조, 공정 주택법 및 공정한 주택을 긍정적으로 발전시킬

의무를 포함한 연방 접근성 법률 준수를 허위로 증명했다고 주장합니다. 다른 두 건의 관련 사례에는 시가 수천 개의 저렴한 주택을 생산하거나 개조하도록 요구하는 합의 계약이 있습니다. 시는 또한 합의 계약에 따른 의무를 이행하고 관리하기 위해 장애인이 이용 가능한 주택 프로그램(AcHP)을 수립했습니다.

AFH 는 불만 사항을 접수, 조사 및 제기하고 필요한 경우 법적 조치를 취함으로써 주택 차별을 근절하기 위한 기타 중요한 공정 주택 옹호 활동 및 파트너십에 대해 설명합니다. 주택 권리 센터에는 2016 년부터 2022 년까지 로스앤젤레스의 주택 차별에 대한 약 8,000 건의 불만 사항 및 문의가 접수되었습니다. 이러한 차별 불만 및 문의의 대부분은 신체적, 정신적 장애, 가족 상태, 인종, 성별, 출신 국가, 소득원, 성적 취향, 종교, 연령 및 결혼 여부에 기반했습니다.

이 섹션에서 AFH 는 연방, 주 및 지역 법률에 따른 공정 주택 권리에 대해 설명합니다.

시민권 집행 사례 해결을 지원하기 위해 시는 2019 년에 시민권 및 인권 조례를 채택했습니다. 이 조례는 로스앤젤레스 시에서, 개인 고용, 주택, 교육 및 상업적 측면에서개인의 실제 또는 인지된 인종, 피부색, 민족, 신념, 연령, 출신 국가, 종교, 시민권 상태, 성별, 성 정체성 또는 표현, 성적 지향, 장애, 건강 상태, 유전 정보, 결혼 여부, 파트너십 상태, 고용 상태, 수입원, 병역 상태, 재향 군인 상태 또는 모국어에 근거한 차별을 금지합니다. 또한 시는 시민권 및 인권 위원회도 설립했습니다. 2020 년 12 월, 시는 지역 주택 공급자에 대한 책임을 강화하고 임차인 및 예비 주택 구입자에 대한 구제 및 보호를 보장하기 위해 로스앤젤레스 시민 그리고 인권 및 형평성 부서(CHRED)를 설립했습니다. CHRED 는 일부 공정 주택 위반을 조사할 수 있습니다.

AFH 는 섹션 8 주택 선택 바우처 프로그램을 관리할 때 HACLA 가 사용하는 선호 목록을 제공합니다. 또한 임차인 유닛 또는 공동 구역의 물리적 변경과 프로그램 규칙 및 정책의 예외, 변경 또는 조정 모두에 대해 HACLA 가 관리하는 모든 HACLA 고객 및 프로그램에 적용되는 HACLA 의 합리적인 편의 규정을 제공합니다. 섹션 8 임차인 기반 바우처의 경우 고객은 유닛/공용 구역에 물리적인 개조를 하기 전에 소유자의 승인을 받아야 합니다. 상황에 따라 변경 비용을 지불하는 것은 고객 또는 소유자의 책임일 수 있습니다. HACLA 소유 유닛의 경우, HACLA 는 장애가 있는 적격 프로그램 신청자에게 이용 가능하고 접근 가능한 유닛을 먼저 제공합니다.

공정 주택 문제, 목표 및 전략

AFH 계획은 공정 주택을 적극적으로 증진하기 위한 다음과 같은 다섯 가지 구체적인 목표를 제공합니다.

목표 1: 특히 높은 주택 비용이 큰 장벽인 기회가 많은 지역에서 저렴한 주택에 대한 접근성과 공급을 증진시킵니다.

로스앤젤레스 임차인의 절반 이상이 소득의 30% 이상을 주택 비용으로 지불하고 있습니다. 저렴한 주택의 심각한부족으로 인해 저렴한 주택 생산 증가, 접근 가능한 주택, 기존 저렴한 기회에 대한 접근성 향상이 절실히 필요해졌습니다.

목표 2: 보조금 및 RSO 유닛을 포함하여 기존 저렴한 주택의 품질을 보존하고 및 유지합니다.

고품질의 저렴한 주택은 모든 주요 도시의 문제이지만, 대부분의 임차인이 비용 부담, 과밀, 완전한 주방이나 배관 시설 부족 등의 문제를 보고하는 로스앤젤레스에서는 특히 우려됩니다. 히스패닉계 또는 라틴계 임차인, 흑인 또는 아프리카계 미국인 임차인, 장애인 가구, 노인 가구 등 주택 차별에 직면할 가능성이 가장 높은 거주자도 주택 문제로 인해 영향을 받을 가능성이 더 높습니다.

목표 3: 보호 대상 집단과 저소득층 및 중산층 가구의 이주를 방지합니다.

목표 #1 및 #2 에서 설명한 대로 로스앤젤레스에 저렴한 주택에 대한 수요가 심각하다는 것은 시가 주민들에게 적절한 주택 공급을 제공하기 위해서는 기존의 저렴한 주택을 새로 개발하고 보존하는 것이 매우 중요하다는 것을 의미합니다. 이러한 목표와 함께 시는 거주자가 주택을 확보한 후 원하는 주택에 계속 머물 수 있도록 보호해야 합니다. 주거 안정에 대한 이러한 필요성은 도시 전체에 걸쳐 존재하지만, 주택 비용 상승으로 인해 도시 전체의 인구 통계에 비해 흑인 또는 아프리카계 미국인, 히스패닉계 또는 라틴계 거주자의 비율이 불균형하게 높아질 가능성이 있는 고급화 지역에서 특히 두드러집니다.

목표 #4: 보호 계층, 극저소득층 및 중산층 가구, 무주택자들에게 주택에 대한 평등한 공정한 이용을 보장합니다.

목표 #1 에서 설명한 대로 경제성과 관련된 주택 수요는 히스패닉계 또는 라틴계 가구, 흑인 또는 아프리카계 미국인 가구, 외국 태생 거주자, 장애인, 노인 및 저소득 가구 등 로스앤젤레스의 여러 집단에 불균형적으로 영향을 미칩니다. 또한 이들 그룹 중 다수는 차별, 차별적 장벽, 주택 분리, 자원이나 서비스에 대한 접근성 부족으로 인해 원하는 주택에 접근하는 데 어려움을 겪고 있습니다. 가용 주택 부족 현상은 극저소득 가구부터 중간 소득 가구뿐만 아니라 BIPOC 거주자, LGBTQ+ 개인, 노인 및 장애인을 포함하여 차별이 심한 인구의 장벽을 높입니다. 일부 집주인은 더 높은 소득 및 신용 점수 요건을 포함하고 임대 주택 자격을 얻기 위해 범죄 기록을 요구하지 않는 등 보다 엄격한 승인 조치를 사용하고 있습니다. 또한 많은 가구, 특히 BIPOC 거주자의

경우 주택 담보 대출 이용 제한, 기타 약탈적 대출 관행, 주택 평가에서의 차별, 부동산 조정 및 레드라이닝과 같은 장벽을 겪고 있는 가정에서는 주택 소유권을 얻을 수 없습니다.

목표 5: 자원이 제한된 지역에서 기회와 지역 자산에 대한 접근성을 확대합니다.

시의 R/ECAP 및 기타 빈곤율이 높은 지역의 주민들은 지역사회 자원 및 기회에 대한 접근성이 낮은 경향이 있어 주민의 건강, 기대 수명, 재정적 복지 등 다양한 결과에 영향을 미칩니다. 불공평한 자원 분배의 역사와 주거 분리를 조장하는 시 정책에 따라, 빈곤율이 가장 높고 성과가 좋은 학교, 고용, 환경 품질, 신선 식품 소매업체, 의료, 공원 및 열린 공간과 같은 필수 자원에 대한 접근성이 가장 낮은 LA 동부, 중부 및 남부 LA 와 샌 페르난도 밸리 일부 지역에서 지역 투자의 필요성이 특히 심각합니다. 로스앤젤레스 서부와 북부 지역에서는 저렴한 교통수단 이용이 특히 제한되어 있습니다. 시의 특정 구역에서는 고품질 지역사회 시설, 인프라, 자원 및 서비스에 대한 이용 수준이 낮습니다.

종합적으로, 이러한 지표는 시의 일부 지역에서 고품질 지역사회 시설, 자원 및 서비스에 대한 접근성이 부족하여 주민들의 기회가 제한되어 공정 주택 선택에 대한 접근이 제한된다는 것을 보여줍니다. 지역사회 자원의 격차와 이에 따른 기회 이용의 부족을 해결하기 위해 AFH 과정에서 지역사회 구성원은 지역사회의 인근 서비스, 시설 및 인프라에 대한 지속적인 투자를 요구했습니다.

COMMUNITY ENGAGEMENT

An important component of the Los Angeles Assessment of Fair Housing involved conducting a robust community engagement process to gather input regarding fair and affordable housing needs and conditions, community development activities, and access to opportunity and resources in Los Angeles. The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) used a variety of approaches to support meaningful engagement with residents and stakeholders. These methods included holding community meetings, stakeholder forums, resident focus groups, one-on-one sessions with different City and County department representatives, and distributing community-wide surveys in English and six other languages (Spanish, Chinese, Korean, Persian, Armenian, and Tagalog).

Los Angeles residents and service providers were invited to provide input for the AFH by taking a community-wide survey or participating in virtual community meetings. Along with the survey tools and public meetings, the AFH planning team led several focus groups with key stakeholders representing a variety of viewpoints and experiences relevant to the development of the AFH.

The City and HACLA partnered with the Liberty Hill Foundation ("Liberty Hill") to sponsor a series of focus groups held through local organizations that serve residents vulnerable to fair housing issues. Liberty Hill subcontracted with eight local community organizations to do this work: Alliance of Californians for Community Empowerment (ACCE), Eastside LEADS, LA Forward, LA Community Action Network, NoHo Home Alliance, Strategic Actions for a Just Economy, Strategic Concepts in Organizing and Policy Education (SCOPE) and United Americans for Indian Involvement (UAII). Liberty Hill also conducted a one-hour interview with the Executive Director of the Southeast Asian Community Alliance (SEACA) to get a sense of the challenges facing low-income community members in Chinatown. A summary of Liberty Hill's work and related findings are included in this section, and their complete report is provided as an appendix to the AFH.

Priorities identified during the public engagement process were instrumental in guiding the AFH, including the development of the five-year goals and strategies.

SUMMARY OF COMMUNITY ENGAGEMENT ACTIVITIES

The City's AFH planning team engaged with community members and partners representing a variety of perspectives and experiences through in-depth consultation meetings, community meetings, a community survey, a survey for agencies and organizations, and community meetings. The planning team held a total of 33 meetings during the development of this AFH, including 9 open to the public and 24 with a variety of internal and external stakeholders. All meeting registration pages asked attendees to provide any language assistance and reasonable accommodations requests in advance of the meetings. For all public meetings, the City reserved language services through its translation services contractor, and American Sign Language (ASL) interpretation and Communication Access Realtime Translation (CART) services through the City's Department on Disability.

Discussion topics included barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. Over 250 individuals representing 115 community organizations and agencies participated in a consultation meeting and 120 community members participated in a community meeting representing a range of viewpoints, including fair housing, community and economic development, education, public health, health services, senior services, other public services, homelessness, housing and services for people with disabilities, other special needs housing, real estate, historic preservation, local government,

emergency response, domestic violence services, and others. Stakeholder groups specifically included in consultation meetings, public meetings, and focus groups included LGBTQ+ individuals, persons with disabilities, seniors/aging residents, public housing residents, low- and moderate-income tenants, people who are unhoused or living in single room occupancy (SRO) housing, and individuals with limited English proficiency (LEP).

This section provides an overview of the community engagement activities conducted for the AFH, and identifies themes heard through the community outreach effort and summarizes responses received during meetings, forums, focus groups and surveys. Complete survey results and evidence of outreach materials are found in the appendix.

COMMUNITY MEETINGS

In December 2022, the City of Los Angeles hosted a series of seven virtual community meetings in the evening to discuss the City's AFH and receive residents' feedback. The meetings, held via Zoom, provided information on federal, state, and local fair housing protections and sought input from community members on housing barriers and their experiences. Attendees discussed housing needs in their community, fair housing issues, and opportunities for improvement. During each meeting, information was provided in English and Spanish in the chat regarding how to contact LAHD, HACLA and the Housing Rights Center to request assistance or make a complaint.

The meetings targeted specific areas of the City but were open to all and included a total of 120 attendees. Through its community engagement process, the City attempted to reach individuals residing in Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) such as the Harbor and Wilmington area, and those with Limited English Proficiency (LEP). YouTube video recordings of each community meeting are available on the City's project website, and received 783 views through January 2024.[1]

Meeting registration pages inquired whether participants needed any language or other accommodations to participate in the meetings. Spanish and American Sign Language interpretation, as well as English captioning, was available at all meetings and each meeting opened with instruction (in English, Spanish, and ASL) about how to access the appropriate language channel. ASL interpretation was recorded during the West Los Angeles meeting and made available on the project website.

[1] City of L.A. Assessment of Fair Housing website: https://housing.lacity.org/residents/assessment-of-fair-housing

TABLE 1. COMMUNITY MEETING DATES AND ATTENDANCE

Community Meeting 1: North Valley	Thursday, December 1, 2022 10 attendees
Community Meeting 2: South Valley	Monday, December 5, 2022 18 attendees
Community Meeting 3: South Los Angeles	Tuesday, December 6, 2022 20 attendees
Community Meeting 4: Harbor	Thursday, December 8, 2022 8 attendees
Community Meeting 5: Central Los Angeles	Monday, December 12, 2022 23 attendees
Community Meeting 6: East Los Angeles	Tuesday, December 13, 2022 16 attendees
Community Meeting 7: West Los Angeles	Thursday, December 15, 2022 25 attendees

Listed below are the four prominent themes that emerged from resident input received during the community meetings. Complete notes with comments received at each meeting are provided in an appendix to the AFH.

TABLE 2. COMMUNITY MEETING THEMES

Low-income renters are experiencing housing discrimination and housing barriers in Los Angeles.	Many renters have experienced income-based discrimination due to credit checks and landlord unwillingness to accept Section 8 vouchers. New construction is often luxury/expensive units, and it can be hard to find affordable and/or accessible units. There are concerns related to gentrification, displacement and rising rental rates across the City. These issues impact housing choice for low-income people, families, seniors, people with disabilities, and more.
Housing services and resources in Los Angeles are not easily accessible.	Community meeting participants expressed that finding information online or through various hotlines is time-consuming and often leads to a disappointing outcome. Assistance is not provided efficiently, and people have expressed frustration trying to find someone to answer their questions.

Existing ordinances need to be reviewed and ensure they are effective and enforceable.	Participants stated the existing programs such as Section 8 and other voucher programs have long waitlists that make it nearly impossible for someone to find housing quickly. Some programs have strict requirements that are not transparent and often disqualify people due to small changes in income, employment, familial status, and more. Source of income is protected at the state and local level, but discrimination against voucher holders still occurs. Similarly, while the City of Los Angeles has a Tenant Anti-Harassment Ordinance, enforcement has not been adequately funded and tenants have been subject to discrimination based on their income, race, sex, disability status, etc.
There has been an increase in homelessness across the City and a stigma against unhoused people.	Ongoing pressures from the COVID-19 pandemic and inflation are impacting many people across the City. Participants noted homelessness has increased and people are struggling to find housing due to the high cost of rent and the lack of housing stock in general. There is a lack of sufficient homeless shelters across the City and many are located in unsafe areas. Many participants noted the increase in tents in some areas. Despite eviction prevention measures, evictions still occur, forcing many people onto the street who could no longer afford the units they lived in.

CONSULTATION MEETINGS

In March 2023, LAHD and HACLA held 12 virtual AFH consultation sessions with service providers, agency directors, non-profit organizations, and rental property owners to discuss various topics. The meeting recordings are available on the project website. A total of 252 attendees participated in a Zoom meeting, representing a range of viewpoints, including fair housing, community and economic development, education, public health, health services, senior services, other public services, homelessness, housing and services for people with disabilities, other special needs housing, real estate, housing opportunities for immigrants, historic preservation, local government, emergency response, domestic violence services, and others.

TABLE 3. CONSULTATION MEETING TOPICS, DATES AND ATTENDANCE

Consultation Meeting 1: Neighborhoods and Environmental Health	Monday, March 6, 2023 9 attendees
Consultation Meeting 2: Education, Employment, and Housing Access	Monday, March 6, 2023 8 attendees
Consultation Meeting 3: Rental and For-Sale Housing Access	Monday, March 7, 2023 30 attendees
Consultation Meeting 4: Affordable Housing Development and Finance	Tuesday, March 7, 2023 27 attendees
Consultation Meeting 5: LGBTQ+ Awareness and Housing	Wednesday, March 8, 2023 14 attendees

Consultation Meeting 6: Fair Housing and Advocacy, Tenant Protections, and Anti-Displacement	Wednesday, March 8, 2023 18 attendees
Consultation Meeting 7: Racial Inequity in Housing Access/Access to Housing for Immigrants and Refugees	Thursday, March 9, 2023 17 attendees
Consultation Meeting 8: Homelessness/Services for Homeless Individuals with Special Needs and Services for those in Crisis	Thursday, March 9, 2023 45 attendees
Consultation Meeting 9: Disabilities, Mental Health, and Housing	Thursday, March 16, 2023 28 attendees
Consultation Meeting 10: City and HACLA Staff	Monday, March 20, 2023 35 attendees
Consultation Meeting 11: Housing Challenges for the Aging Network	Wednesday, March 29, 2023 21 attendees
Consultation Meeting 12: HACLA Resident Advisory Committee (RAC) Leadership Meeting	Thursday, May 18, 2023 28 attendees

Listed below are the four prominent themes that emerged from resident input received during the consultation meetings. Complete notes with comments received at each meeting are provided in an appendix to the AFH.

TABLE 4. CONSULTATION MEETING THEMES

Income is a barrier for many people which impacts their ability to relocate when needed, find affordable and quality housing, and puts them at risk of discrimination when searching for housing in Los Angeles.	The inflated cost of living in California and Los Angeles is impacting many people's quality of life. Consultation meeting participants shared that their clients face several challenges related to having little or no income, a lack of employment history, and other financial constraints that limit their ability to navigate assistance programs. Residents are encountering that they are ineligible for certain affordable housing projects that have minimum income thresholds. Additionally, landlords often discriminate against people with low incomes or poor credit scores and require applicants to earn three times the rent to be approved.
Existing housing programs, rental assistance, and other services provided by the City are inefficient and need better coordination.	Participants across every consultation meeting expressed frustration in navigating City systems when trying to connect clients to services or resources. Websites were noted to be confusing, hotlines were not always responsive, and clients often cannot find the information they need easily. Participants noted a high need for better language interpretation across programs in addition to more linguistically and culturally diverse programs and service in general. Participants indicated many people are not aware of the resources available to them simply because accessing the information is difficult and they are not sure who to turn to for help. Other problems include the lack of outreach and education about program requirements. This impacts tenant and landlord relationships when either party is not aware of the same information.

There is a need for expanded protections for vulnerable community members such as domestic violence survivors, unhoused community members, LGBTQ+ residents, TGI (transgender, gender-nonconforming/ nonbinary, intersex) residents, undocumented individuals, and BIPOC residents.	There is also a need to increase case management and legal services to advocate for people who experience elevated levels of discrimination across the City. Difficulty finding quality and affordable housing is impacting many people from several protected classes. They are often discriminated against by landlords and are placed on long waiting lists, facing difficulty securing housing in a safe location. The lack of temporary housing further impacts people who are dealing with an emergency or crisis. Undocumented clients also encounter difficulty in placement because of their citizenship status.
Landlord and tenant relationships need to be improved.	Many service providers who work with Section 8 clients and other vulnerable populations noted there is a high level of discrimination across the City based on income which impacts those most in need. They have also encountered property owners who do not properly maintain their units, impacting tenants' overall health and wellbeing. Participants noted the loss of affordable housing is increasing the pressure on property owners to compete with foreign investors who are developing luxury apartments and driving the rise in rents across the City. Several small property owners expressed that their goal is to provide housing, but noted they face challenges in doing that. Potential risk mitigation measures may encourage landlords to rent to lower-income or higher-risk tenants more frequently.

FOCUS GROUPS

LAHD contracted with the Liberty Hill Foundation ("Liberty Hill") to provide community engagement services to capture feedback from people and places traditionally underrepresented in large-scale public engagement efforts, particularly low-income people, Black, Latinx, Indigenous, Asian American, and Pacific Islander communities, elders, and youth. Liberty Hill subcontracted with eight local community organizations to conduct public outreach and engagement work targeting marginalized communities, extending the City's reach to residents typically overlooked in shaping long-term plans. In this way, space was created for these important voices to identify fair housing barriers and to recommend solutions. A total of 12 meetings were held and more than 170 community members attended sessions from across the City, as shown below.

TABLE 5. FOCUS GROUP MEETING HOST ORGANIZATIONS, DATES, AND ATTENDANCE

Organization Name	Geography	Date(s) of Focus Group	Format	Total Number of Attendees
Alliance of Californians for Community Empowerment (ACCE)	South LA	March 11, 2023	Virtual	51
Eastside LEADS	Boyle Heights	April 28, 2023	In-person	12
LA Forward	San Fernando Valley	March 4, 2023	Virtual	17
LA Community Action Network (LA CAN)	Downtown and Skid Row	February 7, 14, and 23, 2023	In-person	36
NoHo Home Alliance	San Fernando Valley	March 9, 2023	Virtual	12
Strategic Actions for a Just Economy (SAJE)	South LA	February 13 and 15, 2023	Virtual	16
Strategic Concepts in Organizing and Policy Education (SCOPE)	South LA	February 15 and March 8, 2023	In-person	22
United Americans for Indian Involvement (UAII)	No geographic focus; Dispersed membership	April 28, 2023	In-person	12

Facilitators from each community organization were trained to deliver a short presentation using popular education materials created by Liberty Hill and Western Center on Law and Poverty, which were approved by LAHD and HACLA. The curriculum defined fair housing and how it is implemented in California, then used several questions to prompt discussion and get input from participants about how the City can further fair housing. Discussion questions included:

- What are other factors that impact fair housing?
- What do you think about what you have learned so far?
- What questions do you have?
- Based on the City's goals we discussed earlier, what are some meaningful steps the City can take to affirmatively further fair housing?

Each session included a notetaker or utilized an online transcription service. The comments were then grouped by primary topic and theme. The table below summarizes the themes from the focus groups, and a full list of key comments is in Liberty Hill's final community engagement report available in the appendix.

Overall, most of the participants who attended community focus groups had experienced at least one barrier to stable and secure housing in the City of Los Angeles. Tenants brought to light their experience searching for affordable housing, attempting to file complaints, and other experiences that are unequal to whiter and wealthier peers. Liberty Hill reviewed the comments from each session and identified major themes, listed below.

TABLE 6. FOCUS GROUP THEMES

Housing is not affordable for most protected groups because of historic and current systemic racism.	The lack of affordable, safe, and stable housing was highlighted by every participant in every focus group. Participants' concerns include: • Application and qualification • Increased rents in historically affordable neighborhoods • Mismatch between wages and housing costs.
Available housing is uninhabitable and far away from resources like food, education, green space, and cultural networks.	Most comments at the focus groups connected fair housing to accessing vital resources that increase quality of life, like food, education, green space, and cultural networks. Participants grappled with the unique challenge facing them – their existing communities often lack sufficient grocery stores or parks but are home to deeply rooted social networks. Participants identify that quality of life improvements within their neighborhoods would spur gentrification. Participants lamented that improving their own neighborhood would most likely result in community displacement, increasing property values and unregulated development that leaves no room for them.
People with different physical, emotional, and social abilities still face significant challenges in accessing housing.	Participants at the LACAN and LA Forward workshops shared concerns and challenges facing people with different physical, emotional, and social abilities. Mental health challenges were a specific focus.
Protected groups feel they have nowhere to go and have lost faith in public institutions who are not able to enforce existing laws.	In many workshops, participants voiced frustration. They felt abandoned by their City, left to figure out housing solutions on their own. When existing City processes and protections were brought up, tenants shared experiences where existing systems fell short or were not fully enforced.

Participants urged the City to prioritize outcomes over access when considering ways to affirmatively further fair housing (AFFH). Participants in the focus groups recommended the following goals and action steps to AFFH in the City of Los Angeles:

1. Develop and execute more effective communication strategies aimed at the most vulnerable tenants.
   When participants described their housing experience most voiced some confusion or frustration at the lack of communication from relevant City entities. They felt in the dark about their rights, where affordable housing is located, and how they could qualify for affordable housing.

2. Regulate development to ensure affordability for current residents, especially in formerly redlined communities that have been historically disenfranchised from wealth creation.
   Participants clearly connected the lack of fair housing in their neighborhoods to an influx of development that they felt was not sufficiently regulated. They shared skepticism and confusion about who housing was being built for and whether property owners were living within the community. They felt that people who were not from the neighborhood have less of a stake in keeping local housing accessible to the community.

3. Increase quality of life without spurring displacement.
   Community members at each focus group recognized that fair housing was not just about their brick and mortar dwelling, but expanded to the places where they work and play. Participants identified patterns of displacement that were often brought on by development of new amenities that then increased property values. As landlords sought to re-lease units at higher rents, current tenants were subjected to deteriorating rental conditions and increased harassment, eviction, and policing. Community members repeated that they also want better amenities for their neighborhood that can increase quality of life, but it should not come at the cost of being displaced and made to feel unwelcome in their own neighborhood.

4. Properly staff and resource City Departments to enforce existing laws and programs.
   Participants at over half of community focus groups shared experiences of filing a complaint or otherwise contacting City departments without sufficient City follow-up. Tenants were sympathetic with staff who are likely managing multiple competing interests, but noted how that affected their inability to access housing. For example, one resident noted that they filed multiple habitability complaints but the inspector who handled their case did not speak the same language as the tenant and they felt their case was deprioritized as a result. Residents want to see more effective communication from the City and services that are more inclusive. This came up most often when discussing code enforcement and the Tenant Anti-Harassment Ordinance.

COMMUNITY MEMBER/RESIDENT SURVEY

A 35-question Housing and Community Needs Survey was available to City residents on the project website. The survey was made available in seven languages from October 2022 through April 2023. A total of 500 responses were received from members of the public.

Survey advertisements targeted the general public. Notice was given to residents through advertisements posted on L.A. City's website, the project website, HACLA's website, the City's social media pages, and emails were sent to more than 200 community partners working in housing, tenant advocacy, legal assistance, and social services. Hard copy surveys were also available at Housing Authority properties and focus groups coordinated by Liberty Hill.

The community survey asked residents and stakeholders about barriers to fair housing access, affordable housing needs, and provision of public services in the City and County. A total of 500 people responded to the survey, representing a range of age groups, income levels, races and ethnicities, persons with disabilities, housing status, and zip codes. Key themes and findings about housing affordability and disparities in access to community assets are highlighted below. Full survey results are included in the appendix.

TABLE 7. COMMUNITY SURVEY THEMES

Lack of affordable housing impacts people's quality of life in their neighborhoods and across the City of Los Angeles.	The lack of affordable housing was noted as a top concern across the City. • 54% of survey respondents noted they do not have access to affordable housing in their neighborhood. • 48% of respondents who wish to live closer to their workplace cannot move there due to lack of affordable housing options. • 75% of survey respondents noted the top housing need in Los Angeles is affordable housing. • 67% of respondents ranked affordable housing as a barrier to fair housing choice in Los Angeles.
The limited housing stock in Los Angeles impacts housing choice for families with children, people with disabilities, and senior residents.	The lack of housing options in Los Angeles impacts the mobility of many residents who cannot find housing that accommodates their needs. • 20% of survey respondents who wish to live closer to their workplace cannot do so because there are few housing options that meet their family size. • 52% of respondents indicated a need for housing that accommodates families with children. • 49% of respondents indicated a need for housing that is accessible to people with disabilities. • 48% of respondents indicated a need for senior housing.
While many improvements are needed across the City, people still have a deep appreciation of their neighborhoods and have a close relationship to the City.	• Survey respondents shared what they liked best about their neighborhood. Responses included: diversity of people, variety in shopping and entertainment options, walkability, safety and peace, and a tight community. • 20% of respondents are very satisfied with the neighborhood they live in, and 43% are somewhat satisfied. • Survey respondents shared they like everything about their neighborhood, but high rents are impacting them. • Many respondents shared Los Angeles' high cost of living is forcing many people to leave the City.

Respondents' Demographic Background

The majority of survey respondents identified as Hispanic or Latino (45.1%), followed by white (26.1%) and Black or African American (17.5%), while Asians or Pacific Islanders represented 7.1% of responses (See Figure 1). Respondents of multiple races or ethnicities, or preferred not to say, accounted for approximately 5% of responses, respectively. Native American or Alaska Native respondents had the smallest rate and only accounted for 2.7% of all survey responses. Among all survey respondents, 37.7% identified as having a disability or having someone in their household with a disability (See Figure 2). Over 62.4% of people shared they either rent their house or apartment while 12.2% own their home (See Figure 3). Around 5.8% of participants identified as homeless and 3.3% live with a friend or relative.

FIGURE 1. RACE AND ETHNICITY OF SURVEY RESPONDENTS

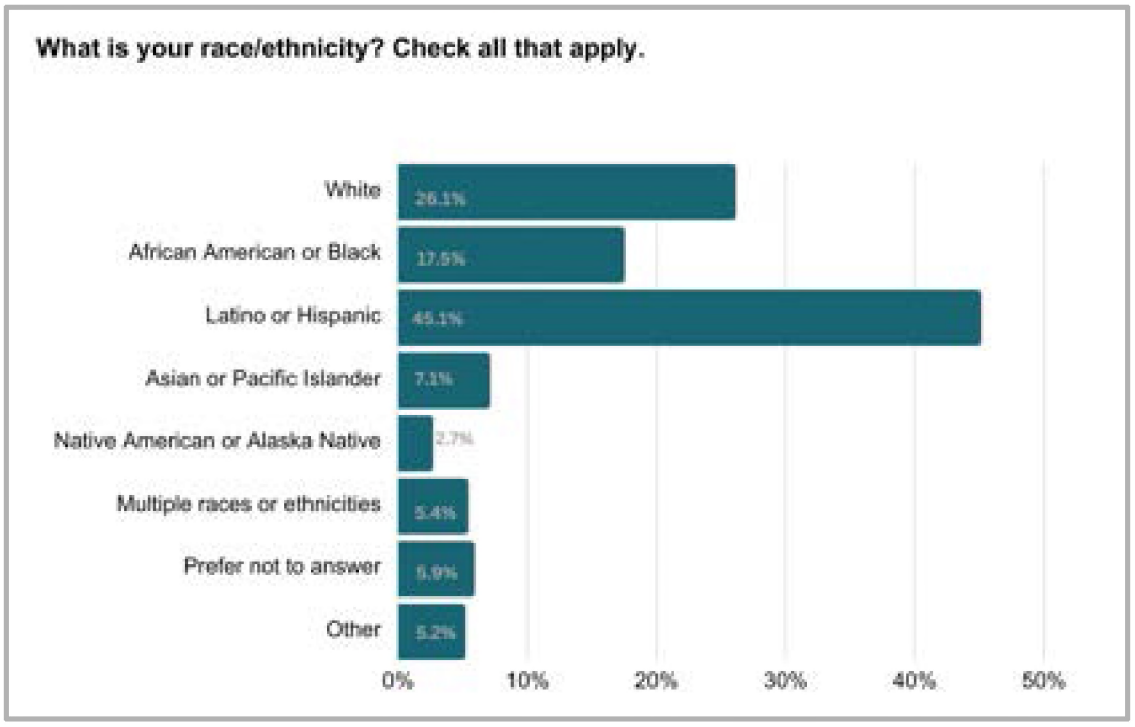


FIGURE 2. DISABILITY STATUS OF SURVEY RESPONDENTS

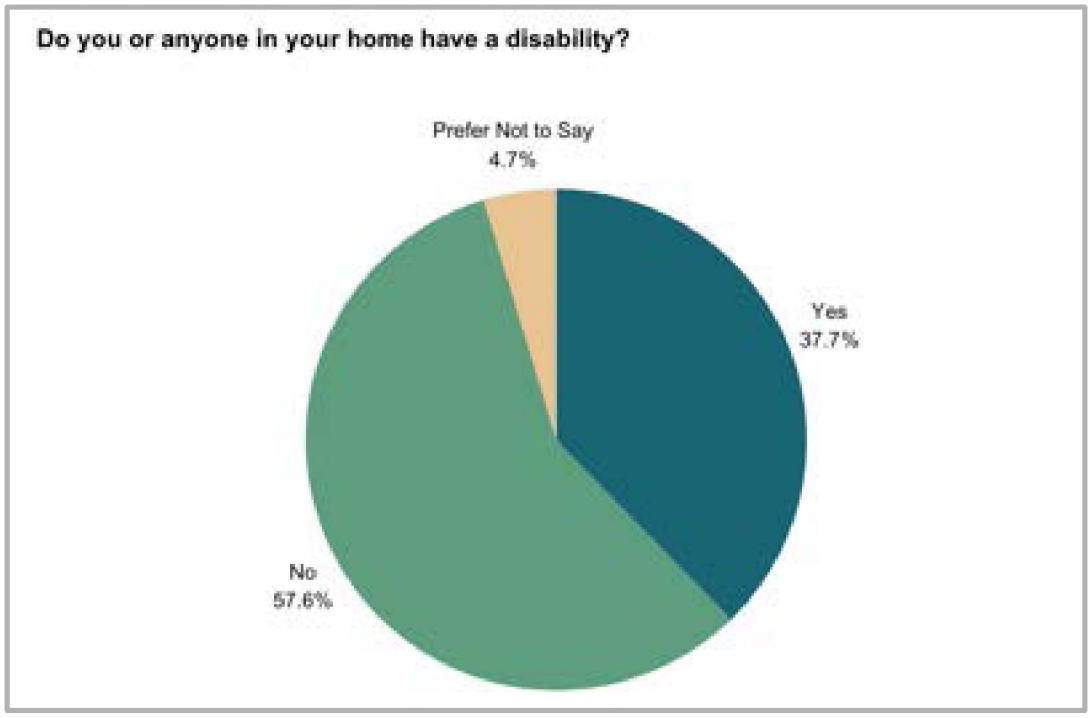
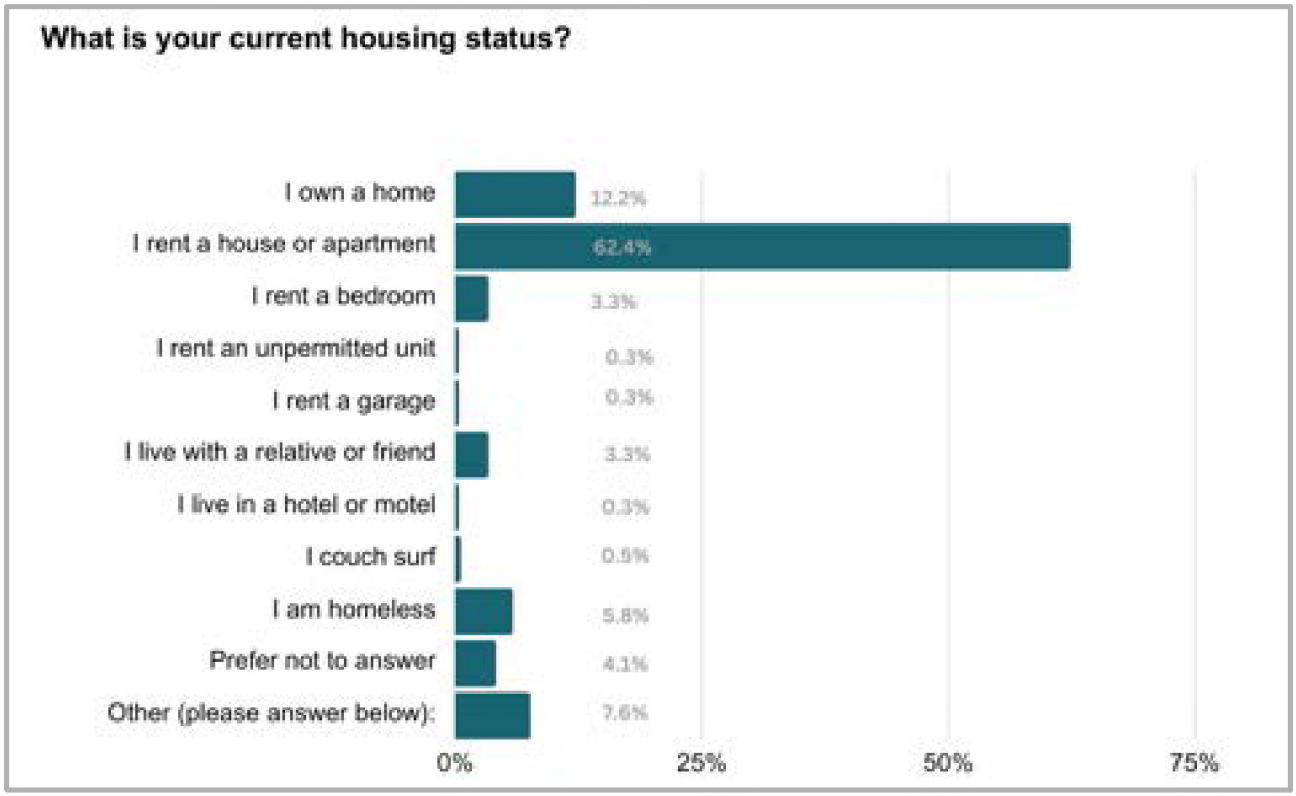


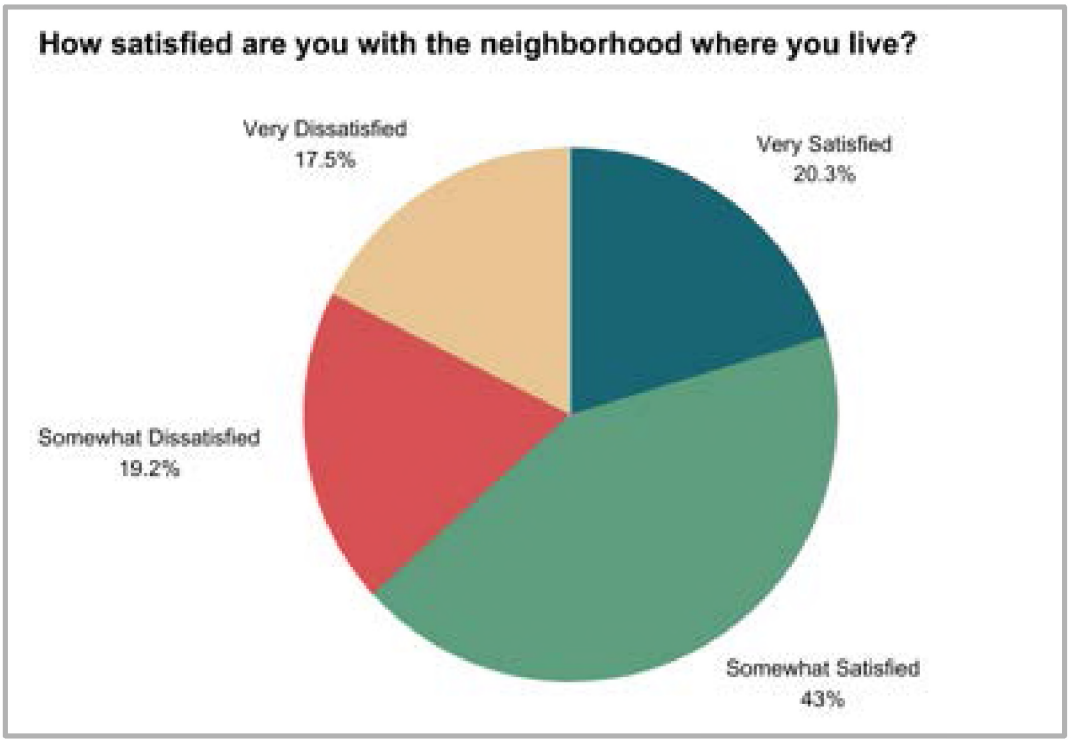
FIGURE 3. HOUSING STATUS OF SURVEY RESPONDENTS



Respondents' Thoughts About Their Neighborhoods

When asked how satisfied they were with the neighborhood they live in, the majority noted they were somewhat satisfied (43%) while only 20.3% were very satisfied (See Figure 4). Around 19.2% of respondents were somewhat dissatisfied and 17.5% noted they were very dissatisfied with the neighborhood they live in.

FIGURE 4. NEIGHBORHOOD LEVELS OF SATISFACTION AS RATED BY SURVEY RESPONDENTS



When asked about the distribution of community resources in their neighborhoods (see Figure 5), respondents noted the following:

- The top three resources they have access to include: places to bank (55.3%), places to shop (49.7%), and faith institutions (47.8%).
- The top three resources respondents "somewhat" have access to include: fresh food and grocery stores (37.3%), health care facilities (36.6%), and a clean environment (36.5%).
- The top three resources respondents do not have access to include: affordable housing (53.7%), a clean environment (41.1%), and quality housing (36.6%).

When asked if they wished to live closer to their workplace (see Figure 6), the majority of respondents noted the barriers preventing them from doing so include:

- No affordable housing options available in that area (48.1%).
- Does not apply/I do not wish to live closer to my workplace (36.3%).
- Condition of housing (24.1%).

FIGURE 5. AVAILABILITY OF COMMUNITY RESOURCES IN NEIGHBORHOODS AS RATED BY SURVEY RESPONDENTS

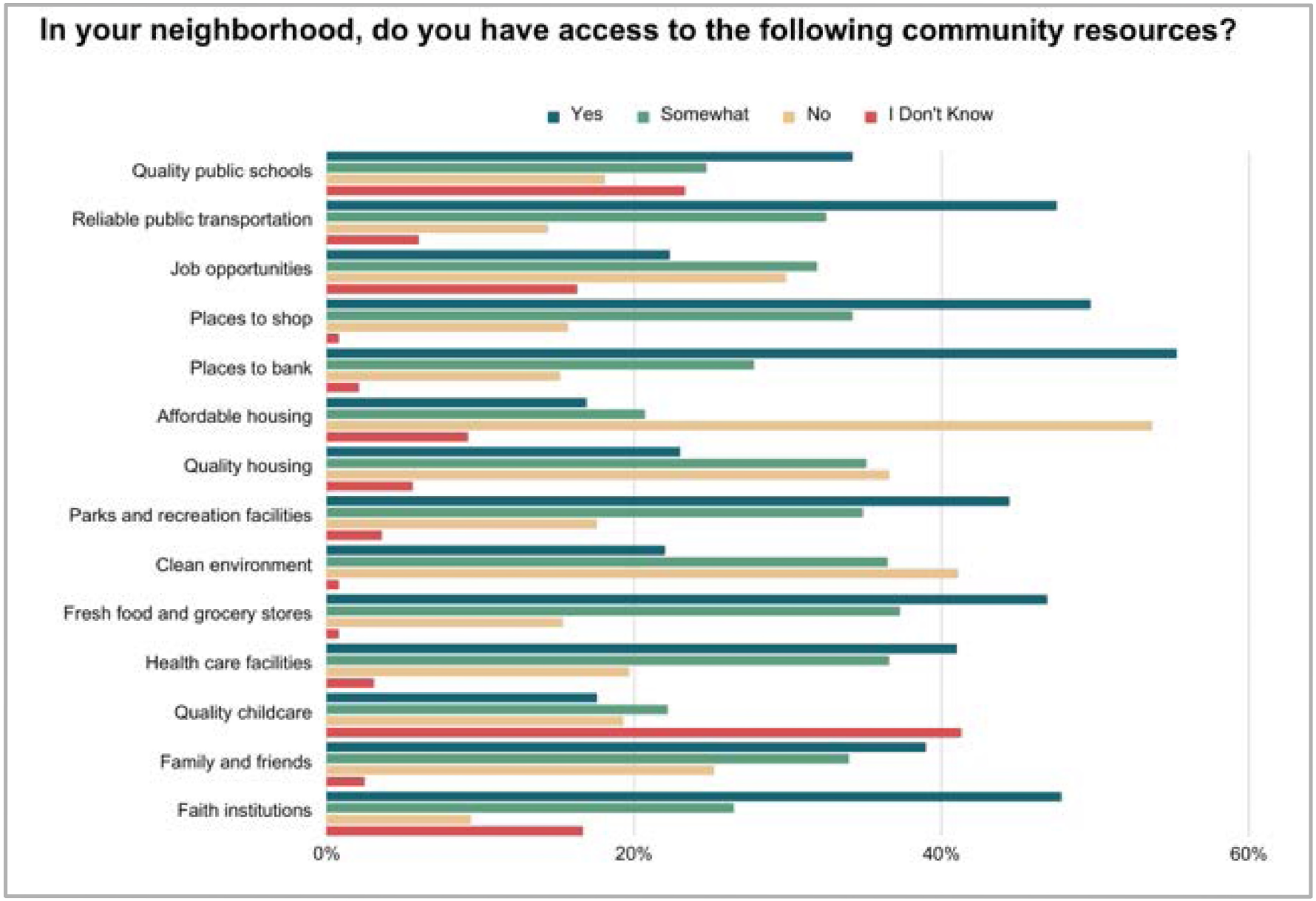
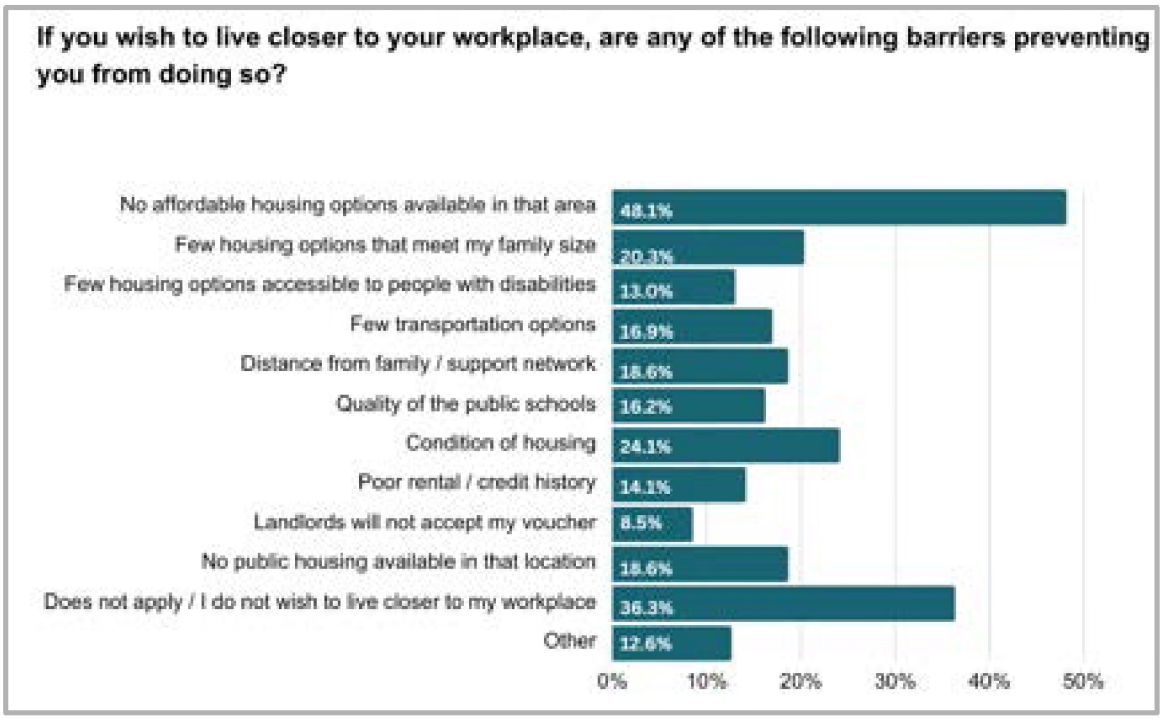


FIGURE 6. BARRIERS TO WORKPLACE PROXIMITY AS RATED BY SURVEY RESPONDENTS

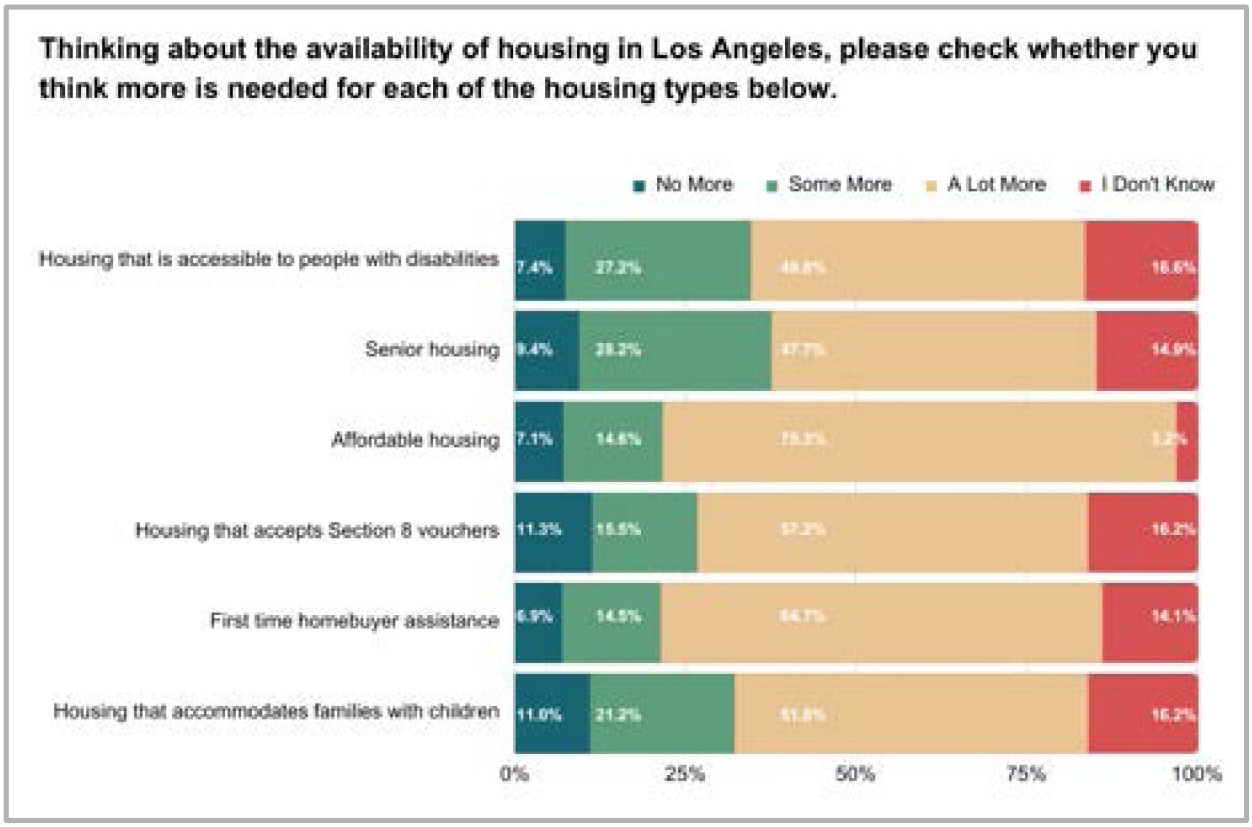


Respondents' Thoughts About Housing Needs in Los Angeles

When asked about the availability of housing in Los Angeles (see Figure 7), majority of survey respondents noted the following is needed more in Los Angeles:

- Affordable housing (75.3%)
- First-time homebuyer assistance (64.7%)
- Housing that accepts Section 8 Vouchers (57.2%)
- Housing that accommodates families with children (51.8%)
- Housing that is accessible to people with disabilities (49.0%)
- Senior housing (47.7%)

FIGURE 7. HOUSING NEEDS IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS

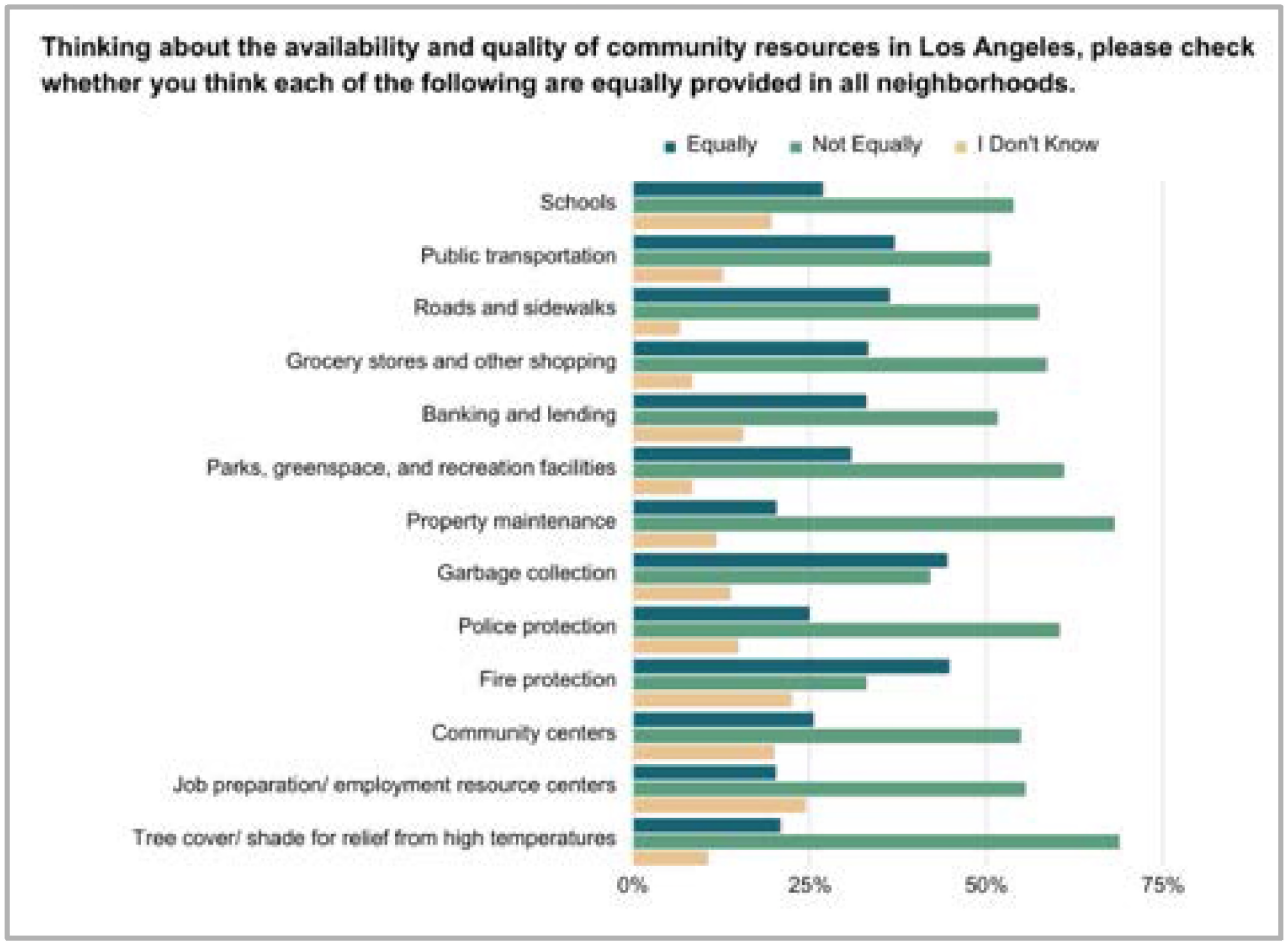


Respondents' Thoughts About Access to Community Resources in Los Angeles

When asked about the availability of community resources in Los Angeles (see Figure 8), majority of survey respondents noted the following:

- The top three resources equally provided include: fire protection (44.7%), garbage collection (44.4%), and public transportation (37.0%).
- The top three resources that are not equally provided include: tree coverage/shade for relief from high temperatures (68.8%), property maintenance (68.1%), and parks/greenspace/recreation facilities (60.9%).

FIGURE 8. AVAILABILITY OF COMMUNITY RESOURCES IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS



Respondents' Thoughts About Fair Housing in Los Angeles

More than a quarter (39.7%) of survey respondents answered they have experienced housing discrimination when searching for housing in Los Angeles (see Figure 9). Over 78.4% of respondents who have experienced housing discrimination in Los Angeles noted they were discriminated against by a landlord or property manager (see Figure 10). Over 29.5% noted they were discriminated against by a City or County staff person. The following reasons for discrimination were the most common among responses: race (43.2%), source of income (40.3%), age (32.4%), ethnicity (29.5%), disability (27.3%), familial status (26.7%), sex (17.6%), and language (16.5%) (see Figure 11). For those who filed a report of housing discrimination, 70.0% stated they were very dissatisfied with the outcome while only 23.3% were very satisfied (see Figure 12).

When asked about barriers to fair housing choice in Los Angeles, respondents noted the following (see Figure 13):

Barrier

- Not enough affordable housing for individuals (66.5%)
- Displacement due to rising housing costs (65.0%)
- Not enough affordable housing for families (61.4%)

Somewhat of a Barrier

- Limited access to jobs (27.3%)
- Community opposition to affordable housing (25.7%)
- Discrimination by landlords or rental agents (24.5%)

Not Much of a Barrier

- Limited access to banking and financial services (15.1%)
- Limited access to good schools (12.3%)
- Limited access to jobs (11.4%)

FIGURE 9. HOUSING DISCRIMINATION IN LOS ANGELES EXPERIENCED BY SURVEY RESPONDENTS

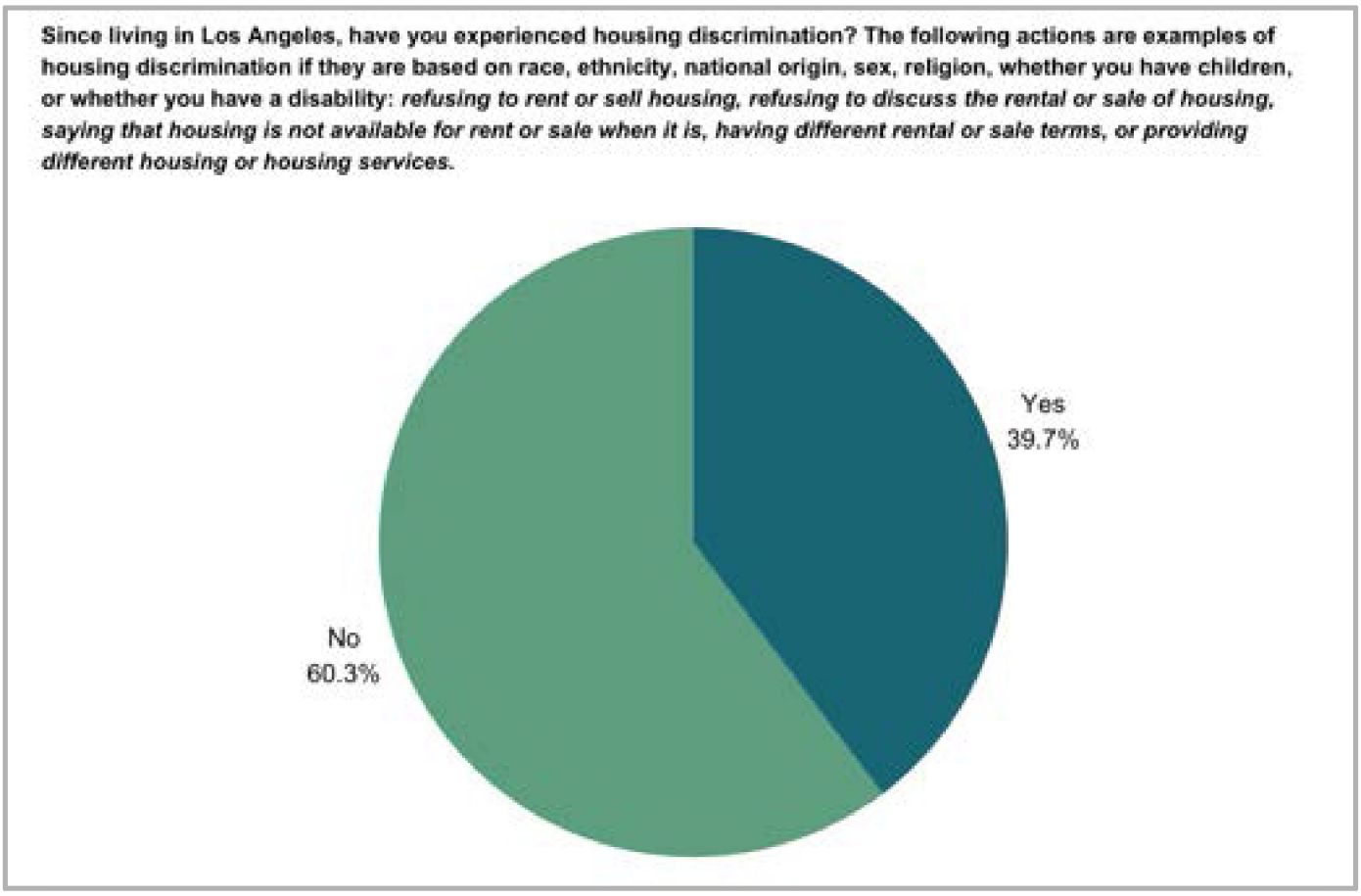


FIGURE 10. SOURCE OF HOUSING DISCRIMINATION IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS

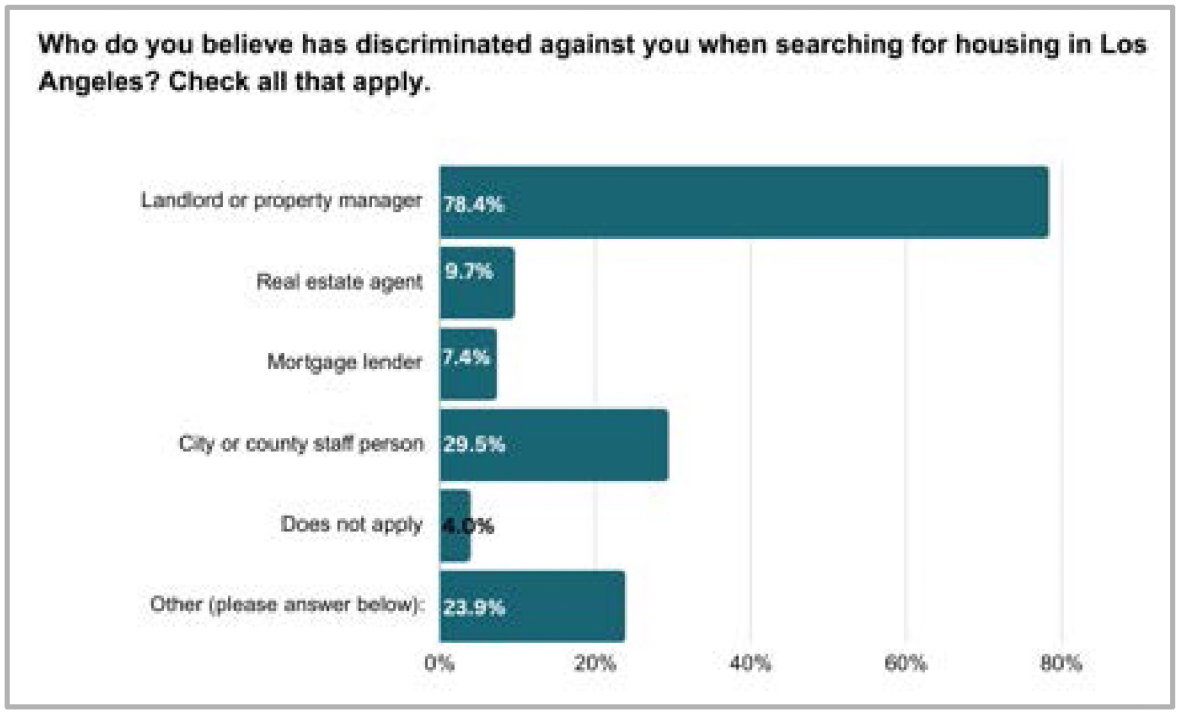


FIGURE 11. BASIS FOR HOUSING DISCRIMINATION IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS

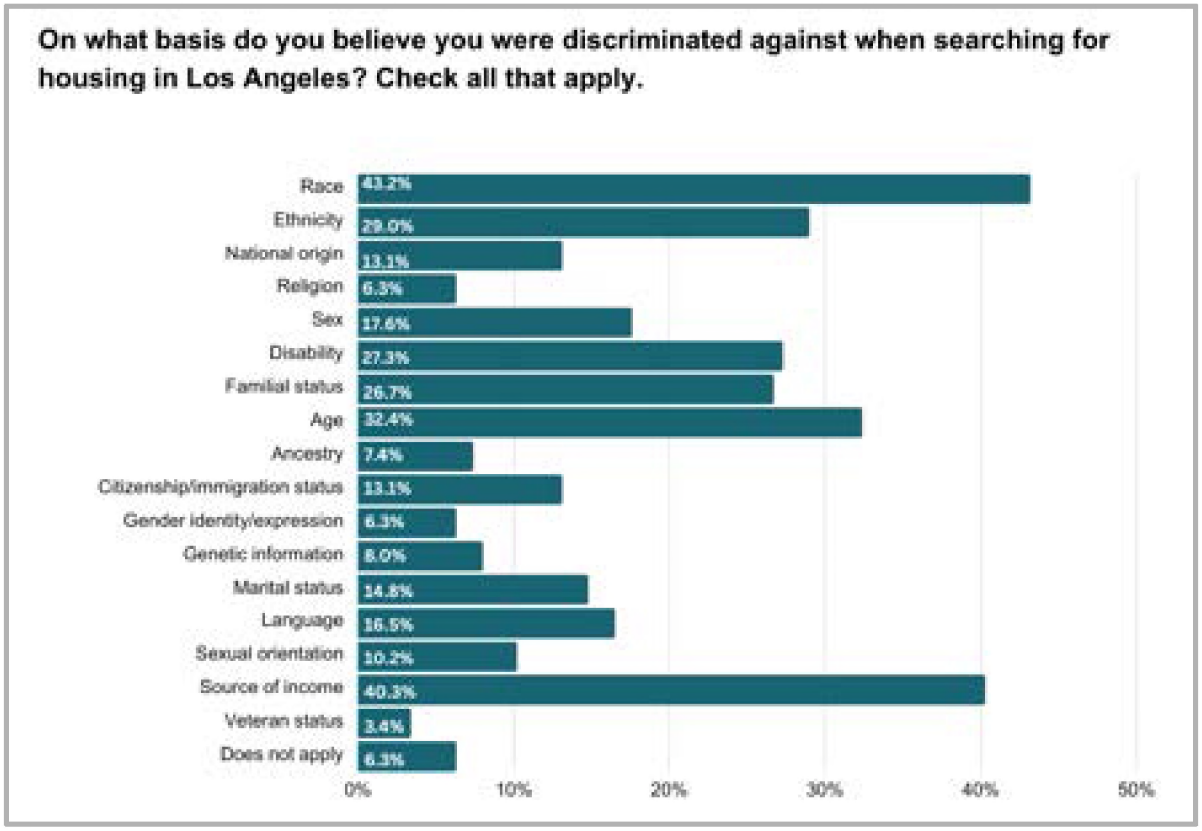


FIGURE 12. OUTCOMES OF FILING HOUSING DISCRIMINATION REPORTS IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS

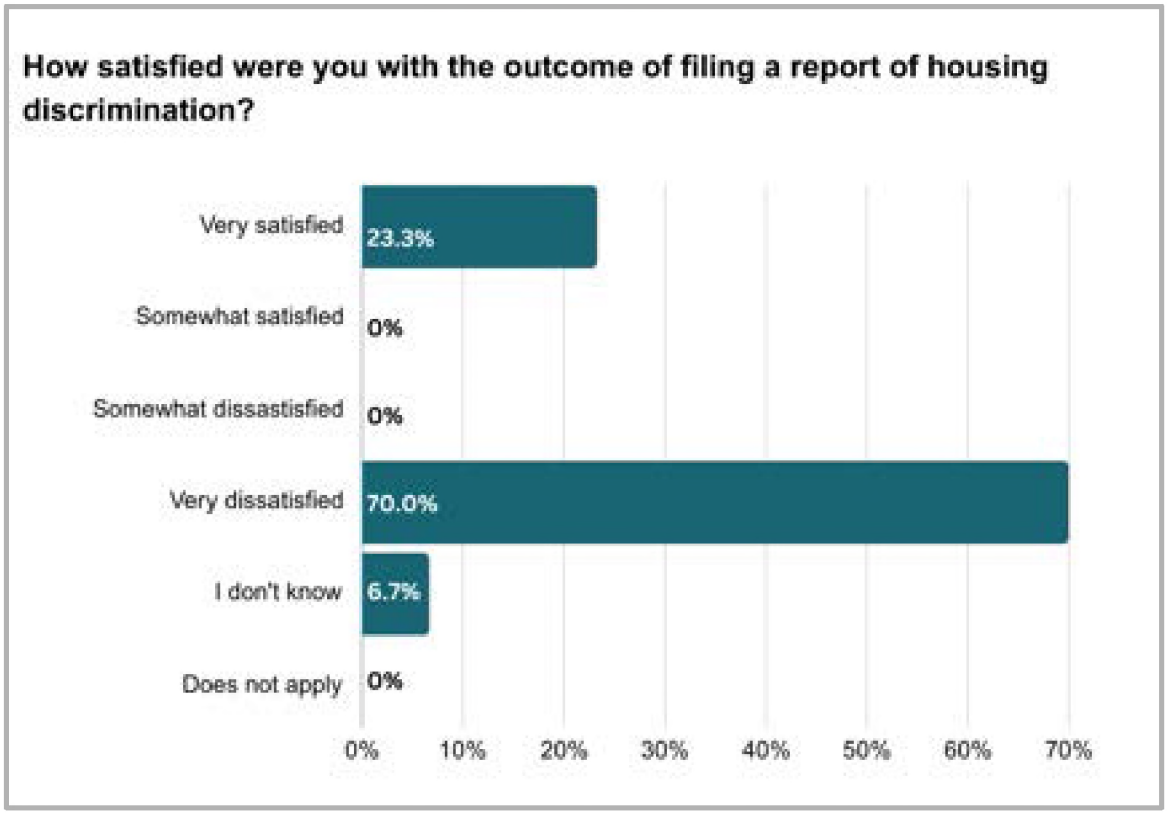
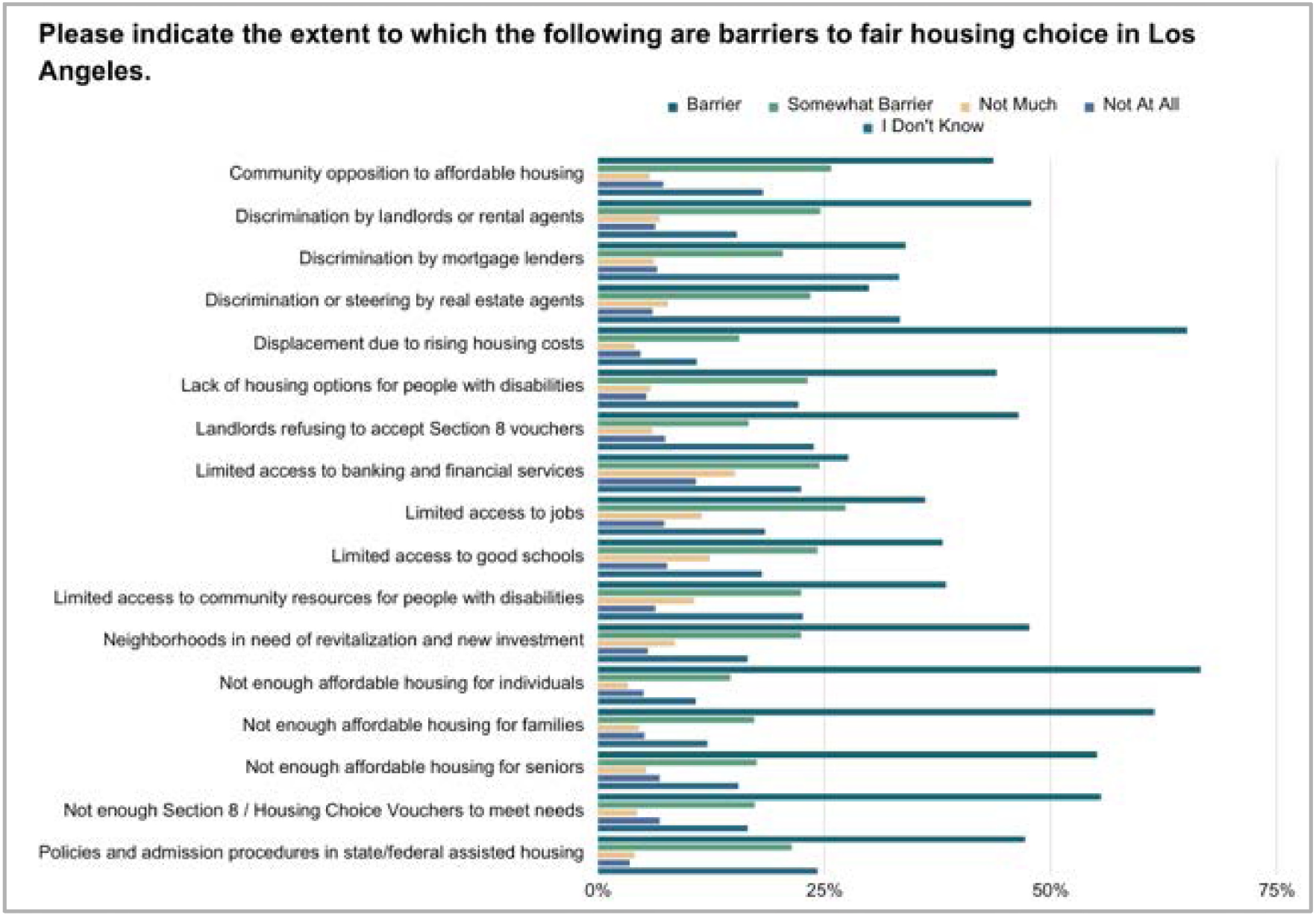


FIGURE 13. BARRIERS TO FAIR HOUSING CHOICE IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS



AGENCY AND ORGANIZATION SURVEY

A 21-question Housing and Community Needs Survey was created for agencies and organizations working in the City of Los Angeles. The survey was available in seven languages from October 2022 through April 2023. A total of 74 responses were received from public service providers.

Survey advertisements were targeted to community partners such as non-profits, service providers, housing providers and other organizations working with low- and moderate-income households. Notice was provided through advertisements posted on L.A. City's website, the AFH project website, HACLA's website, the City's social media pages, and emails were sent to more than 200 community partners working in housing, tenant advocacy, legal assistance, and social services. Key themes and findings are highlighted below, and full survey results are included in the appendix.

TABLE 8. AGENCY AND ORGANIZATION SURVEY THEMES

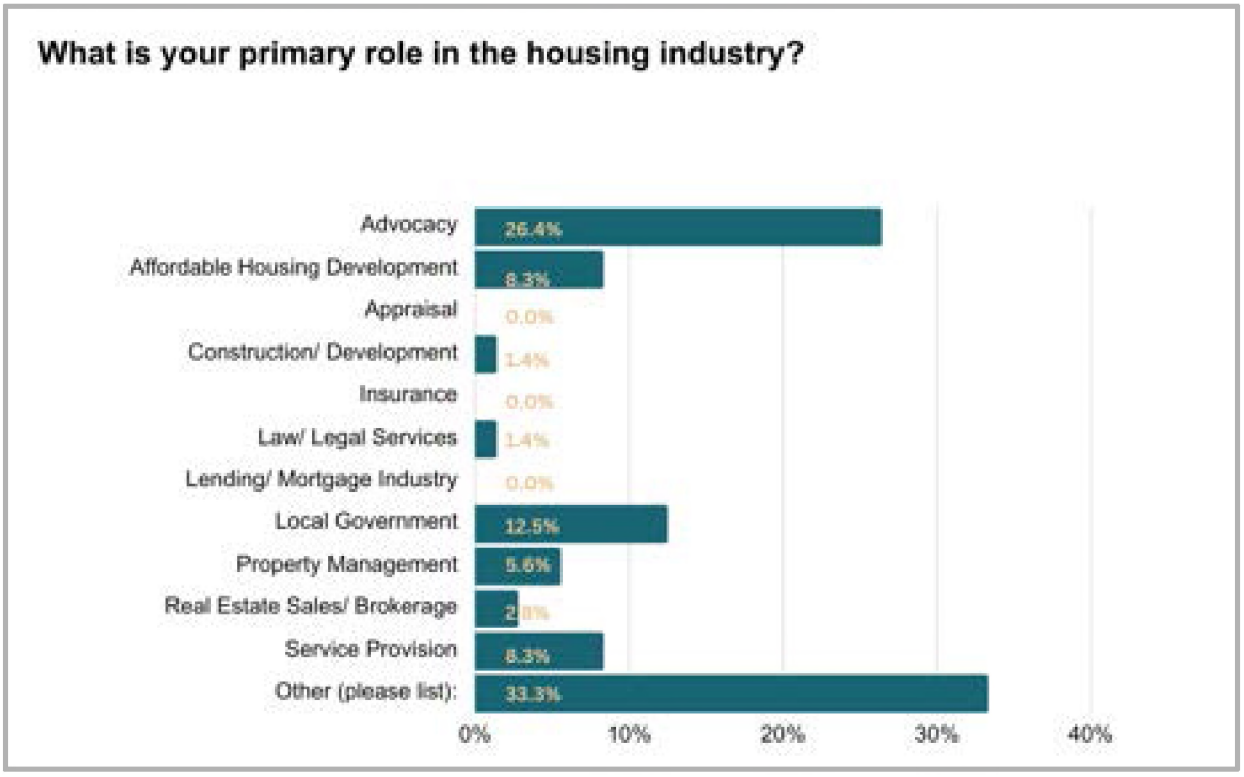
Many neighborhoods throughout Los Angeles experience underinvestment, most often impacting communities of color the most.	When asked to name specific areas impacted by underinvestment, respondents listed the following neighborhoods/areas the most: • South Los Angeles • Southeast Los Angeles County • South Central Los Angeles • All land within the Pueblo Boundary • Skid Row • Sherman Oaks • Watts Many respondents also noted that many areas of Los Angeles with extreme poverty or where BIPOC residents comprise the majority of the population face a lack of investment compared to areas that have higher concentrations of affluent or white residents.
Housing in Los Angeles has become inaccessible for low-income households.	Survey respondents listed several issues impacting the accessibility of housing for lower-income households such as the following: • Loss of affordable housing throughout the City. • Areas with better opportunities and resources are the most inaccessible (expensive to move in to). • Neighborhoods are being gentrified due to land use policy and postindustrial up zoning. • No empowerment to produce higher incomes for people of color. • Discrimination against seniors, people with disabilities and minorities. • Homelessness has been on the rise. • Strict requirements such as high credit scores, incomes three times the rent, and other factors.

There are many existing barriers to Fair Housing in Los Angeles.	Survey respondents listed the following as barriers to fair housing in Los Angeles: • Inflated competition for housing results in low availability of affordable apartments or houses. • Lack of Spanish speaking representation. • Active income discrimination against low-income residents. • ADA accommodation is difficult to access. • Discriminatory lending practices against people of color. • Discrimination against families with children. • Policies created to prevent racial discrimination and other biases are not enforced.

Respondents' Background

The majority of survey respondents (26.4%) representing agencies and organizations in the housing industry across Los Angeles were involved at an advocacy level. Around 12.5% were working within the local government and 8.3% were involved in affordable housing development. More than 33.3% responded with "other."

FIGURE 14. RESPONDENTS' ROLES IN THE HOUSING INDUSTRY



Respondents' Thoughts about Fair Housing in Los Angeles

Majority of survey respondents (47.6%) and over 28.6% of respondents stated they were very familiar with fair housing laws in Los Angeles (see

Figure **15**). Around 15.9% were not so familiar with fair housing laws in Los Angeles and over 7.9% were not at all familiar.

When asked about the barriers to fair housing in Los Angeles, respondents ranked the following as the top barriers (see Figure 16):

- Discrimination by landlords or rental agents (69.2%)
- Displacement due to rising housing costs (65.4%)
- Lack of housing options for people with disabilities (65.4%)
- Not enough affordable housing for individuals (65.4%)
- Not enough affordable housing for seniors (65.4%)

When asked about the issues creating barriers to fair housing in Los Angeles, 62.8% of respondents believe zoning laws were an issue, followed by access to information about the permitting process and requirements (59.5%) (see Figure 17).

Additionally, over 60.8% of respondents stated there were specific neighborhoods in Los Angeles that experienced underinvestment while 7.9% responded with "no" and 29.4% responded they did not know (see Figure 18). Over 41% of respondents believe there is too little fair housing testing in Los Angeles while 48.7% responded they did not know (see Figure 19).

FIGURE 15. RESPONDENTS' FAMILIARITY WITH FAIR HOUSING LAWS

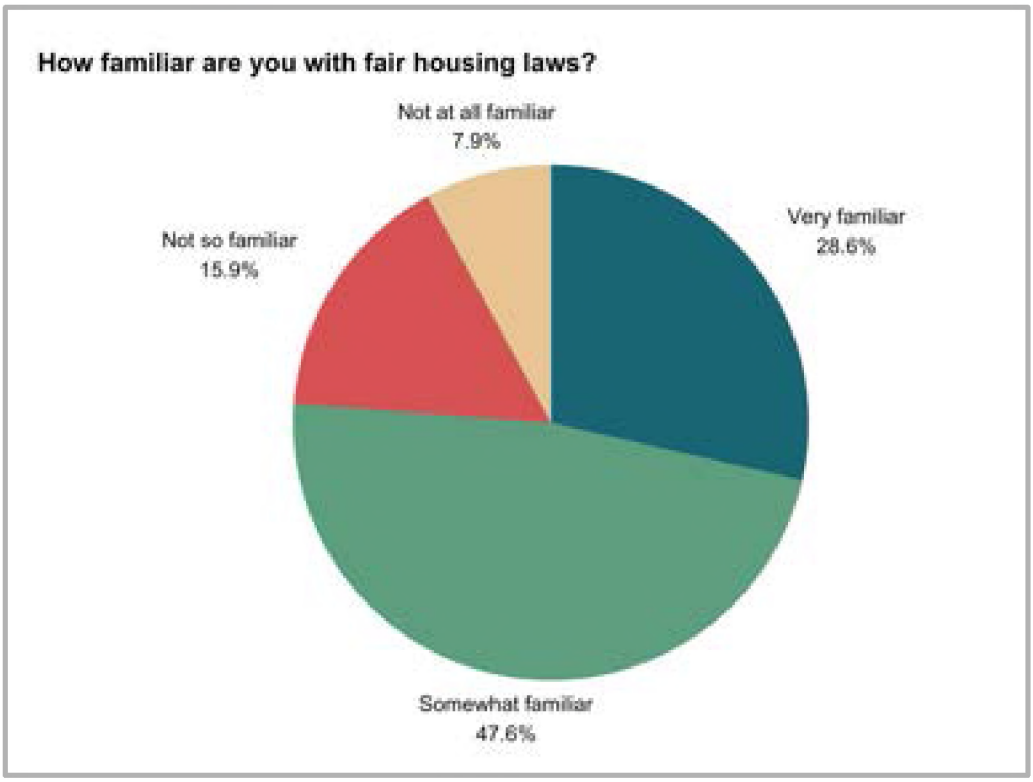


FIGURE 16. BARRIERS TO FAIR HOUSING IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS

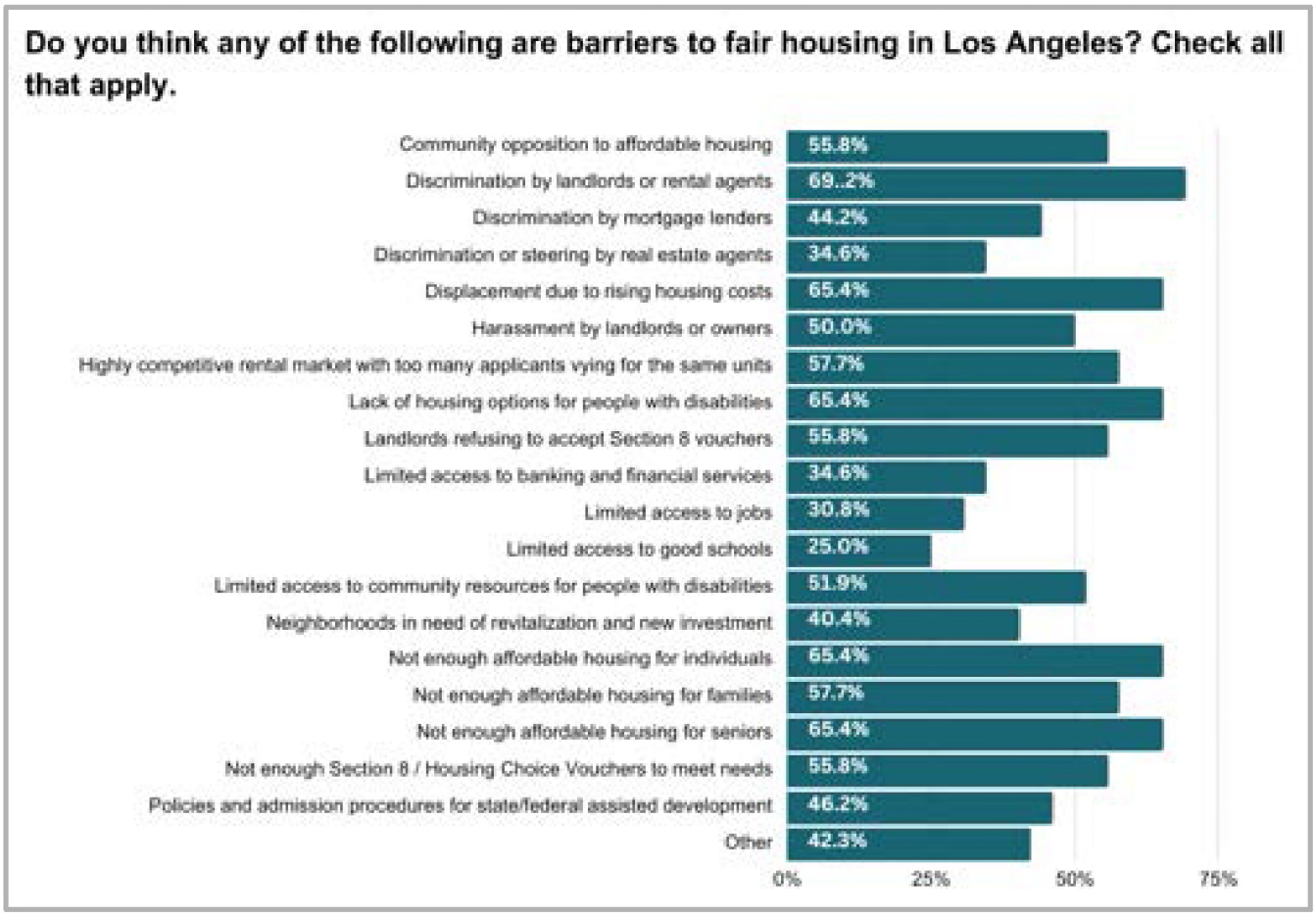


FIGURE 17. NEIGHBORHOOD UNDERINVESTMENT AS RATED BY SURVEY RESPONDENTS

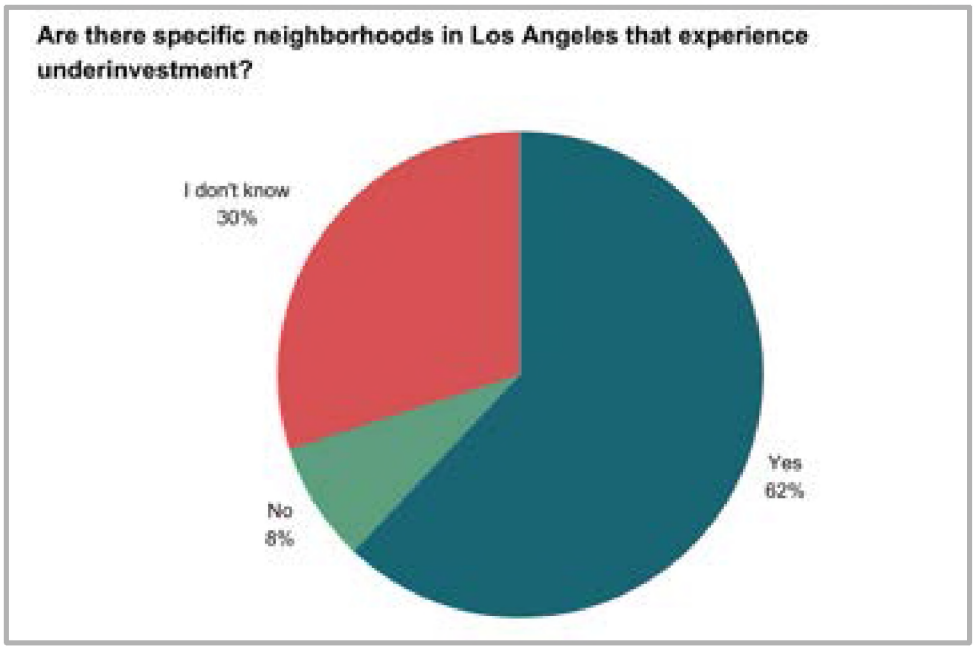


FIGURE 18. ISSUES CREATING BARRIERS TO FAIR HOUSING IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS

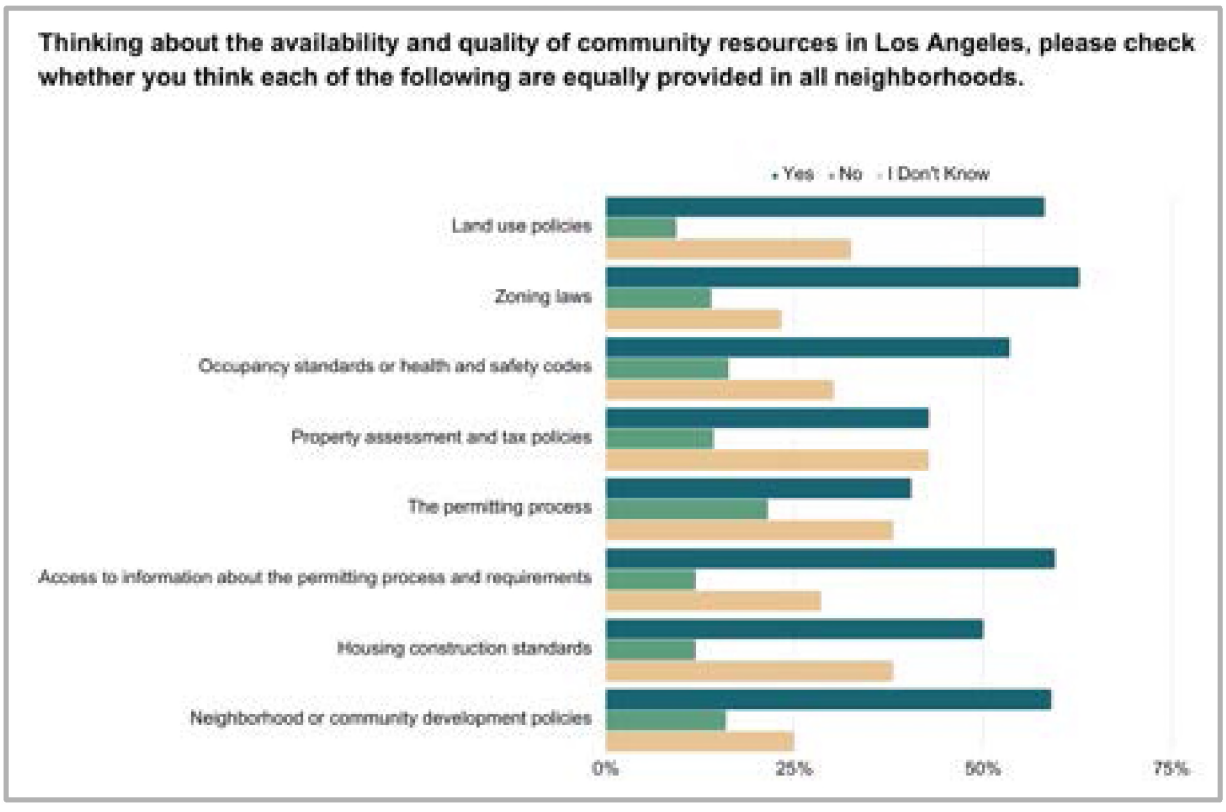
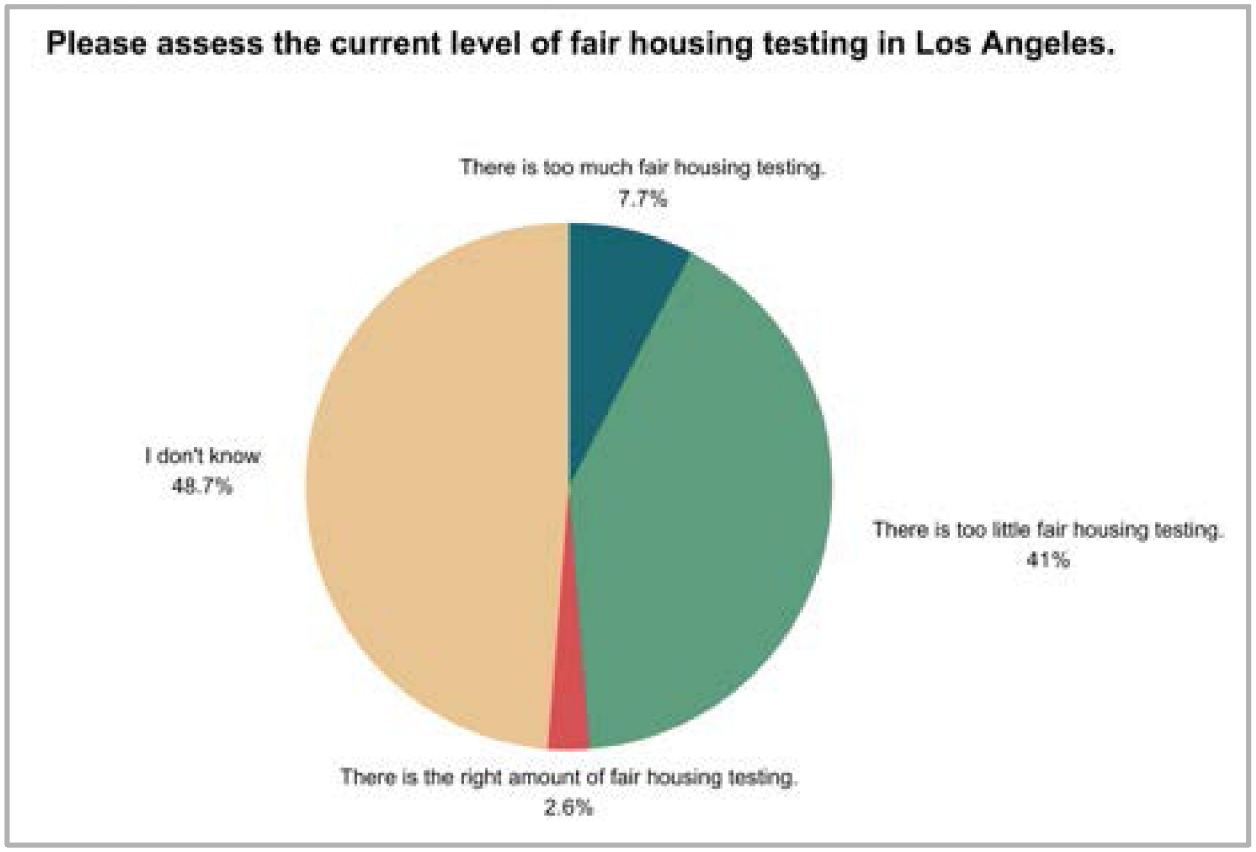


FIGURE 19. LEVEL OF FAIR HOUSING TESTING IN LOS ANGELES AS RATED BY SURVEY RESPONDENTS



SUMMARY OF PUBLIC INPUT ON THE DRAFT GOALS AND STRATEGIES AND AFH DRAFT

As a part of the City's AFH community engagement process, the City's AFH planning team had discussions and provided presentations at three virtual meetings with City, HACLA and LAHSA staff; City Council District staff; and members of the public. Discussions took place to draft the AFH goals and strategies.

Also, the City and HACLA held a 45-day comment period beginning on Wednesday, October 25, 2023 and ending on Friday, December 8, 2023, during which the AFH draft was available for public review and comment. A copy of the draft AFH was available for the public's access on the AFH project webpage. Also, hard copy versions of the AFH draft were provided at a total of 21 sites including LAHD's five public counters, and HACLA's 13 public housing sites and three office

IN THE COMMUNITY'S WORDS

"Wealth and income disparity is so extreme, and rents are so high that the regular people who make this City function cannot afford to live in it. So many of us are barely hanging on, if there isn't intervention ASAP we will be the ones in the shelters next year. We are the City, so the City needs to make room for us.

- Public Hearing Participant

locations. Throughout the 45-day period, written comments on the draft AFH were accepted from the public via email, mail, and during the public hearing.

During the comment period, a one-day public hearing was hosted by the City at Los Angeles Trade-Technical College on the evening of November 8, 2023 to present the AFH project and status, and to receive verbal and written comments on the draft AFH. The public was given the opportunity to either attend the public hearing in person to provide their verbal and/or written comments on the AFH draft or virtually join the hearing and provide written comments. Spanish and Korean language interpretation, and American Sign Language (ASL) interpretation were available for the public hearing session both in person and through the Zoom meeting. In addition, Communication Access Real Time Translation (CART) services were available for virtual public hearing attendees.







The City of Los Angeles advertised the AFH draft goals and strategies public meeting, the public comment period, and public hearing by utilizing the project contact list, which is comprised of more than 1,300 residents and organization representatives, as well as LAHD's email subscribers list, which includes more than 170,000 tenants living within the City. LAHD and HACLA also announced the meetings via social media channels; LAHD, HACLA, and the City of L.A. webpages; and through partnership with various other City departments/offices, community-based organizations, and fair housing representatives. Organizations such as Liberty Hill Foundation, Strategic Actions for a Just Economy (SAJE), Housing Rights Center, and the Western Center on Law and Poverty (WCLP) Task Force, which consists of various legal aid entities played an integral role in expanding the City's outreach efforts to the most vulnerable and underserved populations. As part of the City's AFH public meeting process, all of the meeting registration forms included questions about participants' language translation and reasonable accommodation needs (i.e., ASL interpretation, CART assistance, etc.).

Attendance at the four meeting presentations on the AFH goals and strategies and public hearing totaled 381 individuals (see Table 9).

TABLE 9. PRESENTATIONS OF DRAFT GOALS AND STRATEGIES AND AFH DRAFT – DATES AND ATTENDANCE

Goals and Strategies Discussion: City, HACLA, and LAHSA Staff	Thursday, October 5, 2023 3:00 to 4:30 PM Via Zoom 18 attendees
Goals and Strategies Discussion: Public	Wednesday, October 18, 2023 2:00 to 3:30 PM Via Zoom 170 attendees
AFH Draft Public Hearing	Wednesday, November 8, 2023 6:00 to 8:00 PM In-person at Los Angeles Trade-Technical College and via Zoom 185 attendees
Goals and Strategies Discussion: City Council District Staff	Thursday, November 16, 2023 9:30 to 11:00 AM Via Zoom 23 attendees

Listed below are prominent themes that emerged from input received during presentations of the draft goals and strategies and the draft AFH. Complete notes of verbal comments received at each meeting are provided in an appendix to the AFH.

TABLE 10. INPUT THEMES FROM PUBLIC MEETINGS REGARDING THE DRAFT AFH

More resources are needed to enforce renter protections. Without adequate access to enforcement and legal services, renters remain at-risk.	Several commenters noted that, while the City has enacted a variety of renter protections over the last five years, enforcement is very difficult. Protections against eviction, unlawful rent increases, tenant harassment, and source of income discrimination are only meaningful for tenants when there are agencies or legal service providers that can assist them in the face of violations; however, the demand for this type of assistance is beyond the current capacity of local agencies. Participants report that Stay Housed L.A. is difficult to navigate and partner agencies are limited in what they can provide, sometimes requiring renters to act as their own lawyers rather than providing legal counsel for evictions. More resources are needed to adequately enforce existing protections. Additionally, commenters noted that proactive enforcement measures by the City that rely less on individual tenants bringing cases forward would better protect Los Angeles residents.

There is a severe need for more affordable housing. The City and HACLA should be exploring a variety of ways to increase the supply of housing that is affordable to households at a variety of income levels.	Meeting participants stressed the fact that there is a severe shortage of affordable housing in Los Angeles and that this shortage is felt by households at a range of income levels. Commenters suggested a variety of approaches to increasing the supply of affordable housing including expanded rent control, inclusionary zoning that would require a share of all new units to be affordable, removal of contract clauses that allow affordable housing units to convert to market rate after a certain time frame, use of community land trusts (CLTs) or other models to ensure rental housing is affordable long-term, use of Accessory Dwelling Units (ADUs) as affordable housing, reuse of vacant commercial space as affordable housing, increased funding for public housing, provision of additional Section 8 vouchers, and others.
For many residents, the need for assistance is immediate, to avoid homelessness or because they are currently unhoused.	Community members emphasized that many Los Angeles residents need help now. While the AFH plan covers a five-year period, stakeholders stated that, for residents who are homeless or at-risk of homelessness, the need for assistance is immediate. Several participants shared personal stories about the difficulties of finding and staying in housing they can afford, including difficulties navigating assistance networks, using Section 8 vouchers, and responding to rent increases or eviction notices. Response time and customer service for fair housing and other complaints should be improved to better address resident needs. Immediate assistance for people who are unhoused, including unhoused college students, is needed.
Housing quality remains an issue in Los Angeles. The system for housing inspections should be improved to better serve residents.	Participants at both the goals and strategies and the public hearing on the AFH draft meetings noted issues related to housing quality and indicated that renters often have limited recourse to address these issues with landlords, particularly given the scarcity of affordable housing options. Inspection processes should truly ensure that housing is habitable and that repair needs, pest/rodent issues, and other deficiencies in housing quality are prevented and/or addressed promptly.
A variety of barriers prevent renters from accessing housing units, including application fees, credit checks, background checks, income requirements, and others.	Many participants identified credit checks, eviction checks, background checks, application fees, and income requirements (typically three to four times the rent) as substantial barriers to obtaining rental housing. They also note that rental screening companies and landlords have considerable power with little oversight.

The City and HACLA also received comments in writing from agencies and individuals during the Assessment of Fair Housing public comment period, as shown below. In addition, public comment cards were submitted by in-person attendees at the November 8th AFH public hearing. All written comments are provided in the appendix.

- Strategic Action for a Just Economy (SAJE)
- Legal Aid Foundation of Los Angeles (LAFLA)
- Unsigned email from a resident in need of affordable housing
- Unsigned email from a rental housing owner/operator in Los Angeles
- Joint letter from Disability Rights Center California, Western Center on Law and Poverty, Communities for a Better Environment, Esperanza Community Housing, Unidad, and T.R.U.S.T. South LA

Based on final comments received during meetings held with the public, City staff, HACLA staff, and others, the City and HACLA further revised the draft AFH. The AFH team will present the finalized AFH draft to HACLA's Board of Commissioners and the Los Angeles City Council for approval before submitting the City's final AFH to HUD for acceptance.

SEGREGATION & INTEGRATION

PATTERNS OF SEGREGATION

1. **Which areas within the geographic area of analysis have significant concentrations of particular protected class groups, including racial/color/ethnic groups, national origin groups, particular limited English proficient (LEP) groups, individuals with disabilities, and other protected class groups?**

Though the City of Los Angeles is has a tremendous amount of diversity, it also carries patterns of segregation among ethnic and racial groups, national origin, limited English proficient (LEP) groups, and persons with disabilities. The maps (Map 1 through Map 9) below display the spatial distribution of racial/ethnic groups, persons with disability by type, the top five (5) countries of origin for the foreign-born population, and the top five languages spoken among the LEP population in the City of Los Angeles and Los Angeles County. To help identify these patterns, Map 1 indicates census tracts that are considered racially and ethnically concentrated areas of poverty (R/ECAPs)[2] or racially concentrated areas of affluence (RCAAs).[3]

SEGREGATION BY RACE AND ETHNICITY

According to HUD, R/ECAP Census Tracts must meet two criteria: (1) have a majority non-white population of over 50%, and (2) have 40% or more of individuals living at or below the poverty line, or have three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. A total of 44 R/ECAP tracts within the City of Los Angeles were identified using 2017-2021 American Community Survey data.

The concept of racially concentrated areas of affluence (RCAAs) was originally developed by University of Minnesota scholars to identify high-income, predominantly white areas to compare to R/ECAPs. The California Department of Housing and Community Development created a new version of the RCAA metric to better reflect California's relative diversity and regional conditions, and to aid local jurisdictions in their analysis of racially concentrated areas of poverty and affluence.[4] They developed a spatial layer based on this idea using 2015-2019 American Community Survey (ACS) 5-Year Estimates data. A total of 87 RCAA tracts within the City of Los Angeles were identified in this layer. R/ECAPs tend to be located

IN THE COMMUNITY'S WORDS

"There is a need to consider the impacts of zoning on segregation. [Most] land in high opportunity areas is zoned single family, while [most] land in R/ECAPs is zoned multifamily."

- Stakeholder Consultation Meeting Participant

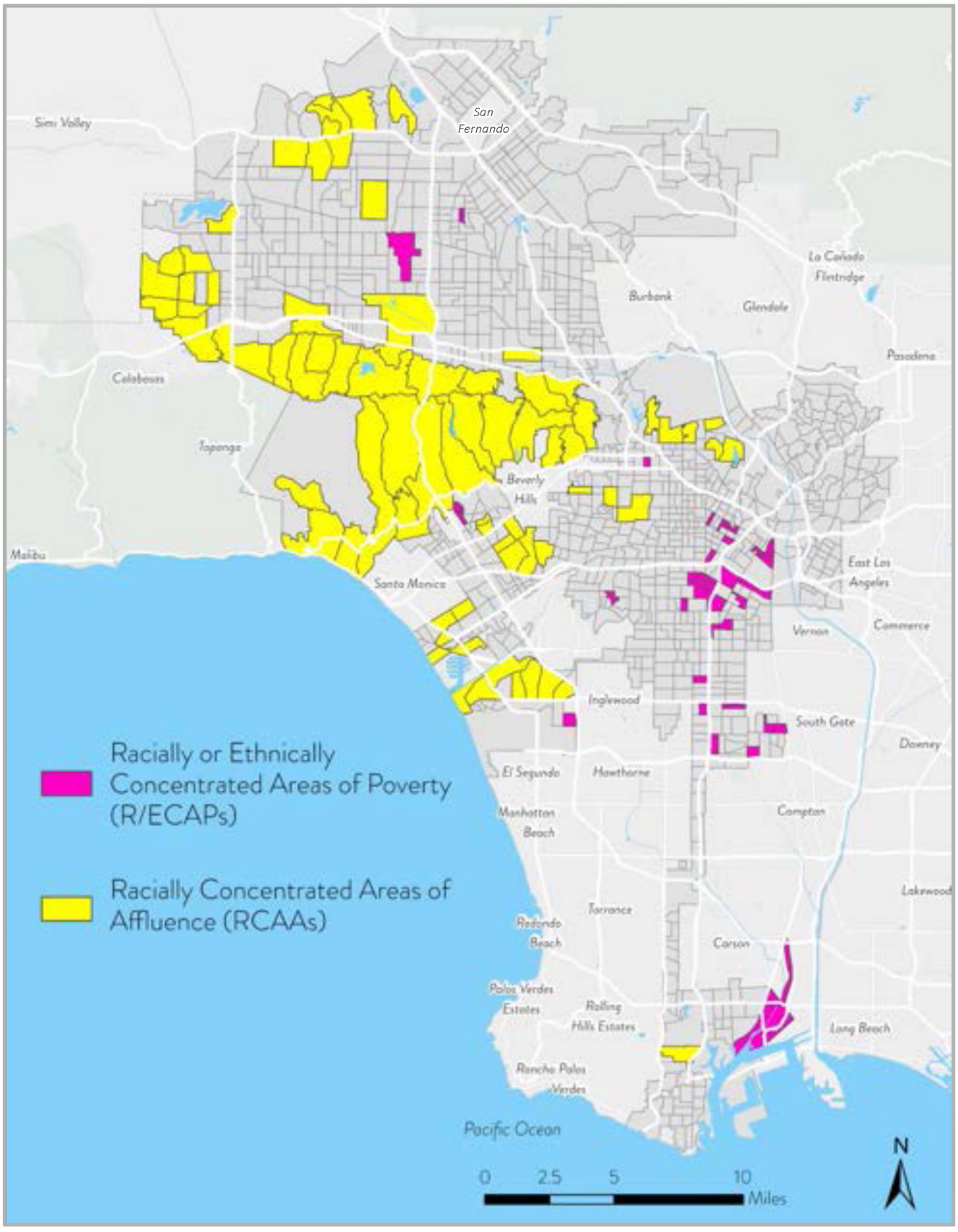
[2] HUD, "Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)," Office of Policy Development & Research, Feb 18, 2018, https://hudgis-hud.opendata.arcgis.com/datasets/HUD::racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps/about

[3] Edward G. Goetz, Anthony Damiano, and Rashad A. Williams. "Racially Concentrated Areas of Affluence: A Preliminary Investigation," *Cityscape: A Journal of Policy Development and Research 21*, no. 1 (2019): 99-123. https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

[4] For the 2019-2029 Housing Element, the City of Los Angeles defined racially concentrated areas of affluence as census tracts as Census Block Groups with a median income greater than $125,000 and are of more than 50% white.

within or near Downtown and South Los Angeles, while RCAAs are clustered in West L.A., including West Hollywood, Brentwood, and Bel-Air. Other R/ECAPs are located in neighborhoods such as Westlake, Crenshaw, and Van Nuys.

MAP 1. R/ECAPS AND RCAAS IN THE CITY OF LOS ANGELES



IN THE COMMUNITY'S WORDS

"I'd like to move to a more affluent neighborhood in the Lower Valley that is more diverse than the West Side, but I've been turned away without explanation or told I don't meet the income criteria."

- South Valley Community Meeting Participant

Map 2 indicates the location of R/ECAPs, RCAAs, and the predominant racial/ethnic group in each census tract based on 2020 U.S. Census Redistricting Data.[5] Here, we see that a cluster of three (3) R/ECAPs near Downtown L.A. are predominantly Black or African American. The R/ECAPs located south of Downtown L.A. are predominantly Hispanic or Latino, along with those found near Van Nuys and Panorama City. Several R/ECAPs near University Park and the University of Southern California (USC) are predominantly Asian.

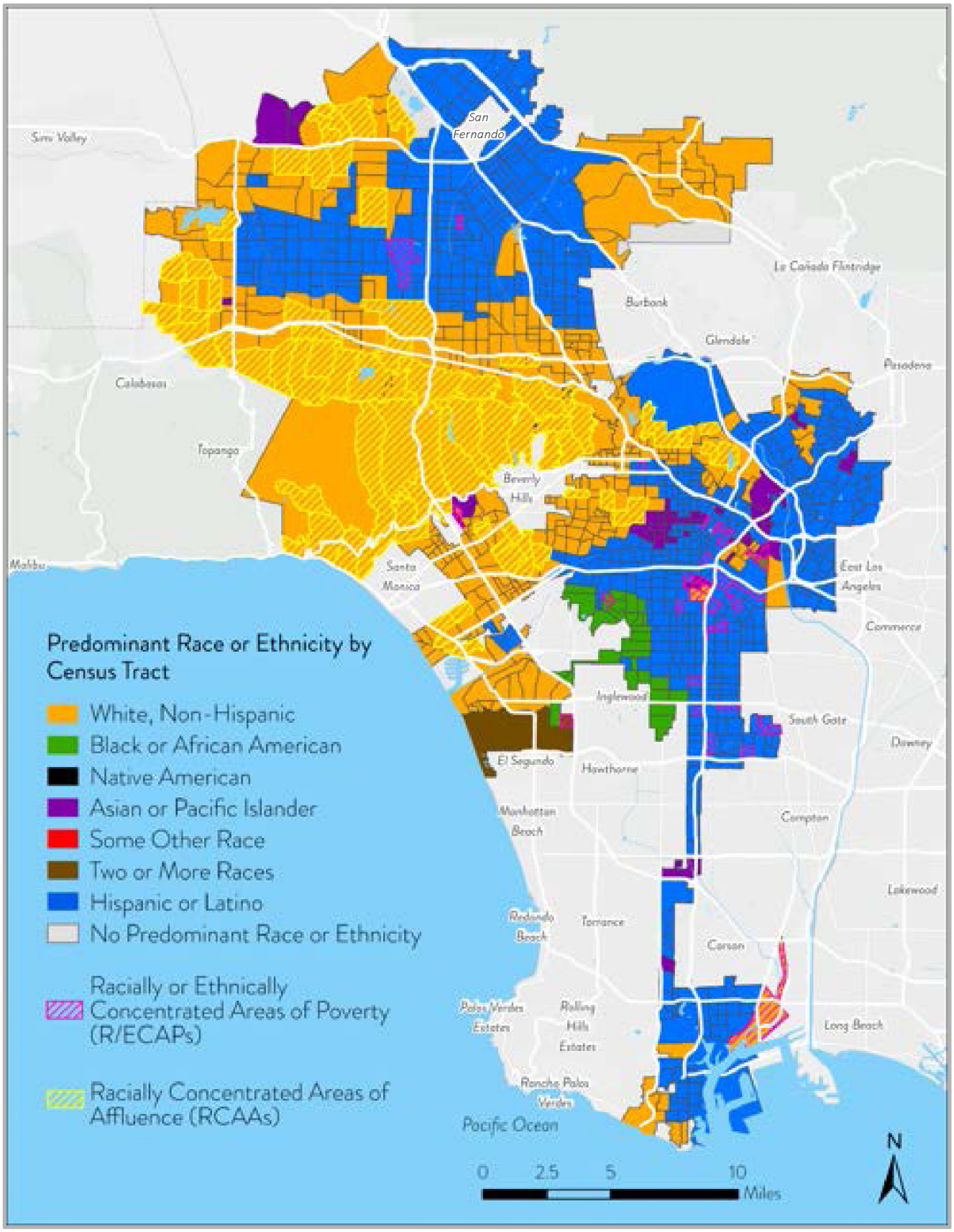
Though Hispanic or Latino residents are the most evenly dispersed racial/ethnic group in the region, there are particularly high concentrations of Hispanic or Latino residents in Panorama City, Van Nuys, Boyle Heights, Lincoln Heights, and Central Alameda (Map 3). Out of all census tracts in Los Angeles County (2,492), 1,152 of them have percentages of Hispanic or Latino residents that are 50% or more (46.2% of all L.A. County census tracts). The census tracts containing less than 10% Hispanic or Latino residents are concentrated in West L.A., overlapping with many of the areas considered RCAAs, such as Bel-Air, West Hollywood, and Pacific Palisades.
White residents are heavily concentrated in West L.A., in neighborhoods including Brentwood, Bel-Air, and Hollywood (Map 4). Neighborhoods in the San Fernando Valley, such as Encino, Porter Ranch and Granada Hills, are also predominantly white. Many RCAAs can be found within or near these neighborhoods.

Black or African American residents are concentrated in Downtown and South L.A (Map 5). Predominantly Black or African American census tracts are found in Baldwin Hills, Crenshaw, Hyde Park, and Gramercy Park. Among these tracts, R/ECAPs are also identified in the Baldwin Hills and Skid Row neighborhoods.

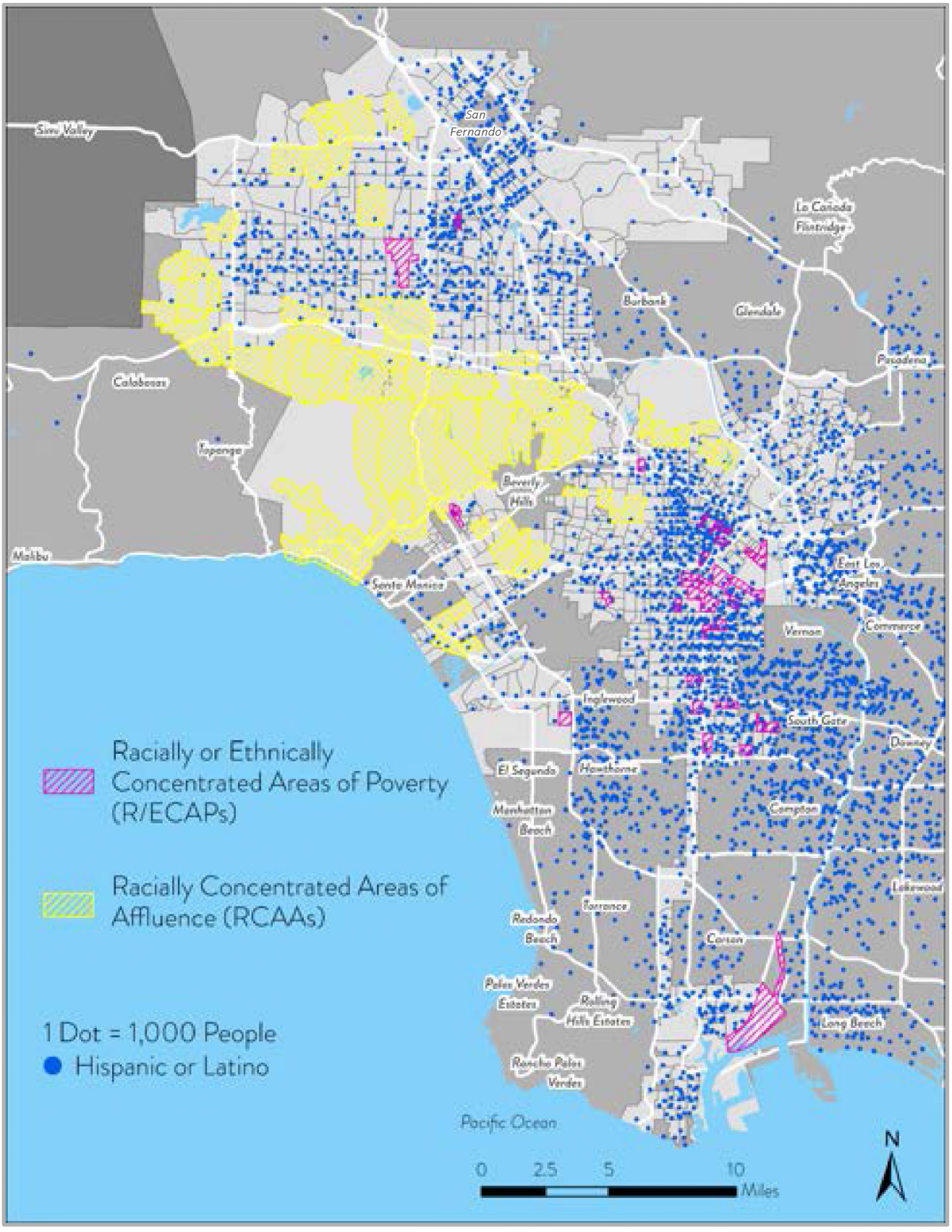
Within Los Angeles City limits, Asian or Pacific Islander residents are concentrated in Koreatown, Chinatown, University Park, and near Elysian Park (Map 6). One (1) predominantly Asian R/ECAP is located in Downtown L.A., near the Japanese American National Museum on South Alameda Street, largely related to Project-Based Section 8 properties serving seniors in this area. Three (3) others can be found near the USC campus in University Park. Just outside of the City limits, in neighborhoods like Alhambra, Monterey Park, and San Gabriel, there are tracts with concentrations of Asian residents of 50% or more.

[5] Esri, "Predominant Race and Ethnicity in the US (Census 2020)," U.S. Census Bureau 2020 PL 94-171, Aug 23, 2021, https://www.arcgis.com/home/item.html?id=b0232184dfd44b709071bd33224c19aa

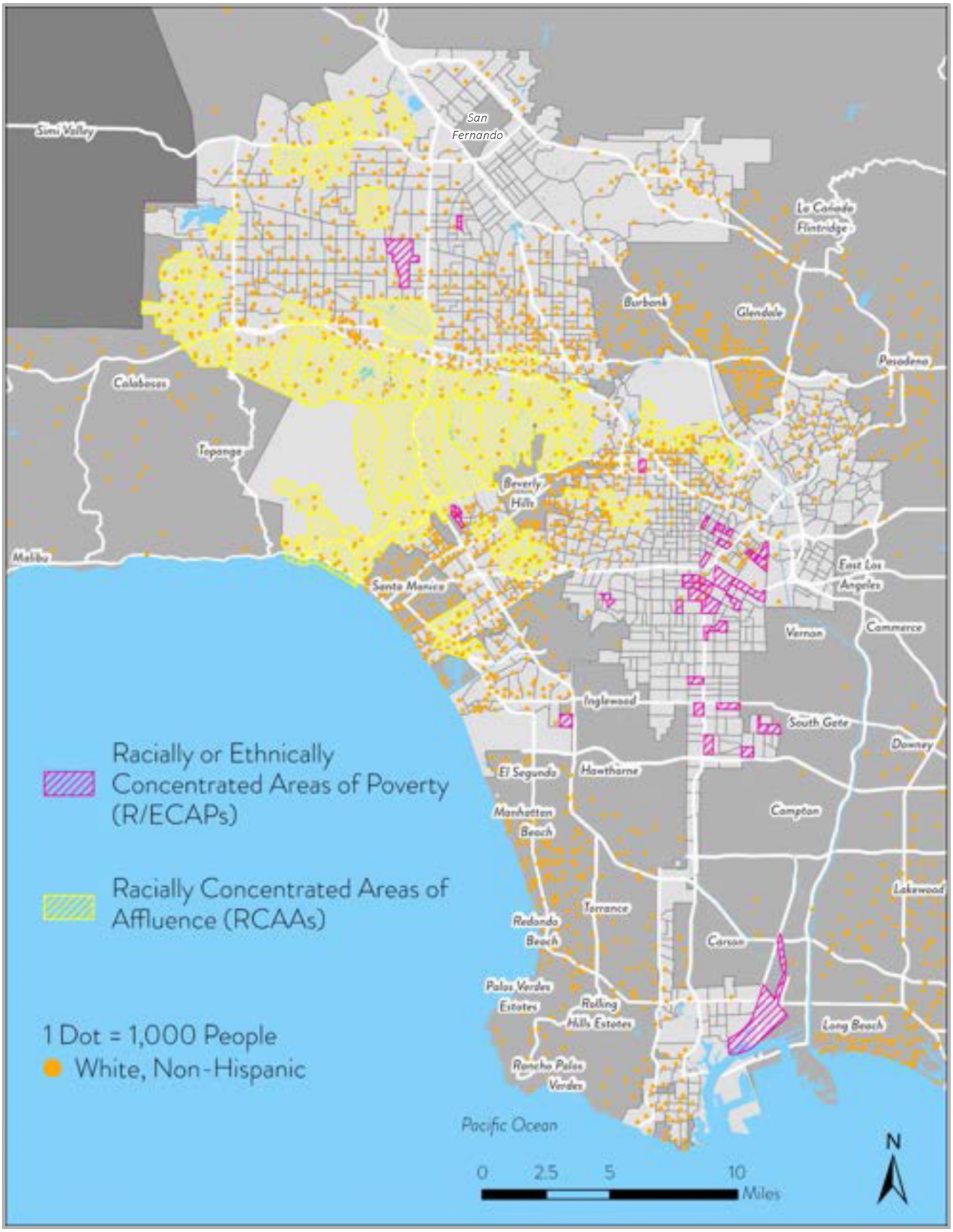
MAP 2. PREDOMINANT RACE OR ETHNICITY IN THE CITY OF LOS ANGELES



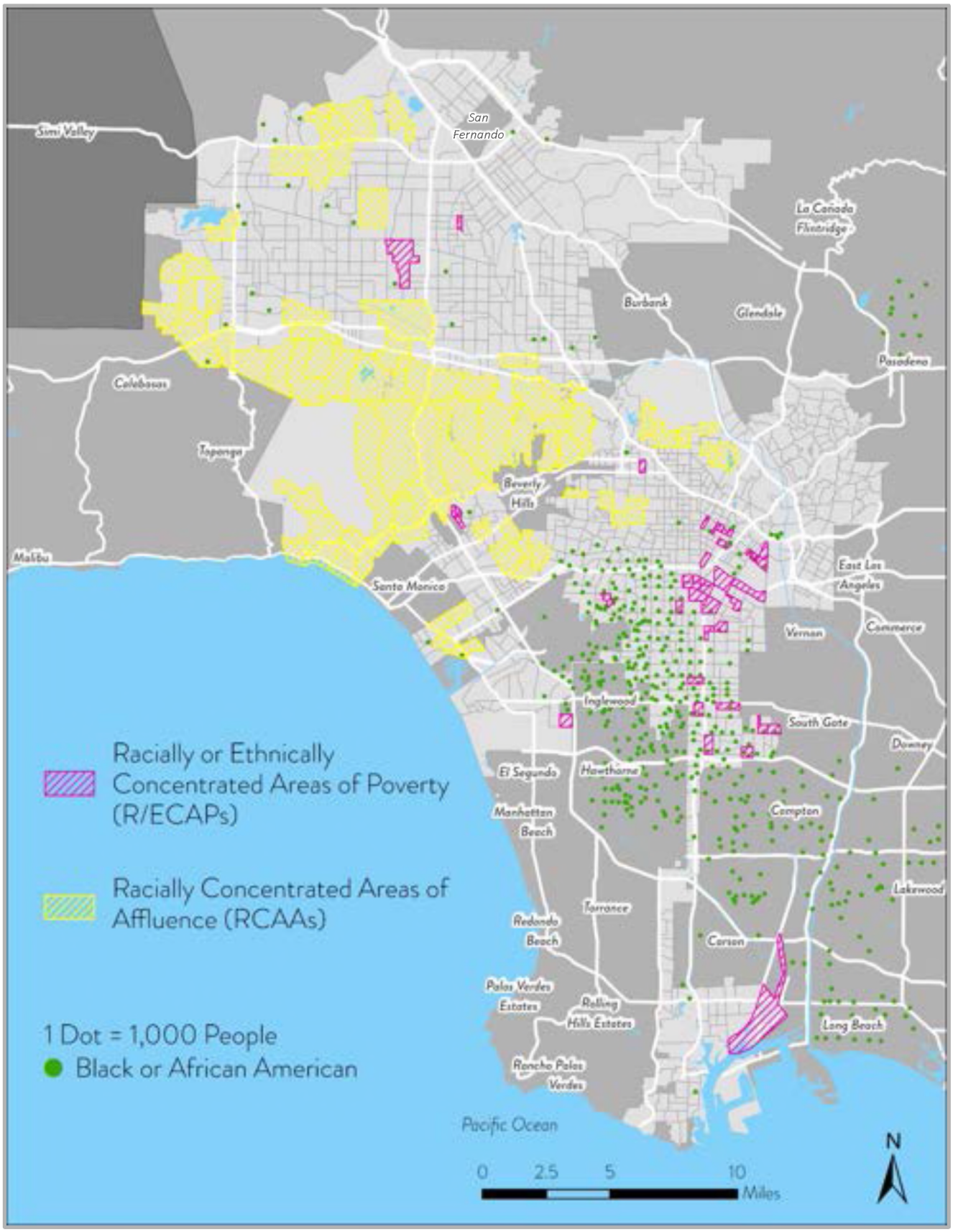
MAP 3. HISPANIC OR LATINO POPULATION IN THE CITY OF LOS ANGELES AREA



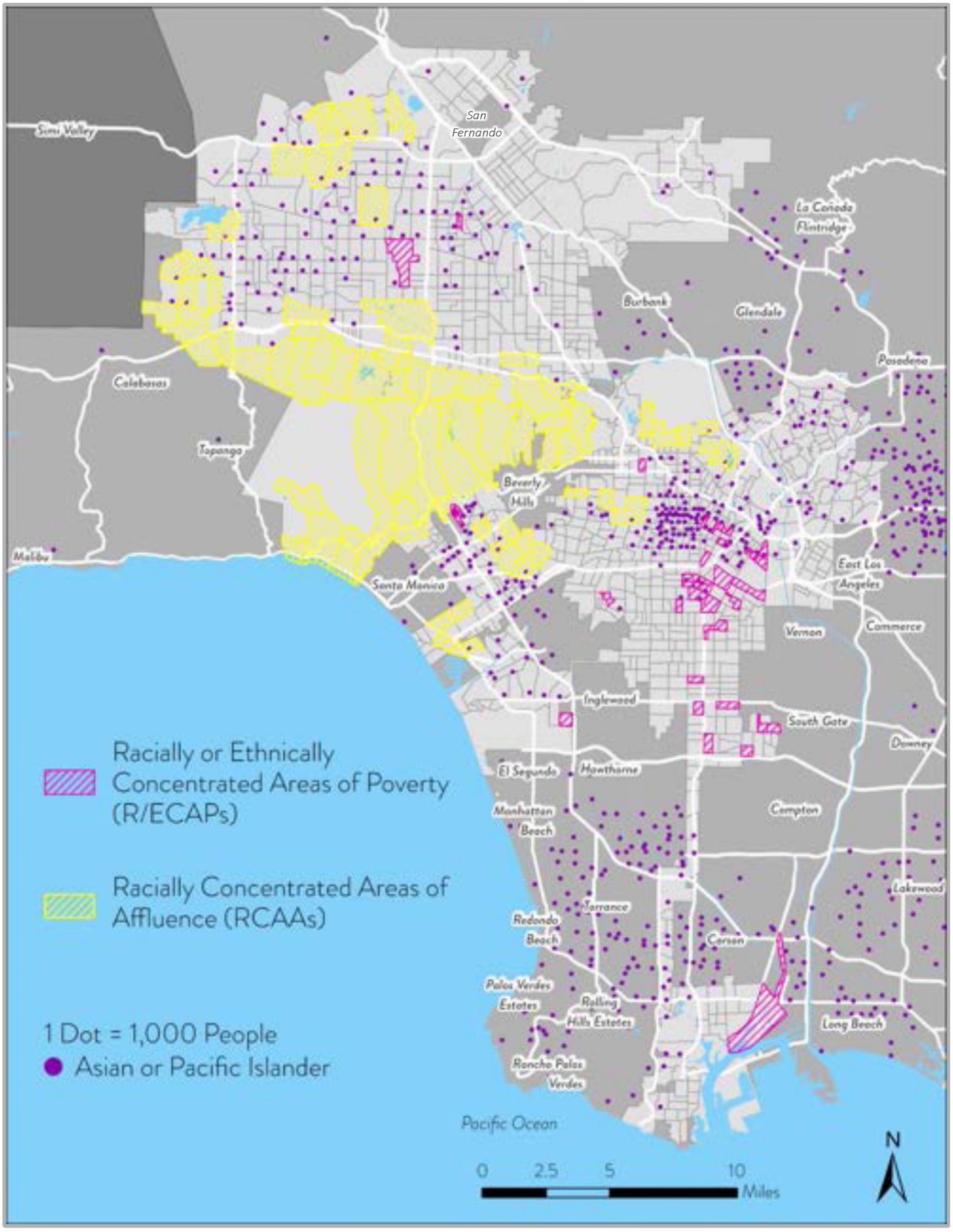
MAP 4. WHITE, NON-HISPANIC POPULATION IN THE CITY OF LOS ANGELES AREA



MAP 5. BLACK OR AFRICAN AMERICAN POPULATION IN THE CITY OF LOS ANGELES AREA



MAP 6. ASIAN OR PACIFIC ISLANDER POPULATION IN THE CITY OF LOS ANGELES AREA



SEGREGATION BY NATIONAL ORIGIN AND LIMITED ENGLISH PROFICIENCY

Settlement patterns of immigrants significantly impact the composition and landscape of communities across the United States. Large central cities have the largest population of foreign-born residents, but suburban areas have also experienced rapid growth of foreign-born populations in recent years. Clusters of immigrants of the same ethnicity form for a variety of reasons. Social capital in the form of kinship ties, social network connections, and shared cultural experiences often draw new immigrants to existing communities. Settling in neighborhoods with an abundance of social capital is less financially burdensome for immigrants and provides opportunities to accumulate financial capital through employment and other resources that would otherwise be unattainable.[6]

Populations with limited English proficiency (LEP) are typically composed of foreign-born residents that originate from countries where English is not the primary language; however, a substantial portion (approximately 20%) of the national LEP population is born in the United States.[7] Nationally, the LEP population has lower levels of education and is more likely to live in poverty compared to the English proficient population.[8] Recent studies have also found that areas with high concentrations of LEP residents have lower rates of homeownership.[9] Communities of people sharing the same ethnicity and informal networks are able to provide some resources and opportunities, but numerous barriers and limited financial capital influence residential patterns of foreign-born and LEP populations.

IN THE COMMUNITY'S WORDS

"A lot of the fair housing conversation is about getting access to higher income communities versus being able to stay where you're from. Working with low-income immigrant families, people become socially isolated and their quality-of-life declines. We need linguistically diverse cultural programs and services."

- Stakeholder Consultation Meeting Participant

Map 8 showcases the distribution of the foreign-born population in L.A., with a significant proportion of foreign-born residents born in Mexico (approximately 33%). Though this group is the most evenly distributed immigrant group in the region, high concentrations of Mexican residents are particularly evident in East Los Angeles and the San Fernando Valley. Salvadorans make up the second-largest immigrant group in Los Angeles, followed by Guatemalans, Filipinos, and Koreans. Residents from Mexico, El Salvador, and Guatemala tend to be concentrated in the same neighborhoods, which is reflected in the distribution of residents

[6] Douglas S. Massey, "Why Does Immigration Occur?: A Theoretical Synthesis." ed. Charles Hirschman, Philip Kasinitz, and Josh DeWind, *The Handbook of International Migration: The American Experience*, (1999): 34-52. Accessed April 21, 2023. https://eportfolios.macaulay.cuny.edu/pony2014shama/files/2014/02/Kaczmarczyk_Reading-1.pdf.

[7] Nicole Ward and Jeanne Batalova, "Frequently Requested Statistics on Immigrants and Immigration in the United States," Migration Policy Institute, March 14, 2023, https://www.migrationpolicy.org/article/frequently-requested-statistics-immigrants-and-immigration-united-states.

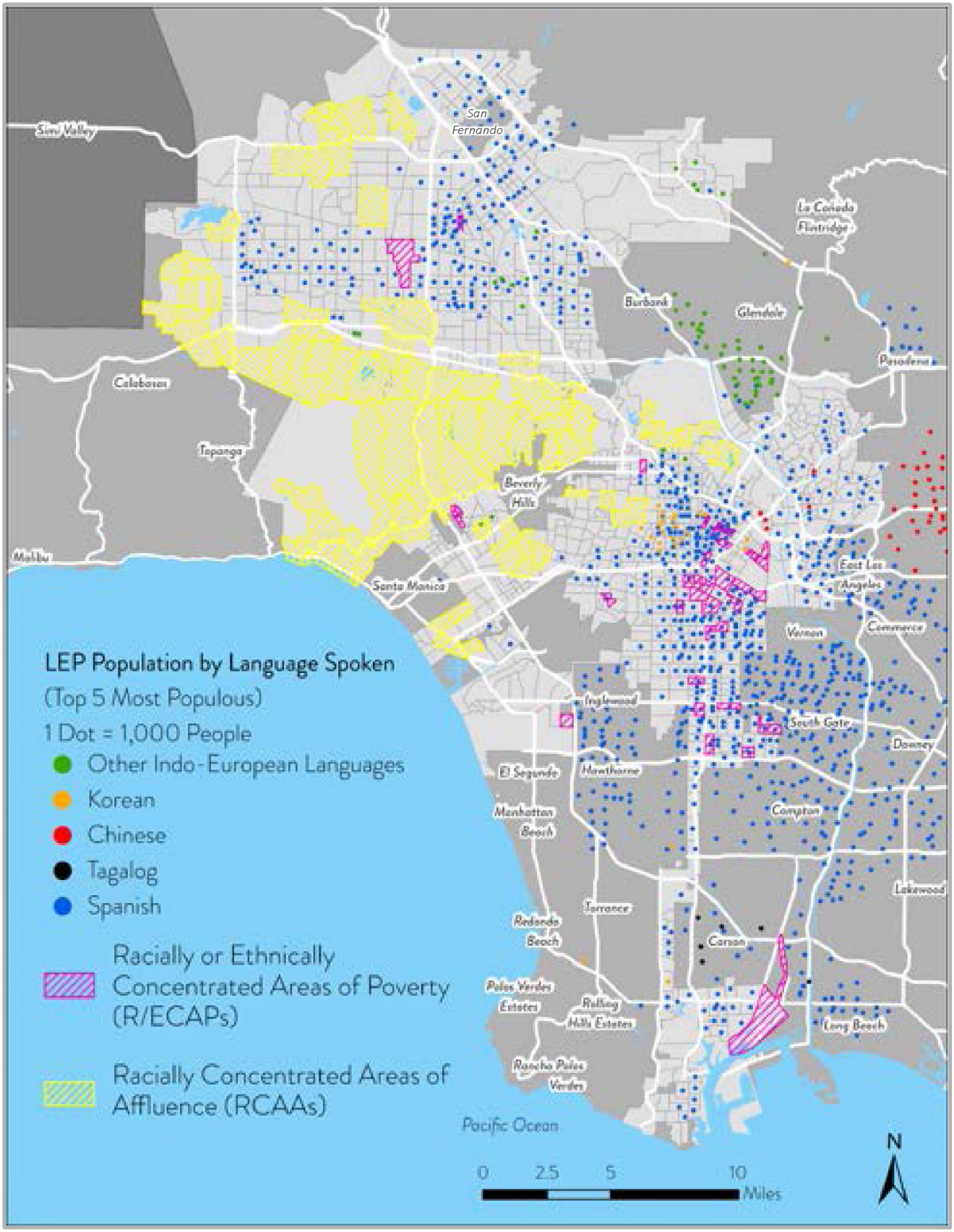
[8] Jie Zong and Jeanne Batalova, "The Limited English Proficient Population in the United States," Migration Information Source, July 8, 2015, http://www.migrationpolicy.org/article/limited-english-proficient-population-united-states.

[9] Edward Golding, Laurie Goodman, and Sarah Strochak, "Is Limited English Proficiency a Barrier to Homeownership?" Urban Institute, March 26, 2018, https://www.urban.org/research/publication/limited-english-proficiency-barrier-homeownership.

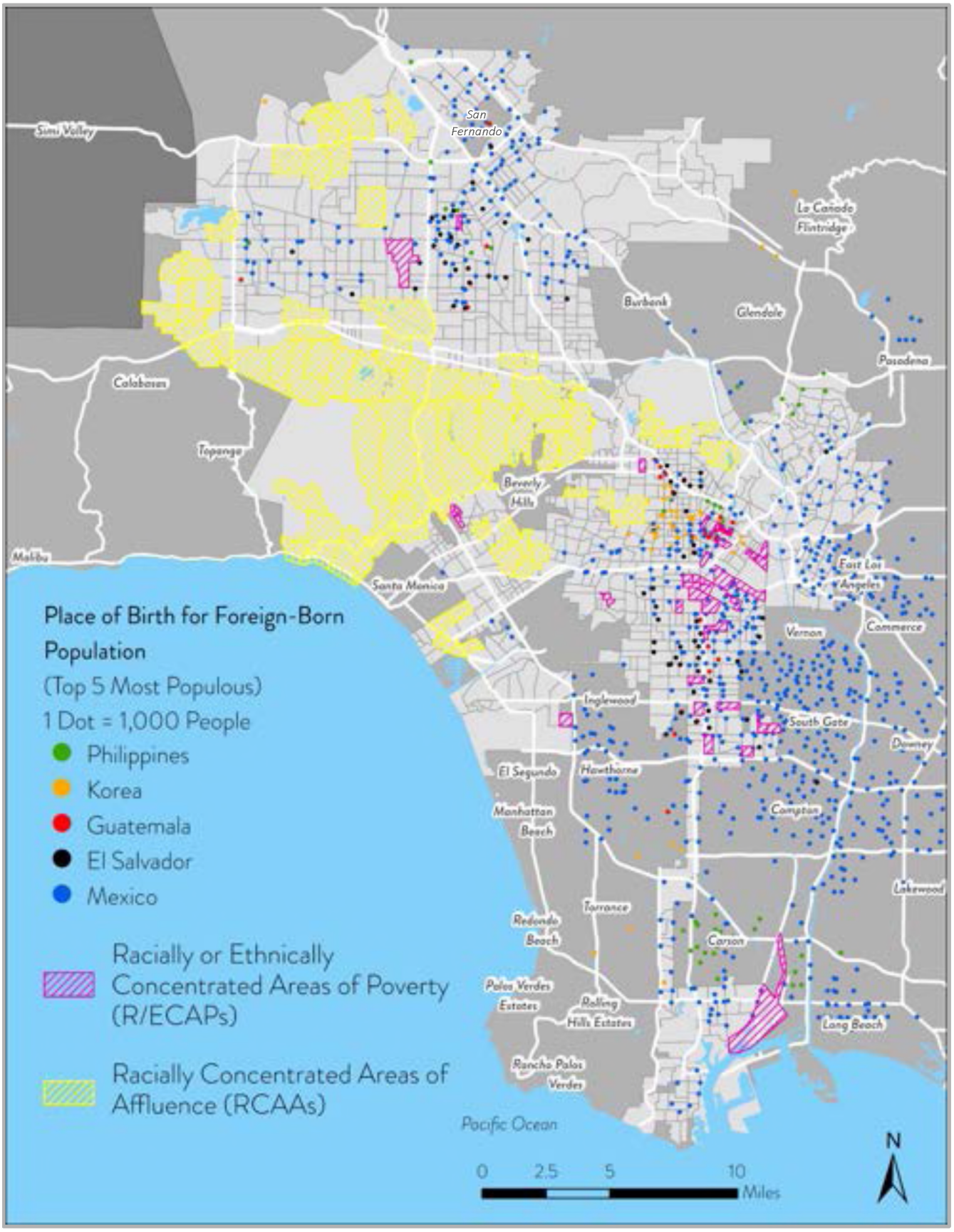
by race/ethnicity (Hispanic or Latino) and LEP population (Spanish speakers). There is a small cluster of Guatemalans in the Westlake area.

The distribution of the LEP population (Map 7), is similar to the distribution of residents by race/ethnicity (Map 3 through Map 6) and by place of birth for foreign-born residents (Map 8), with the Spanish speaking LEP population concentrated in neighborhoods with high numbers of Hispanic or Latino residents, Korean speakers clustered in Koreatown, and Tagalog speakers in areas with high numbers of Filipinos. The Chinese speaking LEP population is concentrated in Chinatown and other areas outside of Los Angeles' City limits with large numbers of Chinese residents, such as Monterey Park, San Gabriel, and Alhambra.

MAP 7. LIMITED ENGLISH PROFICIENCY (LEP) POPULATION IN THE CITY OF LOS ANGELES AREA



MAP 8. PLACE OF BIRTH FOR FOREIGN-BORN POPULATION IN THE CITY OF LOS ANGELES AREA



SEGREGATION BY DISABILITY

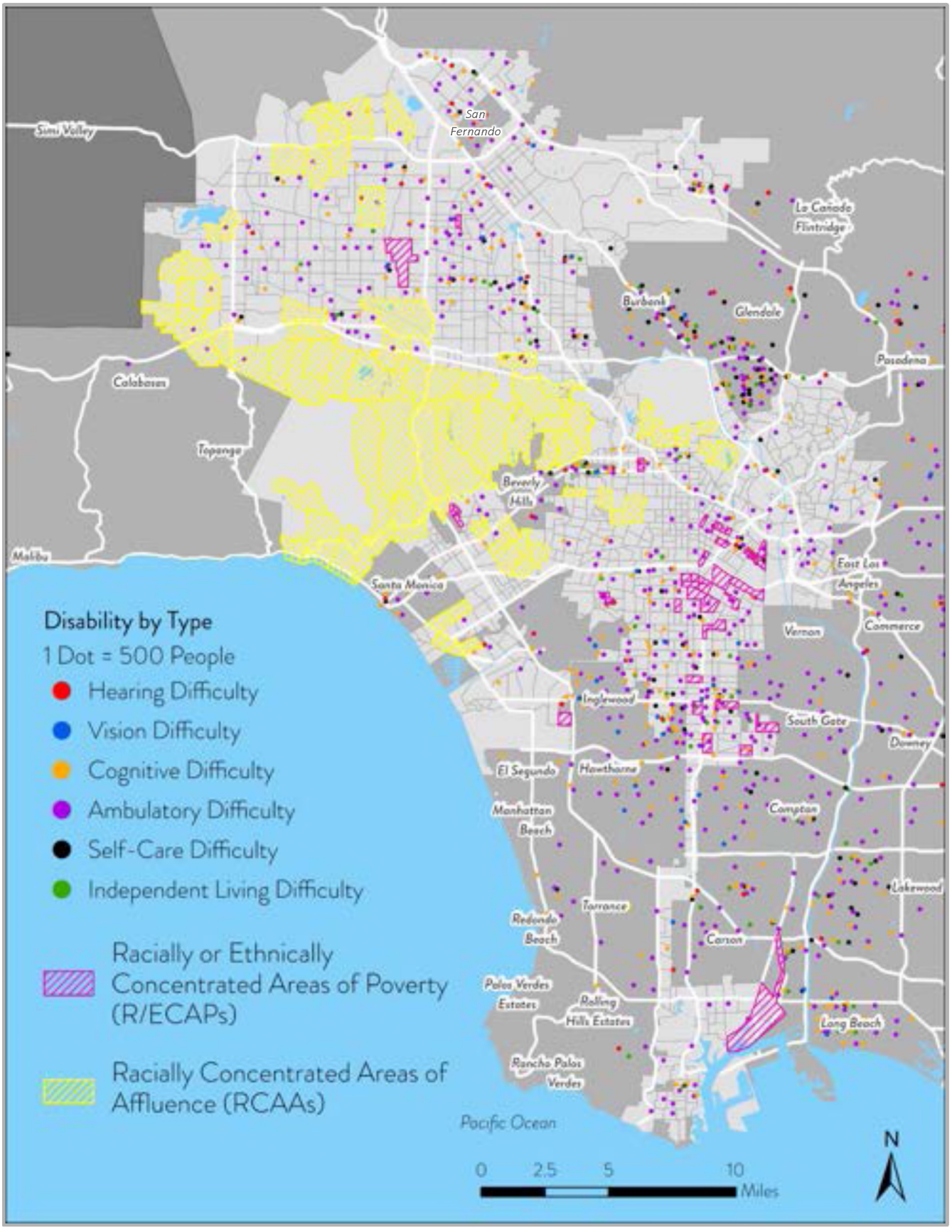
According to 2017-2021 ACS 5-Year Estimates, approximately 10.3% of the population in the City of Los Angeles has at least one disability. Ambulatory difficulties are the most common type in the City, County, and MSA, closely followed by independent living difficulties (see Table 11). Map 9 maps the disability population by type in the City of Los Angeles, demonstrating that persons with disabilities can be found in nearly every part of Los Angeles except for West L.A. Here, persons with disabilities are notably absent from most areas designated as RCAAs. Small clusters of persons with disabilities can be found in Downtown L.A. and Tujunga, while larger clusters are evident in Burbank and Glendale, which are outside of the City limits.

TABLE 11. DISABILITY BY TYPE

Disability Type	City of Los Angeles		Los Angeles County		Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA)	
	#	%	#	%	#	%
Hearing Difficulty	93,200	2.4%	245,867	2.5%	325,472	2.5%
Vision Difficulty	79,329	2.0%	196,235	2.0%	244,266	1.9%
Cognitive Difficulty	158,360	4.3%	392,365	4.2%	495,915	4.0%
Ambulatory Difficulty	212,022	5.8%	534,417	5.7%	668,587	5.4%
Self-Care Difficulty	105,074	2.9%	273,303	2.9%	338,619	2.7%
Independent Living Difficulty	167,895	5.4%	431,670	5.5%	540,744	5.3%

Source: 2017-2021 American Community Survey 5-Year Estimates S1810

MAP 9. DISABILITY BY TYPE IN THE CITY OF LOS ANGELES AREA



2. Which, if any, of these geographic areas extend beyond the boundaries of the jurisdiction? Please note that depending on the geographic areas used in this analysis, the jurisdiction's analysis may need to include areas that go beyond the jurisdiction's specific boundaries.

A large number of different races/ethnicities are located outside of Los Angeles City. For example, a heavy concentration of Asian residents reside in Alhambra, San Gabriel, Glendale, and Monterey Park. Hispanic or Latino residents are highly concentrated in areas such as El Monte, Montebello, Downey, and Lynwood, while a large number of Black or African American residents live in Inglewood, Compton, Carson, and Hawthorne. Additionally, as stated above, there are large numbers of persons with disabilities in Burbank and Glendale.

3. How have patterns of segregation and integration in particular geographic areas, as defined in § 5.152, changed over time in the jurisdiction and region?

To measure levels of racial and ethnic segregation, HUD uses a dissimilarity index (DI), which indicates the degree to which racial and ethnic groups are evenly geographically distributed. Segregation is minimized when all small areas (census tracts, in this analysis) have the same proportions of racial and ethnic groups. Segregation is highest among racial and ethnic groups when no members of two groups occupy a common census tract.

DI values range from 0 (complete integration) to 100 (complete segregation). HUD identifies DI values below 40 as low segregation, values between 40 and 54 as moderate, and values of 55 or above as high segregation. However, it is important to note, HCD determines these classifications differently- where index scores above 60 are considered high segregation, scores of 30-60 are considered moderate, and scores below 30 are considered low.

Table 12 below indicates the dissimilarity index (DI) values for the City of Los Angeles and the broader Los Angeles-Long Beach-Anaheim MSA that are available from the most recent HUD AFFHT0006, which was released in July 2020 for 1990-2010 DI values, and data from Brown University's American Communities Project - Diversity and Disparities for 2020 DI values. [10] This dataset did not include DI values between non-white/white populations.

According to HUD's definition, segregation is high between Black or African American and white residents and Latino and white residents in Los Angeles and the greater metro area. DI values for both jurisdictions have remained above 55 since 1990 but have decreased for every group. Until 2020, segregation was greatest between Black or African American and white residents, with this grouping consistently exhibiting the highest DI values from 1990 to 2010. Between 2010 to 2020, segregation levels dropped for this grouping (from 66.9 to 58.7 in the City of L.A.), making DI values highest between Hispanic or Latino and white residents in 2020.

Since 1990, Asian/Pacific Islander and white residents have exhibited the lowest segregation levels. From 1990 to 2010, segregation among Asian/Pacific Islander and white residents was considered moderate, with DI values in the 40s. In 2020, these values dropped below 40 in the City of Los Angeles (37.8), indicating low levels of segregation. In the greater Los Angeles MSA, however, levels are still at 40.1. This is the only grouping with DI values that are higher in the greater MSA than in the City,

[10] Spatial Structures in the Social Sciences, Brown University. "Diversity and Disparities". Accessed April 20, 2023, https://s4.ad.brown.edu/projects/diversity/index.htm

which may be indicative of the concentrated Asian/Pacific Islander population in areas such as Monterey Park, Alhambra, and San Gabriel.

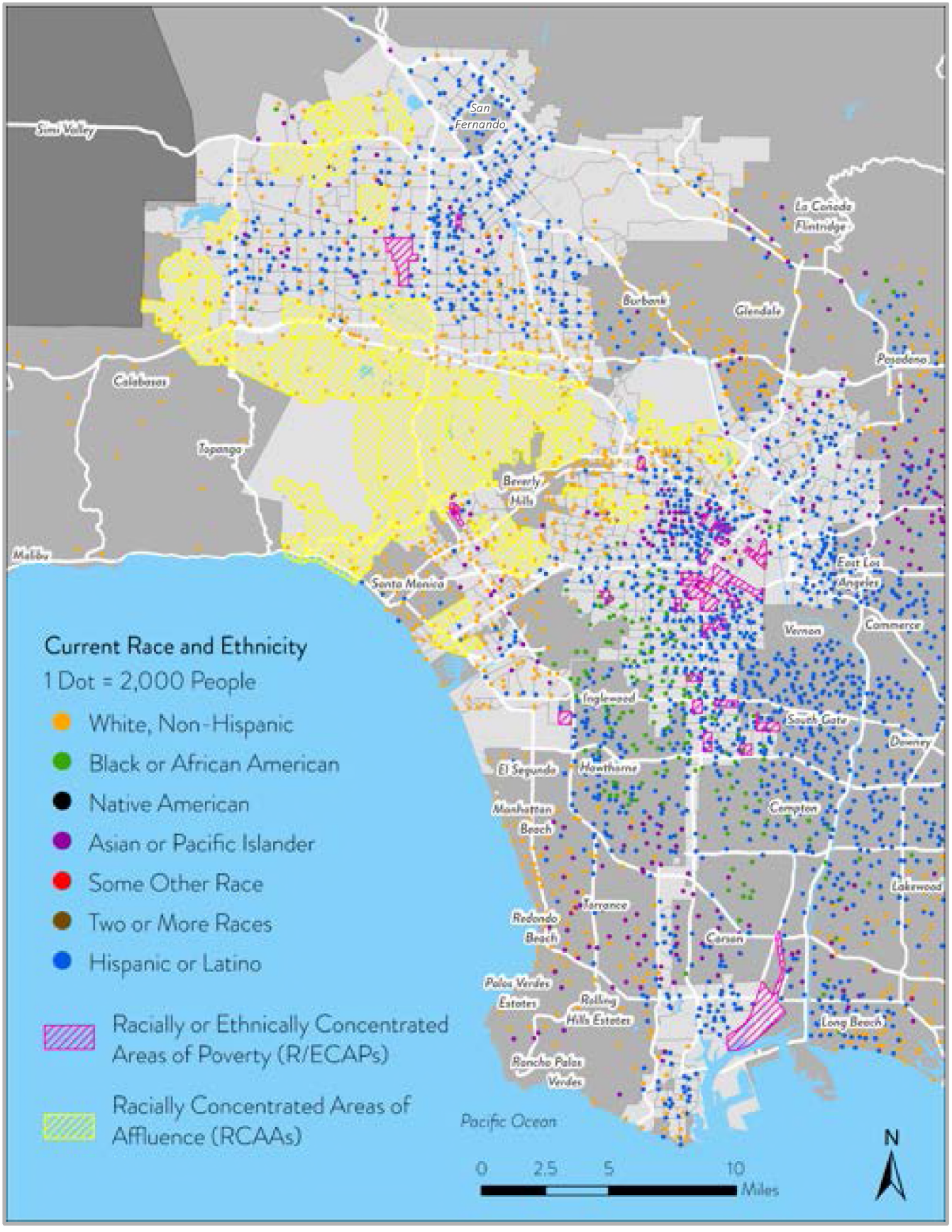
Segregation between Hispanic or Latino and white populations is high, with values consistently above 55. This is the only grouping where DI values increased between 1990 and 2000, though this change was slight. From 2000 to 2020, segregation values decreased. However, the Hispanic or Latino/white grouping exhibits the highest DI value in 2020 (60.7). The number of R/ECAPs increased from 2000 to 2010, then decreased from 2010 to current estimates.

TABLE 12. DISSIMILARITY INDEX VALUES

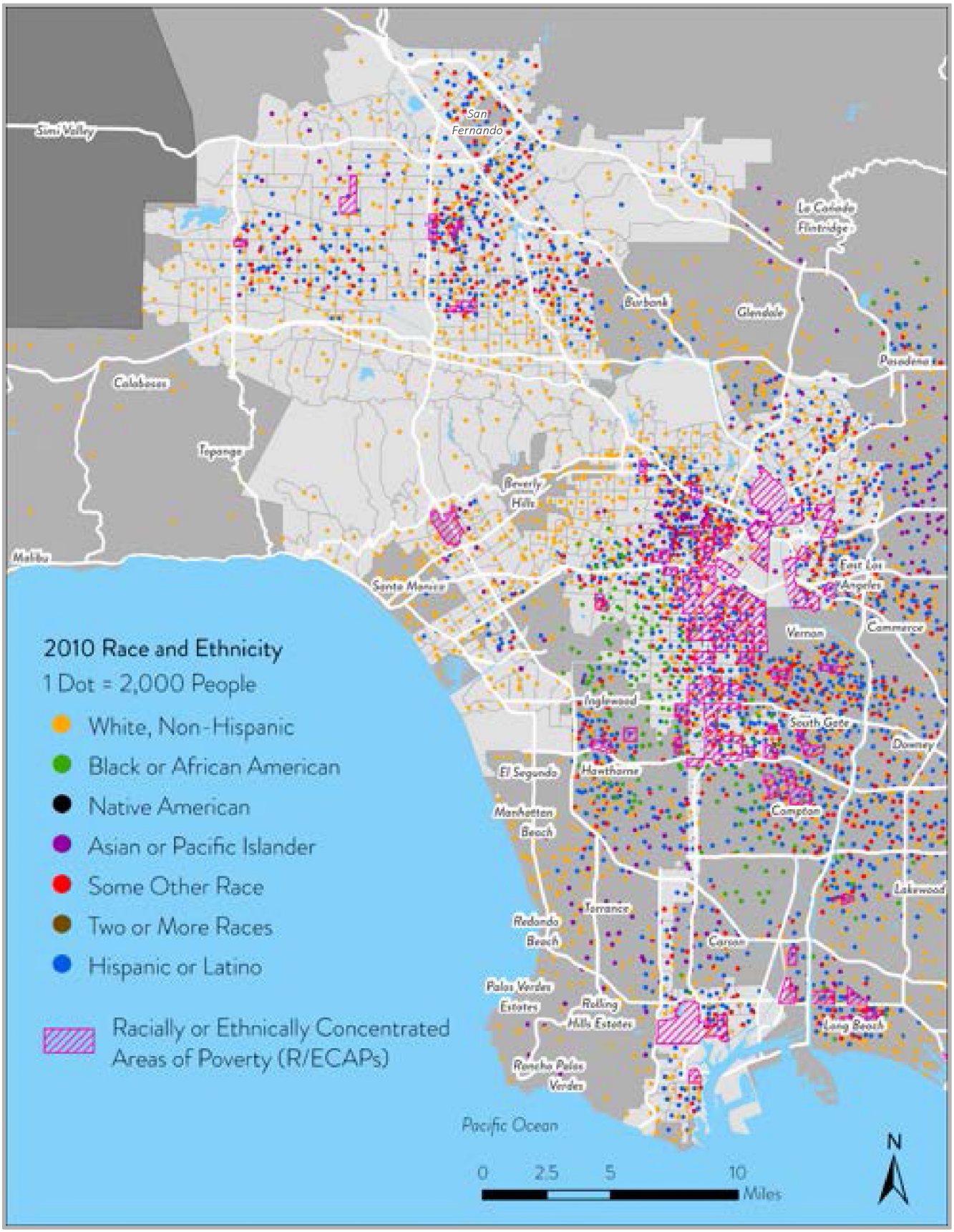
Racial/Ethnic Dissimilarity Index	City of Los Angeles				Los Angeles-Long Beach-Anaheim MSA			
	1990	2000	2010	2020	1990	2000	2010	2020
Non-White/White	61.7	60.2	58.5		55.3	55.5	54.6	
Black or African American/White	78.4	71.5	66.9	58.7	72.8	68.1	65.2	59.4
Hispanic or Latino/White	64.5	65.6	65.2	60.7	60.1	62.4	62.2	59.7
Asian or Pacific Islander/White	47.2	44.9	42.4	37.8	43.5	46.0	45.8	40.1

Data Sources: HUD AFFHT0006; Logan, John R., Zengwang Xu, and Brian J. Stults. 2014. "Interpolating US Decennial Census Tract Data from as Early as 1970 to 2010: A Longitudinal Tract Database" The Professional Geographer 66(3): 412–420.; Logan, John R., Brian J. Stults, and Zengwang Xu. 2016. "Validating Population Estimates for Harmonized Census Tract Data, 2000–2010" Annals of the American Association of Geographers. http://www.tandfonline.com/doi/full/10.1080/24694452.2016.1187060.

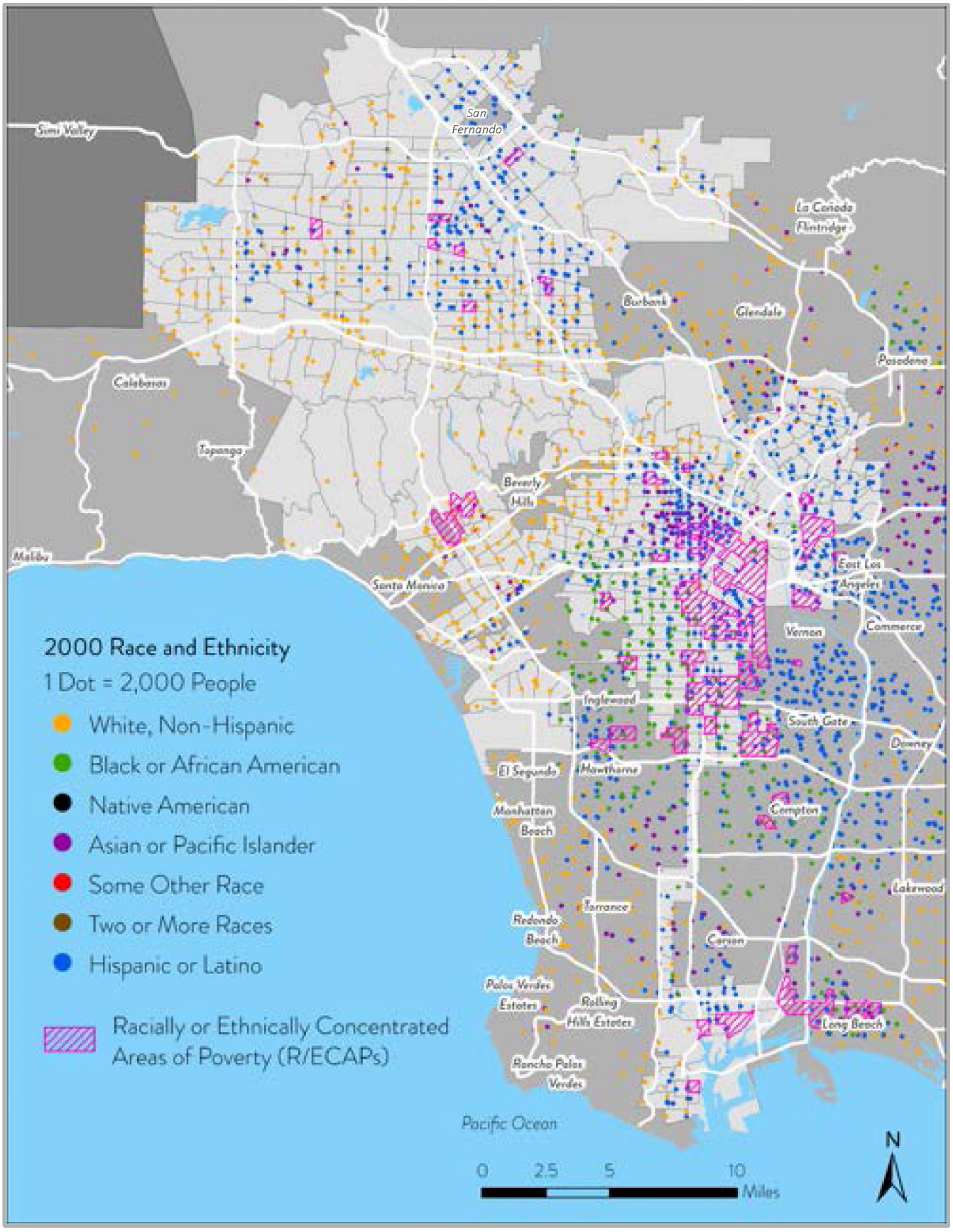
MAP 10. 2020 RACE AND ETHNICITY IN THE CITY OF LOS ANGELES AREA



MAP 11. 2010 RACE AND ETHNICITY IN THE CITY OF LOS ANGELES AREA



MAP 12. 2000 RACE AND ETHNICITY IN THE CITY OF LOS ANGELES AREA



RACE, ETHNICITY & INCOME

CITY OF LOS ANGELES R/ECAPS AND RCAAS

4. Identify and describe R/ECAPs, including their location.

IN THE COMMUNITY'S WORDS

"I'm lucky in that I have an apartment that I can currently afford, but it is far below market value because the building was built in the 1960s. It's not in the best shape, but the reality is that I can't afford to move because market value rents for a one-bedroom apartment are out of my budget. So, I have to stay where I am, regardless of the condition of the apartment or whether or not I like my neighborhood."

- Survey Participant

This study uses a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (R/ECAPs). These areas are defined as census tracts that have an individual poverty rate of 40% or more (or an individual poverty rate that is at least three times that of the tract average for the metropolitan area, whichever is lower) and a non-white population of 50% or more. Using a metric that combines demographic and economic indicators helps to identify a jurisdiction's most vulnerable communities.

Nationwide, the racial and ethnic composition of neighborhoods with concentrations of poverty is disproportionate relative to the U.S. population overall. According to the U.S. Department of Health and Human Services, Black or African American and Hispanic or Latino populations comprise nearly 80% of the population living in areas of concentrated poverty in metropolitan areas, but only account for 42.6% of the total poverty population in the U.S.[11] Overrepresentation of these groups in areas of concentrated poverty can exacerbate disparities related to safety, employment, access to jobs and quality education, and conditions that lead to poor health.

Identification of R/ECAPs is significant in determining priority areas for reinvestment and services to ameliorate conditions that negatively impact R/ECAP residents and the larger region. Since 2000, the prevalence of concentrated poverty has expanded by nearly 75% in both population and number of neighborhoods. Poverty is concentrated within the largest metro areas, but suburban regions have experienced the fastest growth in poverty.[12]

[11] United States, Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. "Overview of Community Characteristics in Areas with Concentrated Poverty." *ASPE Issue Brief*, May 2014, https://aspe.hhs.gov/system/files/pdf/40651/rb_concentratedpoverty.pdf.

[12] Kneebone, Elizabeth. "The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012." *The Brookings Institution*, 29 July 2016, www.brookings.edu/interactives/the-growth-and-spread-of-concentrated-poverty-2000-to-2008-2012/.

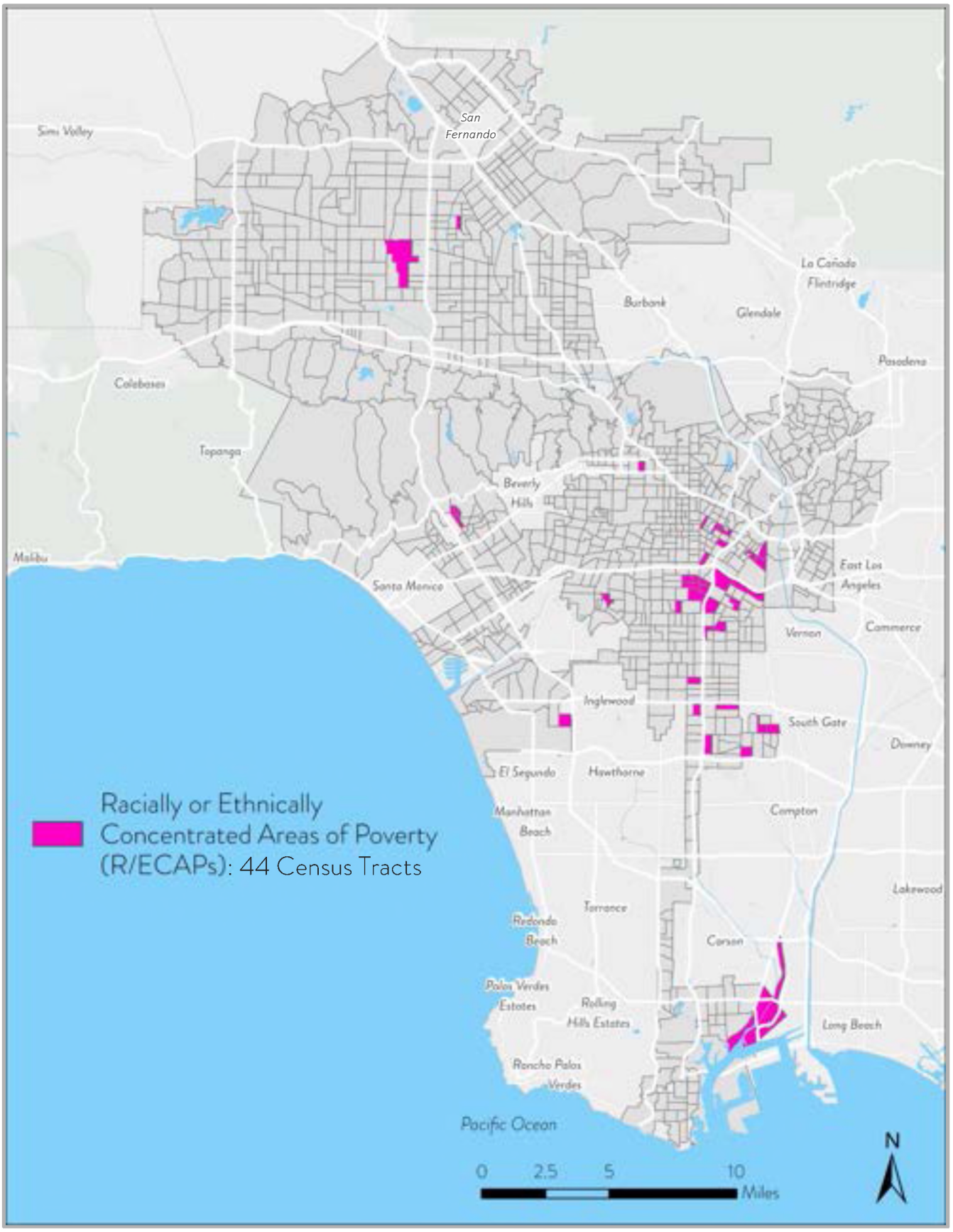
As of the 2017-2021 American Community Survey, there are a total of 44 R/ECAPs within the City of Los Angeles that have non-white populations of 50% or more and poverty rates of 38.7% or more (Map 13). Most R/ECAPs in the City are in South and Central Los Angeles. Map 14 provides a closer snapshot of the R/ECAPs in South and Central L.A, located in neighborhoods including Skid Row, Pico-Union, University Park, Historic South-Central L.A., and Watts. There are more isolated R/ECAPs in Panorama City, Westchester, Crenshaw, and Hollywood, as well as in Westwood, predominately due to a large student population living on or near the UCLA campus. The area including and around the Van Nuys Airport is also classified as a R/ECAP using HUD's methodology, however, the census tract is predominately non-residential. U.S. Census data reports 145 residents living there as of 2020 redistricting data.

IN THE COMMUNITY'S WORDS

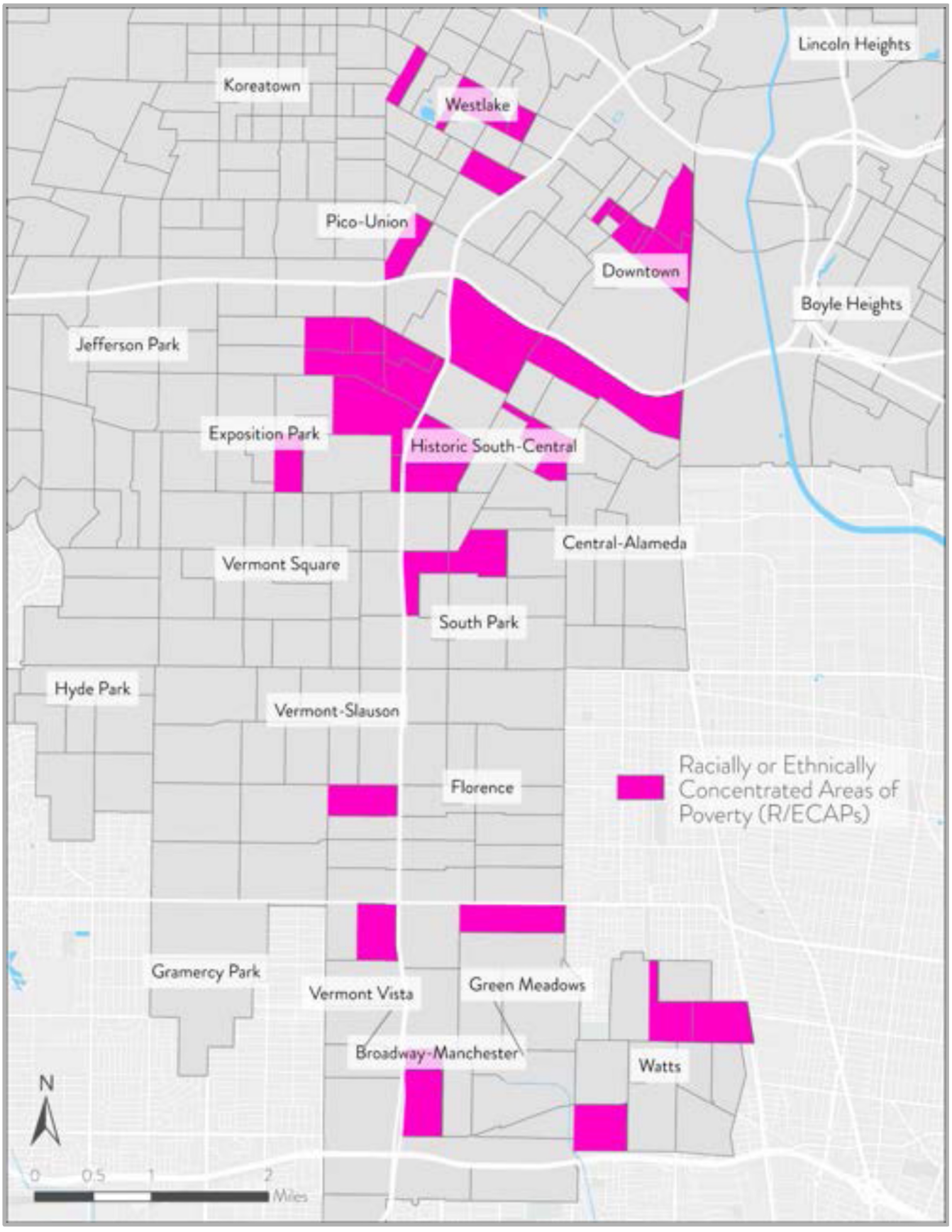
"As a single person with a voucher, it's near impossible to find decent places to live in safe neighborhoods. Without a steady income I have been rejected for that, [but] where I currently live there is no work in my field. So I can't move without a job and I can't get a job until I move."

- Survey Participant

MAP 13. R/ECAPS IN THE CITY OF LOS ANGELES



MAP 14. R/ECAPS CLUSTER IN THE CITY OF LOS ANGELES



5. What are the demographic groups living in R/ECAPs by protected class?

The majority of residents living in R/ECAPs are Hispanic or Latino, comprising approximately 60.3% of the total population residing in R/ECAPs. They are followed by Black or African American residents, who make up 15% of the R/ECAP population. The Asian and Pacific Islander population, along with the white population, both make up approximately 11% of the population.

6. Which protected class groups predominantly reside in R/ECAPs? To the extent that data is available, what percentage of each protected class group in the jurisdiction or region resides in R/ECAPs?

The majority of residents living in R/ECAPs are Hispanic or Latino, comprising approximately 60.3% of the total population residing in R/ECAPs. They are followed by Black or African American residents, who make up 15.1% of the R/ECAP population. Approximately 10.6% of the R/ECAP population is Asian or Pacific Islander, while 11.3% is white. Native Americans and those of other races or ethnicities each make up 0.2% of the R/ECAP population.

7. How have the demographics and location of R/ECAPs changed over time? For example, has there been an expansion or decrease in the number of R/ECAPs in the geographic area of analysis? Has the concentration of protected class groups within each R/ECAP increased or decreased?

The number of total R/ECAPs in the City of Los Angeles has increased over the past 20 years. In 2000, there were 26 R/ECAPs, which increased to 29 R/ECAPs in 2010. From 2010 to current estimates, this number increased to 44 R/ECAPs. The location of these census tracts has remained relatively similar, with most R/ECAPs in Downtown and South Los Angeles. However, as shown in Map 10 and Map 12, there are currently several R/ECAPs in more northern areas such as Van Nuys and Panorama City. R/ECAPs were in these areas during 2000 as well, but absent in 2010. Comparing the demographic makeup of R/ECAPs between 2017-2021 estimates and 2011-2015 estimates (see Table 13 and Table 14), we see that Hispanics or Latinos comprise the largest racial/ethnic group in R/ECAPs during both time periods, though this percentage was higher in 2011-2015 (71.8%) than in 2017-2021 (60.3%). Meanwhile, the percentage of white, Black or African American, Asian, and Pacific Islander residents within R/ECAPs has increased. The percentage of Native American residents and other races/ethnicities has remained similar over this time period.

TABLE 13. R/ECAP DEMOGRAPHICS FROM 2017-2021 ACS 5-YEAR ESTIMATES

R/ECAP Race/Ethnicity	City of Los Angeles	
	Number	Percentage
Total Population in R/ECAPs	133,130	-
White, Non-Hispanic	14,986	11.3%
Black or African American, Non-Hispanic	20,152	15.1%
Hispanic or Latino	80,318	60.3%
Asian or Pacific Islander, Non-Hispanic	14,101	10.6%
Native American, Non-Hispanic	274	0.2%
Other, Non-Hispanic	316	0.2%

Source: 2017-2021 ACS 5-Year Estimates

TABLE 14. R/ECAP DEMOGRAPHICS FROM 2011-2015 ACS 5-YEAR ESTIMATES

R/ECAP Race/Ethnicity	City of Los Angeles	
	Number	Percentage
Total Population in R/ECAPs	399,232	-
White, Non-Hispanic	24,624	6.2%
Black or African American, Non-Hispanic	55,563	13.9%
Hispanic or Latino	286,740	71.8%
Asian or Pacific Islander, Non-Hispanic	26,507	6.6%
Native American, Non-Hispanic	686	0.2%
Other, Non-Hispanic	1,095	0.3%

Source: HUD AFFHT0006 Table 3

RACE, ETHNICITY, INCOME AND PUBLICLY SUPPORTED HOUSING LOCATIONS

8. How do R/ECAPs in the geographic area of analysis align with the location of publicly supported housing?

Census tract level data from HUD's 2021 "A Picture of Subsidized Households" (APSH) shows that most publicly supported housing is located near or within R/ECAPs (Table 15). Eighteen (18) out of 44 total R/ECAPs (41%) have more than 100 publicly supported housing units. The census tracts with the highest amounts of publicly supported housing (over 500 total units) are located in Skid Row, Jefferson Park, Boyle Heights, Hyde Park, Baldwin Hills/Crenshaw, and Watts. These are many of the same neighborhoods with high concentrations of Hispanic or Latino and Black or African American residents. Other areas offering 100 or more publicly supported housing units can be found in the Van Nuys and Reseda neighborhoods of the San Fernando Valley. Conversely, areas designated as RCAAs have little to no publicly supported housing units. In this case, 67 of 77 total RCAAs (87%) have less than 10 publicly supported housing units, and 76 out of 77 (98%) have less than 50 publicly supported housing units. Census tracts with less than 10 publicly supported housing units are concentrated in predominantly white affluent neighborhoods, such as Pacific Palisades, Brentwood, Bel-Air, and Westwood.

TABLE 15. R/ECAP AND NON-R/ECAP DEMOGRAPHICS BY PUBLICLY SUPPORTED HOUSING PROGRAM CATEGORY, 2011-2015 ACS ESTIMATES

City of Los Angeles	Total Occupied Units	Percent White	Percent Black or African American	Percent Hispanic or Latino	Percent Asian or Pacific Islander	Percent Families with children	Percent Elderly	Percent with a Disability
Public Housing								
R/ECAPs	3,326	1.4%	32.5%	64.3%	1.8%	56.9%	23.5%	14.0%
Non R/ECAPs	3,069	5.8%	13.3%	76.4%	4.5%	42.5%	37.7%	15.7%
Project-Based Section 8								
R/ECAPs	3,721	6.4%	32.5%	26.0%	34.9%	20.7%	59.1%	9.1%
Non R/ECAPs	16,233	24.3%	14.9%	29.0%	31.7%	11.6%	73.8%	13.1%
Other Multifamily								
R/ECAPs	511	4.5%	22.9%	38.4%	34.1%	0.2%	94.9%	22.3%
Non R/ECAPs	2,294	35.3%	6.5%	20.8%	36.7%	0.8%	84.2%	17.2%
HCV Program								
R/ECAPs	8,022	7.9%	64.7%	22.7%	4.4%	30.8%	31.7%	35.4%
Non R/ECAPs	36,031	26.1%	48.9%	21.8%	2.9%	24.1%	42.3%	41.4%

Source: HUD AFFHT0006 Table

ACCESS TO COMMUNITY ASSETS

SUMMARY OF ACCESS TO COMMUNITY ASSETS

9. Describe which protected class groups experience significant disparities in access to the following community assets: education; employment; transportation; low-poverty neighborhoods; environmentally healthy neighborhoods; and other community assets?

EDUCATION

High-quality education is a vital community resource that can lead to more opportunities—such as employment and increased earnings—and improve quality of life. Public schools in the City of Los Angeles fall within the Los Angeles Unified School District (LAUSD), which is divided into seven Board of Education (BOE) districts across a large portion of the County of Los Angeles (see Map 15).

School performance varies by BOE District, and these Districts vary in their demographics, including race, ethnicity, and shares of students who are economically disadvantaged, are English learners, and who have disabilities (see Table 16).

IN THE COMMUNITY'S WORDS

"Education is important. As a mother, I try to look for good schools so my kids can get a quality education, [but] in our area you aren't going to get that. In West Hollywood and all [other] areas, parents send kids to those schools."

- Focus Group Participant

The share of students who are economically disadvantaged varies widely among BOE Districts, ranging from 60.9% in District 4, located in West Los Angeles, to 97.8% in District 2 in East Los Angeles. While it varies across districts, the percentage of students who are economically disadvantaged is generally high across the board districts, ranging from about 93% to 98% in five of the seven districts, and from about 61% to 71% in the other two.

Notably, Districts 3 and 4 in West and Northwest Los Angeles—which have the lowest shares of economically disadvantaged students—have the highest shares of students meeting early literacy benchmarks in grade 2 (73.3% to 79.3%) and the highest four-year graduation rates (89.0% to 91.0%), indicating disparities in school performance by socioeconomic status as well as a need for additional supports for students in schools with higher shares of economically disadvantaged students. In the other Districts, the shares of students meeting early literacy benchmarks in grade 2 range from 54.0% to 61.3%, and four-year graduation rates range from 81.3% to 88.5%.

Diversity with regard to race and ethnicity also varies across the BOE Districts. District 4 in West Los Angeles has the highest levels of racial and ethnic diversity of the seven BOE Districts, with Hispanic or Latino, white, and Black or African American students all making up significant shares of the student population. In contrast, Hispanic or Latino students make up about 90%

of students in BOE District 5 in East Los Angeles, the most ethnically homogenous BOE District. Hispanic students also make up more than 80% of students in BOE Districts 2 and 6 in East and North Los Angeles, respectively. White students comprise more than 10% of the student population only in Districts 3 and 4 in West and Northwest Los Angeles, where they make up 20.4% to 27.3% of students, indicating clustering of white students in these two districts, which coincide with the majority of the City's racially concentrated areas of affluence (RCAAs).

Students with disabilities make up between 13% and 17% of the student population across BOE Districts. Students who are English learners make up about 20% to 27% of students in all BOE Districts with the exception of Districts 3 and 4 in West Los Angeles, where they make up 11% to 15% of students.

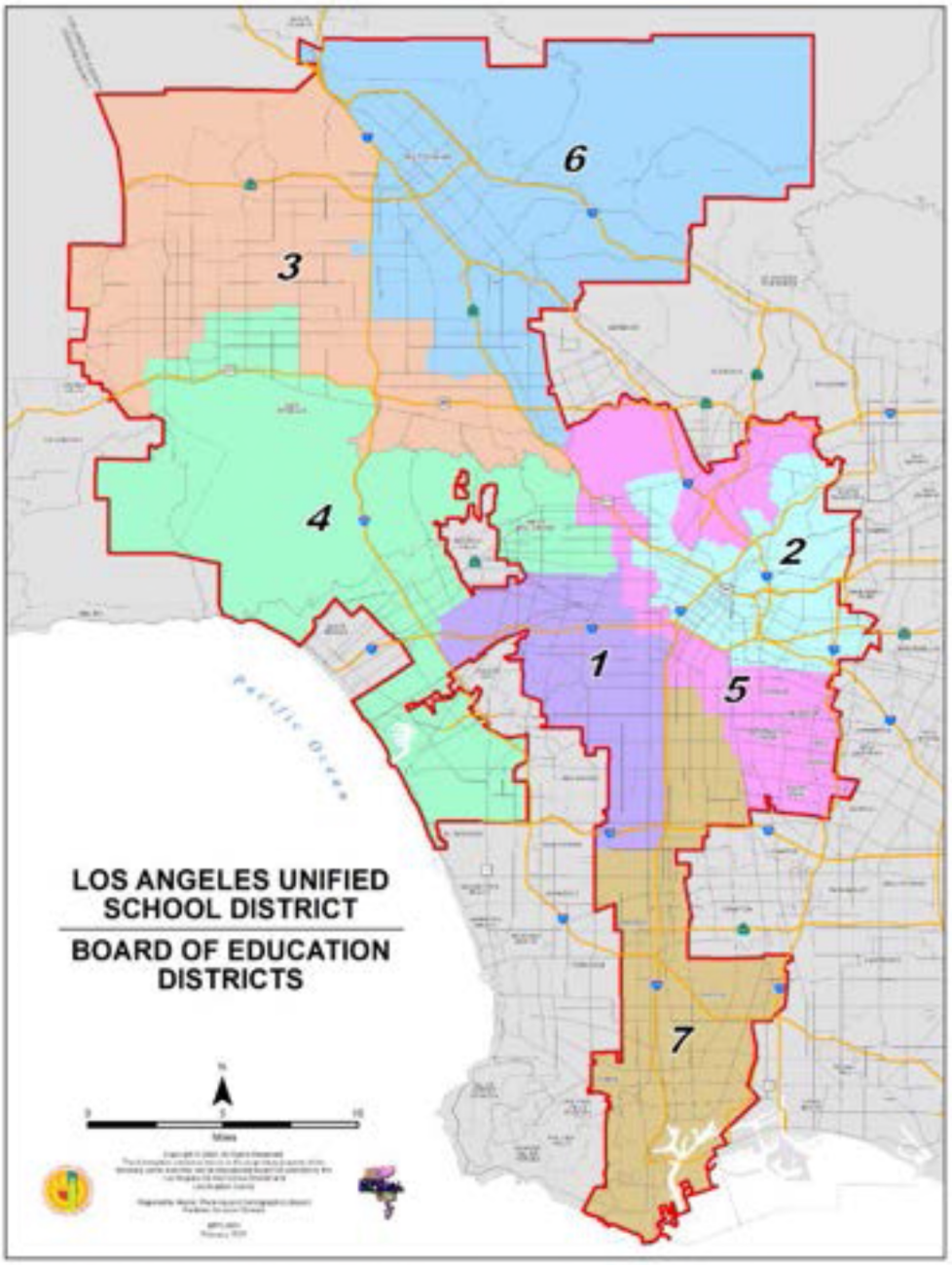
Analysis of school proficiency by geography shows that block groups that rank highest on HUD's School Proficiency Index[13] tend to be in West and North Los Angeles, including in many of the City's racially concentrated areas of affluence (see Map 16). Block groups that rank lowest on the index are clustered in South and East Los Angeles, indicating reduced levels of access to proficient schools for residents in these areas.

Looking at patterns of school proficiency coupled with residential patterns for foreign-born residents shows that Los Angeles residents born outside of the United States are more likely than average to live in areas with lower school proficiency. The three largest groups of foreign-born residents, including people born in Mexico, Guatemala and El Salvador, have similar residential patterns, living primarily in neighborhoods throughout the San Fernando Valley, Central Los Angeles, and South Los Angeles, with smaller clusters in East and South Los Angeles. Many of these neighborhoods -particularly those in Central, South, and East Los Angeles - are in areas with low school proficiency, according to HUD's index. In the San Fernando Valley, the Van Nuys and Panorama City neighborhoods have some of the lowest school proficiency scores and are home to a large share of residents born in Central America. The neighborhoods to the West, including Lake Balboa and Reseda, also have high shares of residents born in Central America, but higher school proficiency scores.

Residents born in the Philippines comprise the fourth largest share of foreign-born residents and live primarily in the Central Los Angeles neighborhoods of Westlake, Koreatown and Pico-Union; the East Los Angeles neighborhoods of Eagle Rock, Glassell Park, and Highland Park; and throughout the San Fernando Valley, with the greatest concentration in and around Panorama City. HUD school proficiency scores for these areas are mixed, with lower scores in the Central Los Angeles neighborhoods and Panorama City, and higher scores in the East Los Angeles neighborhoods. Residents born in Korea make up the fifth largest share of foreign-born residents and have the most compact residential pattern of any of the groups examined, heavily clustered in Koreatown, Westlake and Downtown, areas that generally have lower than average school proficiency scores.

[13] HUD's school proficiency index is calculated based on the performance of fourth grade students on state reading and math exams. It is used to describe the neighborhoods that have high-performing elementary schools nearby and which are near lower performing elementary schools. For reach block group, the index is calculated using test results in up to the three closest schools within three miles of the center of the block group.

MAP 15. LOS ANGELES UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION DISTRICTS



Source: Los Angeles Unified School District

TABLE 16. ENROLLMENT AND RACE/ETHNICITY OF STUDENTS, LOS ANGELES UNIFIED SCHOOL DISTRICT, 2021-2022

Board of Education District	Enrollment (2022-2023)	Percent Hispanic or Latino	Percent Black or African American	Percent White	Percent Asian	Percent Native American	Percent Pacific Islander	Percent Two or More Races
1	46,330	66.1%	20.5%	5.7%	2.4%	0.1%	0.1%	3.0%
2	61,321	86.8%	2.1%	3.9%	3.6%	0.1%	0.1%	1.4%
3	62,824	58.4%	3.3%	20.4%	7.1%	0.1%	0.1%	5.0%
4	45,072	42.5%	10.7%	27.3%	7.3%	0.1%	0.2%	7.3%
5	75,521	89.7%	1.7%	3.9%	1.3%	0.1%	0.0%	1.3%
6	60,548	83.9%	1.9%	9.0%	1.6%	0.1%	0.1%	1.1%
7	77,733	75.4%	13.1%	3.2%	1.4%	0.1%	0.6%	2.4%

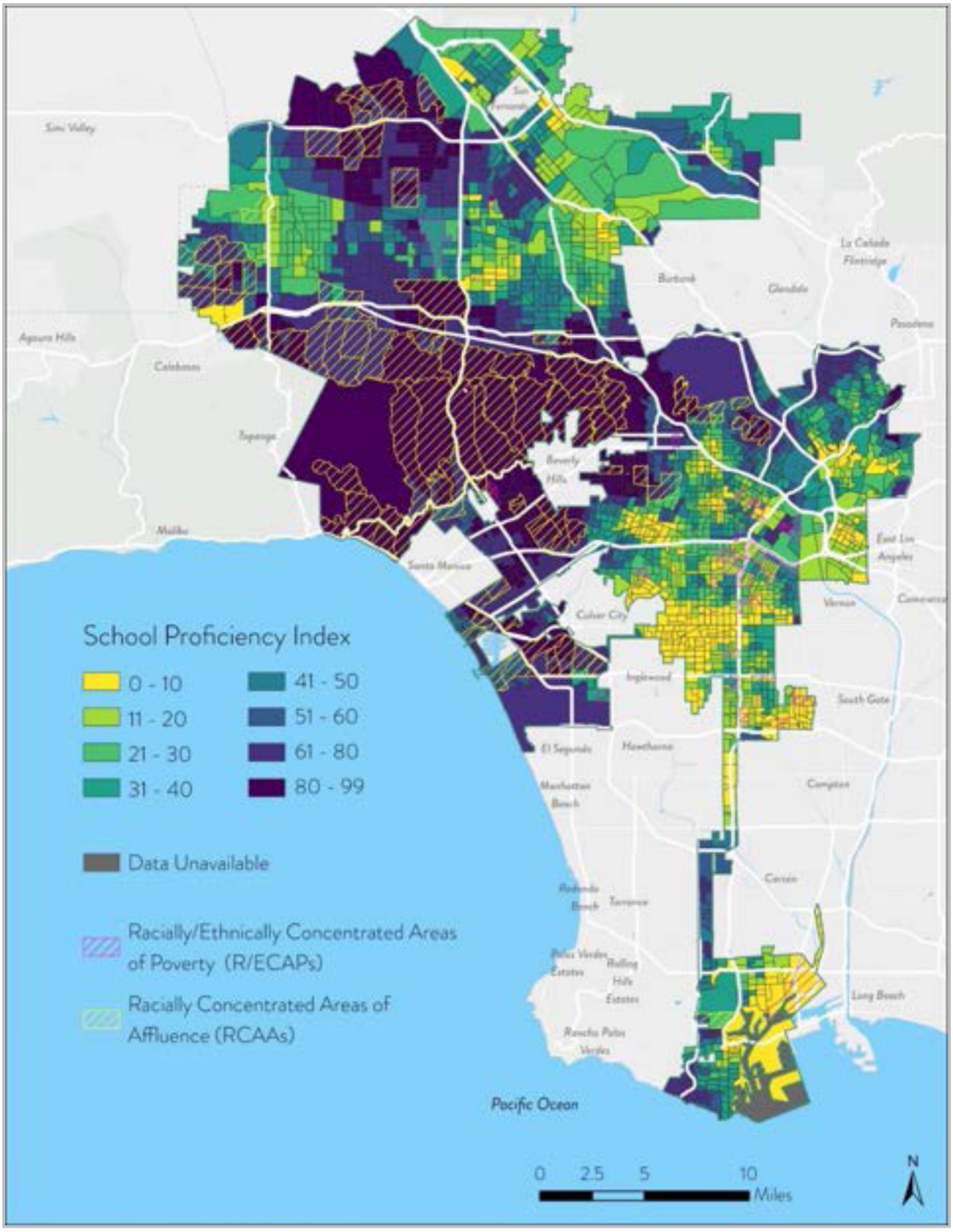
Source: Los Angeles Unified School District

TABLE 17. DEMOGRAPHICS OF STUDENTS, LOS ANGELES UNIFIED SCHOOL DISTRICT, 2021-2022

Board of Education District	Percent Economically Disadvantaged	Percent Students with Disabilities	Percent English Learners	Percent Meeting Early Literacy Benchmarks in Grade 2	Four-Year Graduation Rate
1	92.9%	14.6%	24.2%	54.0%	83.7%
2	97.8%	16.3%	23.1%	58.6%	81.3%
3	71.1%	13.5%	15.0%	73.3%	89.0%
4	60.9%	13.1%	11.0%	79.3%	91.0%
5	95.0%	14.0%	25.6%	60.5%	87.3%
6	97.6%	16.8%	26.6%	61.3%	87.7%
7	95.7%	14.2%	20.2%	55.4%	88.5%

Source: Los Angeles Unified School District

MAP 16. HUD SCHOOL PROFICIENCY INDEX BY BLOCK GROUP, CITY OF LOS ANGELES



Source: HUD School Proficiency Index (2023)

Overall, these trends indicate that many Black or African American, Latino or Hispanic, and foreign-born students live in areas with limited access to proficient elementary schools, making it more difficult for them to access quality education opportunities relative to other students in the City of Los Angeles and subsequently impacting employment opportunities, wages, and healthcare access, among other outcomes.

LAUSD data regarding educational outcomes supports the findings derived from the analysis of HUD's school proficiency index. In LAUSD's *2022-26 Strategic Plan*, the school district provides several indicators of student performance for the 2020-21 school year, as shown in Table 18. College readiness is assessed based on the share of high school students completing University of California/California State University A-G courses (i.e., college preparatory courses) with a grade of "C" or higher. As of the 2020-21 school year, 48.1% of high school students throughout the district met this standard. Rate were somewhat lower for Latinx (45.4%) and Black (40.0%) students, and more significantly so for students with disabilities (22.1%) and English learners (26.4%). Similar patterns hold for indicators of meeting literacy and numeracy standards. Districtwide, students are below grade-level standard on the statewide Smarter Balanced Assessment by an average of about 18 points in English Language Arts/Literacy and by about 30 points in Mathematics. However, gaps are more pronounced for Black and Latinx students, and significantly greater for students with disabilities and English learners, indicating disparities in educational outcomes by protected class.

TABLE 18. PERFORMANCE INDICATORS, LOS ANGELES UNIFIED SCHOOL DISTRICT, 2020-2021

Student Group	Demonstrating College Readiness: Percent of Students with a "C" or Better on University of California/California State University A-G Courses	Meeting Literacy Standards (Grade 3): Average Point Distance from Grade-Level Standard on Smarter Balanced Assessment English Language Arts/Literacy	Meeting Numeracy Standards (Grades 3-5): Average Point Distance from Grade-Level Standard o Smarter Balanced Assessment Mathematics
Overall	48.1%	-18.6	-30.2
Students with Disabilities	22.1%	-92.1	-110.1
English Learners	26.4%	-96.5	-96.7
Low-Income	46.6%	-34.3	-43.1
Latinx	45.4%	-31.4	-42.5
Black	40.0%	-48.9	-65.0

Note: LAUDS defined English learners as students who have not developed listening, speaking, reading, and writing proficiencies in English sufficient for participation in the regular school program.

Source: LAUSD 2022-26 Strategic Plan

LAUSD's *2022-26 Strategic Plan* includes targets for advancing students' performance through the 2026 school year, including goals for narrowing the gaps between the targeted student groups identified in Table 18 and the district overall. LAUSD identified the elimination of opportunity gaps as a priority, and is enacting several strategies to address this priority, including:

- Enacting anti-racist, anti-bias practices and ensuring all employees have completed implicit bias training;
- Expanding Universal Preschool and Transitional Kindergarten offerings, focused in communities most in need of academic support;
- Targeting high-impact intervention and instructional programs to accelerate learning, such as summer school and tutoring, for students most in need, including English learners, students with disabilities, students experiencing homelessness, and other historically underserved groups;
- Offering multiple opportunities for intervention and credit recovery to students in need;
- Creating a learning environment that promotes inclusive education for students with disabilities and increasing the percentage of students with disabilities who are in general education programs at least 80% of the day to 80%; and
- Advancing programs and initiatives that support success for underrepresented student groups, including Asian American, Native Hawaiian, Pacific Islander, Arab, Middle Eastern, Muslim, South Asian, American Indian, and Native Alaskan students.[14]

LAUSD also adopted a *Black Student Achievement Plan (BSAP)* during the 2020-21 school year. The BSAP addresses the unique needs of Black students related to historic and ongoing inequitable educational opportunities and included initial funding to advance the plan's strategies, which was subsequently expanded by $26 million in 2023. The BSAP defined successful Black student achievement as "high academic performance, strong social-emotional awareness and management, and a positive cultural identity" and developed a series of strategies to advance achievement, falling within five key tenants, as summarized below:

1. Black Families, Community Partners, and District Together as One involves developing and growing partnerships, learning from each other, and leveraging assets to support Black students and their families. Strategies involve increasing collaboration between school and district personnel, Black students and their families, and other community partners; increasing fiscal and data transparency; and increasing staff resources to better support Black students, including Black educators, counselors, social workers, and advocates.

2. Culturally and Linguistically Responsive Pedagogy and Curriculum that personalizes learning for all students, including culturally responsive courses and professional development around anti-Black racism.

3. Multi-tiered Individual Student Support based on individual needs as determined by diagnostic English and mathematics data and social-emotional data.

4. Rigorous Standards Aligned Education that creates meaningful, real-world leaning experiences and develops critical, independent thinkers.

[14] Los Angeles Unified School District 2022-26 Strategic Plan. https://www.lausd.org/cms/lib/CA01000043/Centricity/Domain/1371/22-26_Strategic_Plan-1122.pdf

5. **Black Excellence Experience** that expand students' vision of what they can achieve within and beyond school, including college tours, development of Black Student Unions, cultural and artistic experiences, and other related activities.[15]

The BSAP identified high need flags related to referral and suspension rates, chronic absenteeism, and student experience surveys for use in selecting groups of BSAP schools. The highest need group ("Group 1") included 53 schools in BOE District 1 (30 schools), District 4 (7 schools), and District 7 (16 schools).

The Los Angeles County Office of Education reported more than 51,000 homeless students in Los Angeles public schools in 2022 (including any students living on the streets, in a tent, motel, or sleeping on friends' and relatives' couches because of economic instability). Just over 7,000 students were in foster care. These students face particular barriers to school attendance: nearly 70% of homeless LAUSD students and nearly 60% of students in foster care were chronically absent during the 2021-2022 school year,[16] missing at least 9% of the academic year, compared to nearly 50% of all students in the LAUSD.[17] These percentages have increased dramatically since the COVID-19 pandemic because of new economic and health-related barriers to student attendance[18] and indicate a need to address chronic absenteeism for all students, and for students experiencing homelessness and those in foster care in particular.

Stakeholders interviewed during this planning process emphasized a need to expand youth education and recreation programming, to fund prevention and diversion efforts to eliminate homelessness among students, and to increase internet access for youth. Programs to support student attendance, such as case management and increasing access to transportation, and programs to provide additional support for students experiencing homelessness are particular needs.

EMPLOYMENT

Neighborhoods with high numbers of jobs nearby are often assumed to have good access to those jobs. However, other factors—transportation options, the types of jobs available in the area, or the education and training necessary to obtain them—may also shape residents' access to available jobs. For example, residents of a neighborhood in close proximity to a high number of living-wage jobs may not have the skills or education required for those jobs, and thus may continue to experience high levels of unemployment, work in low-wage positions, or need to commute long distances to

IN THE COMMUNITY'S WORDS

"Possible improvements [to my neighborhood] include safer reliable alternative transportation, an increase in local employment opportunities for better paying jobs, incentives to bring in industry, and transportation alternatives."

- South L.A. Community Meeting Participant

[15] Los Angeles Unified School District Black Student Achievement Plan. Updated December 5, 2023. https://www.lausd.org/bsa

[16] LA School Report. (2022). Nearly 70% of homeless students in Los Angeles Unified chronically absent last year. https://www.laschoolreport.com/nearly-70-of-homeless-students-in-los-angeles-unified-chronically-absent-last-year/

[17] Los Angeles Times. (2022). Nearly half of LAUSD students have been chronically absent this year, data show. https://www.latimes.com/california/story/2022-03-31/lausd-students-chronic-absent-amid-covid-pandemic

[18] LA School Report. (2022). Nearly 70% of homeless students in Los Angeles Unified chronically absent last year. https://www.laschoolreport.com/nearly-70-of-homeless-students-in-los-angeles-unified-chronically-absent-last-year/

access employment. Labor market engagement and jobs proximity, when considered together, often offer a better indication of how accessible jobs are for residents.

Labor Market Engagement

Educational attainment, labor force participation, and unemployment are indicators of residents' engagement with the labor market. In Los Angeles, 36.2% of residents aged 25 and over hold a bachelor's degree or higher, a slightly higher share than that of Los Angeles County (34.0%) and the State of California overall (35.3%).[19] Geographic disparities in educational attainment exist, with the percentage of residents with bachelor's degrees or higher ranging from 0% to 93.6% across the city's census tracts. Residents of West Los Angeles tend to have the highest levels of educational attainment, including in Brentwood, Pacific Palisades, Westwood, and Playa Vista. In seven census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is 85% or higher. Educational attainment tends to be lowest in parts of East, South, and North Los Angeles, including neighborhoods such as Van Nuys, Wilmington, Watts, Green Meadows, Broadway-Manchester, Florence, Historic South-Central, and Pacoima (see Map 17). In 10 census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is below 3%.

Disparities in educational attainment also exist by race and ethnicity in the City. Asian and white residents tend to have higher levels of educational attainment (an estimated 56.8% and 44.9% have a bachelor's degree or higher, respectively), while residents of some other race alone and Hispanic or Latino residents are least likely to have higher levels of education (10.8% and 14.0% have a bachelor's degree or higher, respectively) (see Figure 20).

For foreign-born residents, educational attainment is generally lower than that of residents born within the United States. According to American Community Survey (ACS) data, 26.3% of foreign-born residents have a bachelor's degree or higher compared to 46.1% of U.S.-born residents. Additionally, more than one-third of foreign-born residents (37.1%) did not complete high school, compared to 7.6% of U.S.-born residents.

[19] American Community Survey Five-Year Estimates (2017-2021).

MAP 17. EDUCATIONAL ATTAINMENT

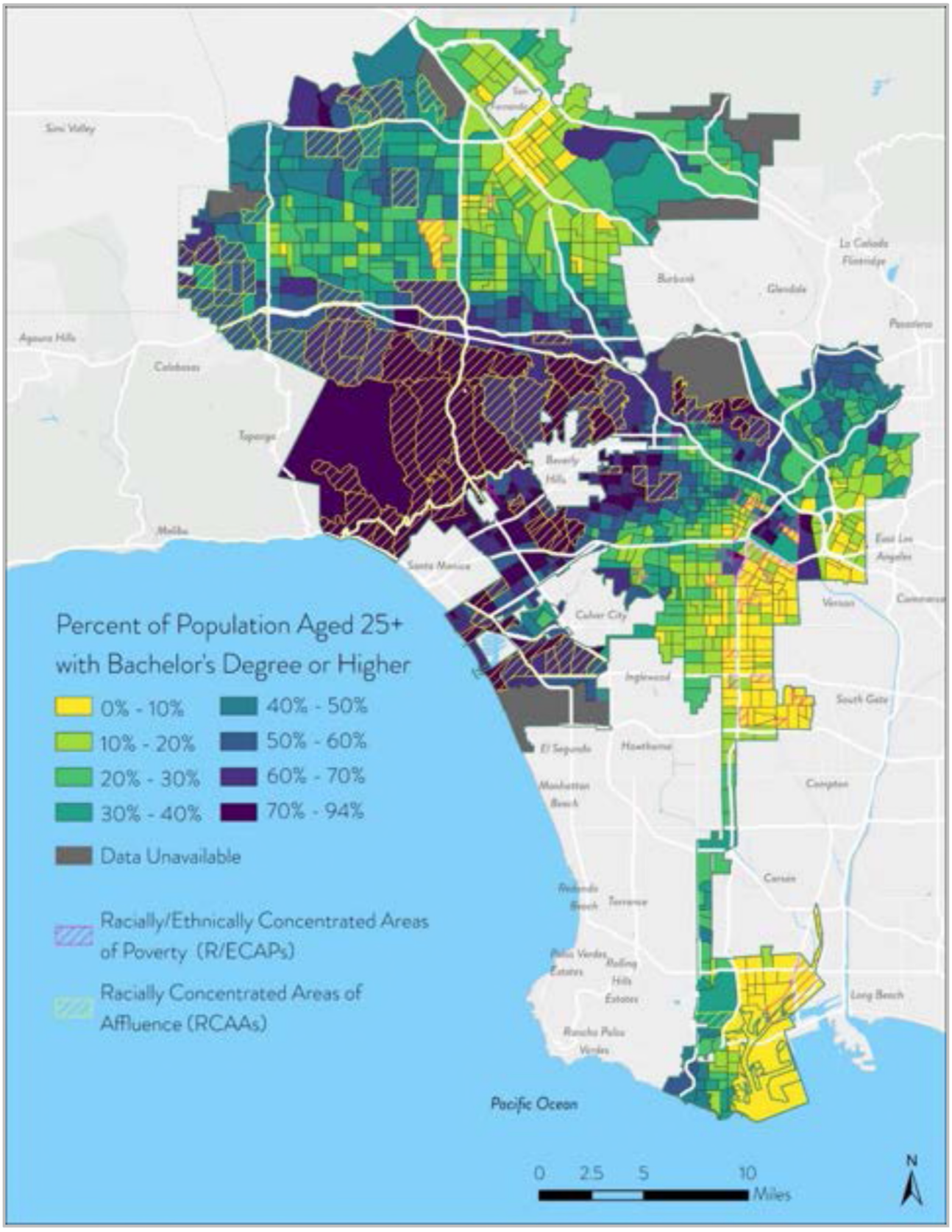
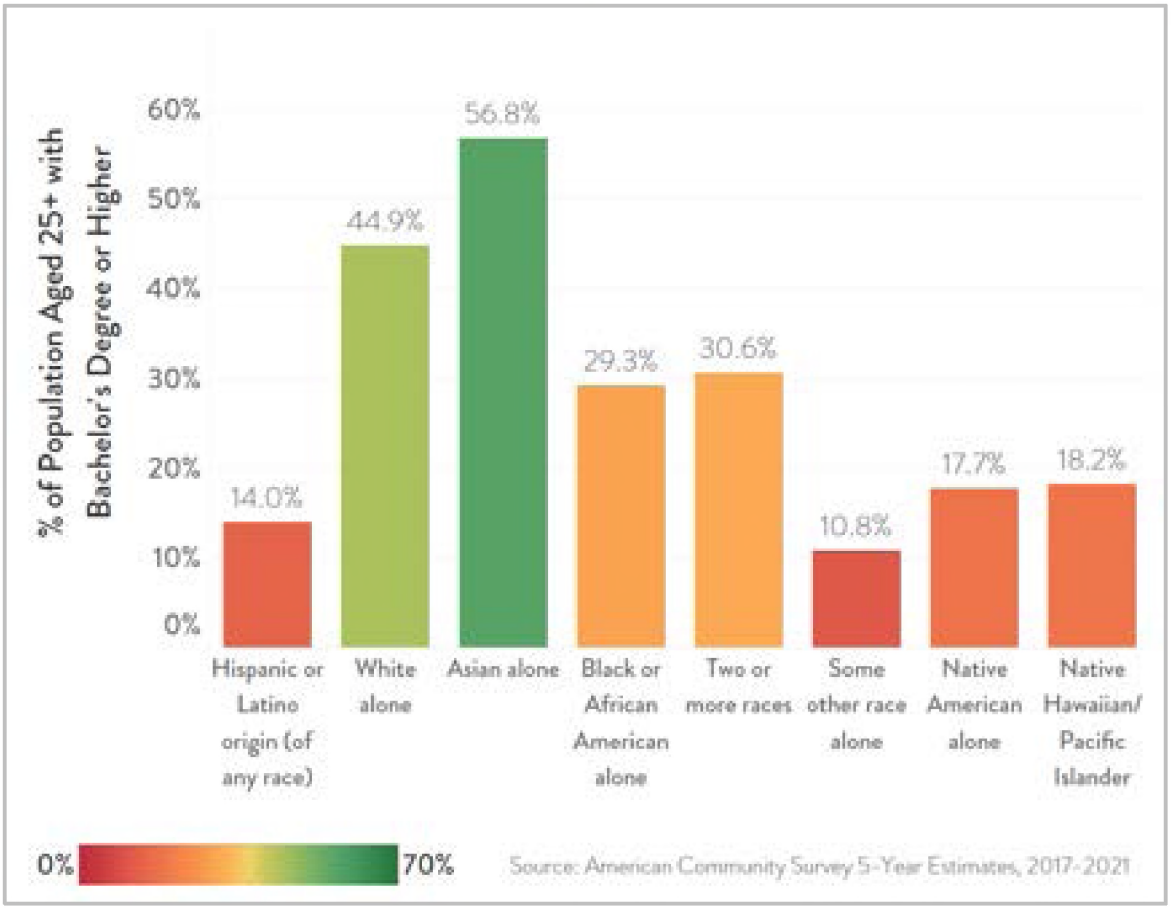


FIGURE 20. EDUCATIONAL ATTAINMENT BY RACE/ETHNICITY, CITY OF LOS ANGELES, 2017 TO 2021



An estimated 66.7% of the population aged 16 and over in the City of Los Angeles participates in the labor force, a higher share than that of Los Angeles County (64.9%) and of the State of California overall (63.9%). As with educational attainment, geographic disparities exist, with labor force participation rates ranging from 0% to 92.6% in census tracts across the City. Census tracts with low labor force participation rates are clustered in East and South Los Angeles and around the City's universities, including in San Pedro, Chinatown, Downtown, Wilmington, Westwood, University Park, and East Hollywood. Residents of parts of North Los Angeles, including census tracts in Tujunga and Northridge, also participate in the labor force at low levels. In 13 census tracts in these areas, the labor force participation rate is 40% or below. Participation tends to be highest in parts of East, Central, and West Los Angeles, including Downtown, Hollywood, Studio City, Palms, Brentwood, Hollywood Hills, and Mid-Wilshire (see Map 18). In 10 census tracts in these areas, the labor force participation rate is 88% or higher.

Labor force participation is highest among residents of two or more races, residents of some other race, and Hispanic or Latino residents, Native Hawaiian/Pacific Islander residents, and white residents, about 68% to 69% of whom participate in the labor force. Participation is lowest among Black or African American residents and Asian residents (59.5% and 63.8% of whom participate, respectively; see Figure 21).

MAP 18. LABOR FORCE PARTICIPATION

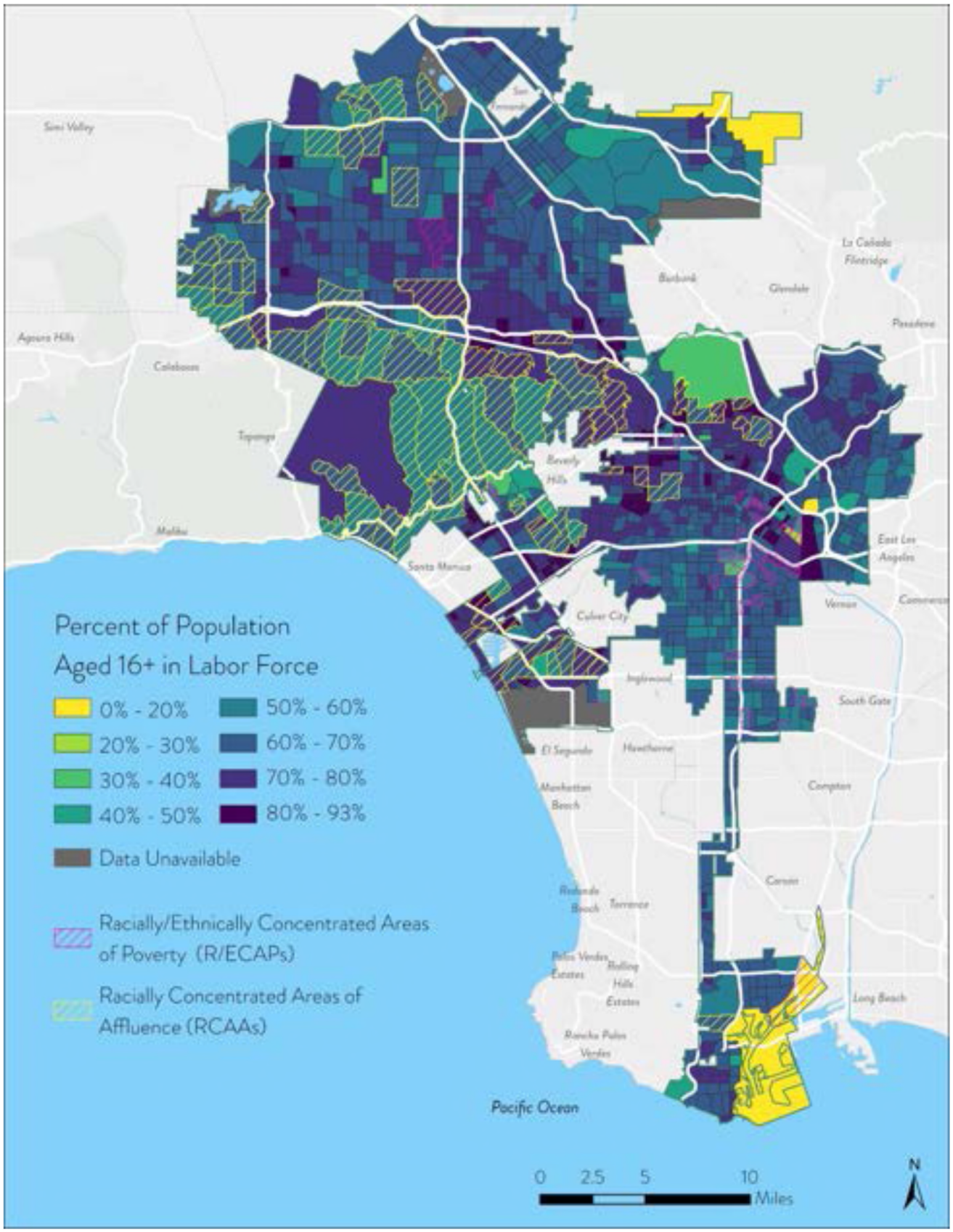
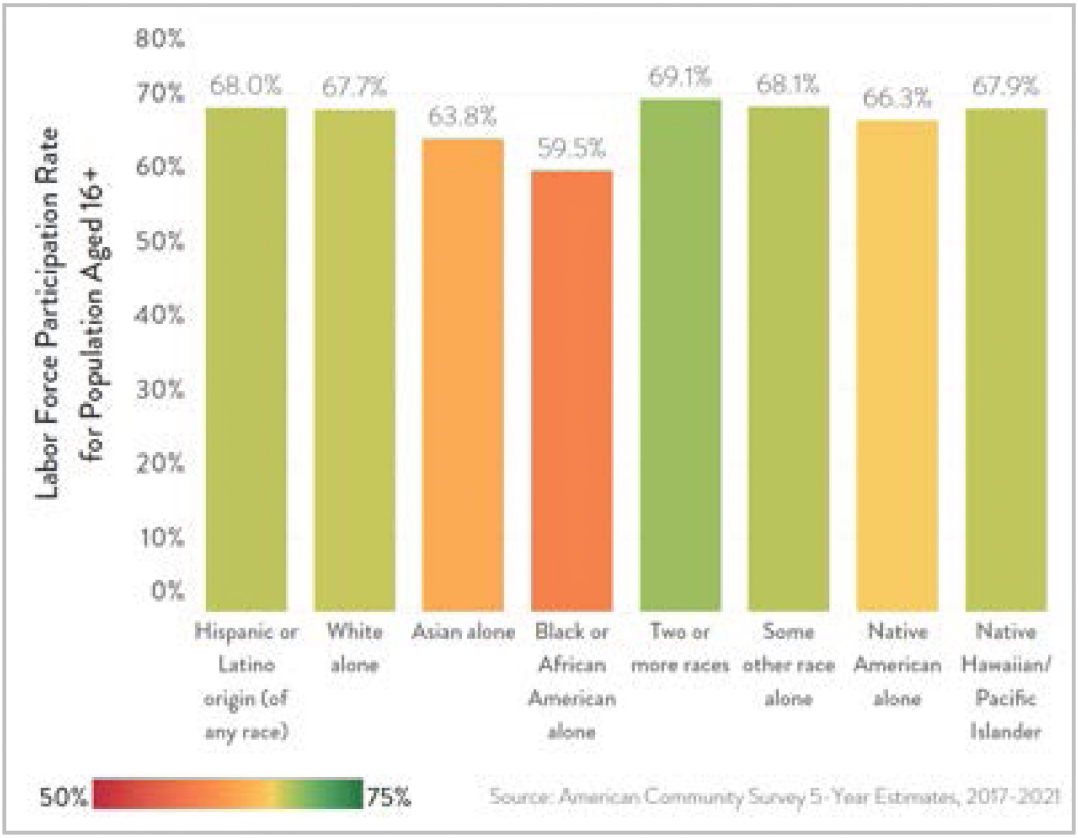


FIGURE 21. LABOR FORCE PARTICIPATION BY RACE/ETHNICITY, CITY OF LOS ANGELES, 2017 TO 2021



An estimated 7.6% of Los Angeles residents were unemployed as of the 2017 to 2021 ACS five-year estimates, a higher rate than that of Los Angeles County (7.0%) and the State of California overall (6.5%). More recent data from the California Labor and Workforce Development Agency shows the unemployment rate in Los Angeles County at 5.3% as of February 2023. As with educational attainment and labor force participation, unemployment varies across the City's census tracts, ranging from 0% to 45.1% in census tracts across the City. Unemployment is highest in parts of East, Central, and North Los Angeles, including parts of Downtown, Van Nuys, University Park, Mid-City, Canoga Park, and Westchester. In eight census tracts in these areas, unemployment rates are 25% or greater. Census tracts with the lowest unemployment rates are clustered in West, North, and Central Los Angeles (see Map 19). The unemployment rate is highest among Black or African American residents, residents of two or more races, and Native American residents (11.4%, 9.8%, and 9.4%, respectively) and lowest among Asian residents (5.9%; see Figure 22).

In their *New Americans in the City of Los Angeles* report, New American Economy analyzes labor force participation and employment for immigrants living in Los Angeles, finding that foreign-born residents make up about 36.3% of the population, but are more likely to be working age than U.S.-born residents. Foreign-born residents comprise 41.3% of the working age population and 43.1% of the employed population. Top industries for foreign-born workers include construction, manufacturing, general services, and wholesale trade, where they make up more than 50% of employees.[20]

[20] New American Economy, City of Los Angeles Mayor's Office of Immigrant Affairs and Coalition for Humane Immigrant Rights (CHIRLA). "New Americans in the City of Los Angeles: The Demographic and Economic Contributions of Immigrants in the City." December 16, 2021. https://research.newamericaneconomy.org/wp-content/uploads/sites/2/2021/12/G4G_CityOfLA.pdf

MAP 19. UNEMPLOYMENT RATE

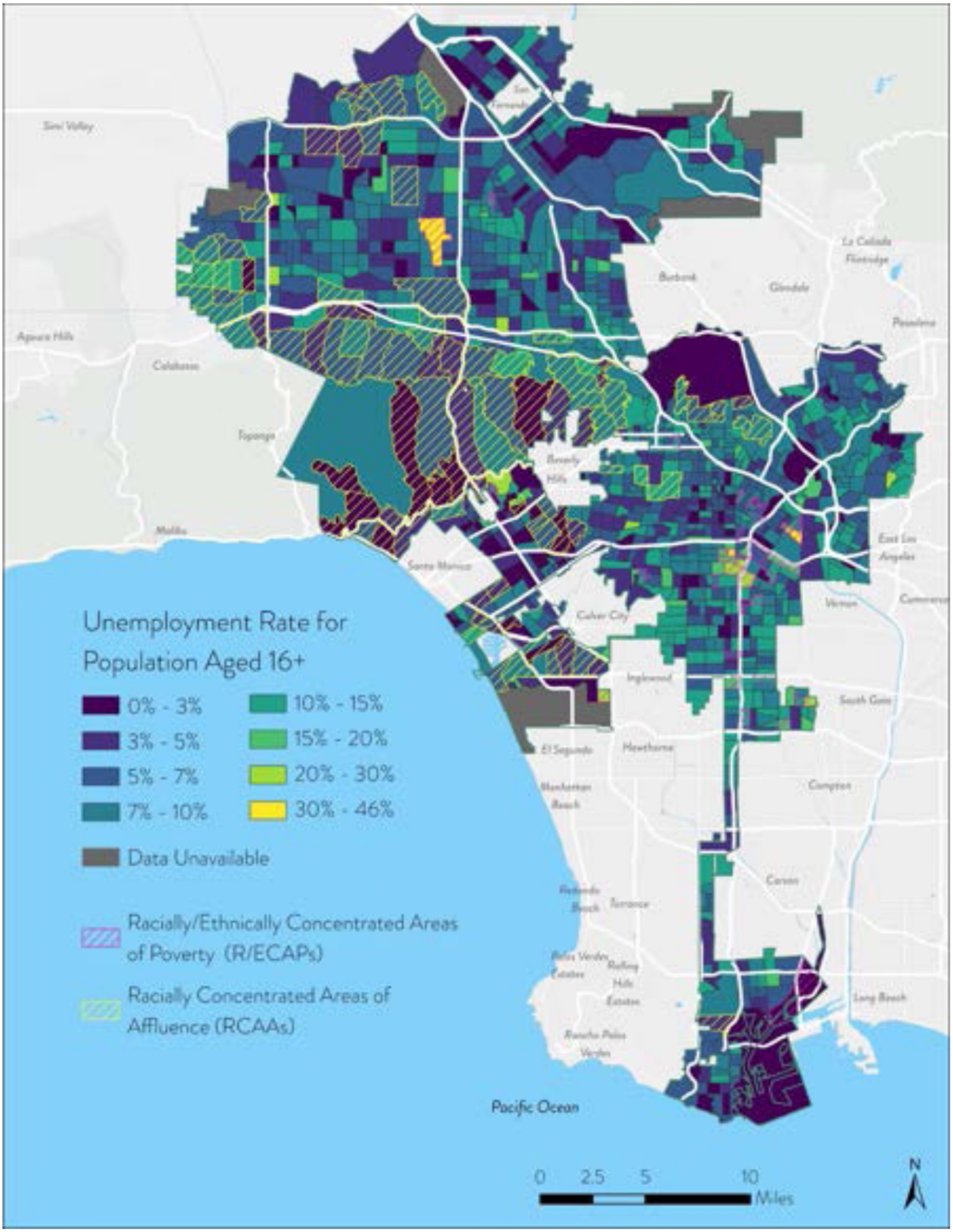
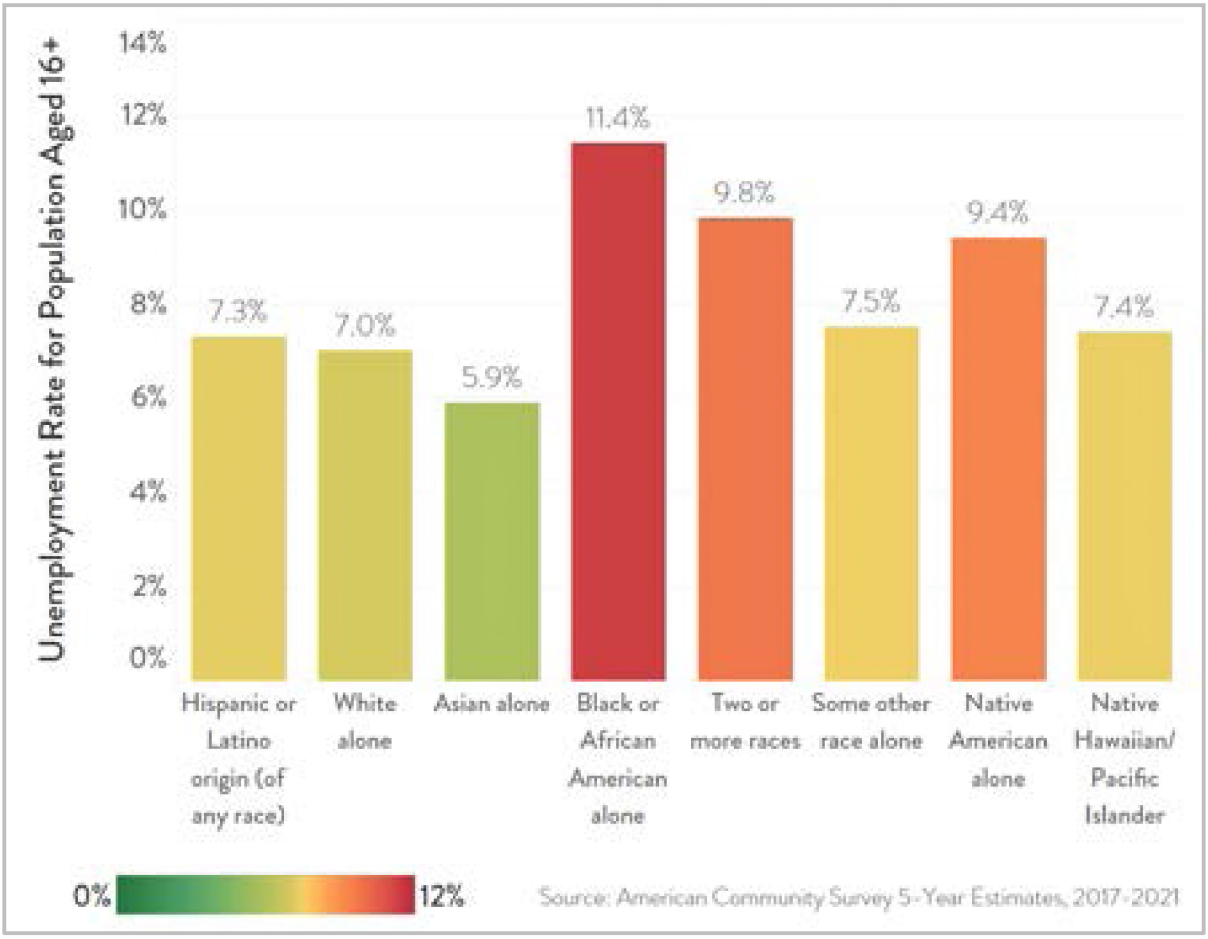


FIGURE 22. UNEMPLOYMENT BY RACE/ETHNICITY, CITY OF LOS ANGELES



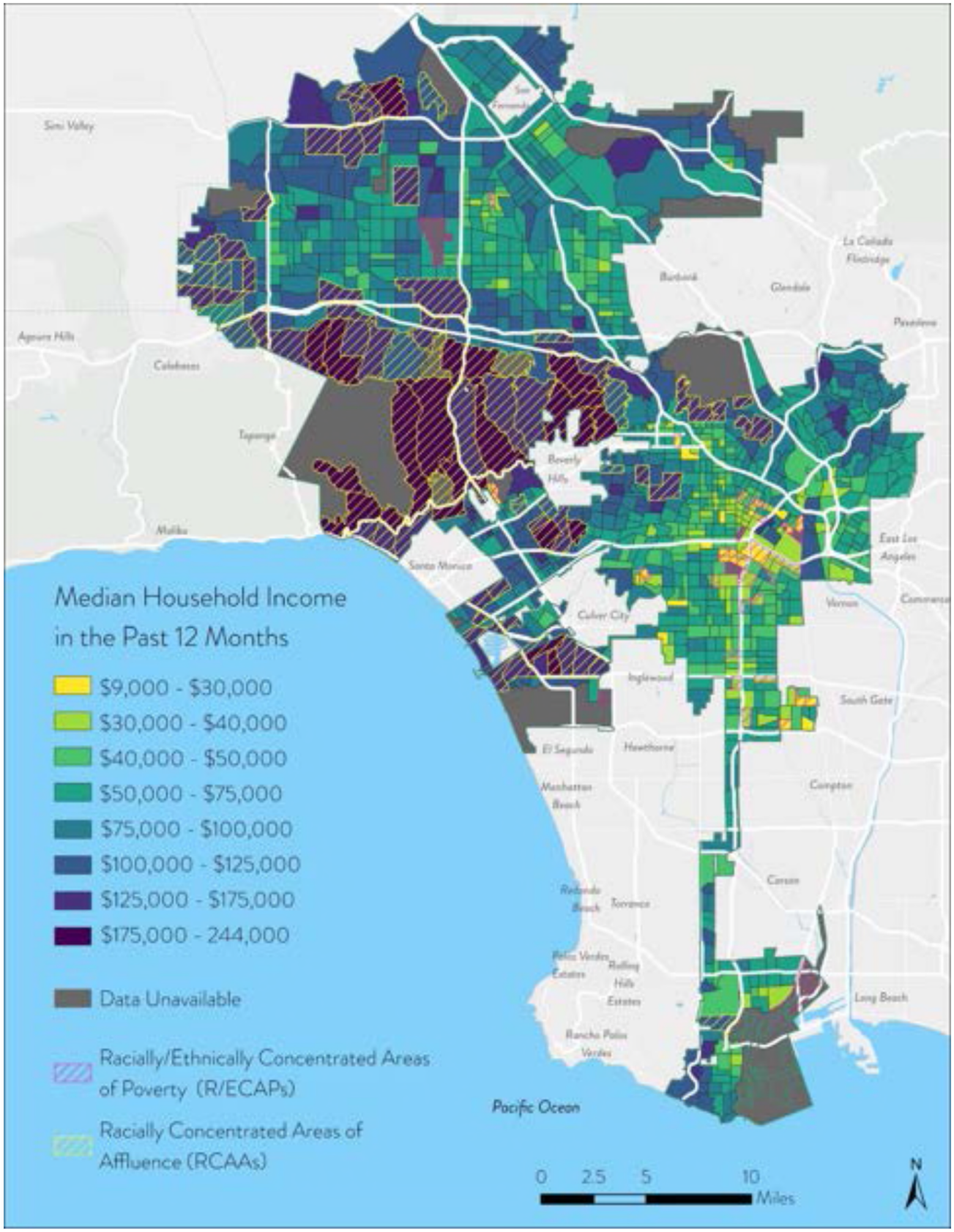
IN THE COMMUNITY'S WORDS

"There's such huge income gaps and that translates to a larger rent gap between middle class and low-income communities."

- North Valley Community Meeting Participant

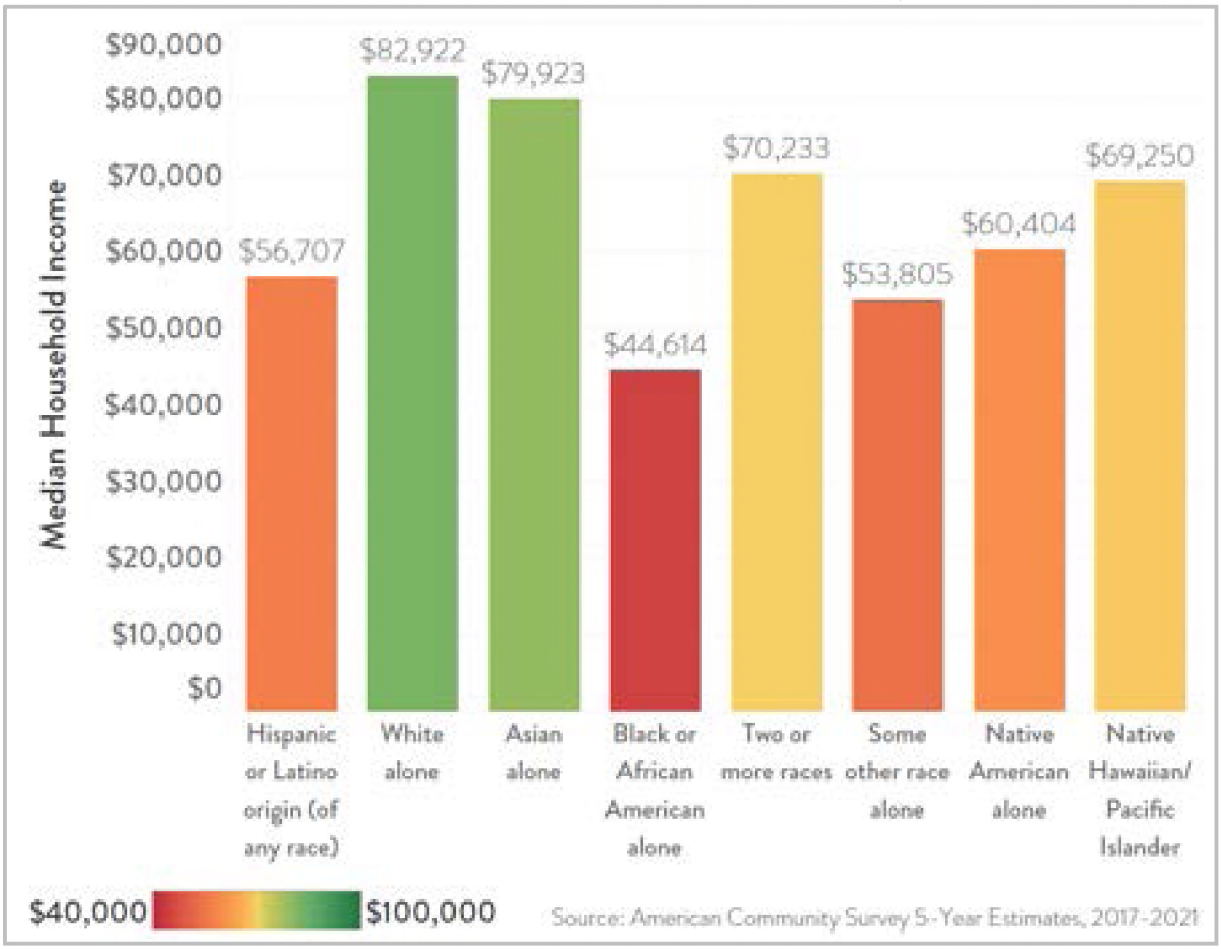
Household income is another indicator of access to employment and jobs that pay living wages. Census tracts with the lowest median household incomes are clustered in East and South Los Angeles and around the City's universities, including in parts of Downtown, University Park, Westwood, Watts, Baldwin Hills/Crenshaw, Adams-Normandie, and Hyde Park, where they fall below $25,000 in 18 census tracts. Median incomes are highest in parts of West Los Angeles, topping $200,000 in 12 census tracts in Brentwood, Hollywood Hills West, Beverly Crest, Pacific Palisades, Bel-Air, Beverlywood, Cheviot Hills, and Westchester (see Map 20).

MAP 20. MEDIAN HOUSEHOLD INCOME



Median household incomes are highest for white and Asian residents (estimated at $82,922 and $79,923, respectively) and lowest for Black or African American residents ($44,614; see Figure 23).

FIGURE 23. MEDIAN HOUSEHOLD INCOME BY RACE/ETHNICITY, CITY OF LOS ANGELES



Low median household incomes in many of the City's census tracts highlight the fact that a high proportion of households do not have sufficient incomes to afford basic needs. Costs for a family of two working adults and one child in Los Angeles, including housing, childcare, healthcare, food, transportation, taxes, and other miscellaneous costs, are estimated at about $7,061 per month (or $84,732 annually).[21] Yet, 21.6% of primary jobs held by residents pay $1,250 per month or less ($15,000 or less per year), and 29.1% of primary jobs pay between $1,251 and $3,333 (between $15,000 and $39,996 per year).[22]

While American Community Survey data does not track household income for foreign-born residents, it does include individual income and shows that foreign-born Los Angeles residents have a median income of $27,073 compared to an estimated $37,000 for U.S.-born residents. In 2023, the USC Dornsife Equity Research Institute and the California Community Foundation produced a *State of Immigrants in L.A. County* report that included a review of employment and economic inclusion among foreign-born residents. It found that immigrant workers in L.A. County had a median hourly wage of $20 in 2021, more

[21] MIT Living Wage Calculator. (2020). Retrieved from: https://livingwage.mit.edu/.

[22] United States Census Bureau. OnTheMap. (2020). Retrieved from: https://onthemap.ces.census.gov/.

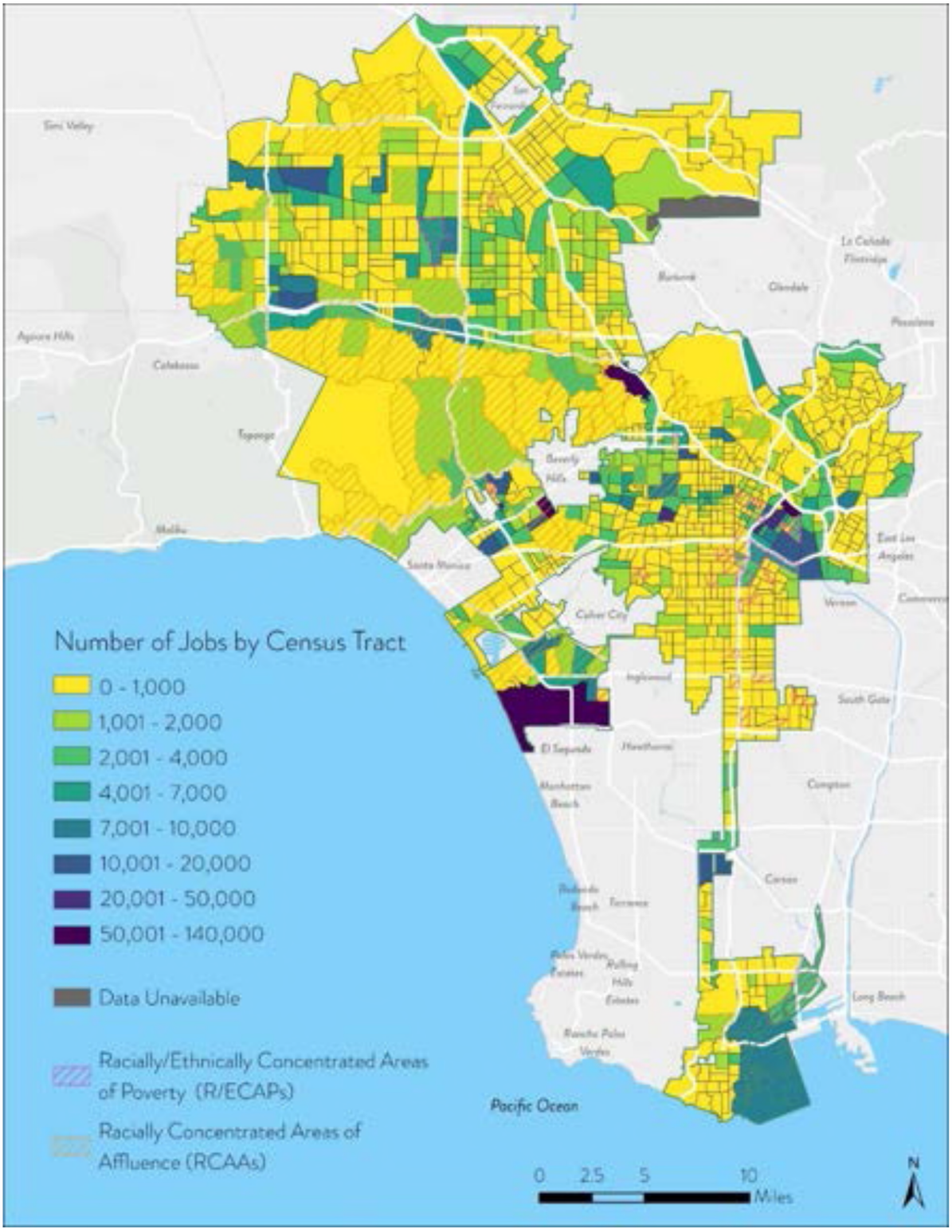
than 25% less than the median hourly wage of workers born in the U.S. ($27). Undocumented residents earned significantly less at a median of $15 per hour.[23]

Jobs Proximity

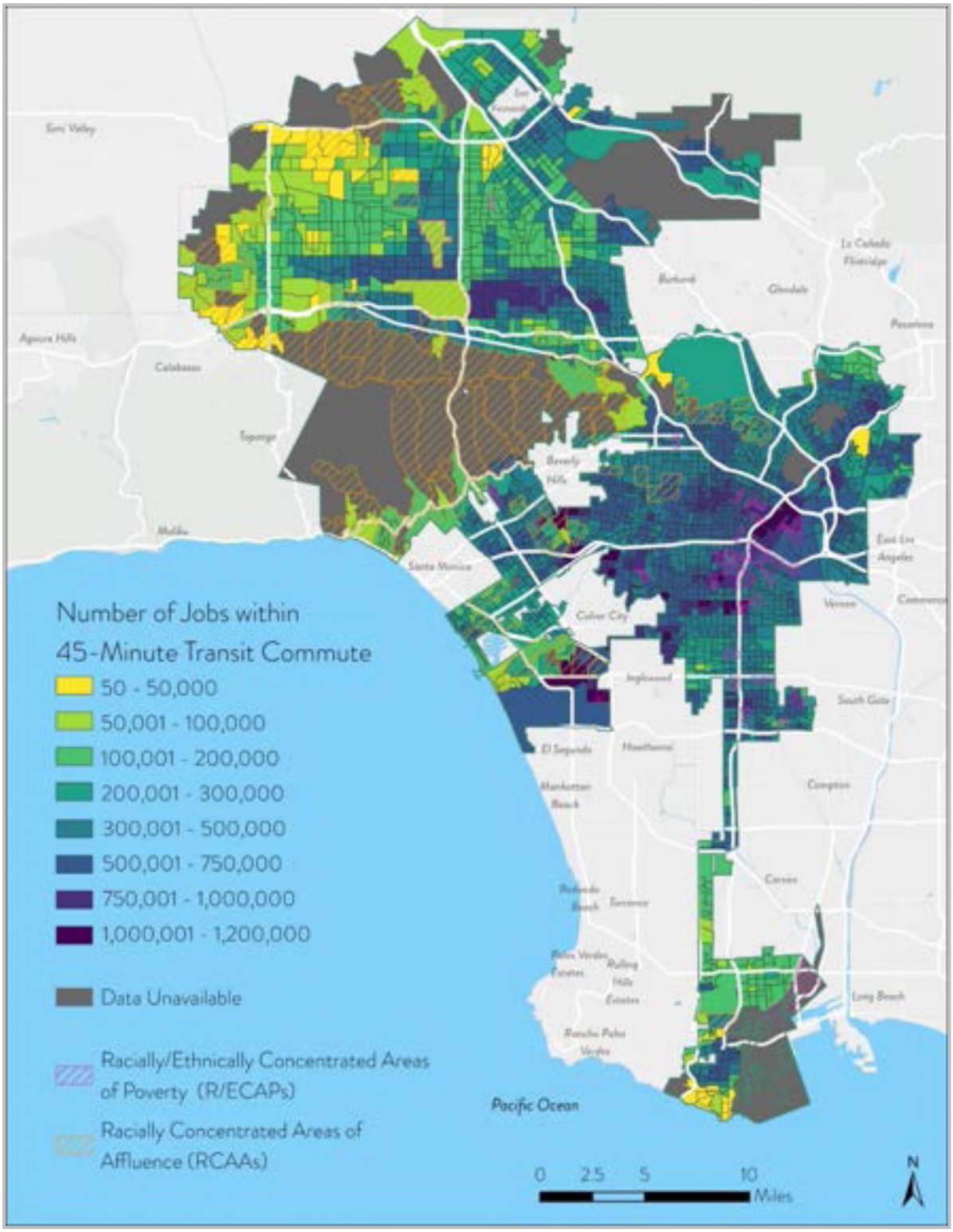
Jobs are clustered in parts of East, Central, and West Los Angeles, including Downtown, Westchester, Century City, Studio City, and Westwood. Eight census tracts in these areas provide an estimated 30,000 to 140,000 jobs each. Census tracts with the fewest jobs are clustered in parts of North, East, and South Los Angeles, including Westwood, Boyle Heights, University Park, El Sereno, Harbor Gateway, and Koreatown (see Map 21). Notably, while several of the City's R/ECAPs are close to areas with large numbers of jobs, such as Downtown, several R/ECAPs—primarily in South Los Angeles—contain few jobs and are located relatively far from the City's job centers. The City's RCAAs also tend to contain low numbers of jobs, and many require extensive travel time to reach Downtown and other employment hubs.

[23] USC Dornsife Equity Research Institute and California Community Foundation. 2023 State of Immigrants in LA County. https://drive.google.com/file/d/1CQdwm2Tyt5JWCGRLXtkczoyeB9MHMOEM/view

MAP 21. JOBS PROXIMITY AND RACE/ETHNICITY, 2020



MAP 22. NUMBER OF JOBS WITHIN 45-MINUTE TRANSIT COMMUTE AND RACE/ETHNICITY



Source: EPA Smart Location Database (2021)

Longitudinal Employer-Household Dynamics data also indicates that a substantial share of workers living in Los Angeles work outside of the City. Specifically, an estimated 1,407,331 employed residents live in the City of Los Angeles. These include 730,735 residents (51.9%) who both live and work in Los Angeles and 676,596 residents who live in Los Angeles but are employed outside of the City (48.1%). Similarly, of the 1,620,444 residents employed in the City of Los Angeles, 889,709 (54.9%) live outside of the City. The high level of commuting across jurisdictions indicates that limited access to vehicles and a lack of frequent public transportation in some areas are often barriers for residents in accessing employment.

TABLE 19. INFLOW AND OUTFLOW OF WORKERS (PRIMARY JOBS), CITY OF LOS ANGELES, 2020

Inflow and Outflow of Workers	Number	Percentage
Living in the City of Los Angeles	1,407,331	100.0%
Living in Los Angeles but Employed Outside of the City	676,596	48.1%
Living and Employed in Los Angeles	730,735	51.9%
Employed in City of Los Angeles	1,620,444	100.0%
Employed in Los Angeles but Living Outside of the City	889,709	54.9%
Employed and Living in Los Angeles	730,735	45.1%

Data Sources: Longitudinal Employer-Household Dynamics (LODES) data, 2020

Large shares of respondents to the City's Assessment of Fair Housing (AFH) survey also noted long commuting times to their places of work, indicating that length of commute is a substantial barrier to accessing employment in the City. When asked about the length of their daily commute to work (one-way), 25.6% said it takes less than 30 minutes; 35.2% said they have commutes of 30 minutes to one hour; 14.3% noted commutes of one to two hours, and 2.5% indicated commutes of more than two hours.[24] When asked about barriers preventing them from living closer to work if they wished to do so, 48.4% of respondents noted 'no affordable housing options available in that area;' 38.4% indicated that they do not wish to live closer to their workplace or 'does not apply;' 28.4% noted the condition of housing; and 20.0% emphasized distance from family/support network as a barrier.

TRANSPORTATION

Affordable, accessible transportation makes it easier for residents to access a range of opportunities—providing connections to employment, education, fresh food, healthcare, and other services. While low-cost public transit can facilitate access to these resources, a lack of access to affordable transportation poses barriers to meeting key needs, particularly in areas with low levels of walkability and a lack of access to vehicles.

Access to Affordable Transportation

LA Metro provides bus, rail, on-demand rideshare, bikeshare, vanpool, and other services in Los Angeles County (see Map 23).

[24] Respondents could select multiple lengths of their commute.

MAP 23. METRO RAIL AND BUSWAY SYSTEM, LOS ANGELES COUNTY



Source: Metro

To measure access to transit, the EPA's Smart Location Database details the distance to each block group's population centroid to the nearest transit stop. Block groups with the greatest proximity to transit stops are clustered in East and Central Los Angeles, including parts of neighborhoods such as Downtown, University Park, Historic South Central, Westlake, and Exposition Park (see Map 24). Block groups in which transit stops are located further away from population centers are clustered in West and North Los Angeles, including in many of the City's racially concentrated areas of affluence, such as Pacific Palisades, Brentwood, Bel-Air, Beverly Crest, Hollywood Hills, Porter Ranch, Shadow Hills, and Sunland. The combination of high housing costs and reduced transit access in these areas of the City makes them particularly inaccessible to low- and moderate-income households.

Forty-three percent (43.0%) of community members who responded to the fair housing survey noted that they have access to reliable public transportation in their neighborhoods; 35.4% said they 'somewhat' have access; and 14.6% indicated that they do

IN THE COMMUNITY'S WORDS

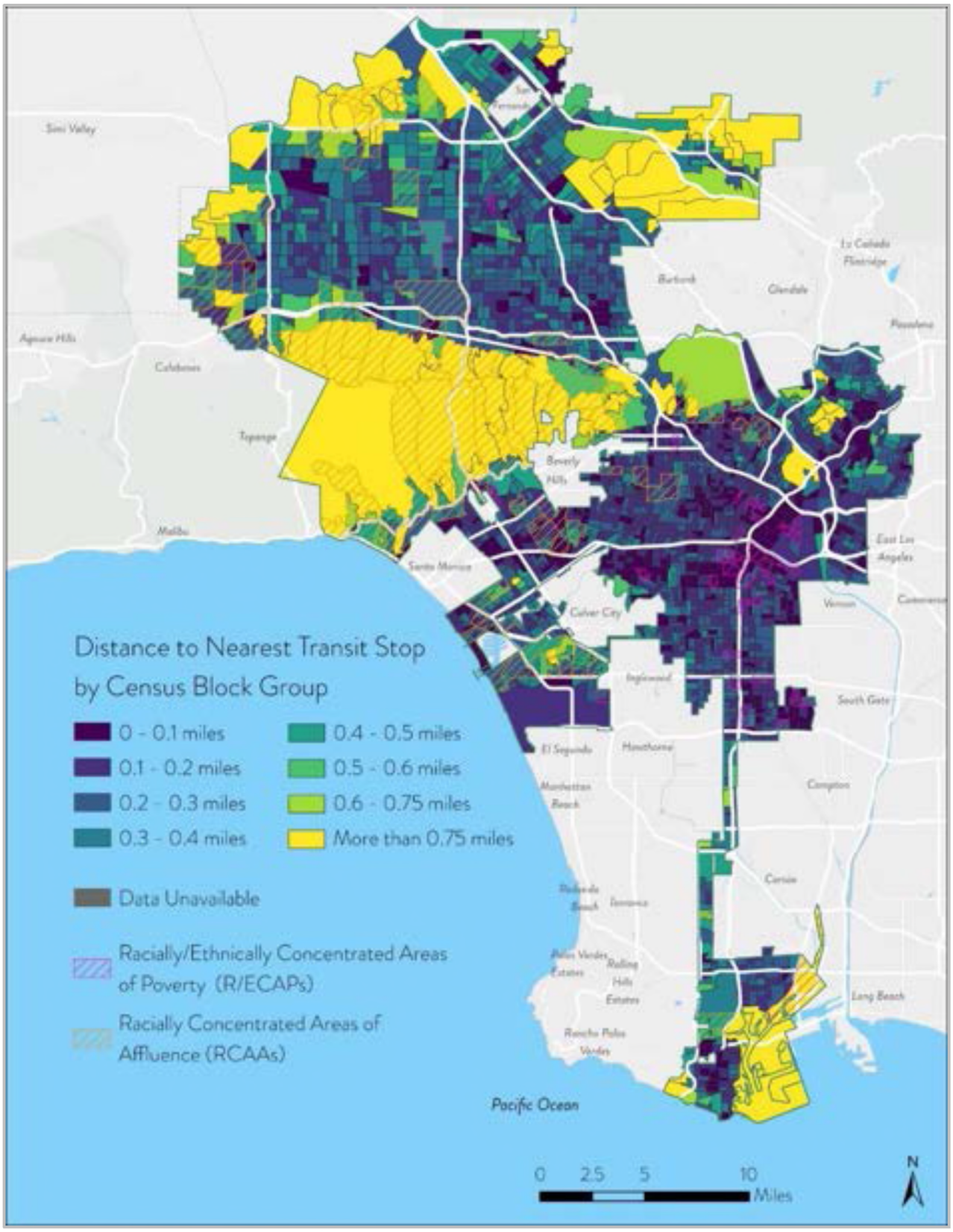
"I live in the Valley and I feel like everything from grocery stores to parks and whatnot are close, but I would like to preface that they're close by car, but not necessarily walkable. So that's one thing that I would like to see improvements in with Metro."

- South L.A. Community Meeting Participant

not have access to reliable public transportation. However, when asked whether public transportation is equally provided throughout all neighborhoods in the City, a majority of respondents (56.4%) said no, while just 30.8% said yes.

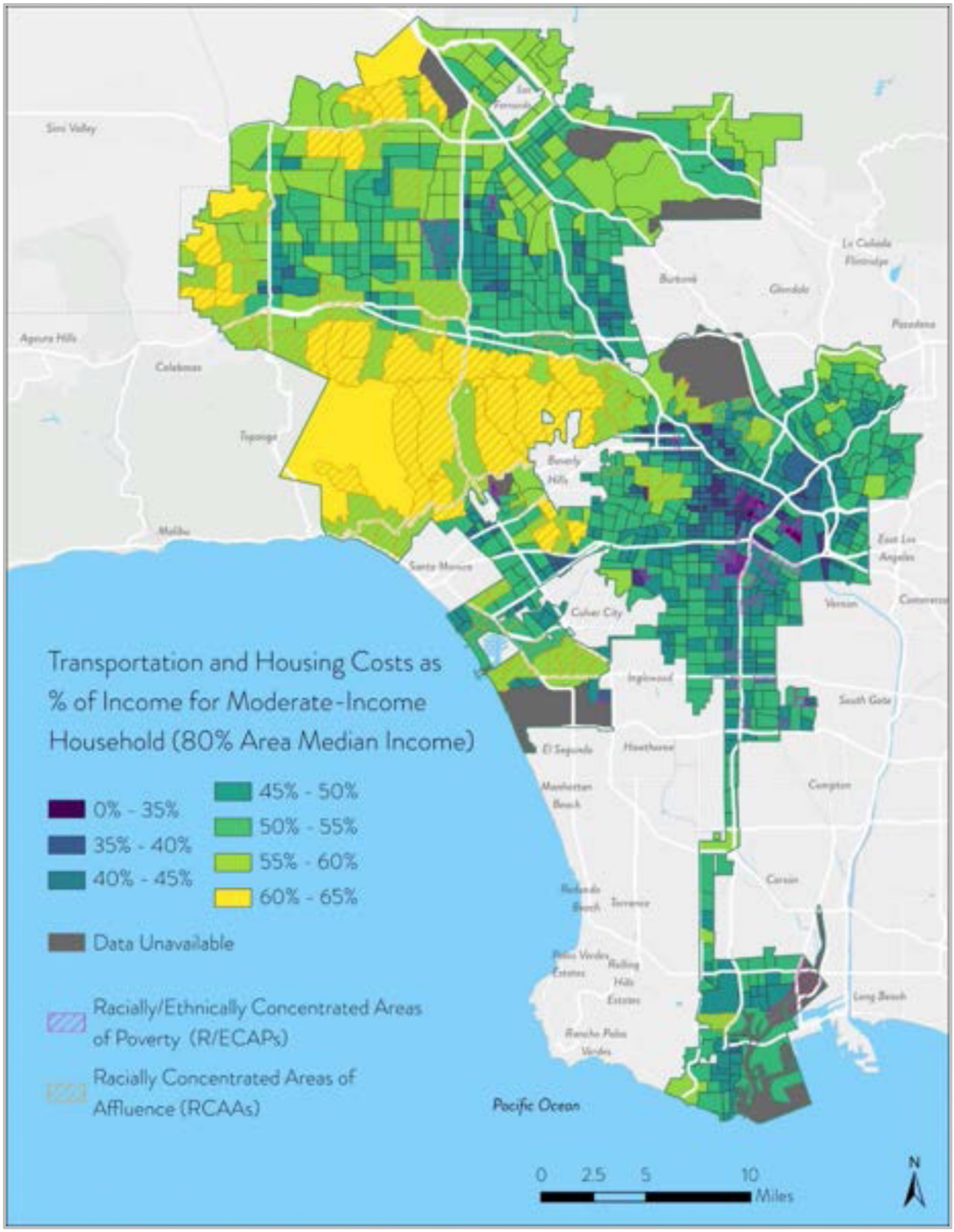
Considering transportation costs together with housing costs can provide an expanded view of a neighborhood's affordability. The Center for Neighborhood Technology sets an affordability benchmark for housing and transportation costs at no more than 45% of a household's income. Census tracts fall below this affordability threshold—indicating greater affordability— are clustered in East and Central Los Angeles. Census tracts with the lowest combined housing and transportation costs are clustered in East Los Angeles, including in parts of Westlake, Downtown, Koreatown, Hollywood, Los Feliz, University Park, and Pico-Union, areas which have high levels of access to the LA Metro system. Combined housing and transportation costs tend to make up a greater share of household income in West and North Los Angeles, including in most of the City's RCAAs, which tend to also have lower levels of access to transit. In areas outside of East and Central Los Angeles, the combination of lower proximity to jobs and higher proportions of residents' incomes spent on transportation presents barriers to obtaining and maintaining employment and housing.

MAP 24. DISTANCE TO NEAREST TRANSIT STOP BY CENSUS BLOCK GROUP AND RACE/ETHNICITY



Source: EPA Smart Location Database (2021)

MAP 25. HOUSING AND TRANSPORTATION AFFORDABILITY AND RACE/ETHNICITY



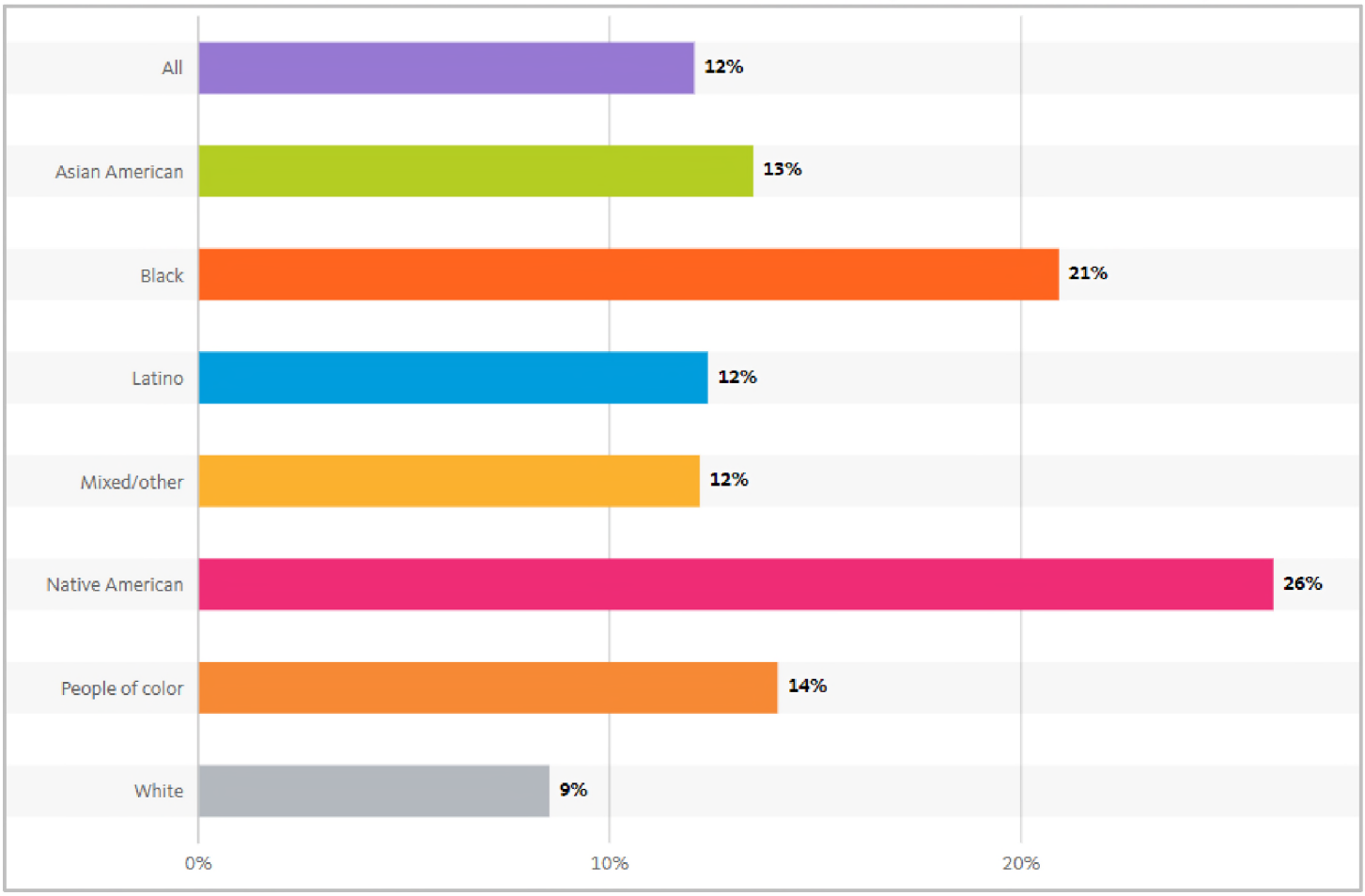
Source: HUD Location Affordability Index

Vehicle Access

Access to vehicles also shapes residents' ability to connect to employment and education opportunities, resources, and services, particularly in areas with limited access to public transit. An estimated 11.7% of households in Los Angeles do not have a vehicle, according to American Community Survey five-year estimates for 2017-2021. While vehicle access is high overall, disparities exist by geography and reflect access to public transit in the City. Vehicle access is lowest in parts of East Los Angeles, including Downtown, Westlake, Koreatown, and University Park. In 15 census tracts in these neighborhoods, 50% to 82% of households do not have a vehicle. In contrast, in much of West and North Los Angeles, including in many of the City's racially concentrated areas of affluence, fewer than 1% of households do not have access to a vehicle (see Map 26).

The National Equity Atlas developed by PolicyLink and the USC Dornsife Equity Research Institute provides data about vehicle access by race and ethnicity for City of Los Angeles residents (Figure 24). According to this data, about 12% of households in Los Angeles do not have access to a vehicle, as of 2020. Shares are significantly higher for Black or African American households (21%) and Native American households (26%), and lowest for white households (9%).

FIGURE 24. PERCENT OF HOUSEHOLDS WITHOUT A VEHICLE, CITY OF LOS ANGELES, 2020



Source: PolicyLink and USC Dornsife Equity Research Institute's National Equity Atlas

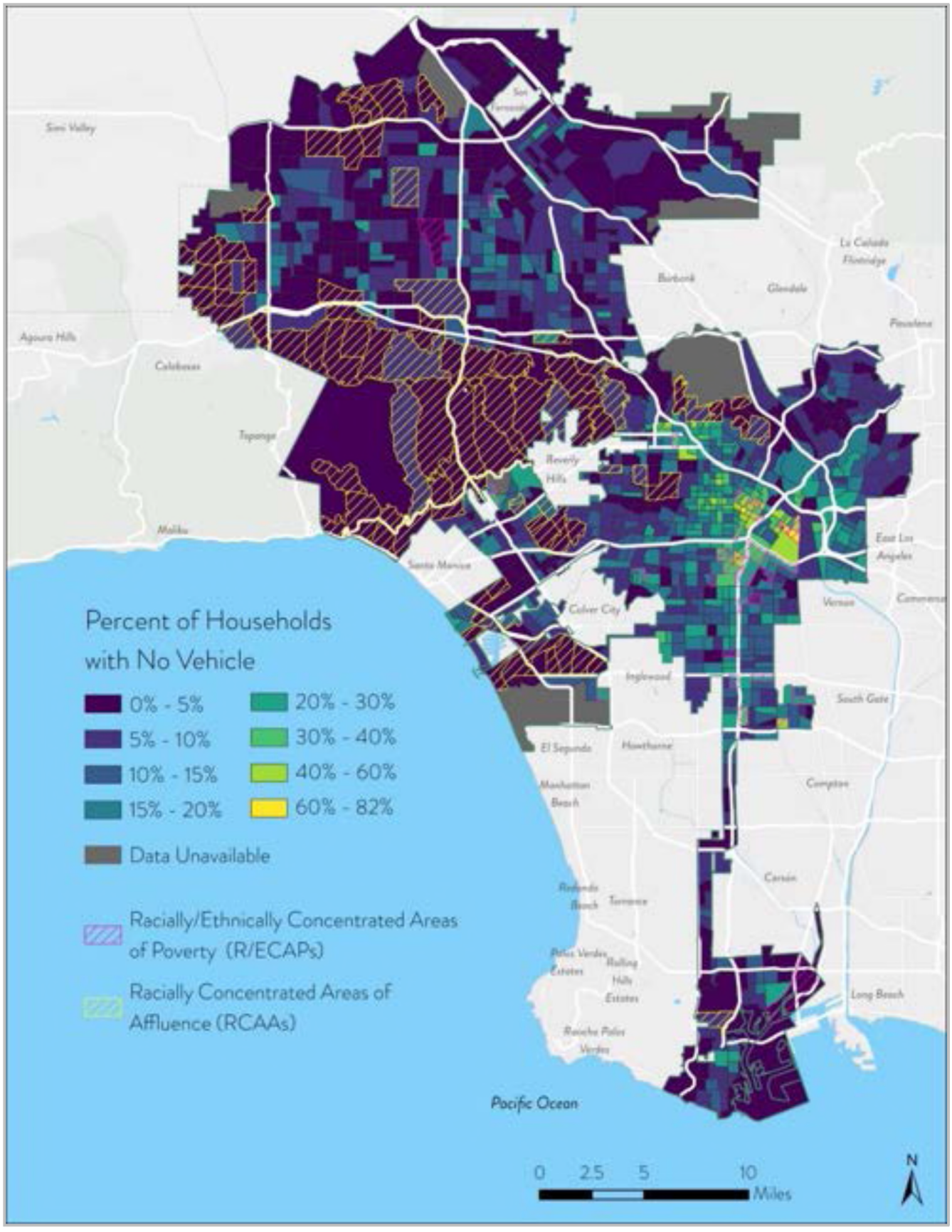
The National Equity Atlas also examines car access by nativity for Los Angeles, which shows that about 10% of households with U.S.-born residents do not have access to a car, compared to 14% of households with foreign-born residents. This data indicates that Black or African American, Native American, and immigrant households are considerably less likely to have access to vehicles, and thus are more reliant on alternative modes of transportation, including transit, walking, and biking, to access jobs, schools, shopping, healthcare, and other community resources. Development and preservation of affordable and accessible housing adjacent to transit and/or within walking distance of these community resources is crucial to addressing gaps in access to opportunities for these population groups.

Residents and stakeholders who participated in the City's AFH community engagement process emphasized that a lack of access to vehicles is often a barrier to employment for residents living in areas with low proximity to jobs and with limited access to public transportation. About 56.0% of community members who participated in the fair housing survey indicated that they drive alone to work, indicating high levels of reliance on vehicles in accessing employment. In addition, 24.5% indicated they use public transportation, 21.4% work from home, and 15.2% walk to work. Other less common methods of transportation to work include carpooling (8.4%), taxi or rideshare (8.1%), biking (5.8%), or other means (5.9%).[25]

A lack of access to vehicles also creates barriers to accessing needed services in areas in which those services are not located within walking distance and transit access is limited. In this way, residents without access to vehicles often find their housing choices limited to locations where public transportation is most accessible.

[25] Survey respondents could select multiple means of transportation to work.

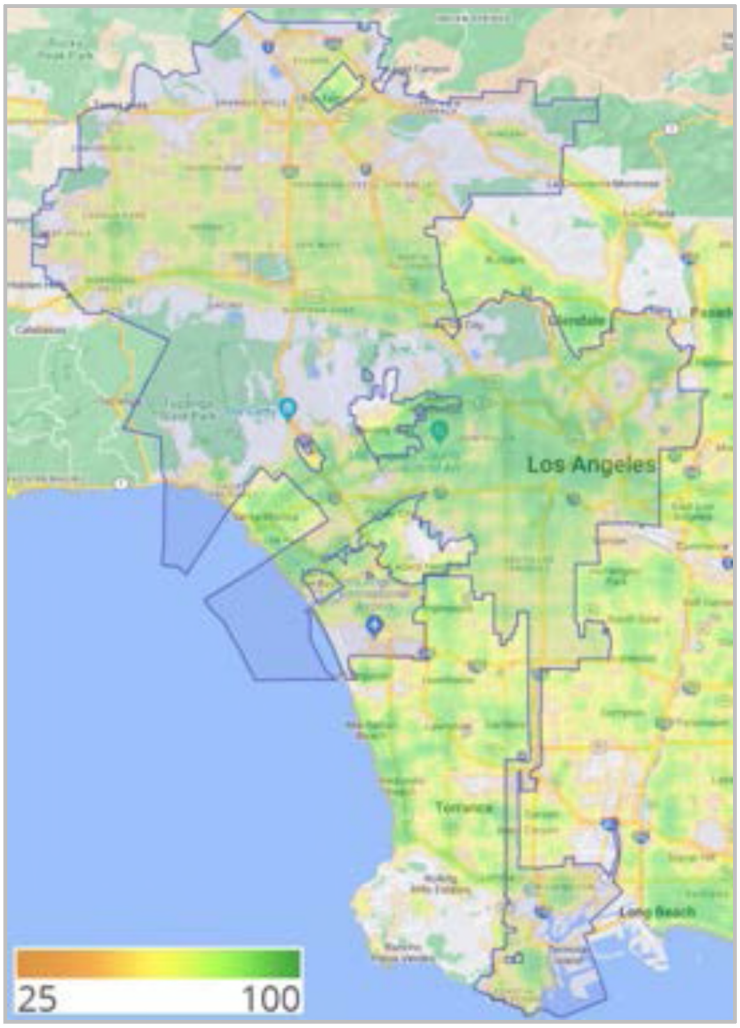
MAP 26. VEHICLE ACCESS AND RACE/ETHNICITY



WALKABILITY

Along with access to transit, low-cost transportation, and vehicles, walkability shapes the extent to which residents are able to access employment, resources, and services. While the City as a whole is somewhat walkable,[26] areas of high walkability are clustered in East and Central Los Angeles and around Venice Beach, while much of North, West, and South Los Angeles have low to moderate levels of walkability (see Map 27).

MAP 27. WALKABILITY IN LOS ANGELES



Source: Walk Score (2023)

IN THE COMMUNITY'S WORDS

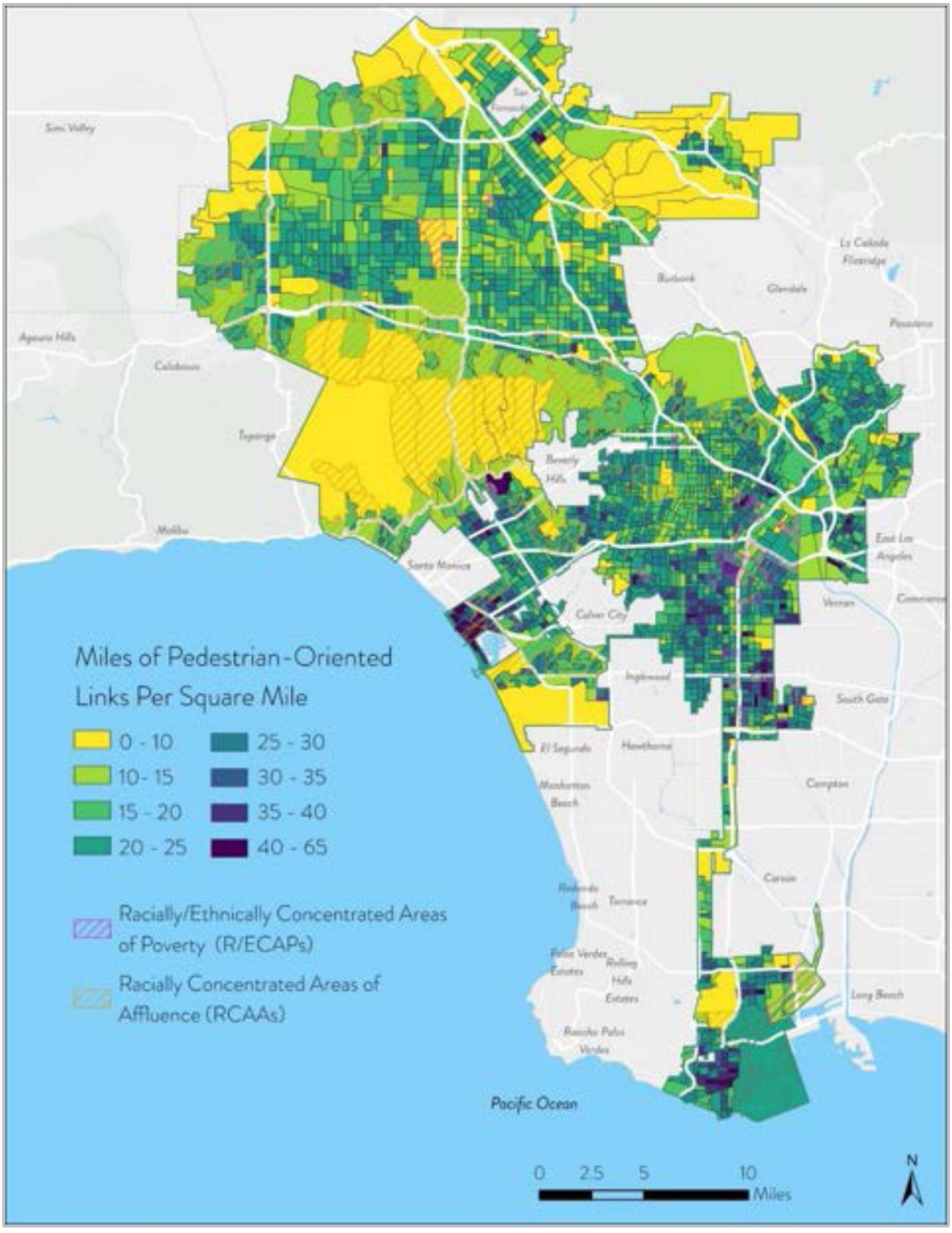
"As an area representative dedicated to South LA, I've had the opportunity to visit West LA and the Valley. Our sidewalks in this area often have tree roots that have uprooted the sidewalks or gaps in the cement, while on the West side, that is rare. It's handled efficiently in other areas. Other areas are more walkable than South LA, where you have long areas with little coverage from the sun. It comes back to the safety of walking."

- Stakeholder Consultation Meeting Participant

Areas with the highest densities of pedestrian-oriented links—an indicator of walkability— are clustered in parts of East and South Los Angeles and in the Venice Beach area (see Map 28), while areas of low connectivity are clustered in West and North Los Angeles, including in several of the City's RCAAs.

[26] Walk Score. (2023). Los Angeles. Retrieved from: https://www.walkscore.com/CA/Los_Angeles

MAP 28. MILES OF PEDESTRIAN-ORIENTED LINKS PER SQUARE MILE AND RACE/ETHNICITY



Source: EPA Smart Location Database (2021)

Residents and stakeholders who attended the City's AFH North Valley community meeting noted particularly low levels of walkability in the North Valley area. Low levels of transit and vehicle access may pose a more significant barrier to accessing jobs and services for residents living in areas with low levels of walkability. Low levels of walkability in North and West Los Angeles combined with low levels of access to public transit point to challenges for residents without access to vehicles in connecting to housing, employment, resources, and services in these areas.

LOW-POVERTY NEIGHBORHOODS

Poverty rates in Los Angeles are highest in parts of South and Central Los Angeles and in areas of the City in which high proportions of residents are students, including parts of Wilmington, Downtown, Westwood (adjacent to the University of California, Los Angeles (UCLA)), University Park (adjacent to the University of Southern California (USC)), Watts, Adams-Normandie, Van Nuys, and Westlake (see Map 29).

As of the 2017-2021 American Community Survey, 45 census tracts in the City had poverty rates at or above 38.7% (three times the average poverty rate of the Los Angeles-Long Beach-Anaheim metro area), and 44 of those 45 census tracts fit the U.S. Department of Housing and Urban Development's (HUD) definition of racially or ethnically concentrated areas of poverty (R/ECAPs), defined as census tracts in which 1) more than half of the population is non-white and 2) 40% or more of the population is in poverty, or the poverty rate is greater than three times the average poverty rate in the metro area, whichever is lower. R/ECAPs in Los Angeles and the region are clustered in Central Los Angeles around the City's Downtown and in South Los Angeles (indicated with a pink outline in Map 29). The median household income ranges from $9,201 to $42,353 across the City's R/ECAPs.

Black or African American and Hispanic or Latino residents are overrepresented in the 44 R/ECAP census tracts, indicating disparities in access to low-poverty neighborhoods by race and ethnicity. Black or African American residents comprise 15.1% of the population in those census tracts, while making up 8.3% of the population in Los Angeles as a whole. Hispanic or Latino residents comprise 60.3% of the population in R/ECAPs, while making up 48.4% of the population in the City as a whole. Asian residents, residents of two or more races, and Native American residents reside in R/ECAPs at rates similar to their shares of the City's overall population. In contrast, white residents make up 28.1% of the City's population but comprise just 11.3% of the population in R/ECAPs.

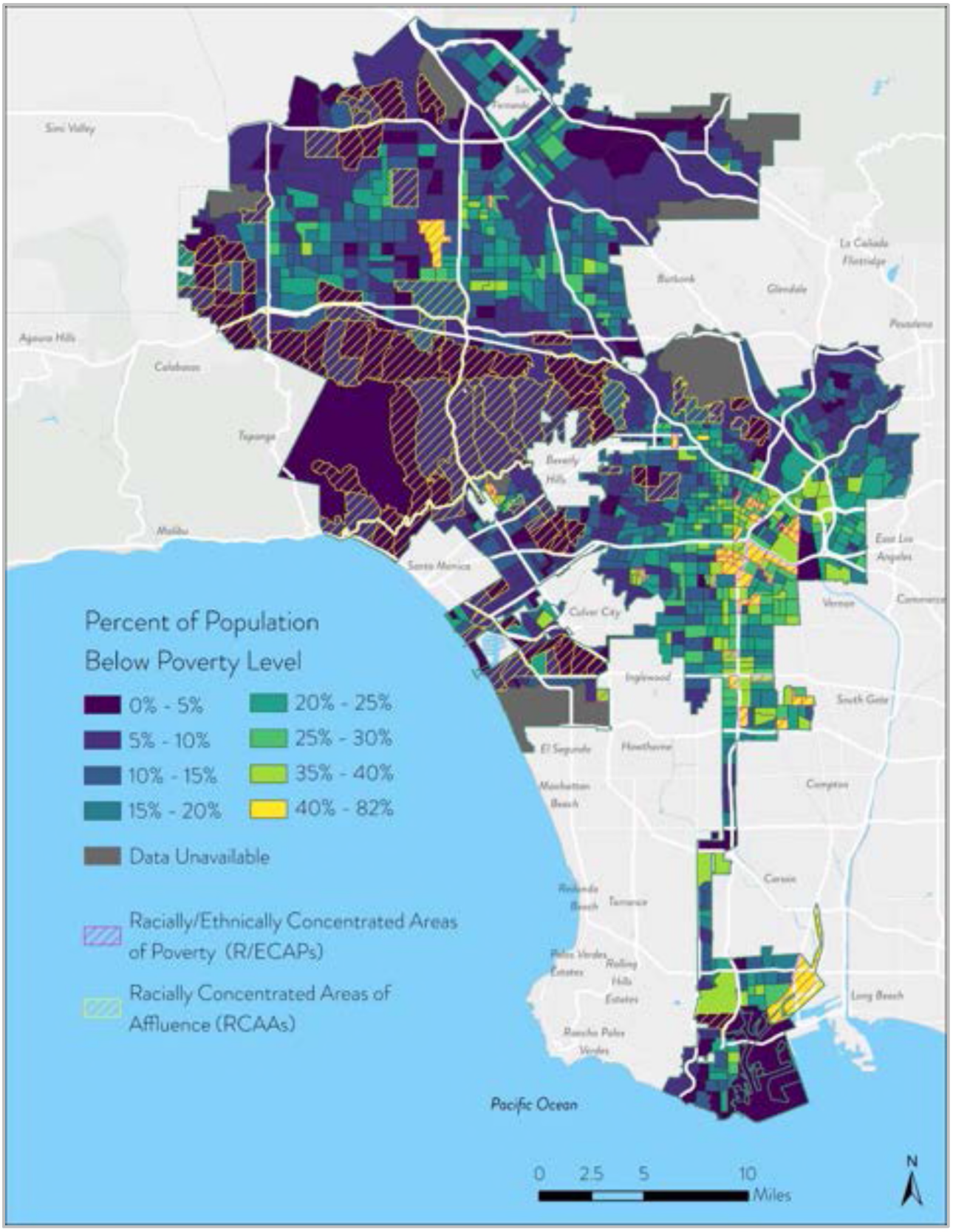
Census tracts with the lowest poverty levels are clustered in West and North Los Angeles and tend to have greater shares of white residents. In particular, 87 of the City's census tracts have populations that are disproportionately white and affluent, and these census tracts have been designated racially concentrated areas of affluence (RCAAs) by the California Department of Housing and Community Development (indicated with a yellow outline in the map).[27] The median household income in the City's

[27] The concept of racially concentrated areas of affluence (RCAAs) was originally developed by scholars at the University of Minnesota to illustrate the flip side of the racially and ethnically concentrated areas of poverty (R/ECAPs) metric used by HUD in the 2015 AFFH rule and to more fully tell the story of segregation in the United States. California Department of Housing and Community Development created a new version of the RCAA metric to better reflect California's relative diversity and regional conditions, and to aid local jurisdictions in their analysis of racially concentrated areas of poverty and affluence. To develop the RCAA layer, staff first calculated a Location Quotient (LQ) for each California census tract using data from the 2015-2019 ACS, representing the percentage of total white population (white alone, not Hispanic or Latino) for each census tract compared to the average percentage of total white population for all census tracts in a given Council of Governments (COG) region. To determine the RCAAs, census tracts with a

RCAA census tracts ranges from $113,079 to $250,001, and white residents make up between 47.0% and 90.4% of the population in these tracts.

LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5x the State AMI, whichever is lower) were assigned a numeric score of 1 (Is a RCAA). Census tracts that did not meet this criterion were assigned a score of 0 (Not a RCAA). Source: California Department of Housing and Community Development. (2022). Racially Concentrated Areas of Affluence (RCAAs). Retrieved from: https://www.arcgis.com/home/item.html?id=4100330678564ad699d139b1c193ef14

MAP 29. PERCENT OF POPULATION BELOW POVERTY LINE AND RACE/ETHNICITY



Residents and stakeholders who participated in this planning process noted that the following factors often restrict residents' housing choices to higher-poverty areas:

- a lack of supply of affordable housing in many areas of the City and new development that is primarily luxury housing;
- single-family zoning in many areas of the City, which limits the housing types and sizes available, making housing in those areas inaccessible for most low-income residents;
- displacement of residents due to increases in rents for previously affordable units;
- limited acceptance of Housing Choice Vouchers and lack of enforcement of source of income protection;
- high credit check or application fees for apartment complexes;
- a need for financial literacy training, homeownership counseling and downpayment assistance, and housing and employment navigation;
- limited knowledge of fair housing rights; and
- reduced transportation access in some areas of the City.

A lack of affordable housing in many areas of Los Angeles limits lower-income residents' housing choices to areas of the City with more affordable housing, which often coincide with areas that have higher poverty rates. Median contract rents in the City are lowest in parts of Downtown, Watts, Westlake, Pico-Union, and Historic South-Central, including in several of the City's R/ECAP census tracts. The high cost of housing restricts access to housing in many areas of the City for lower-income households, which are disproportionately Black or African American and Hispanic or Latino. Residents also noted that rent increases have led to displacement of residents from units that were previously affordable.

While Housing Choice Vouchers theoretically provide recipients with choice in location of housing, residents emphasized that finding landlords who accept vouchers is challenging, often limiting voucher holders' housing options to units in higher-poverty neighborhoods. As residents who hold vouchers through the Housing Authority of the City of Los Angeles are disproportionately Black or African American or Hispanic or Latino, discrimination by source of income also disproportionately impacts residents by race and ethnicity. In this way, lack of enforcement of discrimination in housing based on source of income contributes to disparities in housing choice by protected class.

High credit check and application fees at apartment complexes also limit access to housing in low-poverty neighborhoods. Residents may end up paying up to thousands of dollars in credit check or application fees to secure housing. In particular, these high fees restrict access to housing for lower-income households, which are disproportionately Black or African American and Hispanic or Latino.

Residents and stakeholders also emphasized that housing choices may be limited by a lack of financial literacy, and that there is a need for financial skills training, homeownership counseling and downpayment assistance for first-time homebuyers, and housing and employment navigation.

For residents who do not have access to vehicles, housing choices are also often limited by low levels of transportation access in some areas of the City, infrequent bus service, and travel times to places of employment. In this way, residents who rely on public transportation often must live near the City's bus routes or their places of employment, or else face long commutes to jobs.

ENVIRONMENTALLY HEALTHY NEIGHBORHOODS

Pollution and toxic sites may pose risks to residents living nearby and thus may constitute fair housing concerns if they disproportionately impact protected classes.

The California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen tool estimates overall pollution burden— the potential exposures to pollutants and the adverse environmental conditions caused by pollution—by census tract. Indicators in each census tract's Pollution Burden Score include air quality measurements related to ozone and PM2.5; children's lead risk from housing; diesel particulate matter; drinking water contaminants; pesticide use; toxic releases from facilities; traffic impacts; cleanup sites; groundwater threats; hazardous waste generators and facilities; impaired water bodies; and solid waste sites and facilities.[28] Pollution Burden Scores are scaled from 1 to 10, with 1 indicating the lowest levels of pollution burden and 10 indicating the highest levels.

Seventeen census tracts in Los Angeles have relatively low levels of pollution burden (scores below four), while 21 census tracts have extremely high levels of pollution burden (scores above nine). Census tracts with the lowest pollution burden scores are clustered in West Los Angeles in neighborhoods including Chatsworth Reservoir, Pacific Palisades, West Hills, Tarzana, and Porter Ranch. Census tracts with the highest levels of pollution burden are clustered in East Los Angeles, Central Los Angeles, and the Harbor area, in neighborhoods including Harbor Gateway, Downtown, Boyle Heights, Cypress Park, and Atwater Village (see Map 30). Neighborhoods with lower pollution burdens tend to be located within or adjacent to the city's Racially Concentrated Areas of Affluence (neighborhoods in which white residents are the predominant racial/ethnic group), while areas with higher pollution burdens tend to be in closer proximity to racially and ethnically concentrated areas of poverty in neighborhoods in which Hispanic/Latino residents are the predominant racial/ethnic group.

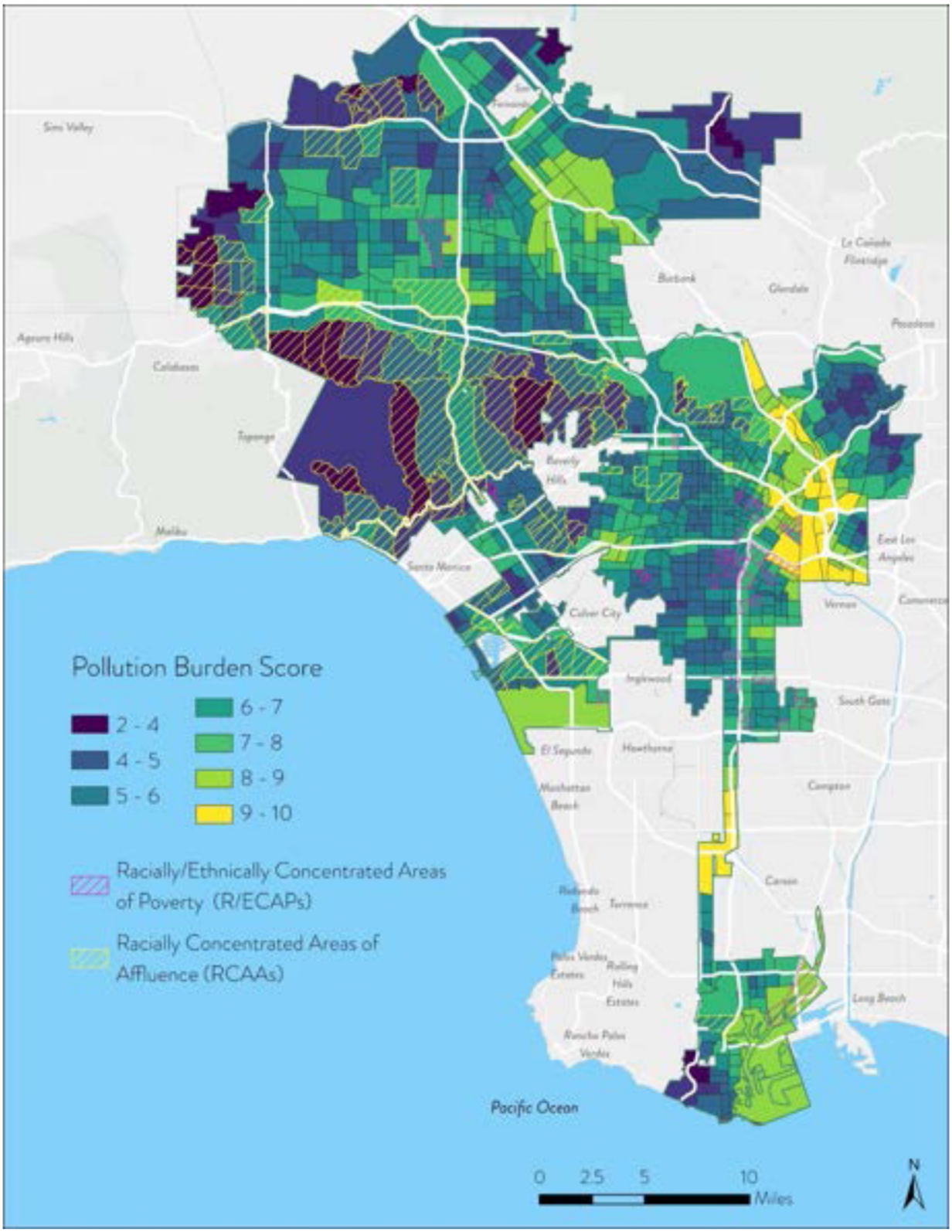
IN THE COMMUNITY'S WORDS

"For our neighborhoods and demographics, there is a lack of tree canopy. I have been seeing a reinvestment in cool pavement, particularly in South LA. The greenery in our neighborhoods cannot be understated. We do have cooling centers, but not enough to meet the needs of people without A/C and unhoused neighbors."

- Stakeholder Consultation Meeting Participant

[28] California Office of Environmental Health Hazard Assessment (OEHHA). (2023). Pollution Indicators. Retrieved from: https://oehha.ca.gov/calenviroscreen/pollution-indicators

MAP 30. POLLUTION BURDEN BY CENSUS TRACT, CITY OF LOS ANGELES



Source: CalEnvironScreen 4.0 (2021)

Superfund sites are defined by the U.S. Environmental Protection Agency (EPA) as any land that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Two Superfund sites are located within the City of Los Angeles: The San Fernando Valley (Area 4) Pollock Operable Unit site and the Del Amo site.

The San Fernando Valley (Area 4) Pollock Operable Unit Superfund site is a 5,860-acre area with contaminated groundwater in the Atwater Village area of Northeast Los Angeles, near the Los Angeles Department of Water and Power (LADWP) Pollock Well Field.[29] The EPA completed an interim investigation of the Pollock Well Field in 1994 and did not select a remedy for the site because the LADWP had constructed a wellhead treatment project to clean the water in the San Fernando Valley Basin. Since 1999, LADWP's Granular Activated Carbon (GAC) Treatment Plant at the Pollock Well Field has been treating groundwater to meet drinking water standards and to be returned to the public water supply system. EPA is evaluating the effectiveness of the Pollock Well Field project as part of its ongoing basin-wide studies and will determine the need for additional cleanup actions at the site.[30]

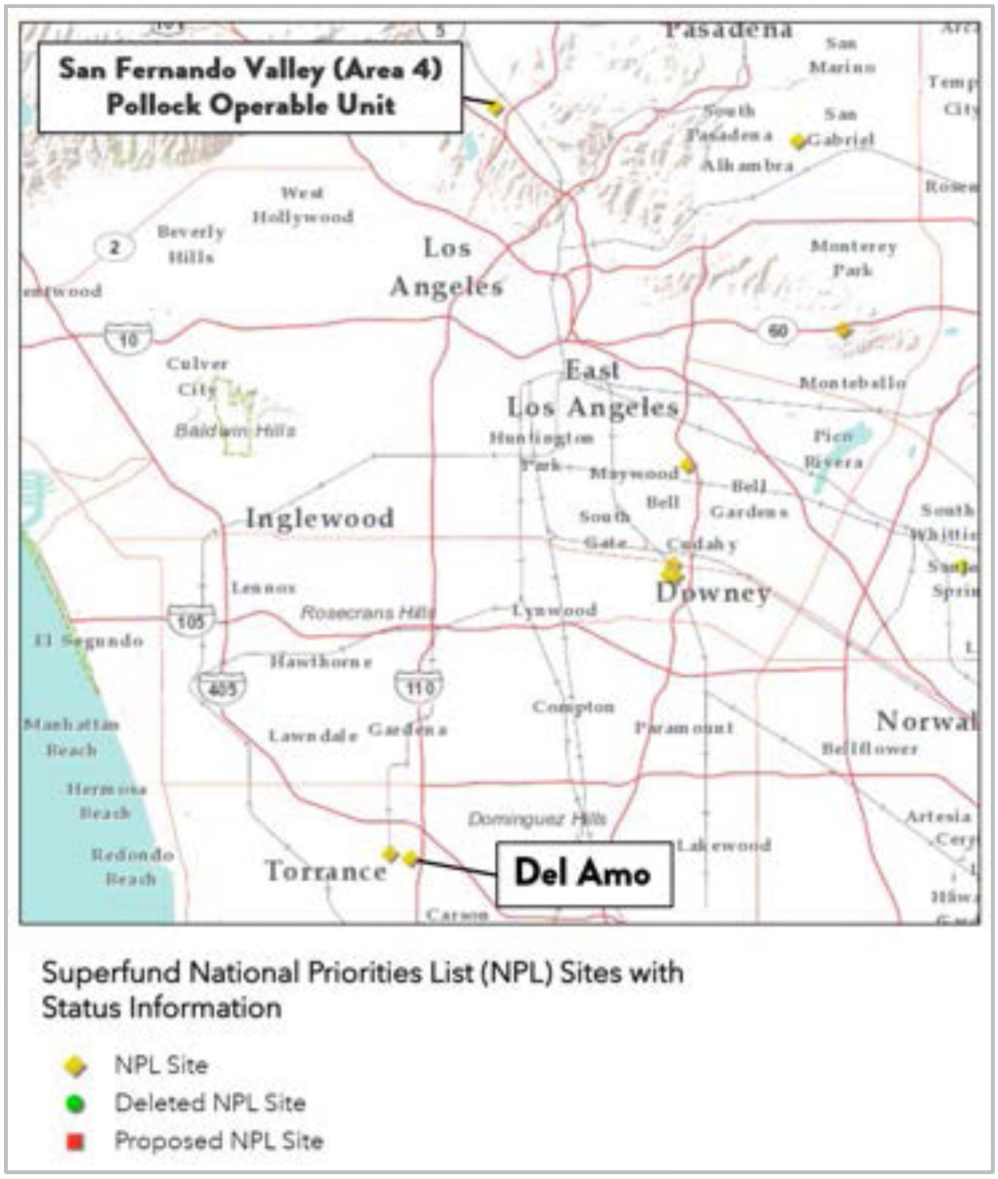
The Del Amo Superfund site is a 280-acre manufacturing site where facility operations resulted in contaminated soil and groundwater. The site is located in the Harbor Gateway area of Los Angeles, on the City's border with Los Angeles County and between Torrance and Carson. The site produced synthetic rubber from 1943 to 1972, first for the United States government during World War II and later for the Shell Oil Company. Long-term cleanup of the Del Amo site is ongoing, and most of the area has been redeveloped as an industrial park. The EPA's most recent review concluded that response actions at the site are in accordance with the remedy selected by the EPA and that the capping and soil vapor systems are effective in protecting human health and the environment.[31]

[29] United States Environmental Protection Agency (n.d.) Superfund Site: SAN FERNANDO VALLEY (AREA 4) LOS ANGELES, CA. Retrieved from: https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0902253#bkground

[30] Ibid.

[31] United States Environmental Protection Agency (n.d.) Superfund Site: DEL AMO LOS ANGELES, CA. Retrieved from: https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0901293#bkground

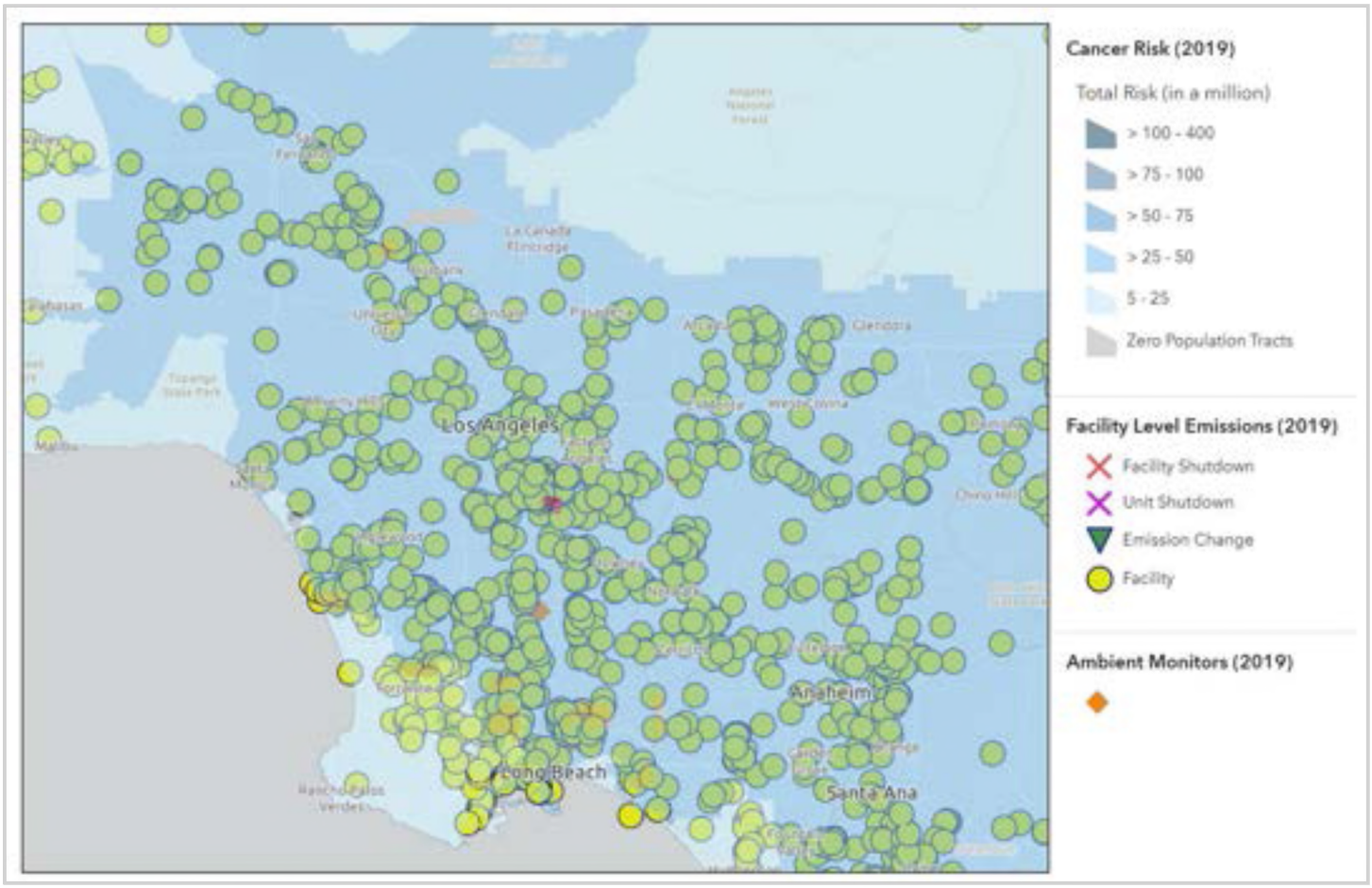
MAP 31. SUPERFUND SITES, CITY OF LOS ANGELES



Source: United States Environmental Protection Agency, 2023

The EPA's National Air Toxics Assessment (NATA) estimates health risks from air toxics. The most recent assessment uses data from 2014 to examine cancer risk from ambient concentrations of pollutants. Los Angeles has low to moderate levels of cancer risk from air toxics—about 25 to 50 per million in City census tracts. Point sources of emissions are distributed across the City, but clusters of sources exist in Downtown and South Los Angeles (see Map 32).

MAP 32. INDUSTRIAL FACILITIES AND AIR TOXICS

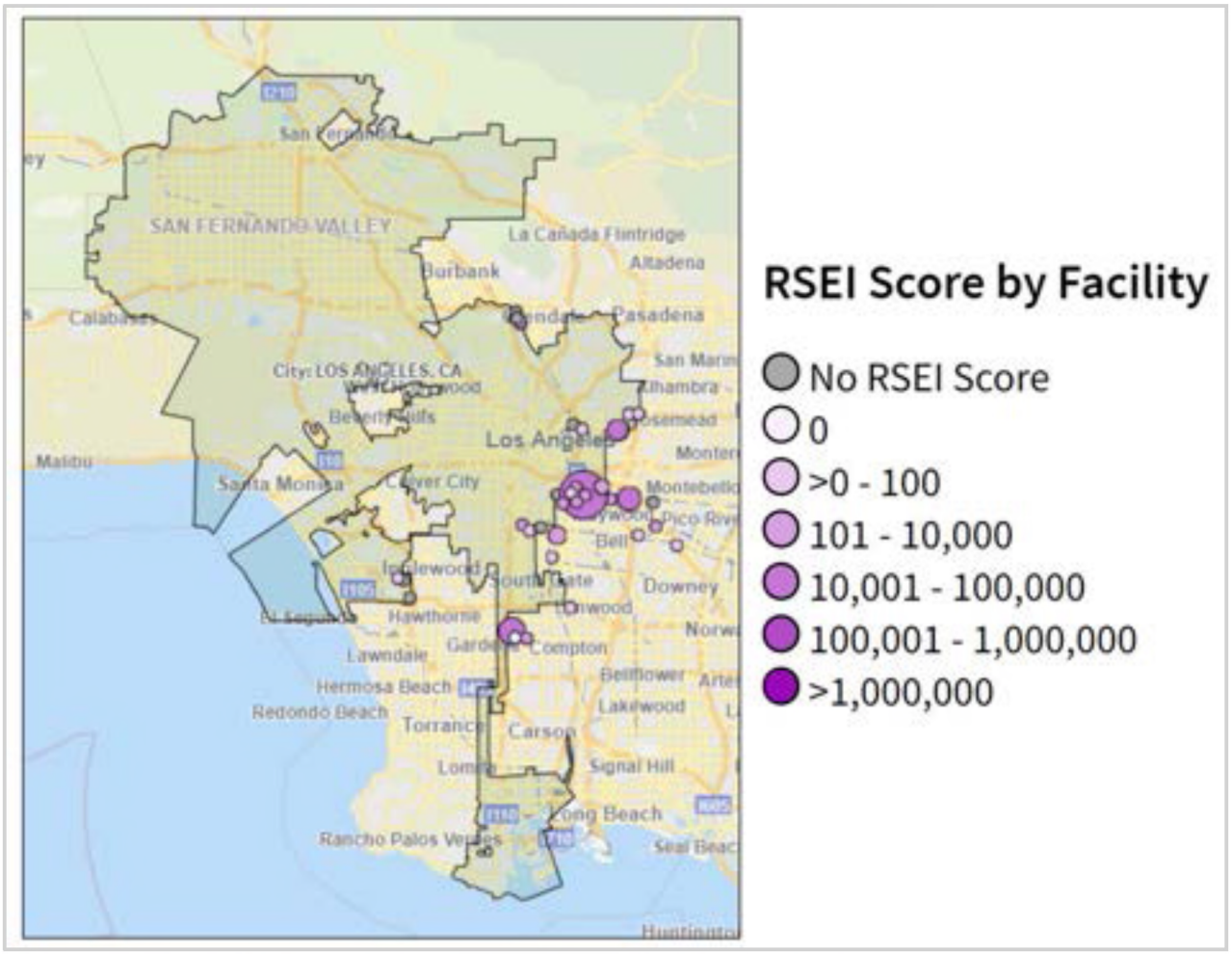


Source: United States Environmental Protection Agency Air Toxics Screening Assessment (2019)

The Environmental Protection Agency's Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities in the U.S. must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on- and off-site. The EPA's Risk-Screening Environmental Indicators (RSEI) Model analyzes TRI data on the amount of toxic chemicals released, together with risk factors such as the chemical's fate and transport through the environment, each chemical's relative toxicity, and the number of people potentially exposed, to calculate a numeric score designed to be compared to other RSEI scores.

Toxic release inventory sites are clustered in and around East Los Angeles. In particular, Evonik Corp., located just outside the Los Angeles City limits in Vernon, has a potential risk score that is more than double those of other nearby facilities (noted by the size of the purple dots in Map 33), indicating significantly greater health risks for residents living near the facility.

MAP 33. TOXIC RELEASE INVENTORY FACILITIES



Source: United States Environmental Protection Agency Toxic Release Inventory (2020)

Research shows that both nationally and in Los Angeles, a history of discriminatory housing and land use policies and practices resulted in significant gaps in environmental health related to race, ethnicity, and income. A variety of studies show that residents living in historically redlined neighborhoods across the country face greater air pollution, elevated urban heat, fewer green spaces, and greater exposure to oil and gas wells. Such environmental health risks disproportionately affect BIPOC residents, particularly Black or African American and Hispanic or Latino residents. Additionally, during the COVID-19 pandemic, these groups often faced disproportionate rates of hospitalization and death related to underlying health conditions connected to air pollution and other conditions.[32, 33]

In Los Angeles, redlining in Boyle Heights and subsequent development of Interstates 5, 10, 710, and 110 around the neighborhood contributed to the highest pollution burden score possible in CalEnviroScreen's mapping tool. Zoning that

[32] Fears, Darryl. "Redlining means 45 million Americans are breathing dirtier air, 50 years after it ended." *The Washington Post*. March 9, 2023. https://www.washingtonpost.com/climate-environment/2022/03/09/redlining-pollution-environmental-justice/

[33] Webber, Tammy. "Redlining tied to more oil, gas wells in urban areas, according to study." *Los Angeles Times*. April 22, 2022. https://www.latimes.com/world-nation/story/2022-04-22/redlining-tied-to-more-oil-gas-wells-in-urban-areas-according-to-study/

concentrated incompatible and harmful development in redlined residential areas, coupled with inexpensive real estate resulting from the artificial devaluing of land, led to pollution-heavy industrial uses in or near these neighborhoods. In contrast, higher-income, predominantly white neighborhoods zoned primarily for residential uses saw less industrial development.[34] Similarly, research shows that racially restrictive covenants in Los Angeles forced Black or African American and Hispanic or Latino residents to live in areas near oil wells, with more drilling pushed into these neighborhoods as residential development continued in more affluent areas.[35]

The City of Los Angeles City Planning Department recently established an Environmental Justice Policy Team as part of a continued effort to identify and address environmental justice needs in the City. The Team is in the process of updating the City's General Plan, as well as plan elements related to health, air quality, and open space, through a process designed to center the ideas of groups most impacted by environmental injustices. As of January 2024, the Team is conducting initial resident outreach and has an approximately two-year schedule for the completion of General Plan updates.[36]

HEALTH AND MENTAL HEALTH CARE

Access to high-quality, affordable physical and mental healthcare shapes community health outcomes, including both length of life and quality of life. Sufficient availability of primary care physicians is essential for access to preventive and primary care, and for referrals to appropriate specialty care when needed.[37] Residents of Los Angeles County have access to healthcare providers at a rate of one primary care physician per 1,340 residents, one dentist per 1,060 residents, and one mental health provider per 240 residents. These figures indicate that residents of the county have less access to primary care physicians and greater access to dentists than do residents in the State of California and the United States as a whole. The ratio of residents to mental health providers in Los Angeles County is equivalent to that of the state, and lower than that of the United States (indicating better availability of providers in Los Angeles County and California).

TABLE 20. RATIO OF POPULATION TO HEALTHCARE PROVIDERS

	Los Angeles County	State of California	United States
Primary Care Physicians	1,340:1	1,230:1	1,310:1
Dentists	1,060:1	1,100:1	1,380:1
Mental Health Providers	240:1	240:1	340:1

Data Sources: County Health Rankings, Area Health Resource File/American Medical Association, 2019-2021[38]

[34] Fears, Darryl.

[35] Webber, Tammy.

[36] City of Los Angeles City Planning Environmental Justice Program. https://planning.lacity.gov/plans-policies/environmental-justice#about

[37] County Health Rankings. (2021). Primary Care Physicians. Retrieved from: https://www.countyhealthrankings.org/explore-health-rankings/measures-data-sources/county-health-rankings-model/health-factors/clinical-care/access-to-care/primary-care-physicians, and Steinbrook, R. (2009). Easing the shortage in adult primary care—is it all about money?. New England Journal of Medicine, 360(26), 2696-2699.

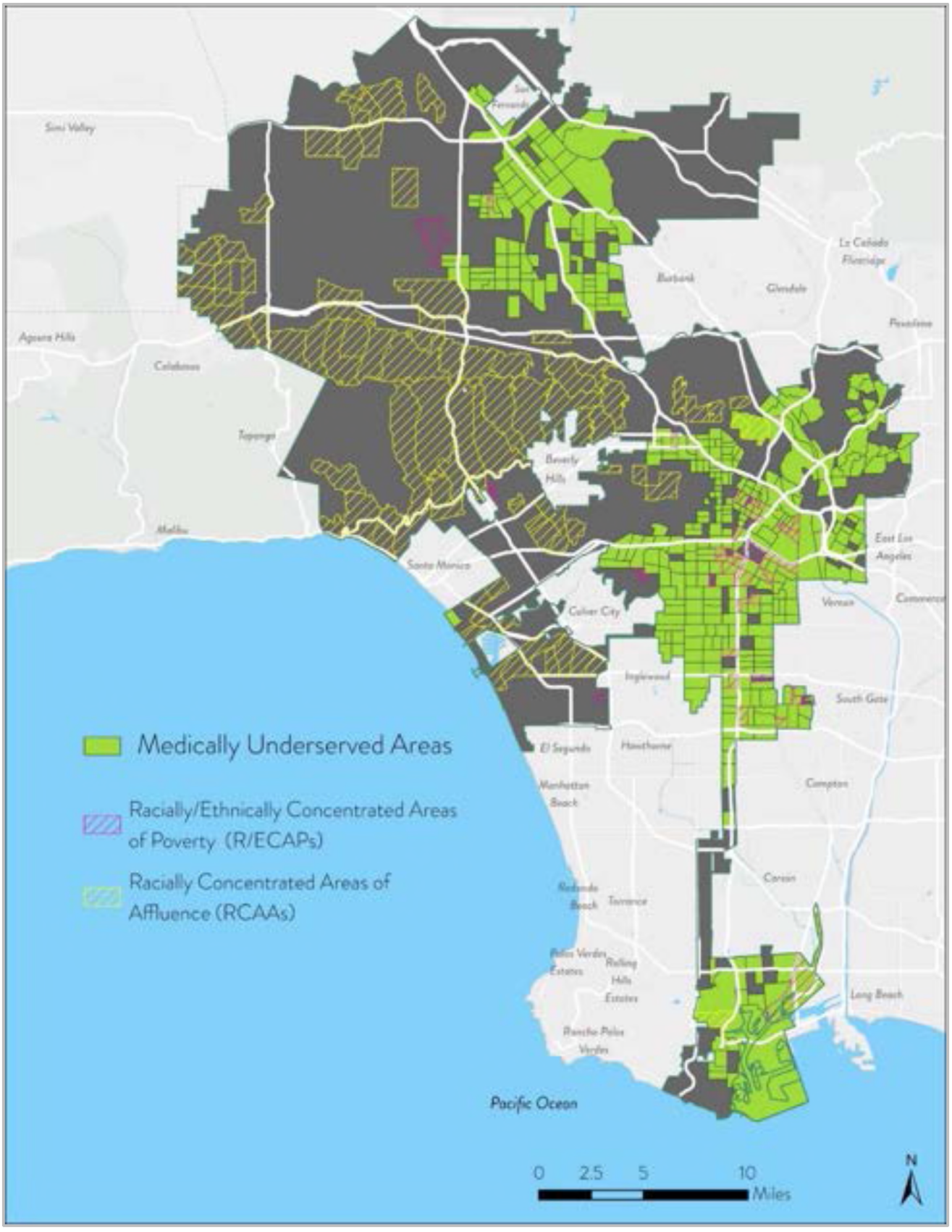
[38] County Health Rankings 2022 Measures. Retrieved from: https://www.countyhealthrankings.org/explore-health-rankings/county-health-rankings-measures

To identify neighborhoods in the county with high levels of healthcare needs, the United States Health Resources and Services Administration (HRSA) identifies geographic areas with a lack of access to primary care services, known as Medically Underserved Areas.[39] The HRSA calculates an Index of Medical Underservice (IMU) based on the number of providers per 1,000 population ratio, the percent of population at 100% of the Federal Poverty Level, the percent of population age 65 and over, and the infant mortality rate.[40] Medically underserved areas within the City are clustered in East, South, and North Los Angeles, in neighborhoods such as Vermont Vista, Vermont Knolls, Manchester Square, Gramercy Park, Vermont-Slauson, South Park, Vermont Square, and Florence (see Map 34), and include 472 census tracts in Los Angeles. As these areas of the City are also home to greater shares of Hispanic or Latino and Black or African American residents, limited access to healthcare may constitute a fair housing issue when residents are unable to secure housing in other areas of the City.

[39] Health Services and Resources Administration. (2022). Scoring Shortage Designations. Retrieved from: https://bhw.hrsa.gov/workforce-shortage-areas/shortage-designation/scoring

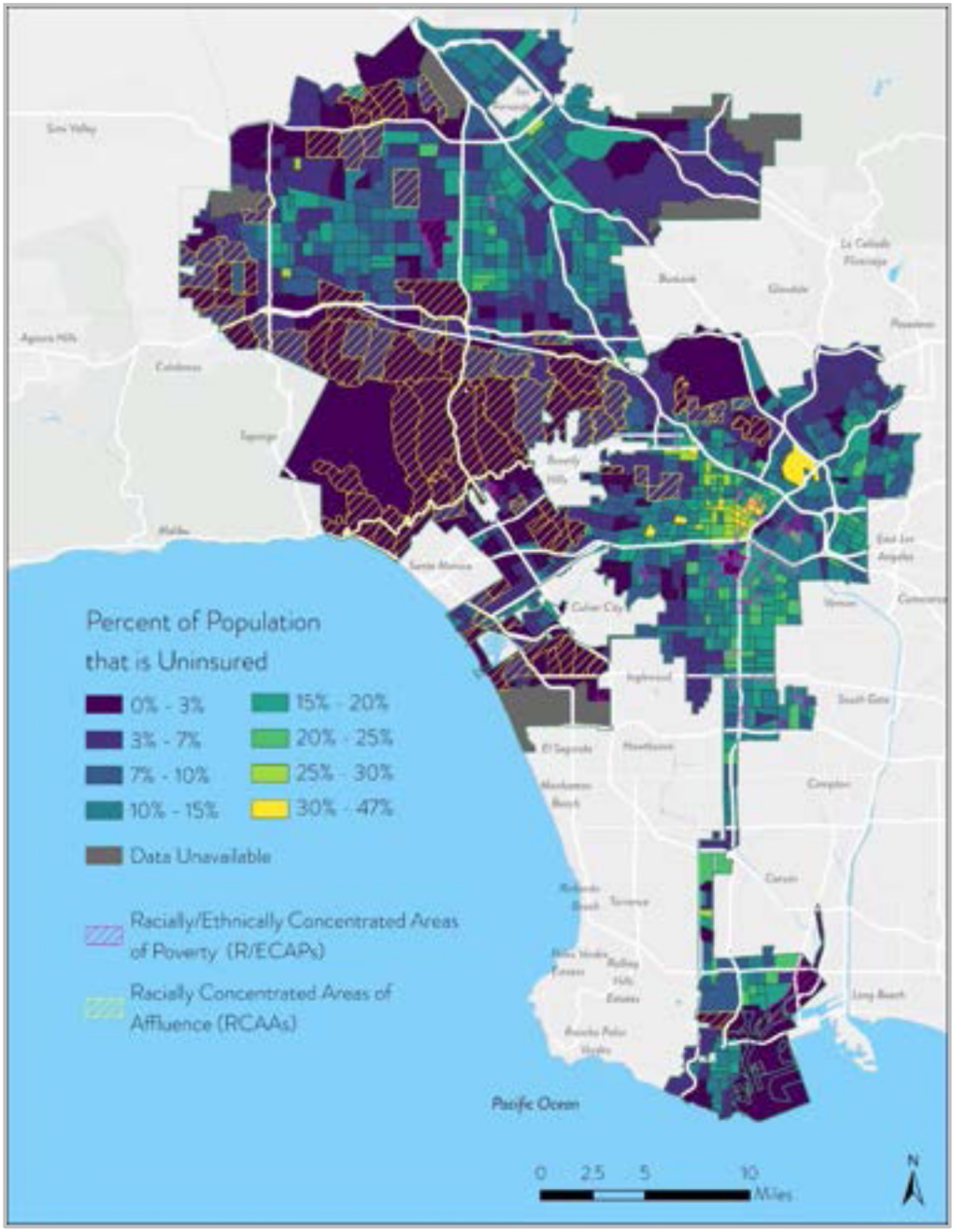
[40] An area can receive an IMU score between 0-100. Under the established criteria, an area or population with an IMU of 62.0 or below qualifies for designation as an MUA/P.

MAP 34. MEDICALLY UNDERSERVED AREAS AND RACE/ETHNICITY



In addition to access to healthcare providers, health insurance coverage is an important component of access to needed healthcare—including preventive care—and to maintaining financial security.[41] While the share of residents with health insurance in the City overall has increased to 89.3% as of the 2017 to 2021 American Community Survey five-year estimates, up from 78.8% in the 2011-2015 estimates, shares of uninsured residents continue to vary by location across the City.

MAP 35. ACCESS TO HEALTH INSURANCE



Source: American Community Survey 2017-2021

[41] County Health Rankings (2021), and Majerol, M., Newkirk, V., & Garfield, R. (2020). Kaiser Family Foundation. The uninsured: A primer.

The proportion of residents who are uninsured is highest in predominantly Hispanic or Latino neighborhoods in East and Central Los Angeles, including in parts of Westlake, Elysian Park, Pico Union, Hollywood, Arlington Heights, Koreatown, and Mid-City. In 15 census tracts in these areas, shares of uninsured residents range from 30% to 47%. Census tracts with low shares of uninsured residents are clustered in predominantly white neighborhoods in West and North Los Angeles, in neighborhoods such as Beverly Crest, Woodland Hills, West Los Angeles, Porter Ranch, Granada Hills, Brentwood, and Pacific Palisades. In 41 census tracts in these areas, fewer than 1% of residents are uninsured.

While a lack of health insurance presents a significant barrier to accessing healthcare, insured residents also noted experiencing barriers to accessing care. A Kaiser Family Foundation analysis of California Health Interview responses from California residents noted that many Medi-Cal (40%) and private insurance (45%) enrollees with mental health or substance use needs did not receive treatment. Barriers cited by insured adults who did not receive treatment include costs (54% of Medi-Cal enrollees and 49% of private insurance enrollees) and difficulties scheduling an appointment (30% of Medi-Cal enrollees and 20% of private insurance enrollees).[42]

IN THE COMMUNITY'S WORDS

"We need more businesses in our community - where I live, I have to go out of the area to buy everything. Instead of just liquor stores or big market stores, we should have the other stuff too, especially pharmacies. We need more services for seniors, we can't go outside our community to get our prescriptions."

- Focus Group Participant

As cost is a primary barrier to obtaining healthcare, access is also closely tied to housing affordability and stability. The UCLA Center for Health Policy Research's analysis of 2021 California Health Interview Survey (CHIS) data indicates that adults in California who struggled to pay for housing or had unstable housing were less likely to have access to health care.[43] The research noted that unaffordable cost of housing discourages health care use and cuts access to basic needs, and that adults experiencing housing issues are less likely to be insured or have a usual source of care. In particular, it indicated that cost-burdened renters are likely opting out of getting health insurance, especially when health insurance premiums are also unaffordable. Adults experiencing housing issues are also less likely to ever seek preventive care and to delay or forgo needed medical care.

Overall, healthcare access is shaped by multiple factors, including availability of providers, health insurance coverage, income, housing affordability and stability, and access to vehicles or other transportation options. Investments in programs designed to increase access to healthcare, such as expanding access to health insurance, investing in telehealth and mobile health services, education about where to access health services, and improved cultural responsiveness may help increase access for residents.[44] Because of geographic disparities in health insurance coverage, efforts such as increasing enrollment in Medicaid and

[42] Kaiser Family Foundation. (2022). A Snapshot of Mental Health and Access to Care Among Nonelderly Adults in California. Retrieved from: https://www.kff.org/coronavirus-covid-19/issue-brief/a-snapshot-of-mental-health-and-access-to-care-among-nonelderly-adults-in-california/

[43] Tan, S. (2023). UCLA Center for Health Policy Research. Californians Faced Issues of Housing and Access to Health Care During the COVID-19 Pandemic. Retrieved from: https://healthpolicy.ucla.edu/publications/search/pages/detail.aspx?PubID=2355

[44] USC Price. How to Improve Access to Health Care: Issues & Potential Solutions. Retrieved from: https://healthadministrationdegree.usc.edu/blog/how-to-improve-access-to-health-care/

Marketplace health insurance plans and providing access to low-cost health services may be most effective in addressing goals of improving access to healthcare by focusing efforts in census tracts that are considered medically underserved.

GROCERY STORES AND FRESH FOOD

IN THE COMMUNITY'S WORDS

"I do a lot of affordable housing throughout Districts 8, 9, and 10, and one thing I notice when I speak with community members is that there are no real markets close to them. You can find fast food restaurants on every corner, but as far as major markets, they're not available."

- South L.A. Community Meeting Participant

Many individuals and families face challenges in accessing food that is both healthy and affordable. In neighborhoods in which the nearest grocery store is more than one-half mile away, transportation costs and lack of access to vehicles may pose particular challenges for low-income households, who may be forced to rely on smaller stores that are often unaffordable and may not offer a full range of healthy food choices. Even in areas with fresh food retailers nearby, the higher cost of healthy foods such as produce often present barriers to accessing healthy food.[45]

An estimated three in ten households (30%) in Los Angeles County experienced food insecurity in 2023, up from 24% in 2022, according to data from interviews and surveys with Los Angeles County residents from the University of Southern California's Understanding America Study.[46] The research noted that rates of food insecurity were more than two times higher among Hispanic/Latino (38%) and Black/African American (38%) residents, compared to white residents (16%).

Food access also varies by geography in Los Angeles. USDA Food Research Atlas data[47] indicates that the share of residents who have low incomes and live further than one-half mile from the nearest supermarket is highest in census tracts in parts of South, East, and North Los Angeles, including in Watts, Northridge, Boyle Heights, and Van Nuys. In six census tracts in these areas, more than 70% of residents have low incomes and live more than one-half mile from a supermarket. In nine additional census tracts in Broadway-Manchester, Green Meadows, Sun Valley, Boyle Heights, Harbor City, Watts, North Hills, and Van Nuys, 60% to 70% of residents meet the USDA definition of low-income and low access at one-half mile (see Map 36). In contrast, census tracts with low proportions of residents who have low incomes who live more than one-half mile from a supermarket are relatively dispersed across the City and comprise a larger share of the City's census tracts. Survey respondents echoed concerns surrounding food access, with 62.4% noting that grocery stores and other shopping opportunities are not equally available in all neighborhoods.

[45] Valdez Z, Ramírez AS, Estrada E, Grassi K, Nathan S. Community Perspectives on Access to and Availability of Healthy Food in Rural, Low-Resource, Latino Communities. Prev Chronic Dis 2016;13:160250.

[46] University of Southern California Dornsife Public Exchange. (2023). Food Insecurity in Los Angeles County, July 2023. Retrieved from: https://publicexchange.usc.edu/wp-content/uploads/2023/09/FoodInsecurityinLACounty_ResearchBrief_July2023_Final.pdf

[47] USDA Economic Research Service. (2019). Food Access Research Atlas. Retrieved from: https://www.ers.usda.gov/data-products/food-access-research-atlas/.

In addition to the locations of food retailers, quality and affordability of the food available at retailers shape residents' access to healthy food. Research on food access in East Los Angeles neighborhoods by the University of Southern California notes residents' concerns regarding local stores selling low quality foods; the high price of foods, especially with inflation; and limited foods available at smaller markets and corner stores.[48] The study notes that while the Eastside neighborhoods of Boyle Heights, City Terrace, El Sereno, and Lincoln Heights are considered food deserts by the USDA, in reality they have large numbers of food outlets. The study identified 269 retail outlets that sell groceries in these neighborhoods, including supermarkets as well as many stores whose primary business is not selling food products. Notably, healthy foods such as fresh fruits, vegetables, and grains are sold at most or all supermarkets/grocery stores but are much less available at other types of stores.[49]

Poverty and a lack of access to vehicles contribute to issues of food access and insecurity in the City. An estimated 16.6% of residents in Los Angeles were living below the federal poverty level as of the 2017 to 2021 American Community Survey five-year estimates, indicating that low incomes are a barrier for a substantial portion of residents in accessing fresh food. Disparities in poverty rates exist by race: an estimated 24.1% of Black or African American residents, 20.5% of residents who identified as some other race, 19.8% of Hispanic or Latino residents, 17.4% of Native American residents, and 15.9% of residents of two or more races were living below the poverty level in the past 12 months from 2017 to 2021, while poverty rates for other racial and ethnic groups were under 15%. Poverty rates in Los Angeles are highest in parts of South and Central Los Angeles and in areas of the City in which high proportions of residents are students, including parts of Wilmington, Downtown, Westwood (adjacent to the University of California - Los Angeles (UCLA)), University Park (adjacent to the University of Southern California (USC)), Watts, Adams-Normandie, Van Nuys, and Westlake.

Further, in many census tracts—particularly in parts of East Los Angeles—significant shares of households do not have a vehicle. As detailed in the discussion of transportation access, 50% to 82% of households do not have a vehicle in 15 census tracts in East Los Angeles in the neighborhoods of Downtown, Westlake, Koreatown, and University Park. Households without access to vehicles in parts of the City with low levels of access to high-quality food retailers may have particular difficulty accessing healthy, affordable food. For example, the research on food access in East Los Angeles neighborhoods by the University of Southern California noted that while the majority of census tracts with low or no access to supermarkets tended to have higher incomes and levels of car ownership, residents in the south part of Boyle Heights had significantly lower-income levels and rates of car ownership than other census

IN THE COMMUNITY'S WORDS

"I can run errands simply by walking, and when I do walk, I run into friends and neighbors. I have a grocery store, parks, a library, and friends all in my area. This is so rare in L.A., and I wish it was possible in other neighborhoods."

- Survey Participant

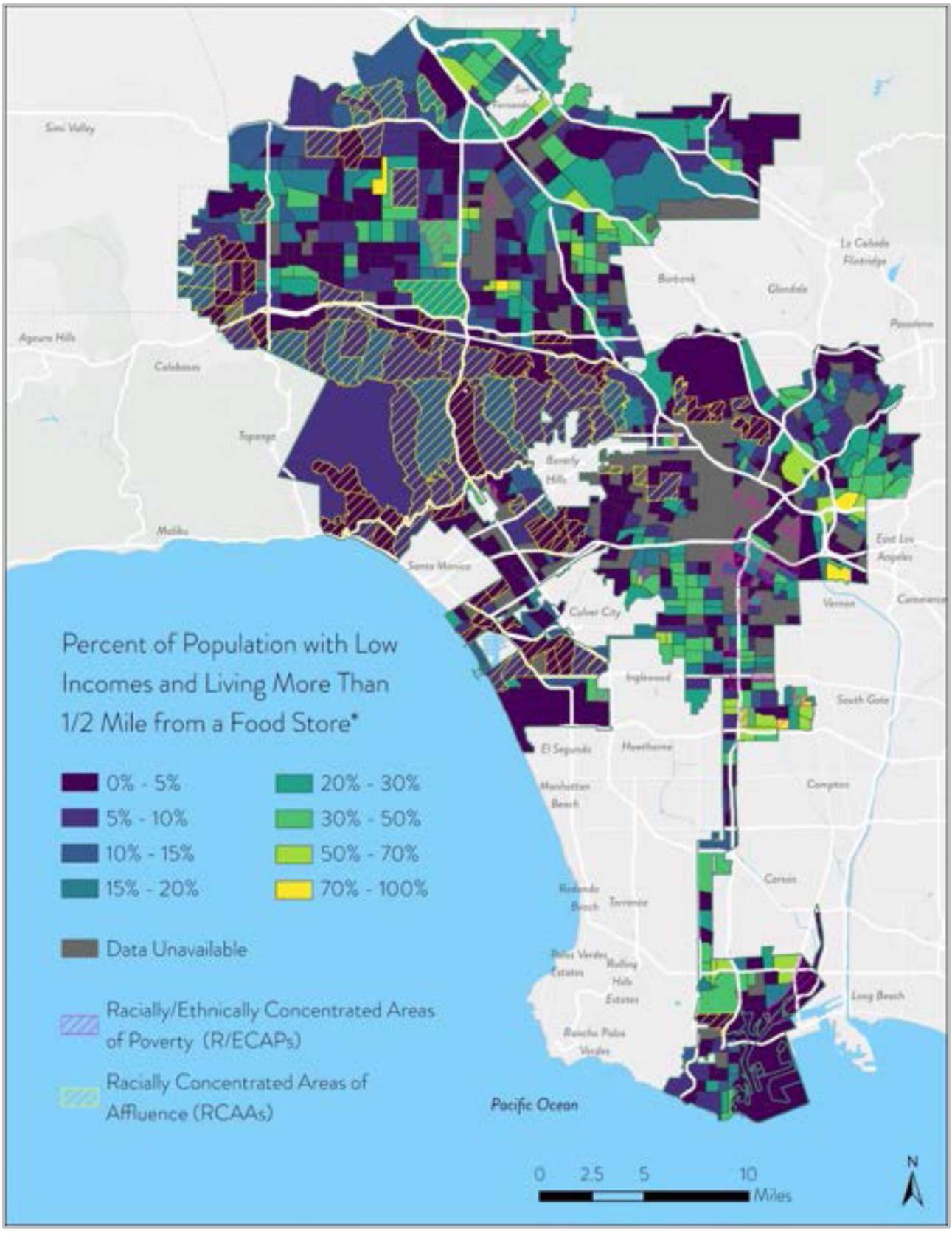
[48] University of Southern California Dornsife Public Exchange. (2023). Improving Healthy Food Access in Four Eastside Los Angeles Neighborhoods. Retrieved from: https://publicexchange.usc.edu/wp-content/uploads/2023/02/Improving_Healthy_Food_Access_in_Eastside_LA-Report_Feb2023.pdf

[49] University of Southern California Dornsife Public Exchange. (2023). Improving Healthy Food Access in Four Eastside Los Angeles Neighborhoods. Retrieved from: https://publicexchange.usc.edu/wp-content/uploads/2023/02/Improving_Healthy_Food_Access_in_Eastside_LA-Report_Feb2023.pdf.

tracts, and many had low access to supermarkets/grocery stores.[50] In this way, the combination of uneven distribution and quality of food outlets across the City, the substantial proportions of households with low incomes, and low levels of access to vehicles creates barriers to food access and security for many households.

[50] University of Southern California Dornsife Public Exchange. (2023). Improving Healthy Food Access in Four Eastside Los Angeles Neighborhoods. Retrieved from: https://publicexchange.usc.edu/wp-content/uploads/2023/02/Improving_Healthy_Food_Access_in_Eastside_LA-Report_Feb2023.pdf

MAP 36. FOOD ACCESS AND RACE/ETHNICITY



Source: Food Access Research Atlas, 2019

PARKS AND OPEN SPACE

Access to environmental amenities, such as parks and greenspace, shape the opportunities available to residents by providing a range of environmental, social, and health benefits, including access to nature and recreation opportunities, cleaner air and water, alternative transportation options, improvements in physical and mental health and wellbeing, and opportunities for food production and other local economic development, among other benefits.

Parks are most accessible in Central Los Angeles, including in parts of Downtown and the surrounding neighborhoods, areas in which the majority of land falls within a 10-minute walk of a park based on estimates from the Trust for Public Land (indicated in green in Map 37).

IN THE COMMUNITY'S WORDS

"[As for safe parks], I think the definition of safe can look like a lot of different things. Unhoused folks use parks for refuge, but I wouldn't necessarily characterize that park as unsafe. I appreciate the parks programming we have nearby. There's often lots of kids playing."

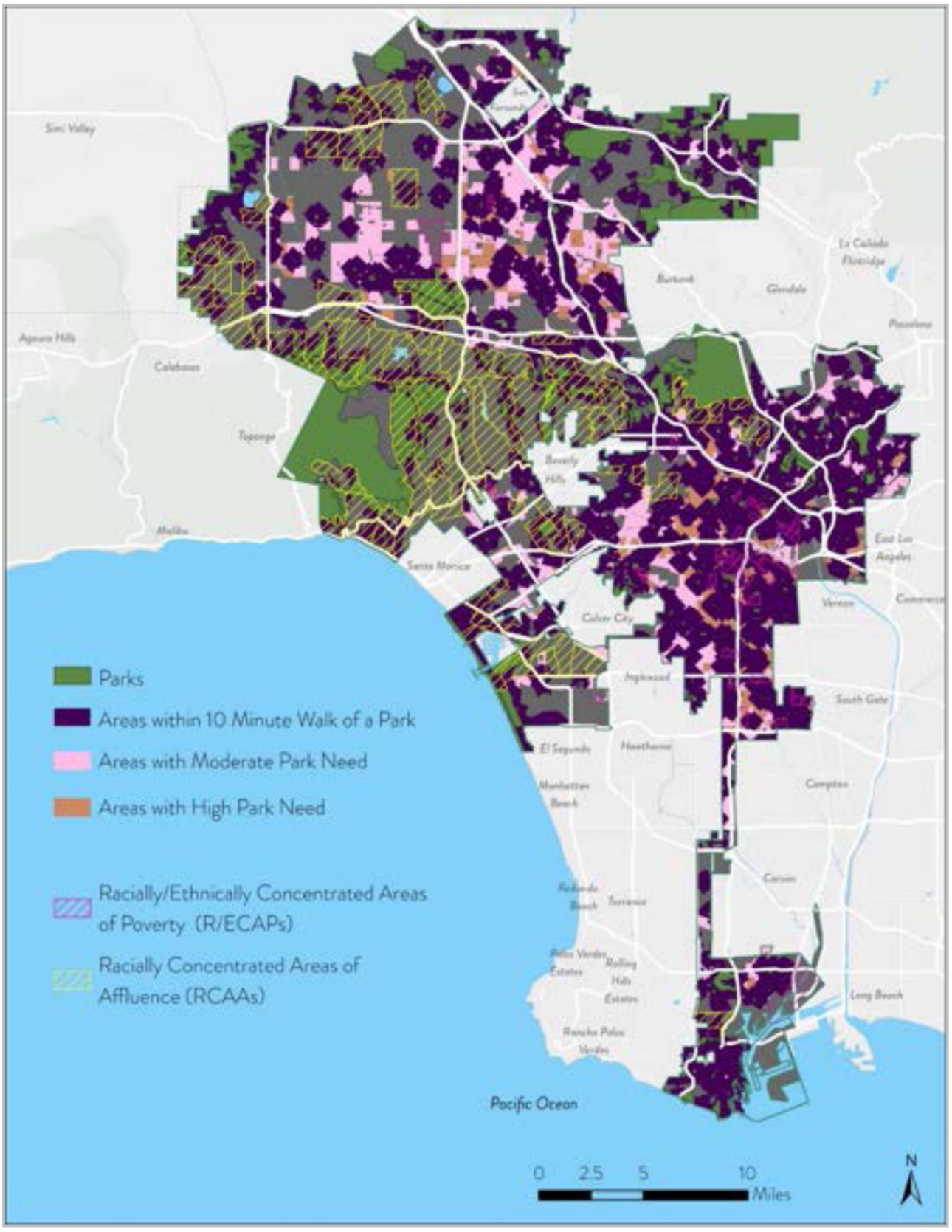
- North Valley Community Meeting Participant

The Trust for Public Land estimates the need for parks by city based on population density; density of low-income households, defined as households with income less than 75% of the urban area median household income; density of people of color; rates of poor mental health and low physical activity; urban heat islands; and pollution burden.[51] Based on these factors, the need for parks is greatest in parts of North Los Angeles and in parts of Central Los Angeles that do not fall within a 10-minute walk of a park (areas noted in dark pink in Map 37).

Participants in the community member survey indicated high levels of access to parks and recreation facilities in their neighborhoods: when asked whether they have access to these facilities in their neighborhoods, 78.3% of participants responded 'yes' or 'somewhat.' However, survey respondents also emphasized that parks, greenspace, and recreation facilities are not equally provided across the City's neighborhoods, with 61.8% noting unequal provision of these facilities. Residents and stakeholders who participated in community workshops and consultation meetings further emphasized that while parks and greenspace may be provided, they are not accessible to residents in some areas of the City because of a lack of safety and maintenance.

[51] Trust for Public Land. (2022). The ParkServe Database. Retrieved from: https://www.tpl.org/parkserve/about

MAP 37. PARK ACCESS



Source: Trust for Public Land ParkServe, 2022

OTHER COMMUNITY ASSETS

Broadband connectivity is another vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. Disparities in broadband access – particularly for low-to-moderate households – can create a 'digital divide' that limits users' personal and professional opportunities. In 2015, the Federal Communications Commission (FCC) defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

The City of Los Angeles is served by 49 internet providers,[52] and 100% of residential units within the City have broadband available at speeds of 25/3 or greater, according to the Federal Communications Commission and Broadband Now.[53] Yet, even in cities in which broadband is widely available, factors such as a lack of affordability continue to drive the digital divide.[54]

To support access to low-cost internet services and computers for low-income households, the City of Los Angeles has implemented the Get Connected Los Angeles site, which connects residents to resources related to obtaining low-cost internet and computers.[55] Resources featured on the site include:

- The Los Angeles Unified School District (LAUSD) provides free internet service to eligible LAUSD families through the All Families Connected program;[56]
- The FCC provides a discount of up to $30 per month toward internet service for eligible households and up to $75 per month for households on qualifying Tribal lands through the Affordable Connectivity Program. Eligible households can also receive a one-time discount of up to $100 to purchase a laptop, desktop computer, or tablet from participating providers;[57]
- The Angeleno Connectivity Trust WiFi Hotspot for K-12 Students distributes free WiFi hotspots to K-12 students experiencing homelessness, in foster care, at-risk youth, students with a disability, and those who may have dropped out of school or at risk of dropping out due to lack of connectivity;
- The Los Angeles County Library provides Chromebooks and wireless hotspots available for check-out; and
- PCs for People's programs provide low-cost internet and refurbished computers.

In January 2024, Los Angeles became the first city in the nation to pass an anti-digital discrimination law when the Los Angeles City Council approved a motion that seeks to address inequitable access to the internet for historically disadvantaged groups,

[52] BroadbandNow. (2023). California Internet Coverage & Availability in 2023. Retrieved from: https://broadbandnow.com/California

[53] Federal Communications Commission (FCC). (2023). FCC National Broadband Map. Retrieved from: https://broadbandmap.fcc.gov/location-summary, and BroadbandNow. (2023). California Internet Coverage & Availability in 2023. Retrieved from: https://broadbandnow.com/California

[54] Reddick, C. G., Enriquez, R., Harris, R. J., & Sharma, B. (2020). Determinants of broadband access and affordability: An analysis of a community survey on the digital divide. Cities, 106, 102904.

[55] City of Los Angeles. (2023). Get Connected Los Angeles. Retrieved from: https://getconnectedlosangeles.lacity.org/

[56] LAUSD. (2023). All Families Connected. Retrieved from: https://achieve.lausd.net/connect

[57] FCC. (2023). Affordable Connectivity Program Providers. Retrieved from: https://www.fcc.gov/affordable-connectivity-program-providers#California

including people of color, immigrants, seniors, and low-income residents. The motion instructs the Civil + Human Rights and Equity Department (CHRED) to develop a public information program to educate residents about digital discrimination claims (e.g., slower or worse service in lower-income neighborhoods) and to develop a procedure to forward complaints to the Federal Communications Commission for consideration.[58]

DISPARITY IN ACCESS TO COMMUNITY ASSETS

10. Are there locations in the geographic areas of analysis in which protected class groups experience significant disparities in access to community assets listed above? If so, which protected class groups experience lack of access and where?

HUD's Opportunity Index scores indicate several disparities in access to opportunity by race and ethnicity in Los Angeles (see Table 21). Notably, Black or African American, Hispanic or Latino, Asian, and Native American residents have significantly less access to proficient schools, lower levels of labor market engagement, and less access to low-poverty neighborhoods than do white residents. Black or African American and Hispanic or Latino residents living below the poverty level have the lowest levels of access to proficient schools, engagement with the labor market, and access to low-poverty neighborhoods. Black or African American, Hispanic or Latino, and Native American residents have the lowest proximity to jobs, and Black or African American residents living below the poverty level have the lowest proximity to jobs. Opportunity Index scores do not indicate significant disparities by race and ethnicity in transit use, access to low-cost transportation, and environmental health.

East and South Los Angeles, areas that include the majority of the City's R/ECAP census tracts, have low access across multiple indicators, including school proficiency, labor market engagement, access to low poverty neighborhoods, access to healthcare, and food access. Geographic disparities in these indicators are detailed below:

- Analysis of school proficiency by location across the City shows that block groups that rank highest on HUD's School Proficiency Index tend to be in West and North Los Angeles. Block groups that rank lowest on the index are clustered in South and East Los Angeles, indicating reduced levels of access to proficient schools for residents of these areas.

- Residents of West Los Angeles tend to have the highest levels of educational attainment, including in Brentwood, Pacific Palisades, Westwood, and Playa Vista. In seven census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is 85% or higher. Educational attainment tends to be lowest in parts of East, South, and North Los Angeles, including Van Nuys, Wilmington, Watts, Green Meadows, Broadway- Manchester, Florence, Historic South-Central, and Pacoima. In 10 census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is below 3%.

- Census tracts with low labor force participation rates are clustered in East and South Los Angeles and around the City's universities, including in San Pedro, Chinatown, Downtown, Wilmington, Westwood, University Park, and East Hollywood. Residents of parts of North Los Angeles, including census tracts in Tujunga and Northridge, also participate

[58] Los Angeles Daily News. "LA City Council aims to improve internet access for disadvantaged groups." January 24, 2024. https://www.dailynews.com/2024/01/24/la-city-council-aims-to-improve-internet-access-for-disadvantaged-groups/

in the labor force at low levels. In 13 census tracts in these areas, the labor force participation rate is 40% or below. Participation tends to be highest in parts of East, Central, and West Los Angeles, including Downtown, Hollywood, Studio City, Palms, Brentwood, Hollywood Hills, and Mid-Wilshire. In 10 census tracts in these areas, the labor force participation rate is 88% or higher.

- Unemployment is highest in parts of East, Central, and North Los Angeles, including parts of Downtown, Van Nuys, University Park, Mid-City, Canoga Park, and Westchester. In eight census tracts in these areas, unemployment rates are 25% or greater. Census tracts with the lowest unemployment rates are clustered in West, North, and Central Los Angeles.

- Census tracts with the lowest median household incomes are clustered in East and South Los Angeles and around the City's universities, including in parts of Downtown, University Park, Westwood, Watts, Baldwin Hills/Crenshaw, Adams-Normandie, and Hyde Park, where they fall below $25,000 in 18 census tracts. Median incomes are highest in parts of West Los Angeles, topping $200,000 in 12 census tracts in Brentwood, Hollywood Hills West, Beverly Crest, Pacific Palisades, Bel-Air, Beverlywood, Cheviot Hills, and Westchester.

- Poverty rates in Los Angeles are highest in parts of South and Central Los Angeles and in areas of the City in which high proportions of residents are students, including parts of Wilmington, Downtown, Westwood (adjacent to the University of California, Los Angeles (UCLA)), University Park (adjacent to the University of Southern California (USC)), Watts, Adams-Normandie, Van Nuys, and Westlake. R/ECAPs in Los Angeles and the region are clustered in Central Los Angeles around the City's Downtown and in South Los Angeles. The median household income ranges from $9,201 to $42,353 across the City's R/ECAP tracts. Black or African American and Hispanic or Latino residents are overrepresented in the 44 R/ECAP census tracts, indicating disparities in access to low-poverty neighborhoods by race and ethnicity.

- Medically underserved areas within the City are clustered in East, South, and North Los Angeles, in neighborhoods such as Vermont Vista, Vermont Knolls, Manchester Square, Gramercy Park, Vermont-Slauson, South Park, Vermont Square, and Florence. As these areas of the City are also home to greater shares of Hispanic or Latino and Black or African American residents, limited access to healthcare may constitute a fair housing issue when residents are unable to secure housing in other areas of the City.

- USDA Food Research Atlas data indicates that the share of residents who have low incomes and live further than one-half mile from the nearest supermarket is highest in census tracts in parts of South, East, and North Los Angeles, including in Watts, Northridge, Boyle Heights, and Van Nuys. In six census tracts in these areas, more than 70% of residents have low incomes and live more than one-half mile from a supermarket. In nine additional tracts in Broadway-Manchester, Green Meadows, Sun Valley, Boyle Heights, Harbor City, Watts, North Hills, and Van Nuys, 60% to 70% of residents meet the USDA definition of low-income and low access at one-half mile. An estimated three in ten (30%) households in Los Angeles County experienced food insecurity in 2023, up from 24% in 2022, according to data from interviews and surveys with Los Angeles County residents from the University of Southern California's Understanding America Study. The research noted that rates of food insecurity were more than two times higher among Hispanic or Latino (38%) and Black or African American (38%) residents than among white residents (16%).

TABLE 21. OPPORTUNITY INDICATORS BY RACE/ETHNICITY FOR TOTAL POPULATION AND POPULATION IN POVERTY

	School Proficiency Index	Labor Market Index	Jobs Proximity Index	Transit Index	Low Transportation Cost Index	Low Poverty Index	Environmental Health Index
Total Population							
White, Non-Hispanic	62.07	69.26	62.05	89.23	78.90	58.55	14.94
Black or African American, Non-Hispanic	28.54	32.66	40.31	92.94	84.46	28.02	7.38
Hispanic or Latino	32.71	33.87	44.42	91.52	82.32	25.45	10.77
Asian/Pacific Islander, Non-Hispanic	48.30	55.78	60.05	91.67	83.74	43.78	11.96
Native American, Non-Hispanic	42.40	46.96	49.71	90.67	81.96	37.54	12.31
Population Below Federal Poverty Level							
White, Non-Hispanic	56.23	61.95	61.82	91.69	83.95	47.97	12.93
Black or African American, Non-Hispanic	24.90	25.26	37.89	93.88	85.64	19.72	6.01
Hispanic or Latino	28.90	29.48	47.90	93.14	84.91	18.36	8.69
Asian/Pacific Islander, Non-Hispanic	45.30	52.05	67.39	94.27	88.35	35.76	8.71
Native American, Non-Hispanic	33.13	34.51	56.32	93.49	86.46	21.34	6.95

Source: HUD AFFHT Table 12, Version AFFHT0006. Released July 10, 2020

11. Describe whether there is a difference in whether residents of segregated areas and R/ECAPs, identified above, have access to each of the community assets compared to the jurisdiction as a whole?

The City's R/ECAPs are clustered in East and South Los Angeles in neighborhoods that have lower levels of access across several of the opportunity indicators described above. Disparities in access to opportunity are compounded by patterns of segregation and integration and the existence of racially and ethnically concentrated areas of poverty in the City. The clustering of Black or African American, Hispanic or Latino, and Asian residents in East and South Los Angeles and the over-representation of Black or African American and Hispanic or Latino residents in racially and ethnically concentrated areas of poverty reflects lower levels of access to low-poverty neighborhoods for these populations and shapes access to proficient schools, engagement with the labor market, and access to resources such as food and healthcare.

BARRIERS DENYING ACCESS TO OPPORTUNITY FOR PEOPLE WITH DISABILITIES

12. Describe the barriers that deny individuals with disabilities access to opportunity and community assets in your geographic area of analysis with regard to the following: accessible and affordable housing; accessible government facilities and websites; accessible public infrastructure (sidewalks, pedestrian crossings, parks and recreation, libraries); reliable and accessible transportation; accessible schools and educational programs, and, in particular, high-performing schools and educational programs; employment; and community-based supportive services.

ACCESSIBLE PUBLIC INFRASTRUCTURE

Residents with disabilities often require additional public infrastructure to navigate urban environments. Disability-inclusive design features such as unobstructed sidewalks, dropped curbs, grab rails, ramps, allocated seating, large format signage, high visibility markings and regular seating can increase quality of life as well as support residents with mobility, visual, or other impairments in accessing needed resources and services.[59] As detailed in previous sections, areas with the highest densities of pedestrian-oriented links—an indicator of increased accessibility— are clustered in parts of East and South Los Angeles and in the Venice Beach area, while areas of low connectivity are clustered in West and North Los Angeles, including in several of the City's racially concentrated areas of affluence. While the density of pedestrian-oriented links is an indicator of accessibility, it does not provide information about the quality of the sidewalk network, which has been under intense scrutiny in recent years.

In 2015, the City of Los Angeles committed to investing about $1.4 billion over 30 years to make sidewalks around the City compliant with the Americans with Disabilities Act (ADA) through the Safe Sidewalks LA program.[60] The City made the

[59] Infrastructure and Cities for Economic Development. Retrieved from: Disability Inclusion through Infrastructure and Cities Investments – Roadmap. Retrieved from: http://icedfacility.org/wp-content/uploads/2018/04/ICED-Disability-Inclusion-Briefing-Note_Final-Mar_18.pdf

[60] Safe Sidewalks LA. About Us. Retrieved from: https://sidewalks.lacity.org/about-us

commitment in response to a lawsuit filed by attorneys for residents with disabilities, who argued that the conditions of the City's sidewalks create barriers for people in wheelchairs or others with mobility impairments in using sidewalks, violating the ADA.[61]

IN THE COMMUNITY'S WORDS

"Coming from a disability justice perspective, our sidewalks are a bit uneven. This area definitely isn't super accessible for folks using walkers, wheelchairs, and canes. My grandma did fall a couple times, walking in the neighborhood."

- South Valley Community Meeting Participant

Accessibility requirements for the Safe Sidewalks LA Program include running slopes of 5% or less, no tripping hazards or protruding objects, cross slopes in pedestrian access routes of 2% or less, at least 5 feet width for sidewalks, requirements of pedestrian access for driveways, and installation of missing curb ramps and upgrading of existing curb ramps.[62] Residents can request sidewalks repairs through the Access Request Program, which makes repairs requested by/for people with a mobility disability who encounter physical barriers such as broken sidewalks, missing/broken curb ramps or other barriers in the public right of way; through a rebate program that provides a rebate to property owners willing to pay for their own sidewalk repairs; or through reporting a sidewalk problem through the City's website.[63] Completed requests are dispersed across the City with clusters in South, East, and Central Los Angeles and the Venice Beach area.[64]

Although the City has dedicated funding to the sidewalk repairs, implementation has been slow. A 2021 report by the City's Controller's Office noted that the Bureau of Engineering had issued only 4,879 certificates, representing less than one percent of the 640,000 sidewalk parcels in Los Angeles.[65] Further, the report noted that over the past five fiscal years the City had received more than 1,700 claims and 1,020 lawsuits for sidewalk injuries and had paid out more than $35 million in settlements.

Other public infrastructure and programs designed to support accessibility for residents with disabilities include:

- The City of Los Angeles' Department of Recreation and Parks currently has several Universally Accessible Playgrounds.[66]
- The Los Angeles Public Library provides an audiobook and large type book collection, closed circuit television magnifiers, digital collections, a program for friends and neighbors to pick up materials for homebound residents, programs for residents who are deaf or hard of hearing, Video Remote Interpreting services (VRI), and ZoomText, a computer application that enables visually-impaired or blind computer users to see and/or hear everything displayed on the

[61] Los Angeles Times. (2015). L.A. agrees to spend $1.3 billion to fix sidewalks in ADA case. Retrieved from: https://www.latimes.com/local/lanow/la-me-ln-lawsuit-broken-sidewalks-20150331-story.html

[62] Safe Sidewalks LA. ADA Compliance. Retrieved from: https://sidewalks.lacity.org/about-us

[63] Safe Sidewalks LA. About Us. Retrieved from: https://sidewalks.lacity.org/about-us

[64] Safe Sidewalks LA. Reporting and Mapping. Retrieved from: https://sidewalks.lacity.org/reporting-and-mapping

[65] Ron Galperin, Controller. (2021). Repairing L.A.'s Broken Sidewalk Strategy. Retrieved from: https://wpstaticarchive.lacontroller.io/wp-content/uploads/2021/11/Repairing-L.A.s-Broken-Sidewalk-Repair-Program_11.17.21.pdf

[66] City of Los Angeles Department of Recreation and Parks. Universally Accessible Playgrounds. Retrieved from: https://www.laparks.org/uap

computer screen. The City of Los Angeles may provide sign language interpreters, assistive listening devices, or other auxiliary aids and/or services upon request.[67]

RELIABLE AND ACCESSIBLE TRANSPORTATION

Several programs provide accessible and affordable transportation options for residents with disabilities in Los Angeles. The Metro transit system offers reduced fares for residents with disabilities of 35 to 75 cents for a one-way trip, $2.50 for a one-day pass, $20 for a 30-day pass, and $12 for a 30-day pass for residents with low incomes.[68] Access Services, designated by Metro as the Consolidated Transportation Services Agency (CTSA) for Los Angeles County, offers a curb-to-curb shared-ride service for functionally disabled individuals in Los Angeles County. Service is available for eligible individuals to any location within ¾ of a mile of any fixed bus operated by the Los Angeles County public fixed route bus operators and within ¾ of a mile around Metro Rail stations during the hours that the systems are operational.[69] Trip fares are $2.75 for trips up to 19.9 miles; $3.50 for trips 20 or more miles; and $2.00 for trips in Santa Clarita or Antelope Valley.[70] The Metro Micro program offers additional on-demand rideshare options in specific service areas.[71]

As detailed in the previous sections, block groups with the greatest proximity to transit stops are clustered in East and Central Los Angeles, including parts of neighborhoods such as Downtown, University Park, Historic South Central, Westlake, and Exposition Park. These areas also tend to have lower combined housing and transportation costs, making them some of the most affordable and accessible parts of the City.

Block groups in which transit stops are located further away from population centers are clustered in West and North Los Angeles, including in many of the city's racially concentrated areas of affluence, such as Pacific Palisades, Brentwood, Bel-Air, Beverly Crest, Hollywood Hills, Porter Ranch, Shadow Hills, and Sunland. The combination of high housing costs and reduced transit access in these areas of the City makes them less accessible for many residents with disabilities, particularly those with low or moderate incomes. The availability of curb-to-curb rideshare through Access increases accessibility of transportation in areas further from transit stops and rail stations, and for residents who are unable to use the Metro system, although total costs would likely be higher than the reduced fares offered by Metro for residents with disabilities.

ACCESSIBLE SCHOOLS AND EDUCATIONAL PROGRAMS

More than 62,000 students with disabilities attended schools in the Los Angeles Unified School District during the 2022-2023 school year,[72] and students with disabilities comprise 13% and 17% of the student population across the City's Board of Education districts.

[67] Los Angeles Public Library. Services for People with Disabilities. Retrieved from: https://www.lapl.org/about-lapl/ada

[68] Metro. Persons with Disabilities. Retrieved from: https://www.metro.net/riding/fares/disability/

[69] Access. Overview. Retrieved from: https://accessla.org/riding_access/overview.html

[70] Access Riders' Guide. (2022). Retrieved from: https://accessla.org/sites/default/files/Rider's%20Guide_ENG.pdf

[71] Metro Micro. Retrieved from: https://micro.metro.net/

[72] Los Angeles Unified School District. (2023). Open Data. Retrieved from: https://my.lausd.net/opendata/dashboard?language=en

Students with disabilities in the district experience challenges in accessing required services to facilitate their learning, difficulties that were exacerbated during the COVID-19 pandemic due to virtual learning. In 2022, the U.S. Department of Education found that the school district failed to provide appropriate education to students with disabilities during the pandemic as required under federal law, including failing to provide services identified in students' legally required education plans and failing to accurately or sufficiently track services.[73] In October 2020, a survey by the advocacy group Speak Up reported that 36% of parents of students with individualized education plans said their children were not receiving all of the services required by their Individualized Education Program (IEP).[74] Similarly, the Los Angeles Unified School District reports that 67.7% of students received 100% of services specified in their IEPs during the 2021-2022 school year, up from 61.7% during the 2020-2021 year.[75] Just over 30% of students with disabilities in the district met early literacy benchmarks in second grade.[76] This data indicates a need for additional prioritization of and investments in special education programs and supports, and particularly in ensuring that all services required through students' IEPs are provided.

EMPLOYMENT

A variety of resources are available to support residents with disabilities in accessing employment opportunities in Los Angeles, including programs for high school students, post-secondary students and young adults, mid-career workers, unemployed residents, and residents reintegrating after time in the correctional system.[77] The Independent Living Center of Southern California provides jobs skills, coaching, and placement services, including communication, socialization skills, vocational training, job readiness, interviewing, and pre-vocational skills.[78]

As detailed in the previous sections, Downtown and the surrounding neighborhoods in East Los Angeles tend to have the greatest proximity to jobs and public transit, the highest levels of access to pedestrian-oriented infrastructure, and some of the lowest combined housing and transportation costs in the City, making them some of the most accessible and affordable neighborhoods for residents with disabilities to access employment opportunities. Publicly assisted housing for residents with disabilities is also clustered in East Los Angeles around Downtown. While these neighborhoods offer access to employment and transportation, many of them also have high levels of poverty and low levels of access to community resources, such as grocery stores and health services, as detailed in the previous sections. In this way, residents with disabilities who live in these neighborhoods to access employment and transportation may then have less access to low-poverty neighborhoods, fresh food, healthcare, and other resources.

[73] Los Angeles Times. (2022). LAUSD failed students with disabilities during pandemic, federal investigation finds. Retrieved from: https://www.latimes.com/california/story/2022-04-28/lausd-failed-disabled-students-under-remote-learning-during-pandemic-investigation-finds

[74] Speak Up. (2020). Special Education Fall 2020 Survey Results. Retrieved from: https://speakupparents.org/sped-survey-fall-2020-results

[75] Los Angeles Unified School District. (2023). Open Data. Retrieved from: https://my.lausd.net/opendata/dashboard?language=en

[76] Los Angeles Unified School District. (2023). Open Data. Retrieved from: https://my.lausd.net/opendata/dashboard?language=en

[77] Respectability. (2020) Finding a Job as a Person with a Disability in Los Angeles: Getting the Opportunity That You Want in the Time of COVID-19 and Beyond. Retrieved from: https://www.respectability.org/wp-content/uploads/2020/07/RespectAbillity-Jobs-in-LA-Toolkit-July-2020.pdf

[78] Independent Living Center of Southern California. Vocational Training Services. Retrieved from: https://ilcsc.org/services/vocational-training/

HOUSING AND SUPPORTIVE SERVICES FOR PEOPLE WITH INTELLECTUAL, COGNITIVE, AND DEVELOPMENTAL DISABILITIES

Stakeholders also noted several housing needs of residents with intellectual, cognitive, or developmental disabilities, including set-aside housing options; Permanent Supportive Housing (PSH) with support for carrying out everyday activities; affordable housing for residents wishing to live independently; neighborhoods with access to transit, resources and services; transitional housing that accommodates health needs of residents with disabilities; and language translation of materials and in-person outreach. Stakeholders noted that several organizations in the community provide supportive services to assist residents with intellectual, cognitive, or developmental disabilities in carrying out everyday activities. However, these organizations often experience challenges supporting residents with SSI income in finding affordable housing at their income levels, in part because subsidized units tend to have very low-income limits. Additionally, there is a need for education, training, and enforcement to address discriminatory practices such as overly invasive screening related to residents' disabilities or emotional support animals, and steering by property managers or landlords of residents with intellectual, cognitive, or developmental disabilities to other developments.

NEED FOR PLACE-BASED COMMUNITY AND ECONOMIC DEVELOPMENT

13. Is there a disproportionate need in underserved communities for place-based community or economic development, such as assistance for small businesses and microenterprises, infrastructure, commercial redevelopment, job creation or retention and job training? If so, note the type of issues identified by program participants or residents.

The following economic indicators point to a disproportionate need for place-based community and economic development in parts of East, South, and North Los Angeles:

- Educational attainment tends to be lowest in parts of East, South, and North Los Angeles, including Van Nuys, Wilmington, Watts, Green Meadows, Broadway-Manchester, Florence, Historic South-Central, and Pacoima. In 10 census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is below 3%.
- Census tracts with low labor force participation rates are clustered in East and South Los Angeles and around the City's universities, including in San Pedro, Chinatown, Downtown, Wilmington, Westwood, University Park, and East Hollywood. Residents of parts of North Los Angeles, including census tracts in Tujunga and Northridge, also participate in the labor force at low levels. In 13 census tracts in these areas, the labor force participation rate is 40% or below.
- Unemployment is highest in parts of East, Central, and North Los Angeles, including parts of Downtown, Van Nuys, University Park, Mid-City, Canoga Park, and Westchester. In eight census tracts in these areas, unemployment rates are 25% or greater.

- Census tracts with the lowest median household incomes are clustered in East and South Los Angeles and around the City's universities, including in parts of Downtown, University Park, Westwood, Watts, Baldwin Hills/Crenshaw, Adams-Normandie, and Hyde Park, where they fall below $25,000 in 18 census tracts.

- Poverty rates in Los Angeles are highest in parts of South and Central Los Angeles and in areas of the City in which high proportions of residents are students, including parts of Wilmington, Downtown, Westwood (adjacent to the University of California, Los Angeles (UCLA)), University Park (adjacent to the University of Southern California (USC)), Watts, Adams-Normandie, Van Nuys, and Westlake. R/ECAPs in Los Angeles and the region are clustered in Central Los Angeles around the City's Downtown and in South Los Angeles. The median household income ranges from $9,201 to $42,353 across the City's R/ECAP census tracts.

- Jobs are clustered in parts of East, Central, and West Los Angeles, including Downtown, Westchester, Century City, Hollywood Hills, Studio City, and Westwood. Eight census tracts in these areas provide an estimated 30,000 to 140,000 jobs each. Census tracts with the fewest jobs are clustered in parts of North, East, and South Los Angeles, including Glendale, Westwood, Boyle Heights, University Park, El Sereno, Harbor Gateway, and Koreatown. Notably, while several of the City's R/ECAPs are close to areas with large numbers of jobs, such as Downtown, several R/ECAPs—primarily in South Los Angeles—contain few jobs and are located relatively far from the City's job centers.

- USDA Food Research Atlas data indicates that the share of residents who have low incomes and live further than one-half mile from the nearest supermarket is highest in census tracts in parts of South, East, and North Los Angeles, including in Watts, Northridge, Boyle Heights, and Van Nuys. In six census tracts in these areas, more than 70% of residents have low incomes and live more than one-half mile from a supermarket. In nine additional tracts in Broadway-Manchester, Green Meadows, Sun Valley, Boyle Heights, Harbor City, Watts, North Hills, and Van Nuys, 60% to 70% of residents meet the USDA definition of low-income and low access at one-half mile.

Residents of East, South, and North Los Angeles noted a need for grocery stores; living wage jobs; employment and housing navigation; housing with services; infrastructure to support alternative forms of transportation, such as sidewalks; support for residents in developing technical skills; youth programs; and assistance in accessing homelessness programs.

FACTORS IMPACTING ACCESS TO COMMUNITY ASSETS

14. What public or private policies or practices, demographic shifts, economic trends, or other factors may have caused or contributed to the patterns described above?

As combined housing and transportation cost are lowest and employment opportunities are most accessible in Downtown and the surrounding neighborhoods, lower-income residents often find their housing choices limited to these areas of the City, which also tend to have higher poverty rates, lower-performing schools, higher levels of pollution burden, and less access to fresh food and healthcare relative to other areas of the City.

Residents and stakeholders identified high housing costs as the primary barrier to fair housing and contributor to disparities in access to opportunity in Los Angeles. The top three barriers to fair housing noted by community members who responded to the fair housing survey were 'not enough affordable housing for individuals' (selected by 74.4% of respondents); 'displacement due to rising housing costs' (selected by 73.1% of respondents); and 'not enough affordable housing for families' (selected by 65.6% of respondents). When asked if they would stay in their current neighborhood or move to another neighborhood if they had a choice, 50.7% of community members who responded to the fair housing survey said they would move to another neighborhood; and 49.7% of respondents who wished to live closer to their workplace identified 'no affordable housing options in that area' as a barrier to moving. Residents and stakeholders noted the general lack of housing supply as a primary contributor to high housing costs.

Participants in community workshops noted a need to consider the impacts of zoning on segregation, integration, and access to opportunity, noting that high shares of land in 'high-opportunity' areas of the City are zoned for single-family residential, while high shares of land in R/ECAPs are zoned for multifamily or mixed use. In this way, zoning contributes to higher housing costs in high-opportunity areas of the City and limits lower-income households' ability to obtain housing in these areas, while also contributing to the clustering of more affordable housing in lower-opportunity areas.

IN THE COMMUNITY'S WORDS

"I live in Sherman Oaks and I love the access I have to quality grocery stores, a mall, a library, a nice park, and restaurants, all within walking distance. I live in a single-family home but feel more multi-family housing should be in this area."

- South Valley Community Meeting Participant

A lack of public and private investment or inadequate implementation of funded programs or projects also contribute to disparities in access to community assets across the City. Limited implementation of committed funds for sidewalk improvements and insufficient coverage by educational support programs such as Individualized Education Programs (IEPs) for students in Los Angeles Unified School District schools, for example, have contributed to disparities in access to opportunity, particularly for residents with disabilities. Disparities in private investment in resources such as healthcare facilities and grocery stores contribute to geographic disparities such as medically underserved areas and food deserts.

ACCESS TO AFFORDABLE HOUSING OPPORTUNITIES

AVAILABILITY OF AFFORDABLE HOUSING

15. Describe the availability of affordable housing opportunities that are affordable to families, by protected class group, at various income levels and where such housing is located in the geographic area of analysis, including whether such housing affords access to community assets and well-resourced areas. This assessment includes an evaluation of whether different protected class groups at various income levels have fair housing choice in their ability to access affordable housing in particular areas in the jurisdiction.

City of Los Angeles residents are served by a variety of affordable housing products and programs. The Housing Authority of the City of Los Angeles (HACLA) manages 6,299 Public Housing units in 14 large family developments, two of which are currently undergoing redevelopment. While Public Housing is owned and operated by HACLA, it makes up a small share of overall subsidized housing in the City. The Housing Choice Voucher (HCV) program provides subsidies to a significantly larger number of households, with HACLA administering over 50,000 Housing Choice Vouchers. Additionally, the City of Los Angeles has financed a variety of developments with affordable rental units through the Affordable Housing Managed Pipeline, Supportive Housing Program, Affordable Housing Bond Program, and Proposition HHH Supportive Housing Loan Program. Together, these programs supported construction, acquisition, or rehabilitation of over 29,000 units in more than 400 properties, some with multiple sites or phases, since 2003. Additionally, the City's Rent Stabilization Ordinance (RSO), which regulates when and how much rents may be increased for units built before 1978, seeks to maintain the affordability of privately-owned housing. The RSO impacts about 650,000 units citywide. Through LAHD, the City's Accessible Housing Program (AcHP) works to ensure the availability of affordable housing accessible to people with disabilities. In addition to HACLA and City of Los Angeles programs, other sources of affordable housing in Los Angeles include developments supported through Low-Income Housing Tax Credits (LITHC) and HUD programs, such as the Project-Based Section 8 Rental Assistance program. This section explores each of these sources of affordable housing, with particular emphasis on the availability of affordable units and their location in the City.

HOUSING AUTHORITY OF CITY OF LOS ANGELES (HACLA)

According to HUD's Picture of Subsidized Households database, HACLA administers approximately 6,299 Public Housing units and 51,786 Section 8 Housing Choice Vouchers as of 2022. Given that vouchers are portable, meaning they may be used outside of their original PHA's jurisdiction after the first year of assistance, not all HCVs administered by HACLA are in use by households currently residing within Los Angeles City limits. The Picture of Subsidized Households database provides information on the number of Public Housing units and vouchers in use by census tract, which are displayed in the following maps showing concentrations of publicly supported housing administered by HACLA, along with locations of racially and ethnically concentrated areas of poverty (R/ECAPs) and racially concentrated areas of affluence (RCAAs). The maps indicate greatest

IN THE COMMUNITY'S WORDS

"You're engaged in a conversation about the unit and everything seems to be fine. But as soon as [you] mention the voucher, it's like a red flag and so the conversation changes in terms. At that time, owners find ways to not accept the voucher so that they will not participate in the program. They'll say, 'oh, you do not qualify.' So that's been some of the discrimination that voucher holders are experiencing."

- North Valley Community Meeting Participant

concentrations of HACLA-supported units in South and Central L.A., with a handful of census tracts in the Valley and East and West L.A. having more than 200 units of Public Housing or HCVs.

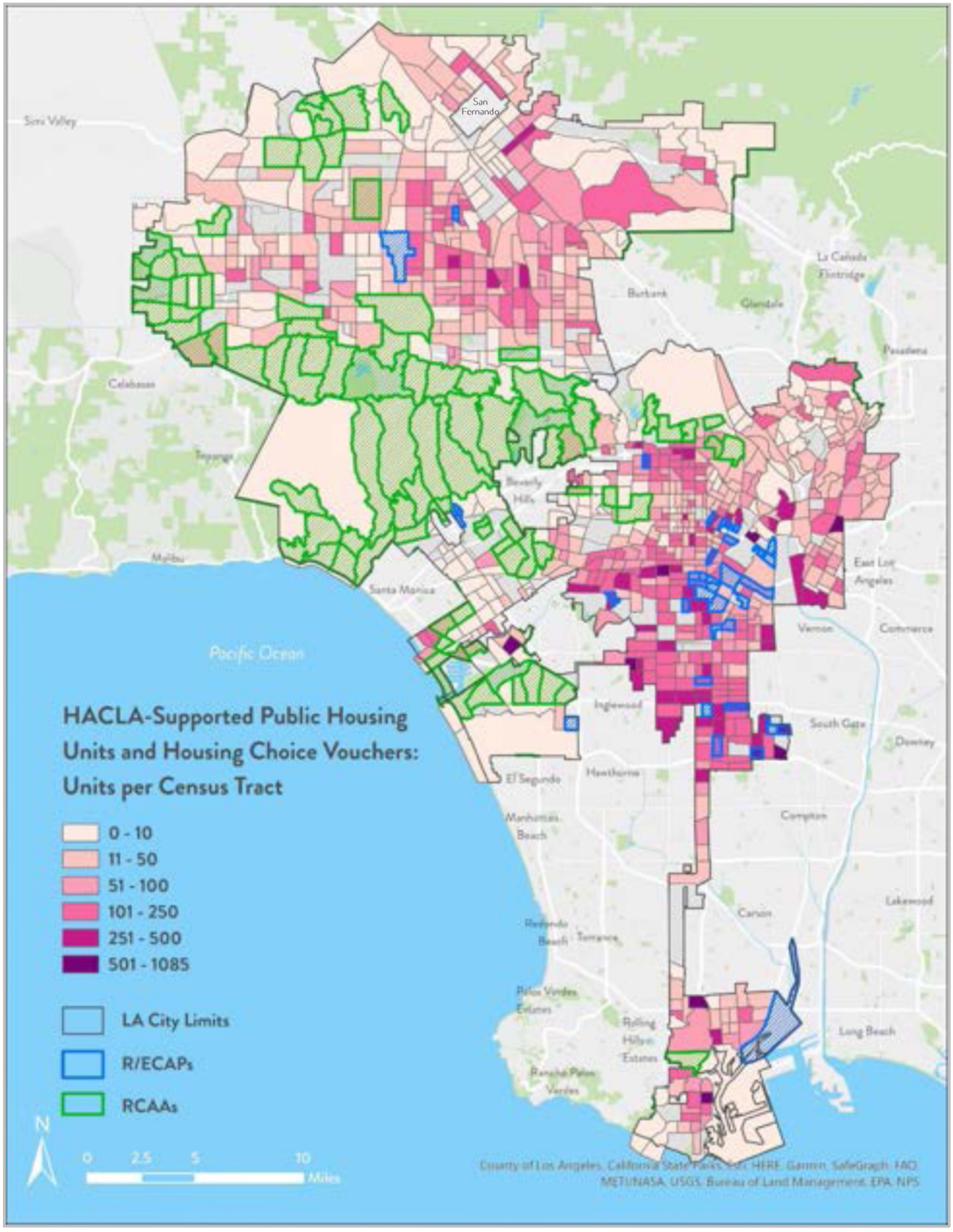
Several of the census tracts with more than 200 Public Housing units or HCVs are also R/ECAPs, and many other R/ECAP tracts that do not meet this threshold still have an elevated number of publicly supported housing units compared to other locations within the City. RCAAs typically have very low levels of publicly supported housing, with most RCAA tracts having fewer than 10 units of publicly supported housing or HCVs. These findings align with input received during the community engagement process, which identified discrimination against HCV holders as one of the most significant impediments to fair housing access in Los Angeles. Community members and stakeholders specifically noted difficulty using HCVs in the Valley and in West L.A., although comments regarding discrimination against voucher holders were not limited to these areas. Commenters explained that discrimination is subtle and typically involves landlords or leasing agents finding other reasons to make an apartment unavailable to someone upon learning they have a voucher rather than an outright refusal to accept the voucher itself.

At the beginning of 2023, HACLA implemented a Small Area Fair Market Rents system that seeks to make higher-priced neighborhoods more attainable to voucher holders by ensuring that voucher payment standards reflect rental rates at the ZIP code level. While additional purchasing power will help voucher holders access neighborhoods that may previously have been too expensive, source of income discrimination is likely to continue to impact the use of HCVs in these areas. In August 2023, HUD published new Fair Market Rents (FMRs) for cities, counties, and metro areas across the country for Fiscal Year 2024. FMRs help determine the maximum rent amount an HCV will cover and increased by a national average of about 12% for 2024, bolstering voucher holders' buying power to respond to increasing rental rates.

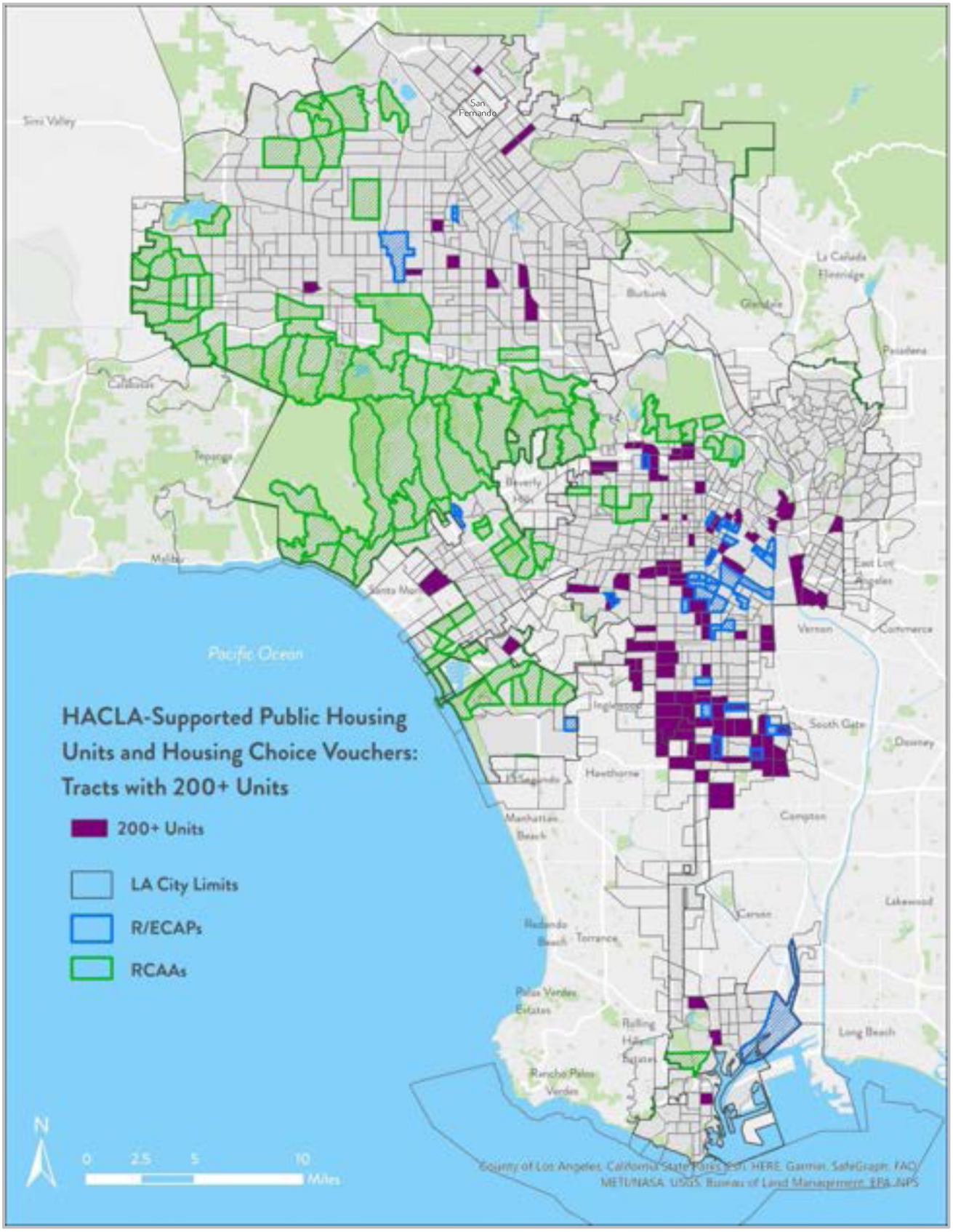
Also in 2023, HACLA and the Los Angeles County Development Authority (LACDA) requested exemptions from HUD prequalification rules that involve assembling considerable paperwork (such as identification, a Social Security card, documentation of SSI or other assistance, proof of residency, and proof of status as homeless) prior to a resident moving into a housing unit. In August 2023, HUD agreed to waive these prequalification requirements, instead allowing 60 days from when a resident moves to complete required verifications. In September 2023, similar waivers were approved for the Continuum of Care program.[79]

[79] Smith, Doug. "L.A. Gets Break on Homeless Housing Rules; Federal Officials Agree to Ease Paperwork Process that Delayed the Move-In Process." Los Angeles Times. August 17, 2023.

MAP 38. CONCENTRATIONS OF HACLA-ADMINISTERED PUBLICLY SUPPORTED HOUSING IN LOS ANGELES



MAP 39. CENSUS TRACTS WITH 200+ UNITS OF HACLA-ADMINISTERED PUBLICLY SUPPORTED HOUSING IN LOS ANGELES



Demographic Profile of HACLA-Supported Households

This section considers the demographic profile of households living in Public Housing and using Housing Choice Vouchers relative to demographic patterns amongst low- and moderate-income households throughout Los Angeles.

In comparison to the general population of the United States, Los Angeles has a more racially and ethnically diverse population. Los Angeles has the second largest Hispanic or Latino population of any U.S. city, second only to New York City, which has more Hispanic or Latino residents overall but in which Hispanic or Latino residents make up only 27.4% of the population in comparison to Los Angeles' 48.4%. Los Angeles also has nearly double the rate of Asian and Pacific Islander residents as the national average, with 11.7% of L.A. residents identifying as Asian American or Pacific Islander (AAPI) in comparison to 6.4% nationally.[80] Conversely, Black or African American and white residents make up lower shares of the population in Los Angeles than throughout the U.S. Black or African American residents comprise 8.6% of L.A.'s population in contrast to a national average of 13.6% and non-Hispanic white residents make up 28.1% of L.A.'s population in contrast to a national average of 75.8%.[81]

Table 22 depicts the racial and ethnic demographic makeup of both publicly supported housing residents and all low- and moderate-income residents within Los Angeles as of 2021, while Table 20 depicts the same for 2015. It is immediately noticeable that the racial and ethnic demographics of publicly supported housing residents are not proportional to the racial and ethnic demographics of L.A.'s total population and, to a lesser extent, to those of L.A.'s low- and moderate-income population. Most noticeably, Black or African American residents make up only 8.3% of L.A.'s total population but comprise 13.5% of the City's low-income renter families and 39% of all publicly supported housing residents. Black or African American residents in publicly supported housing are most represented in the HCV program category, where they account for 51% of all voucher holders, but are disproportionately represented in the Public Housing and Project-Based Rental Assistance categories as well, where they account for 25% and 18% of residents, respectively. Black or African American families are also disproportionately represented among L.A.'s poorest families earning 30% or less of the Area Median Income (AMI), where they make up 16.3% of this category despite representing only 8.3% of total residents. These statistics have not significantly shifted since 2015, with changes of only 0.5 to 2.0 percentage points in each category, although Black or African American residents do now comprise a slightly smaller percentage of low-income renter households.

Conversely, while Hispanic or Latino residents make up nearly half of both Los Angeles' total and low-income renter populations, they comprise only 31% of publicly supported housing residents. Hispanic or Latino residents in publicly supported housing are most heavily represented in the Public Housing category, where they make up 71% of residents, in comparison to Project-Based Rental Assistance (PBRA) and HCV Program categories, in which they comprise 29% and 23% of residents, respectively. Hispanic or Latino residents are represented fairly proportionally among L.A.'s low-income families, although their 55.7% share of families earning 31-50% AMI is slightly greater than their overall population share of 48.4%. Since 2015, Hispanic or Latino residents have experienced the same minor shifts of 0.5 to 2.0 percentage points per category as Black or African American residents and now comprise a slightly smaller percentage of low-income renter households.

[80] https://www.census.gov/quickfacts/fact/table/US/PST045222#PST045222

[81] https://www.census.gov/quickfacts/fact/table/US/PST045222#PST045222

White residents are under-represented in publicly supported housing, where they make up 20% of residents despite making up 24.2% of low-income renter households and 28.1% of the general population. White residents are least represented in Public Housing, where they make up only 1% of residents, but are more proportionally represented in HCV and PBRA units, where they make up 23% and 21% of residents, respectively. Shifts since 2015 are similar to those of other racial and ethnic groups, but white residents now comprise a slightly higher percentage of Los Angeles' low-income households despite making up a slightly smaller share of the general population than in 2015.

Asian and Pacific Islander residents have experienced the smallest changes since 2015 and are the most proportionally represented in all categories, comprising 10% of publicly supported housing residents, 11.2% of low-income renter households, and 11.7% of the general population. However, there is significant discrepancy within the publicly supported housing sub-categories, with AAPI residents making up only 2% each of Public Housing and HCV residents, but 32% of PBRA residents. This trend has not significantly changed since 2015.

Due to very small population numbers, data on Native American residents in publicly supported housing is not available. Native American residents comprise 0.2% of Los Angeles' total population, as well as 0.2% of all low-income renter households, and their share of each has not changed since 2015.

HUD's Rental Assistance Demonstration (RAD) program is a voluntary program that allows public housing authorities to convert public housing into a form of project-based Section 8 assistance while facilitating capital improvements and rehabilitation or redevelopment. For HACLA properties converted, post-conversion demographic information shows that 78% of householders are Hispanic or Latino, which is a notably larger percentage than the share of Hispanic or Latino residents with Housing Choice Vouchers (23%), living in all project-based rental assistance units (29%) and in the overall population of low-income renter households (49%). Black or African American residents comprise 14% of households in post-conversion RAD properties, lower than their share of households in all other housing assistance programs (public housing, HCVs, and project-based rental assistance), but equal to their share of the low-income renter population (also 14%). Asian residents comprise only 7% of households in post-conversion RAD properties, an underrepresentation given that they make up 11% of low-income renter households.

The availability of publicly supported housing in a variety of sizes is important in providing housing for a range of household types, including large families. HACLA data indicates that the majority of its voucher holders live in studio or one-bedroom units (52%) and are one-or two-person households (78%). Families with five or more people comprise only 7% of voucher holders, while 16% of units rented with vouchers have three or more bedrooms.[82] HUD's Picture of Subsidized Households data provides data regarding the distribution of HACLA's public housing by number of bedrooms. On average, public housing units have more bedrooms than those rented using vouchers. More than one-third (35%) of public housing units in Los Angeles have three or more bedrooms and 51% have two bedrooms. These figures indicate that a larger share of public housing is serving large families compared to units rented with vouchers.

[82] HUD Resident Characteristics Report, November 30, 2023, as provided by HACLA. Includes all voucher-funded assistance.

TABLE 22. PUBLICLY SUPPORTED HOUSING AND LOW-INCOME RESIDENTS BY RACE/ETHNICITY, 2021

Housing Type	Race/Ethnicity									
	White		Black or African American		Hispanic or Latino		Native American		Asian/Pacific Islander	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
City of Los Angeles										
Public Housing	182	1%	4,550	25%	12,923	71%	N/A	N/A	364	2%
Housing Choice Voucher Program	18,475	23%	40,966	51%	18,475	23%	N/A	N/A	2,410	3%
Project-Based Rental Assistance	6,495	21%	5,567	18%	8,969	29%	N/A	N/A	9,897	32%
Total of Publicly Supported Housing Residents	**25,152**	**19%**	**51,083**	**39%**	**40,367**	**31%**	**N/A**	**N/A**	**12,671**	**10%**
Renter Households 0-30% AMI	65,900	23.2%	46,360	16.3%	130,745	46.1%	740	0.3%	33,920	11.9%
Renter Households 31-50% AMI	34,155	21.2%	17,965	11.1%	89,915	55.7%	175	0.1%	15,765	9.8%
Renter Households 51-80% AMI	47,505	28.8%	18,245	11.1%	75,875	46.0%	305	0.2%	18,855	11.4%
Total of Low-Income Renter Households	**147,560**	**24.2%**	**82,570**	**13.5%**	**296,535**	**48.6%**	**1,220**	**0.2%**	**68,540**	**11.2%**
Total of Los Angeles Residents	**1,095,259**	**28.1%**	**324,152**	**8.3%**	**1,890,337**	**48.4%**	**6,093**	**0.2%**	**455,631**	**11.7%**

Note: The 2015-2019 CHAS data is the latest available and is based on estimates from the 2015-2019 Five-Year American Community Survey.

Source: 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) Data, Table 1; 2021 APSH; 2021 ACS 5-Year Estimates Table DP05

TABLE 23. PUBLICLY SUPPORTED HOUSING AND LOW-INCOME RESIDENTS BY RACE/ETHNICITY, 2015

Housing Type	Race/Ethnicity									
	White		Black or African American		Hispanic or Latino		Native American		Asian/Pacific Islander	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
City of Los Angeles										
Public Housing	432	2%	5,188	24%	15,346	72%	N/A	N/A	648	3%
Housing Choice Voucher Program	19,496	22%	46,969	53%	17,724	20%	N/A	N/A	2,659	3%
Project-Based Rental Assistance	6,184	19%	6,184	19%	8,787	27%	N/A	N/A	10,089	31%
Total of Publicly Supported Housing Residents	**26,112**	**18.7%**	**58,341**	**41.6%**	**41,857**	**30.1%**	**N/A**	**N/A**	**13,396**	**9.6%**
Renter Households 0-30% AMI	51,105	21.6%	39,490	16.7%	114,265	48.2%	610	0.3%	25,350	10.7%
Renter Households 31-50% AMI	35,055	23.7%	18,480	12.4%	86,870	58.6%	295	0.2%	16,015	10.8%
Renter Households 51-80% AMI	41,340	26.9%	17,670	11.5%	73,315	47.7%	320	0.2%	17,905	11.7%
Total of Low-Income Renter Households	**127,500**	**23.7%**	**75,640**	**14.0%**	**274,450**	**50.9%**	**1,225**	**0.2%**	**59,270**	**11.0%**
Total of Los Angeles Residents	**1,107,571**	**28.4%**	**341,357**	**8.8%**	**1,898,577**	**48.7%**	**6,223**	**0.2%**	**451,888**	**11.6%**

Source: 2010-2014 CHAS, Table 1; 2015 APSH; 2015 ACS 5-Year Estimates Table DP05

According to the 2017-2021 American Community Survey, 10.2% of Los Angeles residents have at least one disability. To analyze the degree to which people with a disability are able to access affordable housing, Table 24 below depicts disability rates in various types of Public Housing, HCVs and PBRA units currently and in 2012. In each housing category, residents with disabilities are represented at a degree disproportionate to their general population share. This is most prominent in the Housing Choice Voucher category where 36% of residents had a disability in 2022, more than triple the average disability rate in the City. The higher percentage of residents with a disability living in publicly-supported housing is expected, given that many Housing Authority programs and funding sources target special populations, including people with disabilities.

In comparison to data from 10 years ago, disability rates in each category have remained relatively stable, with rates increasing slightly in the HCV and Public Housing categories and decreasing slightly in the Project-Based Rental Assistance category. The number of residents in each category has also changed over the past 10 years, with numbers falling in the Public Housing and HCV categories but more than doubling in the PBRA category. This means that, although their total share fell, the number of disabled residents housed in PBRA housing increased from 1,918 to 3,365. It also indicates that the expansion of Project-Based units since 2012 has included a greater proportion of non-disabled residents, accounting for a lower overall disability rate within the category. In total, these three categories of publicly supported housing housed 34,868 disabled residents in 2022 in comparison to 33,555 disabled residents in 2012, for an overall disability rate of 27.1% in 2022 vs. 25.5% in 2012.

While people with one or more disabilities are overrepresented in Public Housing, HCVs and Project-Based Rental Assistance units relative to the City's population overall, persons with disabilities often have a greater need for affordable housing than the population as a whole. Residents with disabilities receiving Supplemental Security Income (SSI) generally have low incomes and a high need for housing assistance. Additionally, the correlation between age and disability means that many residents with disabilities are seniors who are no longer working and thus have limited incomes with which to pay for housing.

Stakeholders noted a continuing need for affordable housing that serves individuals with a variety of disability types and their families. Commenters note a need for larger accessible units (i.e., accessible units with more bedrooms) so that people with a disability are able to live with their family or with a non-family caretaker/aide. They also commented that multifamily buildings are often difficult to navigate for someone with an ambulatory difficulty and noted that issues related to elevator operation and maintenance disproportionately impact people with mobility impairments. Further discussion of housing needs amongst residents with disabilities will be included in the discussion of LAHD's Accessible Housing Program.

TABLE 24. PUBLICLY SUPPORTED HOUSING AND DISABILITY IN 2022 VERSUS 2012

Housing Type	Residents with Disabilities				Total Residents	
	2022		2012		2022	2012
	Number	Share	Number	Share	Number	Number
Public Housing	2,683	15%	2,534	12%	17,887	21,117
HCV Program	28,820	36%	29,103	30%	80,055	97,010
Project-Based Rental Assistance	3,365	11%	1,918	14%	30,593	13,703

Source: 2022 and 2012 APSH

LAHD AFFORDABLE HOUSING PROJECTS

The Los Angeles Housing Department maintains a list of projects financed through a variety of City of Los Angeles affordable housing programs, including:

- The Affordable Housing Managed Pipeline (AHMP), which makes long-term loans for the construction or rehabilitation of affordable rental housing for low- and very low-income households through a competitive process. AHMP was launched in 2003 and funded through the City's Affordable Housing Trust Fund established in 2000.
- The Supportive Housing Program and Proposition HHH Supportive Housing Loan Program, which together fund the development of Permanent Supportive Housing (PSH) providing a variety of services, such as case management, counseling, job training, and other support. Proposition HHH was passed by Los Angeles voters in 2016 and allowed the City to issue $1.2 billion in bonds for the development of housing to serve people experiencing homelessness.
- The Affordable Housing Bond Program, through which the City of Los Angeles issues tax-exempt bonds and taxable private activity bonds for the development of multifamily residential properties with affordable units.

IN THE COMMUNITY'S WORDS

"When there are [advertisements] for low-income housing, they say you need to be low-income to qualify. But when you fill [an application] out, you have to make more than $35,000 a year. How is that fair? That's a frustration, because when you apply you find out you don't qualify."

- Focus Group Participant

From 2003 through January 2022, the City of Los Angeles has financed construction, acquisition, or rehabilitation of 29,615 units in 409 developments, including several with multiple sites or phases. The table below shares the unit types and construction types for projects funded by LAHD. The largest share of units (42.3% or about 12,500 units) is targeted to families or large families, while another one-third (34.0% or about 10,000) are for special needs residents. Housing dedicated to seniors comprises about one-fifth of LAHD-financed units (or about 6,300 units). Roughly two-fifths of LAHD-financed developments have at least one supportive housing unit. Looking at construction type, the vast majority of projects were new construction (60%), about 15% involved acquisition and rehabilitation, and 14% were rehabilitation by current owners.

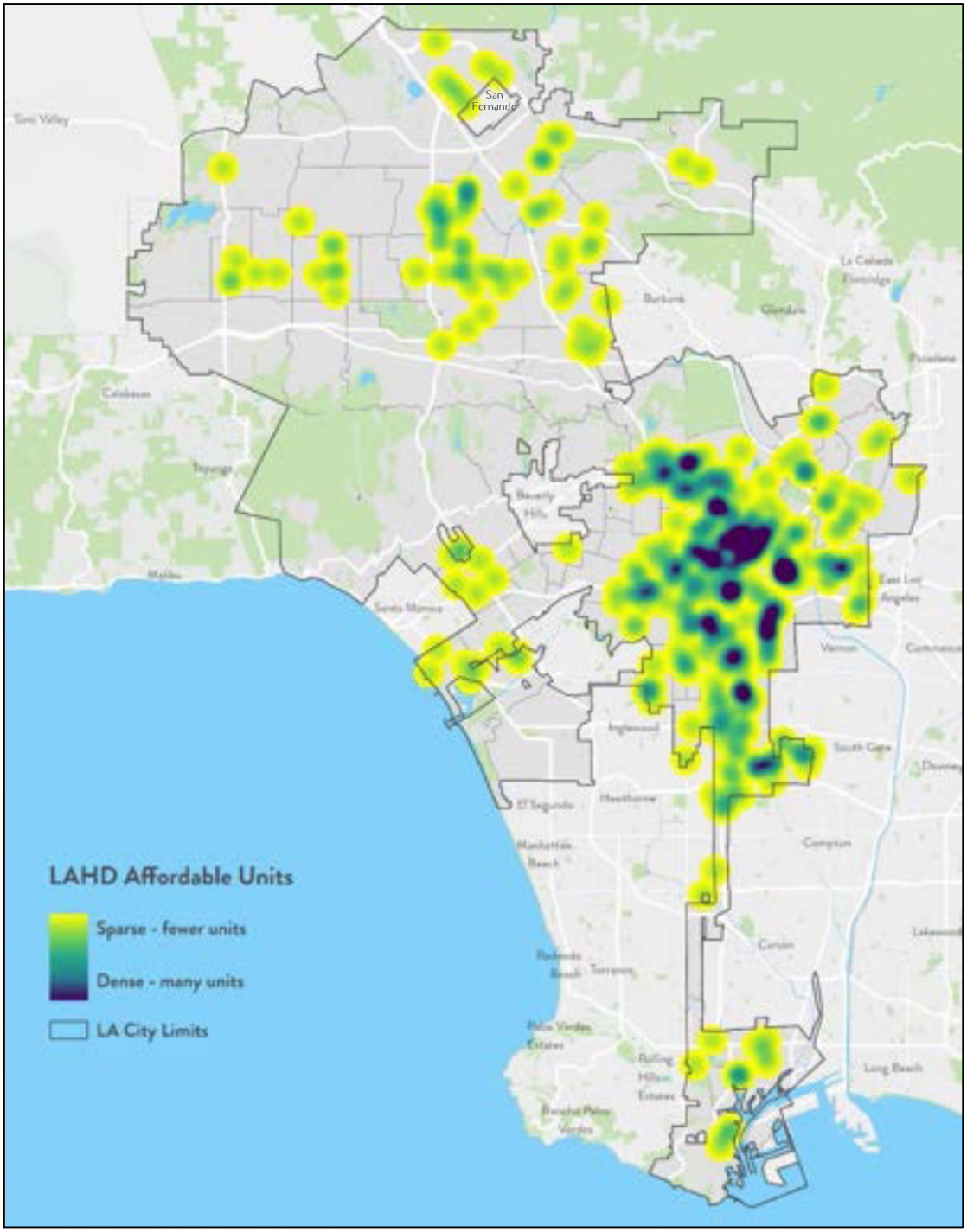
TABLE 25. LAHD AFFORDABLE HOUSING PROJECTS BY PROJECT AND CONSTRUCTION TYPES

Unit Type	Number of Units	Share of Total	Construction Type	Number of Units	Share of Total
At-Risk	57	0.2%	New Construction	17,851	60.3%
Family	11,527	38.9%	Rehabilitation	4,261	14.4%
Large Family	1,001	3.4%	Acquisition and Rehabilitation	4,424	14.9%
Seniors	6,266	21.2%	Acquisition and New Construction	513	1.7%
Special Needs	10,062	34.0%	Rehab and New Construction	531	1.8%
Single Room Occupancy	49	0.2%	Demolition and New Construction	680	2.3%
Not Specified	653	2.2%	Not Specified	1,355	4.6%
TOTAL	29,615	100%	TOTAL	29,615	100%

Source: LAHD Affordable Housing Projects List, January 2022

Locations of LAHD-financed affordable housing units are shown in the heat map (Map 40) that follows. When compared to the locations of other forms of publicly supported housing, there is a significant overlap, with the greatest density of units located in Central and South L.A. By far the greatest number of units are located within the Westlake and Downtown L.A. neighborhoods, each home to about 3,500 affordable units in about 92 properties financed through LAHD programs. Together these areas comprise about 24% of all LAHD-financed affordable housing units.

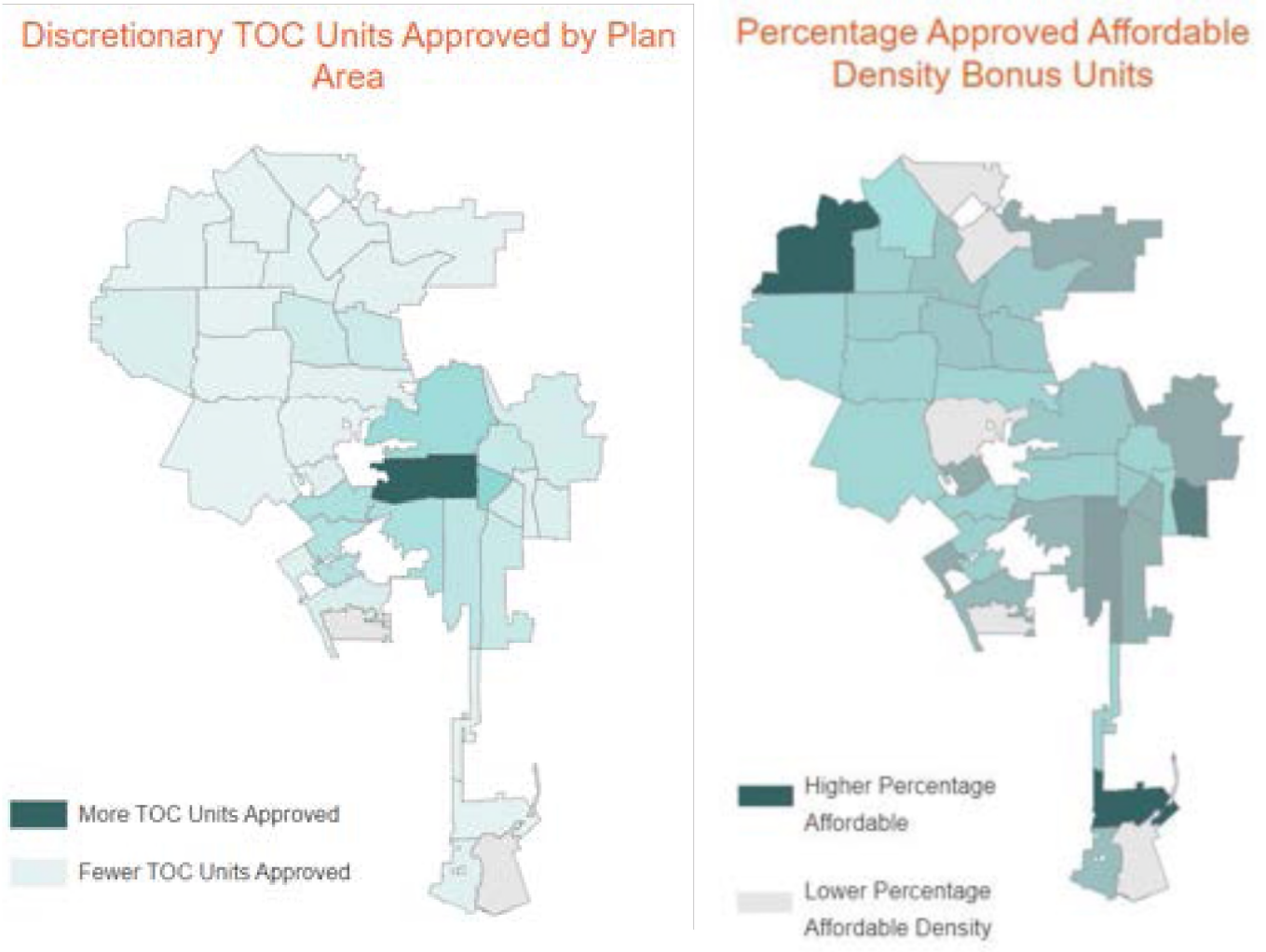
MAP 40. LOCATIONS OF LAHD AFFORDABLE HOUSING PROJECTS



Source: LAHD Affordable Housing Projects List, January 2022

In addition to projects funded by the City of Los Angeles, the City's Transit-Oriented Communities (TOC) and Density Bonus (DB) incentive programs contributed to the development of new affordable housing in the City. The City's Housing Progress Reports indicate that a total of 28,954 units were approved through the TOC discretionary program from January 2018 through December 2022, including about 6,380 affordable units (22% of the total). From 2015 to 2022, the DB resulted in 39,479 approved units, of which 20% (or 8,021) are affordable. The maps below indicate locations by Plan Area of approved discretionary TOC units and DB units.

MAP 41. APPROVED DISCRETIONARY TRANSIT-ORIENTED COMMUNITIES AND DENSITY BONUS UNITS



Source: Los Angeles City Planning Housing Progress Report, https://planning.lacity.org/resources/housing-reports

UNITS PROTECTED UNDER THE RENT STABILIZATION ORDINANCE

In 1979, the City of Los Angeles adopted a Rent Stabilization Ordinance (RSO) that regulates rent increases and evictions for covered properties, which includes most multifamily residential units (apartments, condos, co-ops, rooming houses, hotels/motels, and mobile home park units) constructed before October 1978. Units constructed after July 15, 2007 that replace demolished RSO units may also be covered. Generally, rents may be increased once a year at rates set by LAHD or when a tenant moves out, is evicted for cause or accepts a Tenant Buyout Agreement. However, as part of COVID-19 relief measures, annual rent increases are prohibited for RSO units from March 30, 2020 through January 31, 2024.

LAHD maintains a registry of RSO units within the City, as well as tracking rental rates for these units. As of 2021, LAHD recorded 653,389 RSO units in about 147,272 properties, accounting for 43.4% of the City's 1.5 million total housing units.[83]

The locations of RSO units throughout the City are depicted in Figure 4, with concentrations in Northwest, Central, and South Los Angeles. When compared to maps of community assets throughout the City, RSO units are noticeably clustered in areas with higher concentrations of poverty and a lower level of resource access in comparison to areas with fewer RSO units. Table 5 shows the seventeen L.A. neighborhoods with more than 10,000 RSO units, which together comprise about 43.2% of RSO units citywide. The largest concentration is just west of downtown, in the Koreatown and Westlake neighborhoods. Together these neighborhoods have a combined total of about 60,764 RSO units. Other neighborhoods with significant concentrations of RSO units include Hollywood, East Hollywood, Van Nuys, Boyle Heights, and Mid-Wilshire.

Table 26 also provides median rental rates for RSO units by neighborhood, calculated from average property rents by unit size as reported by rental housing owners and/or managers. Citywide, the median rent for RSO units was $1,112 for studios, $1,333 for one-bedroom units, $1,568 for two-bedroom units, and $1,776 for three-bedroom units as of 2021. Of the neighborhoods analyzed, highest median RSO rents were in Venice ($2,889 for a two-bedroom unit), Mid-Wilshire ($2,325), Sawtelle ($2,244), Palms ($2,043), and Los Feliz ($2,000).

Residents and other stakeholders that provided input for this study noted that landlord attempts to unlawfully raise rents or force tenants to self-evict from rent stabilized units are an impediment to fair housing choice in the City. While L.A.'s Tenant Anti-Harassment Ordinance (TAHO) protects tenants' rights to reside peacefully in their homes free from landlord manipulation, threats, or harassment, community members stress the need for greater enforcement of TAHO to protect tenants more fully from displacement or abuse.

Other stakeholders participating in the community engagement process stressed that many rental property owners with RSO units, particularly small/independent landlords, have struggled to make insurance payments and other needed payments, maintain properties, and make needed repairs in the face of rising costs and frozen rents during the COVID-19 pandemic. An August 2023 *Los Angeles Times* article echoed this sentiment, profiling several small landlords, including some who recently sold their rental properties to larger corporations during the pandemic. As the article also notes, landlords have the opportunity to apply for rent increases if their income no longer covers a property's expenses. Additionally, landlords in Los Angeles have received

[83] 2017-2021 American Community Survey

more than $1.6 billion in pandemic-related rental assistance and an additional $20 million is budgeted through United to House LA funding.[84]

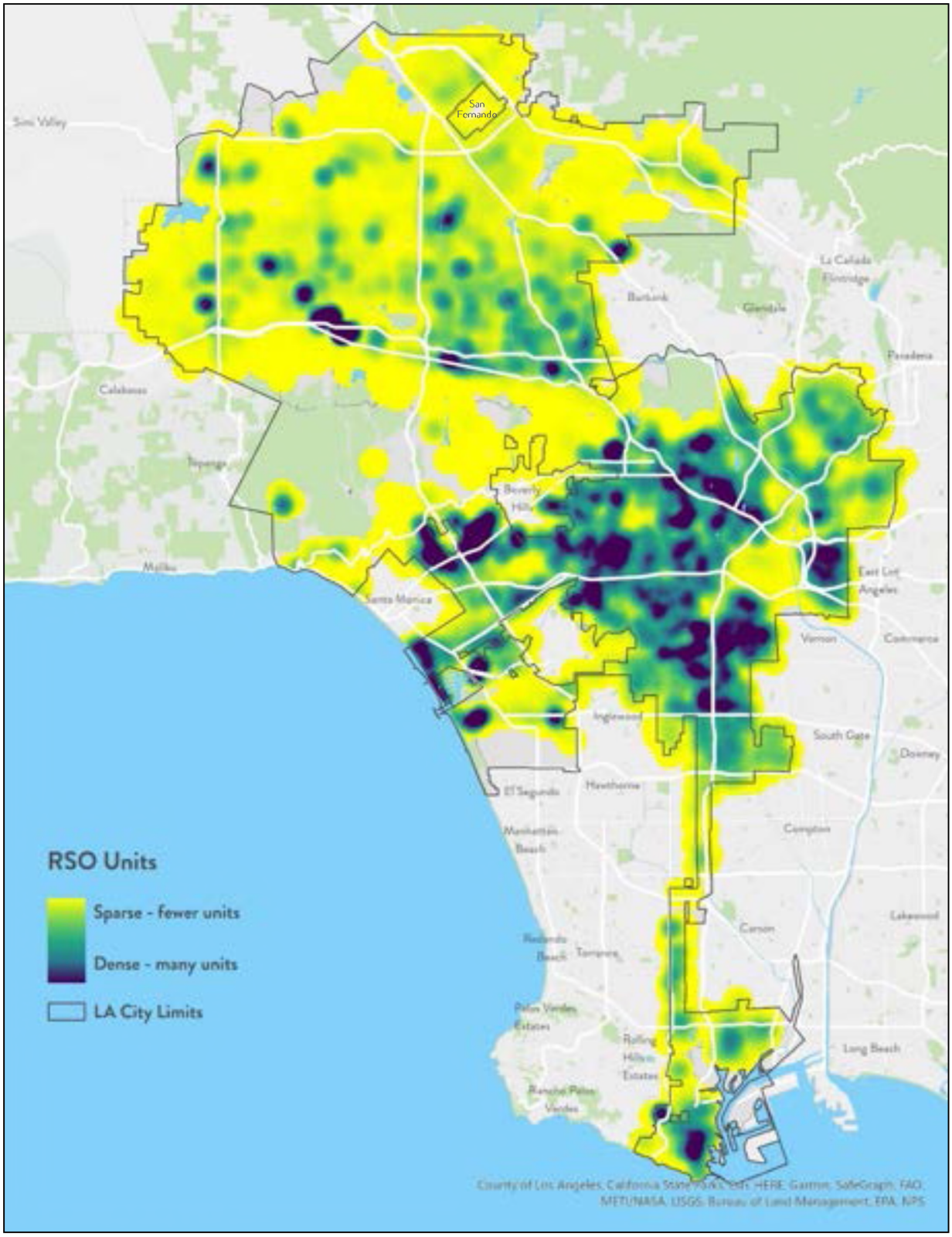
TABLE 26. CITY OF LOS ANGELES NEIGHBORHOODS WITH 10,000 OR MORE RSO UNITS

Neighborhood	Number of RSO Units	Share of Total RSO Units	Median Average Rents for RSO Properties Number of Bedrooms				
			Studio	One	Two	Three	Four or More
Koreatown	33,396	5.1%	$1,155	$1,320	$1,600	$1,755	$2,169
Westlake	27,368	4.2%	$961	$1,202	$1,436	$1,269	$1,409
Hollywood	27,281	4.2%	$1,250	$1,460	$1,806	$1,875	$1,262
East Hollywood	19,219	2.9%	$1,099	$1,266	$1,522	$1,883	$1,986
Van Nuys	18,810	2.9%	$1,081	$1,148	$1,449	$1,763	----
Boyle Heights	16,017	2.5%	$887	$975	$1,200	$1,470	$1,607
Mid-Wilshire	15,302	2.3%	$1,350	$1,758	$2,325	$2,708	----
North Hollywood	14,826	2.3%	$1,221	$1,250	$1,480	$1,770	$1,645
Palms	13,779	2.1%	$1,395	$1,650	$2,043	$2,392	----
San Pedro	13,720	2.1%	$895	$1,102	$1,500	$1,784	$1,857
Sherman Oaks	13,250	2.0%	$1,350	$1,592	$1,905	$2,150	----
Mid-City	13,009	2.0%	$1,085	$1,234	$1,529	$1,770	$1,805
Los Feliz	12,523	1.9%	$1,295	$1,600	$2,000	$2,000	----
Sawtelle	12,274	1.9%	$1,428	$1,789	$2,244	$2,907	----
Venice	10,875	1.7%	$1,675	$2,199	$2,889	$2,994	----
Valley Glen	10,416	1.6%	$1,005	$1,214	$1,456	$1,739	$1,670
Pico-Union	10,204	1.6%	$907	$1,043	$1,300	$1,530	$1,533
TOTAL	282,269	43.2%					

Source: LAHD Affordable Housing Projects List, January 2022

[84] Kramon, Charlotte. "LA Landlords Say Long Rent Freeze is Wearing on Them." *Los Angeles Times*. August 26, 2023.

MAP 42. LOCATIONS OF RSO HOUSING UNITS IN LOS ANGELES, 2021



Source: LAHD RSO Database

LAHD ACCESSIBLE HOUSING PROGRAM

LAHD's Accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing that has received financial or other government assistance. The AcHP covers a growing list of 900+ affordable housing developments, including developments built before April 2016, and all housing developments with five or more housing units that were designed, constructed, altered, operated, administered, or financed by the City. Among the activities for which AcHP is responsible, the program provides a process for persons with disabilities to apply to rent accessible housing units or be placed on a waiting list for accessible units. The mechanism through which AcHP facilitates rental applications for accessible units is the City of Los Angeles Affordable and Accessible Housing Registry, available to residents, housing advocates, and property owners or managers at https://lahousing.lacity.org/AAHR.

As of 2022, the Accessible Housing Program covered 767 affordable properties, together providing a total of 49,729 housing units. Of these units, about 6.1%, or 3,036 units, were reported as accessible. Units accessible to people with mobility impairments were the most common, comprising about 73% of accessible units, followed by units accessible to residents with hearing or vision impairments.

Geographically, accessible units in covered properties are concentrated most heavily in the Downtown L.A. and Westlake neighborhoods, which are also home to the largest shares of units developed using LAHD financing since 2003. Together these two neighborhoods include 160 covered developments with a total of nearly 15,000 units. Of these units, about 711 are accessible and they comprise about 23.4% of all accessible housing units in covered developments in the City. Other neighborhoods with more than 50 accessible units in covered developments are shown in the table below. Housing in these 16 neighborhoods make up about 60% of accessible units throughout L.A.

While the Affordable and Accessible Housing Registry has significantly advanced LAHD's ability to provide residents and housing advocates with information about available units, input received through the community engagement process indicates a continued need for more accessible housing and an expanded registry that includes all properties with affordable units. Additionally, education about and publicity of the database would assist more resident and housing advocates to know about it and reduce confusion with other housing lists maintained by HACLA or other agencies.

As evidence of the ongoing need for accessible housing in L.A., the AcHP waitlist included a total of 61,680 applicants as of the fourth quarter of 2022. The vast majority of applicants need units accessible to people with mobility impairments (84.4%), while 12.7% need units accessible to people with hearing or vision impairments. The remaining 2.9% need both types of accessibility features. The most common requests are for studio or one-bedroom units (identified by 57.6% of applicants), followed by two-bedroom units (requested by 29.4% of applicants). Many applicants are specifically looking for ground floor units or for a unit large enough to accommodate a live-in caretaker/aide. Note that in about 400 instances, applicants to the AcHP waitlist were non-responsive when property managers reached out regarding units or applications, or applied to units for which they were not age- or income-qualified.

TABLE 27. CITY OF LOS ANGELES NEIGHBORHOODS WITH 50 OR MORE ACCESSIBLE UNITS IN COVERED DEVELOPMENTS

Neighborhood	Covered Developments	Total Units in Covered Developments	Accessible Units in Covered Developments	Share of Accessible Units in Covered Developments Citywide
Downtown	76	9,759	429	14.1%
Westlake	84	5,222	282	9.3%
Pico-Union	18	784	145	4.8%
Hollywood	31	2,134	107	3.5%
East Hollywood	23	1,414	102	3.4%
Koreatown	22	1,751	96	3.2%
Sun Valley	12	733	91	3.0%
Watts	13	1,028	90	3.0%
University Park	13	437	62	2.0%
Harbor Gateway	8	485	60	2.0%
North Hollywood	16	1,457	57	1.9%
Boyle Heights	23	1,137	56	1.8%
Glassell Park	16	485	56	1.8%
Historic South-Central	12	632	56	1.8%
San Pedro	7	984	56	1.8%
Vermont Square	21	723	53	1.7%

Source: LAHD AcHP Covered Housing Projects, 2022

ACCESS TO COMMUNITY ASSETS

The "Access to Community Assets" chapter of the Assessment of Fair Housing discusses the availability of a variety of community assets and opportunities by geography. It also analyzes the degree to which residents of different racial and ethnic groups are able to access these assets and opportunities given residential patterns within L.A. Here we summarize the degree to which residents of publicly supported housing have access to similar assets and opportunities, based on where these housing types are located within the City. For fuller discussions of each of these assets, along with maps showing areas of highest and lowest access, please refer to the "Access to Community Assets" chapter.

- Education: School performance varies by Board of Education district and districts vary in their demographics, including race, ethnicity, and shares of students who are economically disadvantaged, are English learners, and who have disabilities. Districts 3 and 4, which roughly cover West L.A. and South Valley, have the lowest shares of economically disadvantaged students, as well as the lowest concentration of publicly supported housing. These districts also have the highest shares of students meeting early literacy benchmarks in grade 2 (combined average rate of 76.3%) and the highest four-year graduation rates (combined average rate of 90%). In contrast, Districts 1, 2, and 5, which roughly cover Central, East and South L.A., have the highest concentration of publicly supported housing. These districts have a lower combined early literacy benchmark rate average of 57.7% and a combined four-year graduation rate average of 84.1%.
- Employment: Areas with a higher concentration of publicly supported housing units also tend to have higher unemployment rates than areas with fewer publicly supported housing units. Residents in these areas are also more likely to work lower-paying jobs, with more than half of workers having incomes under $40,000 per year from their primary job.
- Transportation: Residents of areas with higher shares of publicly supported housing are less likely to own a vehicle than residents citywide, indicating that public transit accessibility is important in these areas, particularly for accessing jobs. PolicyMap's transit stop data indicates that there is above average transit accessibility in areas with the greatest number of publicly supported housing units relative to the rest of L.A. However, limited transit accessibility in other areas of the City may hinder low- and moderate-income households, particularly those without cars, from choosing to live in these areas even if they would otherwise be attractive locations to them.
- Low Poverty Neighborhoods: Areas of the City with concentrations of publicly supported housing generally experience higher poverty levels than areas without, which can be somewhat anticipated given that households living in Public Housing or using HCVs must have incomes under HUD's low- and moderate-income thresholds. Additionally, several census tracts with high shares of publicly supported housing are also identified as R/ECAPs. While Housing Choice Vouchers theoretically provide recipients with choice in location of housing, residents emphasized that finding landlords who accept vouchers is challenging and limits residents' housing choices to neighborhoods with higher poverty rates. As residents who hold vouchers through HACLA are disproportionately Black or African American and Hispanic or Latino, discrimination by source of income also disproportionately impacts residents by race and ethnicity.
- Environmental Health: The California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen tool estimates overall pollution burden— the potential exposures to pollutants and the adverse environmental conditions caused by pollution—by census tract. Indicators included in each census tract's Pollution Burden Score include exposure indicators—air quality measurements related to ozone and PM2.5, children's lead risk from housing, diesel particulate matter, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic impacts—as well as environmental effect indicators—cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.[85] Pollution Burden Scores are scaled from 1 to 10, with 1 indicating the lowest levels of pollution

[85] California Office of Environmental Health Hazard Assessment (OEHHA). (2023). Pollution Indicators. Retrieved from: https://oehha.ca.gov/calenviroscreen/pollution-indicators

burden and 10 indicating the highest levels. Scoring within the City of Los Angeles indicates that locations with concentrations of publicly supported housing also have higher pollution burdens than other parts of the City.

In addition, the Environmental Protection Agency's Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities in the U.S. must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on- and off-site. The EPA's Risk-Screening Environmental Indicators (RSEI) Model analyzes TRI data on the amount of toxic chemicals released, together with risk factors such as the chemical's fate and transport through the environment, each chemical's relative toxicity, and the number of people potentially exposed, to calculate a numeric score designed to be compared to other RSEI scores. In Los Angeles, toxic release inventory sites are clustered in Southeast L.A., near an area with a high concentration of publicly supported housing.

- Health and Mental Health Care: Los Angeles has several large areas which are considered Medically Underserved Areas (or MUAs), which are areas designated by the Health Resources and Services Administration as having too few primary care providers, high infant mortality, high poverty, and/or a high elderly population. When compared to locations with concentrations of publicly supported housing, it is apparent that there is a significant overlap between the two. PolicyMap data indicates that residents of these areas, particularly the MUA in southeastern Los Angeles, also experience a significantly lower life expectancy at birth than non-MUA areas.

  In addition to physical health care, mental health care accessibility is another important community asset that should be equally accessible to all residents. Locations of mental health treatment facilities in Los Angeles show that such facilities are fairly evenly dispersed throughout the most populous areas of L.A., although there is a concentration of publicly supported housing in Southeastern L.A. between Inglewood and Compton with few or no mental health treatment facilities. Drug and alcohol facilities are more broadly dispersed, including within areas with concentrations of publicly supported housing.

- Grocery Stores and Fresh Food: Many individuals and families face challenges in accessing food that is both healthy and affordable. In neighborhoods in which the nearest grocery store is far away, transportation costs and lack of access to vehicles may pose particular challenges for low-income households, who may be forced to rely on smaller stores that are often unaffordable and may not offer a full range of healthy food choices. Even in areas with fresh food retailers nearby, the higher cost of healthy foods such as produce often present barriers to accessing healthy food.[86] Affordability and transit concerns in relation to food access are particularly significant to low-income families and therefore to families living in publicly supported housing.

  Data regarding farmer's market locations and areas with low access to supermarkets (defined as living within more than a one-mile walk from a supermarket) indicate that notable overlap between areas with concentrations of publicly supported housing and areas with low access to supermarkets. Additionally, areas which have the highest concentrations of publicly supported housing have the lowest rates of grocery stores per 10,000 residents. This is especially prominent in southeastern

[86] Valdez Z, Ramírez AS, Estrada E, Grassi K, Nathan S. Community Perspectives on Access to and Availability of Healthy Food in Rural, Low-Resource, Latino Communities. Prev Chronic Dis 2016;13:160250.

Los Angeles, which has both the highest concentrations of publicly supported housing and R/ECAPs and the lowest levels and rates of supermarket access.

Overall, these indicators emphasize the importance of a dual approach that both improves access to community assets within vulnerable neighborhoods, while expanding access to affordable housing in neighborhoods that presently offer high levels of access to opportunity and assets.

HOUSING NEEDS

16. Describe the housing cost burden (e.g., more than 30 percent of monthly income) and severe housing cost burden (e.g., more than 50 percent of monthly income) and overcrowding (particularly for large families) experienced by protected class groups and indicate whether such burden aligns with previously identified segregated or integrated areas, or R/ECAP or non-R/ECAP areas.

Housing cost and condition are key components to housing choice. Housing barriers may exist in a jurisdiction when some protected class groups have greater difficulty accessing housing in good condition and that they can afford. To assess affordability and other types of housing needs, HUD defines four housing problems:

1. A household is **cost burdened** if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. A household is **overcrowded** if there is more than 1.0 person per room, not including kitchen or bathrooms.
3. A housing unit **lacks complete kitchen facilities** if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit **lacks complete plumbing facilities** if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly housing income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (also as described above).

To assess housing need, HUD receives a special tabulation of data from the U. S. Census Bureau's American Community Survey that is largely not available through standard Census products. This data, known as Comprehensive Housing Affordability Strategy (CHAS) data, counts the number of households that fit a certain combination of HUD-specified criteria, such as housing needs by race and ethnicity. The following discussion uses CHAS data to estimate housing needs in the City of L.A. The most recent available data is the 2015-2019 CHAS estimates, which were released by HUD in September 2022.

HOUSING NEEDS BY RACE, ETHNICITY, AND FAMILY TYPE

Los Angeles contains a considerable number of households with one or more HUD-defined housing problems. As shown in Table 28, more than one-half (55.2%) of all Los Angeles households have at least one housing problem. Looking at needs by tenure,

41.2% of Los Angeles owners and 63.4% of renters have at least one housing problem. Cost burdens were the most common type of housing problem, with 35.0% of owner households and 43.4% of renter households being cost burdened or severely cost burdened. Overcrowding was the second most common type of housing problem, impacting 5.7% of owners and 17.0% of renters. Significantly smaller shares of households face issues regarding a lack of plumbing or kitchen facilities. Only 0.5% of owners and 3.0% of renters reported incomplete kitchen or plumbing facilities. Notably, this table counts households within the most severe need category that they experience, e.g. a household that lacks complete kitchen or plumbing facilities and is cost burdened is reported under the "incomplete kitchen or plumbing facilities" category as that is considered by HUD to be most severe. Using this approach, Table 28 undercounts the total housing problems experienced by households in L.A.

IN THE COMMUNITY'S WORDS

"I have a 28-year-old at home, and I don't think he'll ever be able to leave the house. A one-bedroom apartment is $1,700 and a studio is $1,300. How can he afford that?"

- Focus Group Participant

This analysis focuses most closely on cost burden and overcrowding; however, in some areas data is only available on whether a household experiences one or more housing problems without data specific to problem type. Protected class types included in this analysis include race/ethnicity, disability status, family status, and elderly status.

Among Los Angeles households where at least one resident has a disability, 60.9% have at least one housing problem compared to 55.2% of households citywide. This data indicates that disability is correlated with a greater likelihood of housing problems. Table 8 shares housing needs by disability type and shows that individuals with cognitive disabilities are most likely to experience housing problems, followed by individuals with independent living or self-care difficulties, individuals with ambulatory difficulties, and finally individuals with hearing or vision impairments.

TABLE 28. HOUSEHOLDS WITH HOUSING PROBLEMS BY TYPE IN LOS ANGELES, 2015-2019

Housing Problem	Housing Status			
	Owners		Renters	
	#	%	#	%
Cost Burden	89,870	17.6%	170,850	19.5%
Severe Cost Burden	88,660	17.4%	209,165	23.9%
Overcrowding	20,995	4.1%	71,520	8.2%
Severe Overcrowding	8,130	1.6%	76,650	8.8%
Incomplete Kitchen or Plumbing Facilities	2,335	0.5%	25,945	3.0%
Total Households with Problems	**209,990**	**41.2%**	**554,130**	**63.4%**
Total Households	**509,505**	**100.0%**	**874,365**	**100.0%**

Source: 2015-2019 CHAS, Table 3

TABLE 29. HOUSEHOLDS WITH HOUSING PROBLEMS BY DISABILITY STATUS IN LOS ANGELES, 2015-2019

Disability Type	Housing Problem Status					
	With Housing Problems		Without Housing Problems		Total	
	Number	Share	Number	Share	Number	Share
Hearing/Vision	74,160	58.3%	52,985	41.7%	127,145	100%
Ambulatory	106,410	60.9%	68,315	39.1%	174,725	100%
Cognitive	74,750	63.3%	43,345	36.7%	118,095	100%
Self-Care/Independent Living	89,870	61.1%	57,265	38.9%	147,135	100%
Total	345,190	60.9%	221,910	39.1%	567,100	100%

Source: 2015-2019 CHAS, Table 6

Cost burden data in Los Angeles is available specific to family type and to race and ethnicity. Table 30 depicts rates of cost burden by family type by category with the following definitions:

- Elderly family: 2 persons, with one or both age 62 or over
- Small family: 2 persons if neither person is 62 years or over, or 3 or 4 persons
- Large family: 5 or more persons
- Elderly non-family: non-family in which one or more individuals are 62 years or older
- Other: non-family in which no individuals are 62 years or older

Looking at households by type, small family and elderly family households are the two largest categories of homeowners, while "other" and small family households are the two largest categories of renters. Among homeowners, elderly non-family and other household types are most likely to experience cost burdens, with rates of 46.2% and 45.1% respectively. For renters, elderly households were most likely to experience cost burdens, with rates of 65.2% for non-families and 58.3% for families. For both tenure types, elderly non-family households were the most likely type to be severely cost burdened. These figures emphasize the severe need for affordable housing among older population segments in L.A., which community members and stakeholders also noted. Additionally, homeless service providers indicated seeing many seniors at-risk of homelessness, often without immediate resources to assist them. Notably, all household types in the renter category had a cost burden rate of greater than 50%, meaning the majority of all renter households are cost burdened to some degree regardless of family type.

IN THE COMMUNITY'S WORDS

"My neighborhood in Encino was fantastic when I moved here 25 years ago. Now that I am older, in forced retirement, in a non-rent controlling building, living on social security, rent is out of control. There is nothing in the City to help seniors."

- South Valley Community Meeting Participant

"A lot of people with children cannot find affordable housing. There are a lot of studios out there, but not many affordable units with two or more bedrooms."

- Central L.A. Community Meeting Participant

TABLE 30. HOUSEHOLDS WITH COST BURDENS BY FAMILY TYPE IN LOS ANGELES, 2015-2019

Family Type	Housing Problem Status					
	Cost Burdened		Severely Cost Burdened		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owners						
Elderly Family	14,250	16.2%	15,540	17.6%	88,050	100%
Small Family	42,795	19.7%	31,445	14.4%	217,705	100%
Large Family	13,485	20.8%	9,595	14.8%	64,850	100%
Elderly Non-Family	12,155	16.8%	21,190	29.3%	72,245	100%
Other	13,560	20.3%	16,495	24.8%	66,645	100%
Renters						
Elderly Family	13,020	27.6%	14,505	30.7%	47,235	100%
Small Family	82,550	25.5%	87,085	26.9%	323,355	100%
Large Family	23,050	27.8%	22,910	27.6%	82,870	100%
Elderly Non-Family	22,350	23.9%	38,655	41.3%	93,530	100%
Other	76,995	23.5%	95,470	29.2%	327,385	100%
All Households						
Elderly Family	27,270	20.2%	30,045	22.2%	135,285	100%
Small Family	125,345	23.2%	118,530	21.9%	541,060	100%
Large Family	36,535	24.7%	32,505	22.0%	147,720	100%
Elderly Non-Family	34,505	20.8%	59,845	36.1%	165,775	100%
Other	90,555	23.0%	111,965	28.4%	394,030	100%

Source: 2015-2019 CHAS, Table 7

Table 31 and Table 32 share information about cost burdens and other housing needs by race and ethnicity. Table 10 shows that Black or African American and Hispanic or Latino households had the highest incidence of cost burdens among all racial and ethnic groups, with rates of 55.4% and 54.0%, respectively. Asian and Pacific Islander, white, and Native American residents were less likely to experience cost burdens, with rates of 42.7%, 42.5%, and 39.3%, respectively. Black or African American renters were most likely to experience cost burdens, with 60.3% of households spending more than 30% of income on housing, followed by Hispanic or Latino renters at 58.6%. These were also the two groups most likely to experience severe cost burdens. The group least likely to experience cost burdens was Native American homeowners, although this group's very small population

share makes it more likely that this data is not accurately representative. The second least likely group to experience cost burden was white homeowners.

Finally, data available on overall rates of housing problems among racial and ethnic groups is depicted in Table 32. The two groups most likely to have at least one housing problem were Black or African American and Hispanic or Latino renters, with rates of 73.2% and 64.2% respectively. The group least likely to have one or more housing problems was Native American homeowners, although once again small numbers may skew data. White homeowners were the second least likely group to have one or more housing problems.

TABLE 31. HOUSEHOLDS WITH COST BURDENS BY RACE/ETHNICITY IN LOS ANGELES, 2015-2019

Race/Ethnicity	Housing Problem Status					
	Cost Burdened		Severely Cost Burdened		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owners						
Hispanic or Latino	31,895	22.1%	29,720	20.6%	144,430	100%
White	42,040	17.0%	41,710	16.8%	247,830	100%
Black or African American	7,890	20.0%	8,680	22.0%	39,385	100%
Asian or Pacific Islander	12,445	18.7%	10,875	16.4%	66,380	100%
Native American	50	6.3%	125	15.8%	790	100%
Renters						
Hispanic or Latino	98,985	27.7%	110,340	30.9%	357,390	100%
White	63,225	22.7%	76,495	27.5%	278,310	100%
Black or African American	25,860	24.4%	37,990	35.9%	105,820	100%
Asian or Pacific Islander	23,890	22.3%	26,880	25.1%	107,165	100%
Native American	330	19.0%	490	28.2%	1,740	100%
All Households						
Hispanic or Latino	130,880	26.1%	140,060	27.9%	501,820	100%
White	105,265	20.0%	118,205	22.5%	526,140	100%
Black or African American	33,750	23.2%	46,670	32.1%	145,205	100%
Asian or Pacific Islander	36,335	20.9%	37,755	21.8%	173,545	100%
Native American	380	15.0%	615	24.3%	2,530	100%

Source: 2015-2019 CHAS, Table 9

TABLE 32. HOUSING PROBLEMS FOR RENTERS AND OWNERS BY RACE AND ETHNICITY, 2015-2019

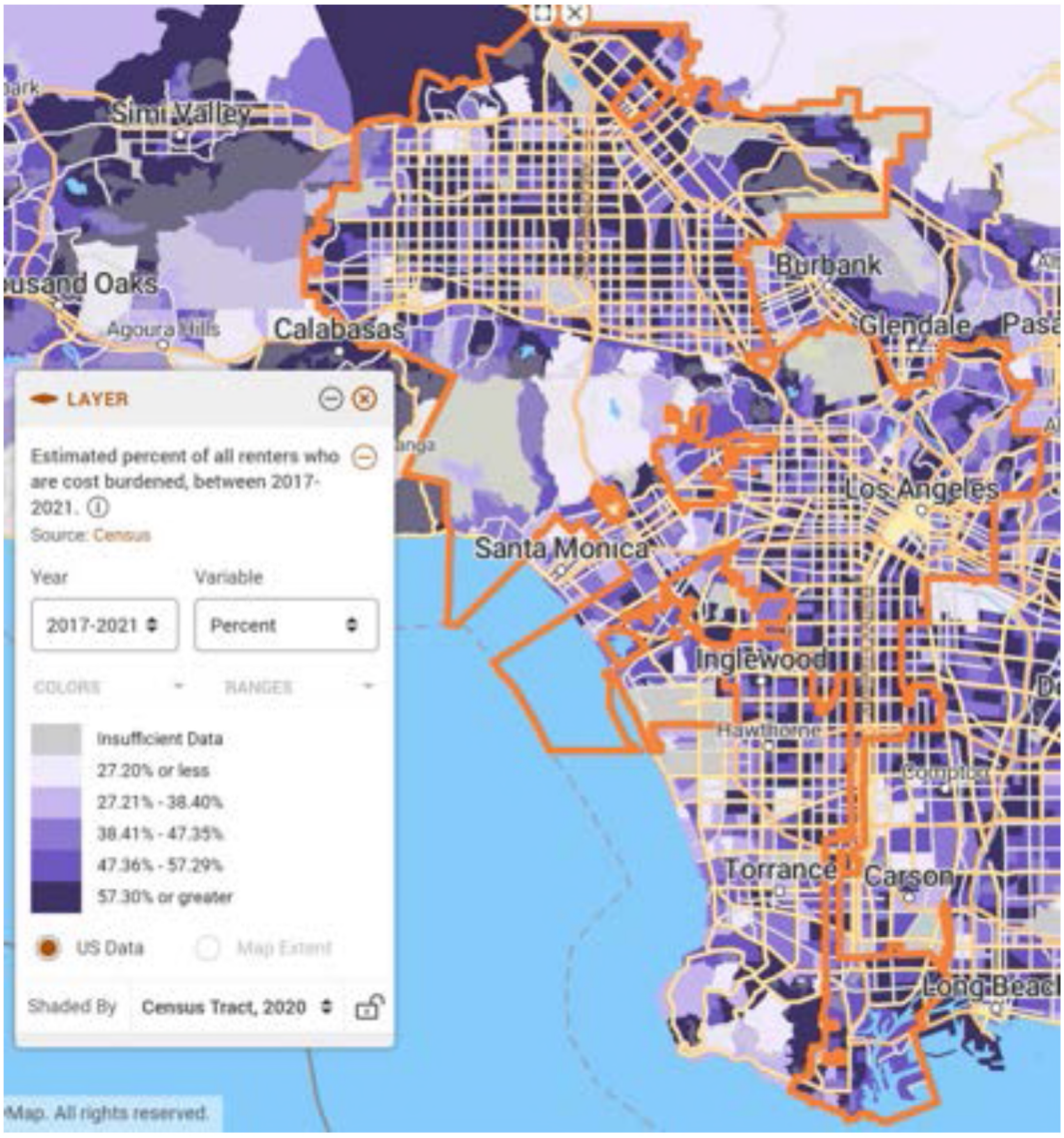
Housing Type & Problems	Race/Ethnicity									
	Hispanic or Latino		White		Black or African American		Asian or Pacific Islander		Native American	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Renters										
Housing Problem(s)	261,775	73.2%	149,190	53.6%	67,975	64.2%	60,319	56.3%	850	48.9%
Severe Housing Problem(s)	197,750	55.3%	90,380	32.5%	44,225	41.8%	41,349	38.6%	579	33.3%
No Housing Problems	95,610	26.8%	129,115	46.4%	37,845	35.8%	46,850	43.7%	890	51.1%
Total Renters	357,385	100.0%	278,305	100.0%	105,820	100.0%	107,169	100.0%	1,740	100.0%
Owners										
Housing Problem(s)	76,090	52.7%	86,355	34.8%	17,065	29.8%	25,865	39.0%	185	23.3%
Severe Housing Problem(s)	49,060	34.0%	45,110	18.2%	9,340	16.3%	13,905	20.9%	133	16.7%
No Housing Problems	68,330	47.3%	161,475	65.2%	40,225	70.2%	40,515	61.0%	610	76.7%
Total Owners	144,420	100.0%	247,830	100.0%	57,290	100.0%	66,380	100.0%	795	100.0%

Source: 2015-2019 CHAS, Table 1 & 2

HOUSING NEEDS BY GEOGRAPHY

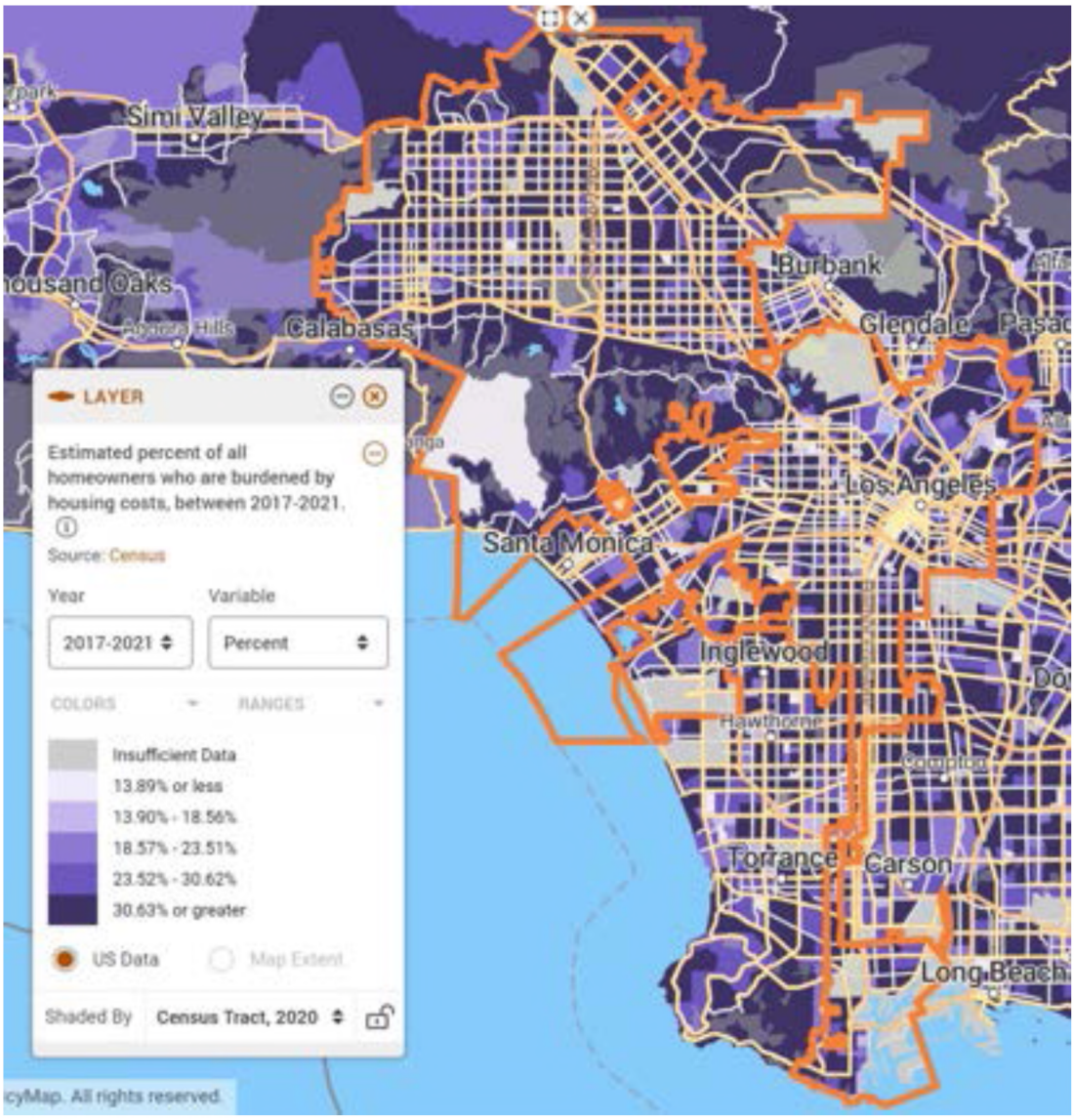
The following figures depict the geographic distribution of cost burdens and overcrowding in Los Angeles (Map 43 through Map 45) in comparison with areas of racial or ethnic concentration and R/ECAPs (Map 46). Cost burden is high throughout the City, but highest in areas with concentrations of Black or African American and Hispanic or Latino residents, which aligns with cost burden data by race and ethnicity as discussed above. Overcrowding is less prevalent than cost burden throughout the City, leading to a more notable overlap between geographies with high levels of overcrowding and geographies with concentrations of Black or African American and Hispanic or Latino residents. It is also notable that racially concentrated areas of affluence (RCAAs) have the lowest rates of both renter cost burden and overcrowding, while all R/ECAPs overlap with areas that have high rates of both housing problems. Notably, owner cost burdens are common even in RCAAs, reflecting the high costs of owning a homes throughout the City.

MAP 43. RENTER COST BURDENS IN LOS ANGELES CENSUS TRACTS



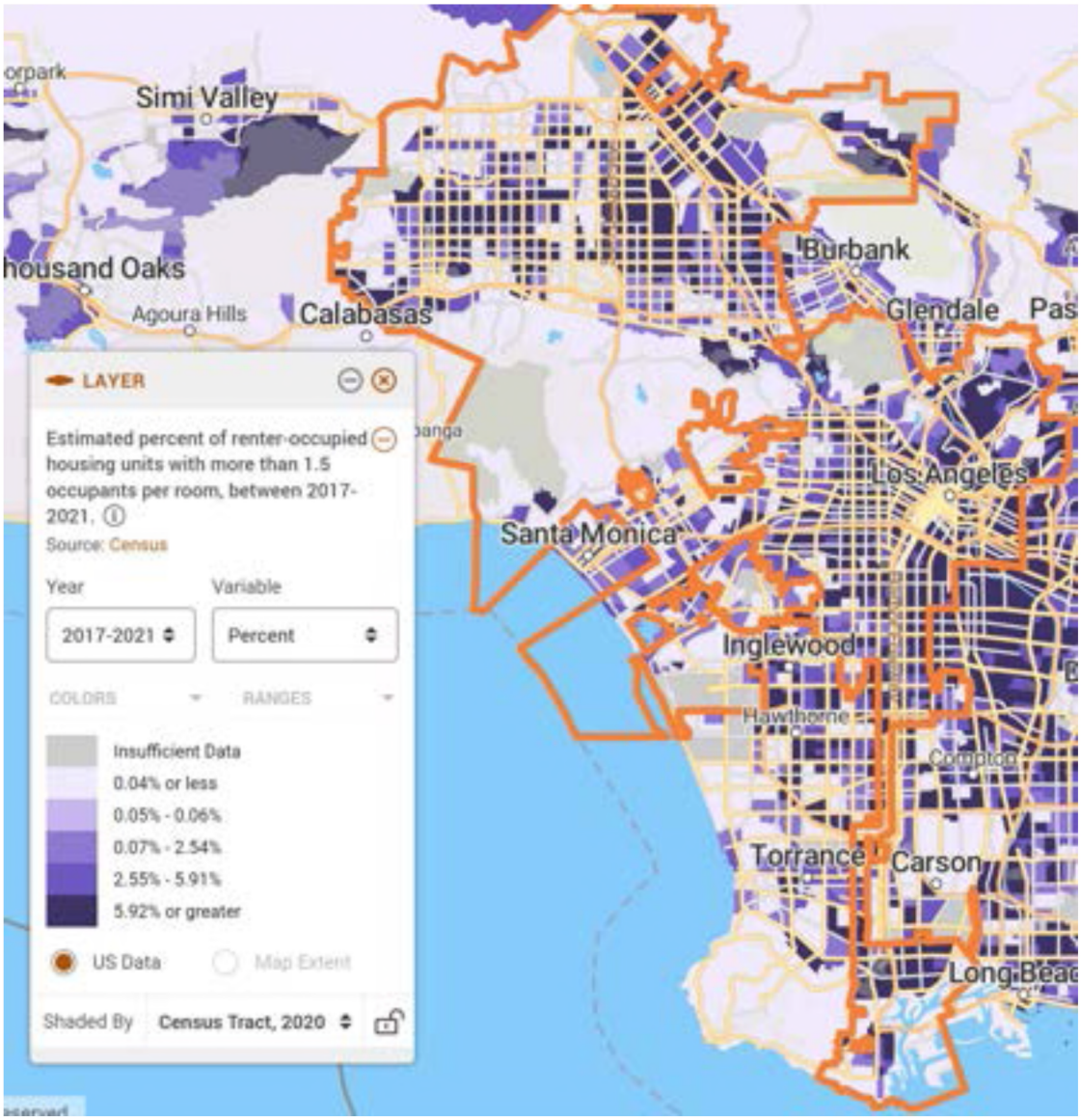
Source: PolicyMap

MAP 44. OWNER COST BURDEN IN LOS ANGELES CENSUS TRACTS



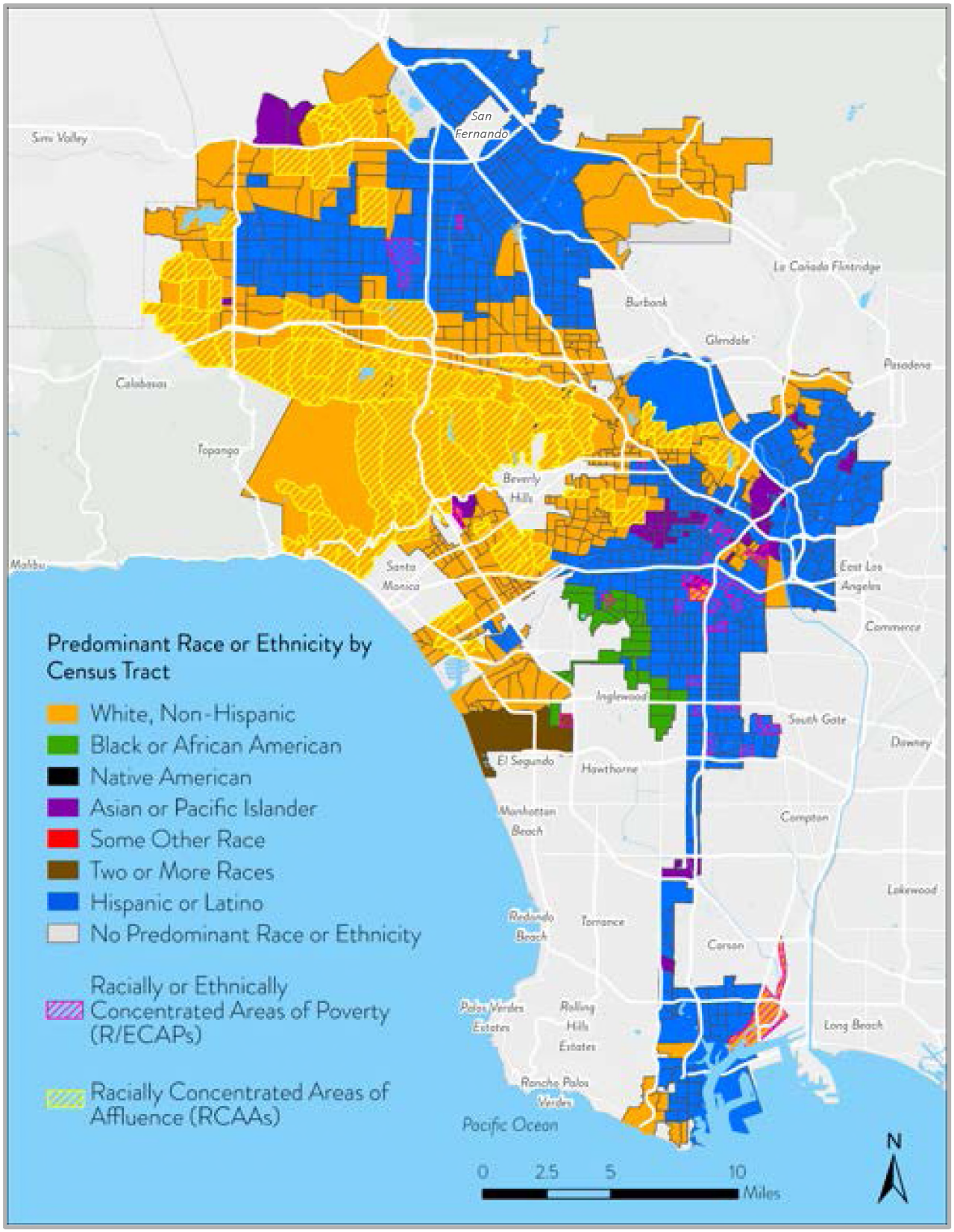
Source: PolicyMap

MAP 45. SEVERE OVERCROWDING IN LOS ANGELES CENSUS TRACTS



Source: PolicyMap

MAP 46. PREDOMINANT RACE OR ETHNICITY IN CITY OF LOS ANGELES CENSUS TRACTS



HOUSING NEEDS AND PHA ASSISTANCE

17. How do these groups compare to the PHA's current assisted resident demographics?

As depicted in Table 31 and Table 32, Black or African American and Hispanic or Latino residents have the highest rates of cost burden and of overall housing problems out of racial and ethnic groups within Los Angeles. These same groups are also the predominant racial and ethnic groups served by PHA assistance. Additionally, as depicted in Table 29, residents with disabilities are more likely than average to have one or more housing problems, and this group is also disproportionately served by PHA assistance.

OTHER HOUSING NEEDS

18. Are there other underserved communities or groups (e.g., persons experiencing homelessness) that also have a disproportionately greater need for affordable housing opportunities?

Individuals and Families Experiencing Homelessness

The extreme shortage of affordable housing in the City of Los Angeles has led to an ongoing homelessness crisis. In December 2022, L.A. City Mayor Karen Bass declared a state of emergency on homelessness,[87] and the L.A. County Board of Supervisors did the same shortly after in January 2023. These declarations are meant to expedite efforts to address the area's housing crisis by forgoing lengthy competitive bidding requirements and streamlining the creation of affordable housing and shelters.

In December 2022, Mayor Bass issued two Executive Directives designed to address homelessness. Executive Directive Number 1 (ED1) eliminates zoning code discretionary reviews and site plan reviews for 100% affordable housing projects and shelters (as long as such plans do not require any zoning change, variance, or General Plan amendment). ED1 requires all City departments to apply the streamlined ministerial review process currently used for projects eligible under the State Density Bonus Law to complete permitting within 60 days, for departments to conduct their respective reviews simultaneously, and to issue building permits within five days. It also recommended updating the Site Plan Review Ordinance to raise the discretionary review threshold for all projects from 50 units to 200 units. In July 2023, City Council ED1 codified as an amendment to the City's Site

IN THE COMMUNITY'S WORDS

"Vouchers take too long. I need emergency housing. In the heart of Skid Row, I'm constantly in fear because of the lack of resources. I don't feel safe in my own community, because we all are waiting so long to get things we need."

- Focus Group Participant

[87] In September 2023, Fix the City, a Westside-based nonprofit group, filed a lawsuit seeking to strike down Mayor Bass' state of emergency declaration and associated directives, claiming that they improperly circumvent the city's planning review process and eliminate competitive bidding. The lawsuit is currently pending.

Zahniser, David. "Suit seeks to repeal homeless emergency; Nonprofit calls Bass' L.A. declaration 'vast and illegal expansion of mayoral power.'" *Los Angeles Times*. September 27, 2023.

Plan Review Ordinance, exempting deed-restricted affordable housing projects and many mixed-use and mixed-income projects with a substantial affordable housing component from the 50-unit threshold for Site Plan Review.

Mayor Bass' Executive Directive Number 2 (ED2) launched the Inside Safe Initiative, designed to decrease homeless encampments throughout the City, expedite moves from encampments into housing, increase interim and permanent housing placements, and increase access to mental health care and substance use treatment for persons experiencing homelessness. Through October 2023, the City has implemented 28 Inside Safe encampment operations and brought 1,600 residents inside.[88]

In February 2023, Mayor Bass issued a third Executive Directive (ED3) relating to the emergency use of viable City-owned property to aid in sheltering unhoused Los Angeles residents. ED3 requires identification and assessment of City-owned land to determine its suitability for housing people experiencing homelessness and authorized City departments to install temporary or permanent housing with related services on sites designated by the Mayor's office.

IN THE COMMUNITY'S WORDS

"Laws and policies prohibiting [source of] income discrimination lack enforcement. Landlords may accept voucher holders because they are required to, but will then harass these tenants, which is another form of [source of] income discrimination."

- Stakeholder Consultation Meeting Participant

In addition to expediting housing development and working to bring residents inside, the Mayor's Housing and Homelessness Emergency Action Plan identified a third objective related to homelessness prevention. Strategies to further this objective include a public information campaign to promote new eviction prevention protections and resources and additional funding for tenant protection programs, including Stay Housed L.A. and Tenant Anti-Harassment Ordinance (TAHO) enforcement.[89]

According to recent data from the Los Angeles Homeless Services Authority (LAHSA), the homeless population in the City increased 10% between the 2022 and 2023 Point-in-Time Count (PIT Count), from an estimated 41,980 people to 46,260 people.[90] In *The Hard Facts: LA Homelessness and Housing by the Numbers* – 2023, The Angeleno Project and the California Housing Partnership identify trends related to housing and homelessness over the last several years. Taken from that report, the figure on the following page (Figure 25) tracks PIT counts for the City of Los Angeles over the last nine years and shows an 80% increase in homelessness since the 2015 count of 25,686 people.

[88] "Latest Inside Safe Operation Spanning Areas in Koreatown Brings More than 100 People Inside." Posted October 13, 2023, https://mayor.lacity.gov/news/latest-inside-safe-operation-spanning-areas-koreatown-brings-more-100-people-inside

[89] Housing and Homelessness Emergency Action Plan. https://mayor.lacity.gov/sites/g/files/wph2066/files/2023-08/FINAL%20-%20Homelessness%20Action%20Plan.pdf

[90] "LAHSA Releases Results Of 2023 Greater Los Angeles Homeless Count," Los Angeles Homeless Services Authority, June 29, 2023, https://www.lahsa.org/news?article=927-lahsa-releases-results-of-2023-greater-los-angeles-homeless-count.

FIGURE 25. CITY OF LOS ANGELES POINT-IN-TIME HOMELESS COUNTS FROM 2015 TO 2023

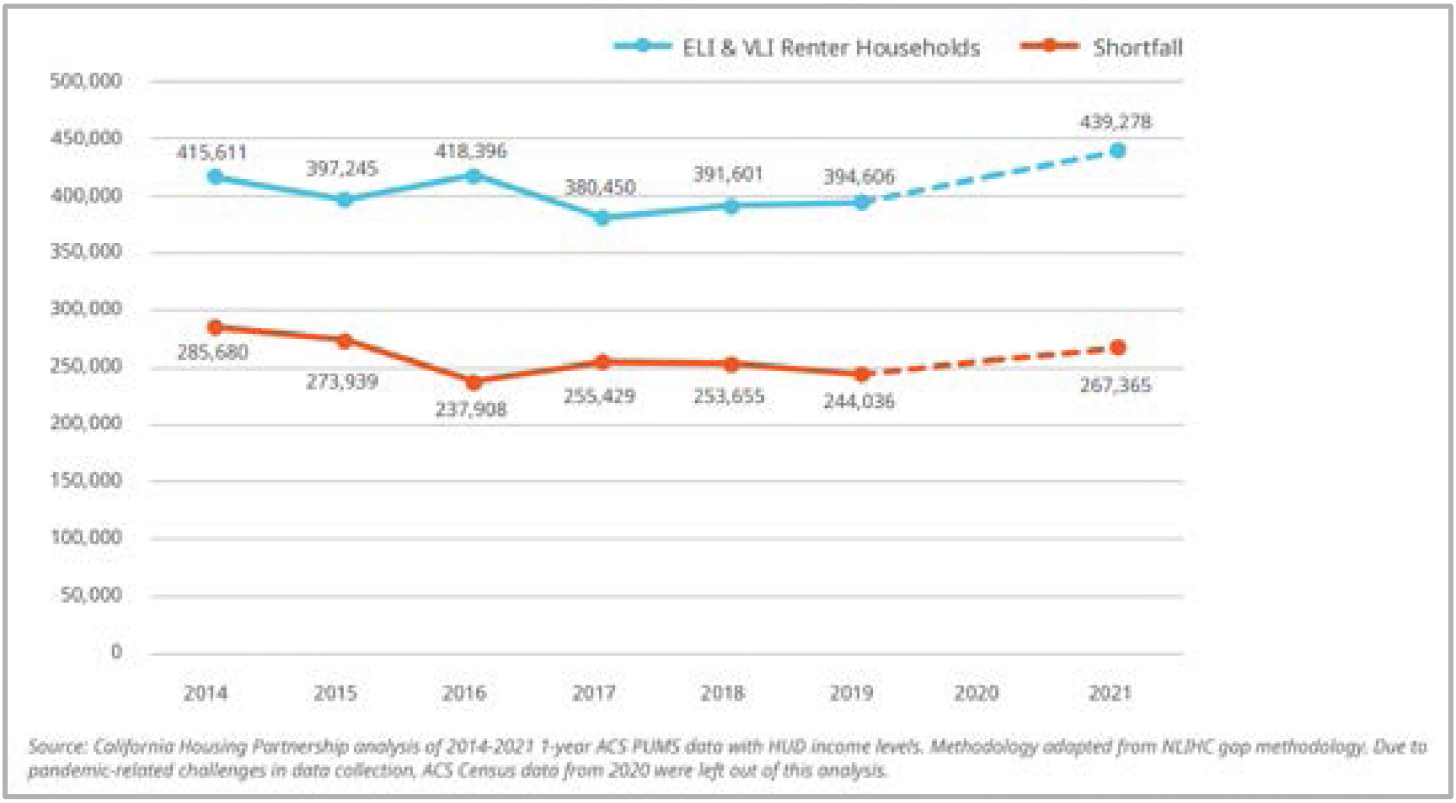


Source: LAHSA 2015-2023 Greater Los Angeles Homeless County – City of Los Angeles; Figure from The Hard Facts: LA Homelessness and Housing by the Numbers – 2023 by the Angeleno Project and the California Housing Partnership

This increase in homelessness coincided with underproduction of affordable housing coupled with the loss of affordable units, leaving the City of Los Angeles with an estimated 267,000-unit shortfall of housing affordable to extremely low-income (ELI) and very low-income (VLI) renter households, according to *The Hard Facts*. Figure 26 tracks the supply and demand for units affordable at these income ranges since 2014, indicating a persistent gap in affordable housing supply. While the shortfall fell by about 17% between 2014 and 2016 (from 285,680 units to 237,908 units), this trend reversed in the following five years. From 2016 to 2021, the shortfall of affordable units grew by about 12% to reach 267,365 as of 2021.

One factor impacting the shortfall of affordable housing is the loss of subsidized rental units. According to the California Housing Partnership, more than 4,000 homes in the City of Los Angeles were removed from the subsidized affordable housing supply between 2000 and 2022 due to mortgage prepayment, the expiration of rental restrictions, or the termination of rental assistance. As of 2023, the California Housing Partnership estimates an additional 1,845 units in Los Angeles are at a very high risk of losing affordability and an additional 1,692 are at a high risk of losing affordability (Figure 27). These include units supported through funding from HUD, the Low-Income Housing Tax Credits (LIHTC) program, the California Department of Housing and Community Development (HCD) or the California Housing Finance Agency (CalHFA), or the City of Los Angeles.

FIGURE 26. DEMAND FOR HOMES AFFORDABLE TO EXTREMELY LOW-INCOME AND VERY LOW-INCOME RENTER HOUSEHOLDS

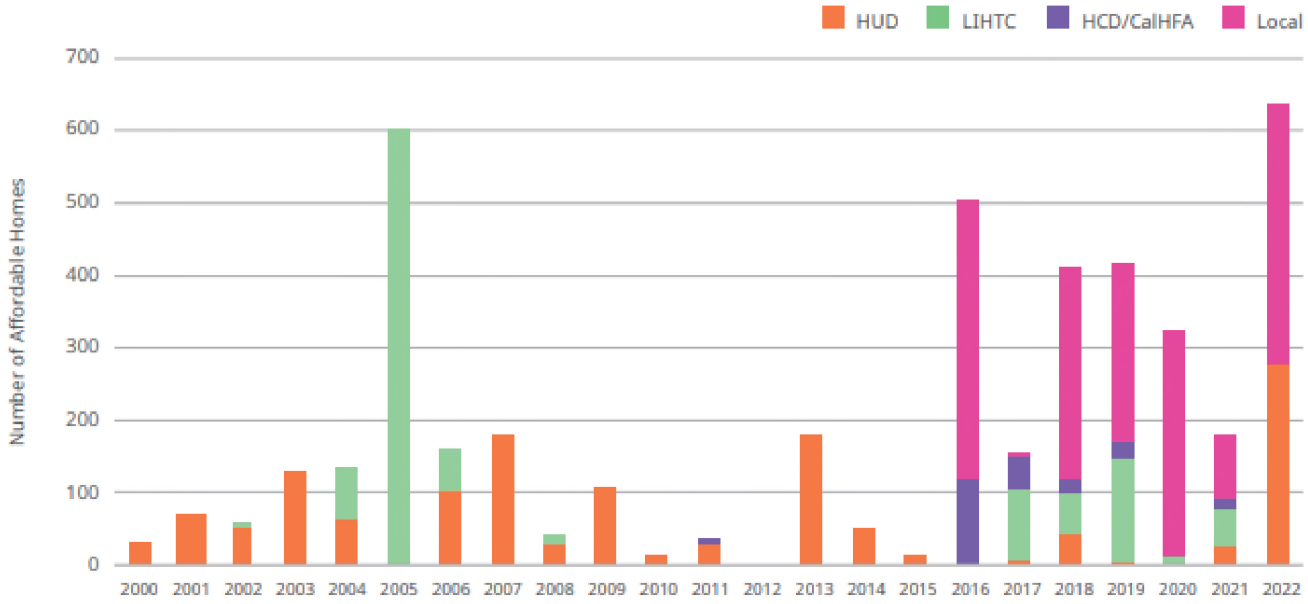


Source: California Housing Partnership analysis of 2014-2021 1-year ACS PUMS data with HUD income levels. Methodology adopted from NLIHC gap methodology. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

Figure from The Hard Facts: LA Homelessness and Housing by the Numbers – 2023 by the Angeleno Project and the California Housing Partnership

FIGURE 27. LOSS OF AFFORDABLE HOUSING UNITS IN THE CITY OF LOS ANGELES

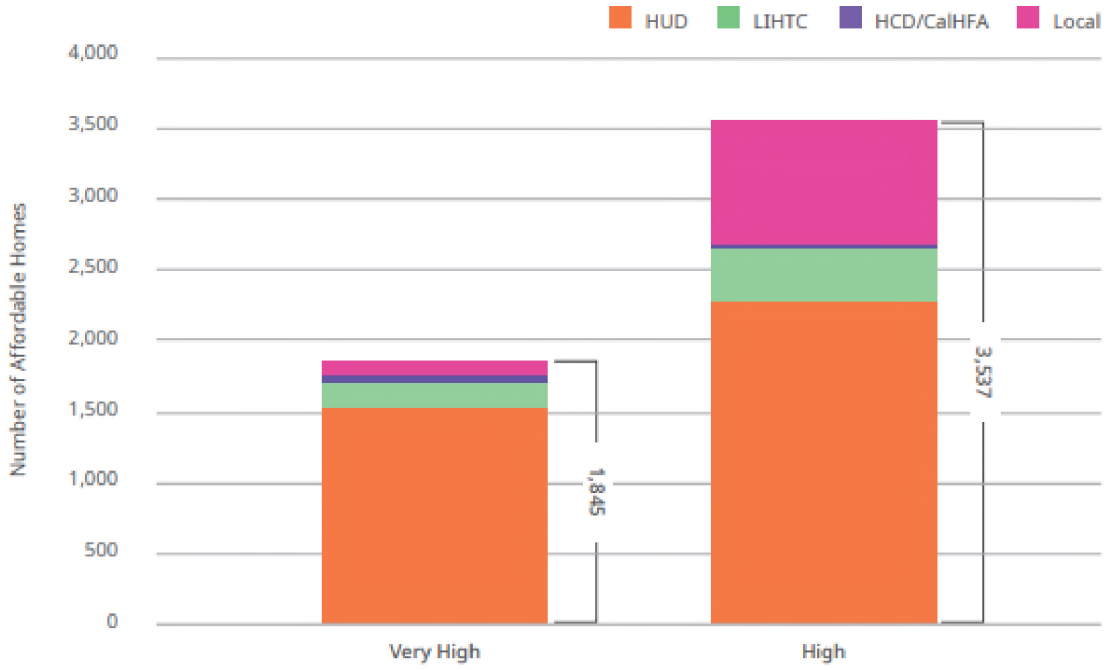
HOMES NO LONGER AFFORDABLE IN THE CITY OF LOS ANGELES (2000-2022)*



*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.

Figure from The Hard Facts: LA Homelessness and Housing by the Numbers – 2023 by the Angeleno Project and the California Housing Partnership

As subsidized units are lost and the gap between the demand for and supply of affordable housing grows, low-income renter households face increased risk of homelessness. California Housing Partnership data shows that 80% of households with extremely low incomes (under 30% of area median income) spend more than one-half of the income on housing. Further, Black or African American and Latinx are disproportionately likely to fall within extremely low- or very low-income categories. As of 2021, Black or African American households comprised 12% of all renter households but 15% of renter households in these income categories. Similarly, Latinx households comprised 42% of all renter households but 47% of extremely low- and very low-income renters. Thus, the affordable housing shortfall most severely impacts Black or African American and Latinx communities. Further, PIT Count data shows that Black or African American residents in LA are extremely disproportionately likely to experience homelessness compared to other racial or ethnic groups.[91]

IN THE COMMUNITY'S WORDS

"Everyone [in this meeting] is echoing that existing programs and services are still not enough. There's lots of people falling through the cracks – we need to design a system for the individuals we are speaking about."

- Stakeholder Consultation Meeting Participant

Table 33 contains demographic information about the City of L.A.'s homeless population based on estimates taken from LAHSA's 2022 PIT Count, and Figure 28 compares the racial/ethnic compositions of the City's total population and its homeless population. Based on this data, it is evident that Black or African American residents make up a disproportionately high percentage of the homeless population—comprising approximately 33% of persons experiencing homelessness but only 8.3% of the total population. As such, Black or African American households have a disproportionately greater need for affordable housing opportunities, with a particular need for increased assistance for persons who are homeless or at-risk of becoming homeless.

In 2018, the Los Angeles Homeless Services Authority (LAHSA) convened an Ad Hoc Committee on Black People Experiencing Homelessness to identify factors that contribute to the overrepresentation of Black or African American residents among people experiencing homelessness, to identify opportunities to increase racial equity among the homeless service system and to recommend approaches to better meet the needs of Black or African American people experiencing homelessness. The Committee held a series of focus groups and listening sessions with service providers and community members with relevant lived experience, and reviewed research provided by the Race Equity Working Group of the Homelessness Policy Research Institute (HPRI). As reported in the *Report and Recommendations of the Ad Hoc Committee on Black People Experiencing Homelessness*, key findings from the Committee's work include:

- Institutional barriers across agencies and mainstream systems must be dismantled to eliminate racial disparities and systemic racism affecting Black or African American people experiencing homelessness.
- The affordable housing crisis, paired with low, stagnant, and declining wages, exacerbates homelessness and particularly impacts Black or African American people.

[91] "The Hard Facts: LA Homelessness and Housing by the Numbers – 2023," California Housing Partnership and The Angeleno Project, November 2023, https://theangelenoproject.org/wp-content/uploads/2023/11/TheHardFacts2023.110223.pdf

- Incarceration and homelessness are interconnected to create a revolving door that makes the plight of homelessness more challenging and complex.
- Black or African American people experiencing homelessness have disproportionately higher rates of child welfare system involvement.
- Care and empathy are crucial components of outreach and case management services and policy and program design, and must be embedded within agency leadership.
- Black or African American people with lived experience of homelessness must be involved in all aspects of program and policy design, implementation, evaluation, and service delivery.
- The quality of interim housing varies and, in some cases, living in a shelter can be a traumatizing or re-traumatizing experience.
- There is a gap in housing availability in Los Angeles and the need for permanent housing exceeds the supply, resulting in people living in unsheltered locations or interim housing for extended periods.
- Black or African American people served through Los Angeles County Coordinated Entry System (CES) permanent housing interventions experienced a higher rate of returns to homelessness than any other racial or ethnic group. There is a need for further research to understand what is causing this disparity and what additional supports are needed to improve housing stability.[92]

The Committee identified nearly 67 recommendations to address barriers to racial equity and better serve Black or African American residents experiencing homelessness, including recommendations to address cost of living and lack of employment opportunities, criminal justice system involvement and re-entry, foster care and child welfare system involvement, CES access and assessment, and permanent housing and retention, as well as overarching approaches to advancing equity. Strategies related to permanent housing and retention focus on expanding tenant protections in both the private market as well as public housing and voucher programs, enhancing funding for fair housing investigations and enforcement, better ensuring housing stability and retention among households receiving services, strengthening housing location and landlord engagement services, supporting homeownership and other wealth-building initiatives, advocating for policies and enhanced funding to support additional affordable housing development, and improving systems to more effectively disseminate information about affordable housing to residents, including within Black communities.[93] Recommendations from the Committee, particularly those related to permanent housing and retention, are incorporated within the Goals and Strategies chapter of this AFH.

There is also a disproportionately greater need for affordable housing among persons with disabilities experiencing homelessness. Among all unhoused adults, approximately 22% have a physical disability, 12% have a developmental disability, 25% have a serious mental illness, 28% have a substance use disorder, and 2% have HIV/AIDS. The overlap between the population with disabilities and the homeless population indicates a pressing need for increased housing opportunities that are affordable and accessible. These may include emergency shelters, residential care facilities, permanent supportive housing, and other housing options with varying levels of integrated services.

[92] "Report and Recommendations of the Ad Hoc Committee on Black People Experiencing Homelessness," Los Angeles Homeless Services Authority (LAHSA), December 2019, https://www.lahsa.org/documents?id=2823-report-and-recommendations-of-the-ad-hoc-committee-on-black-people-experiencing-homelessness

[93] Ibid.

Conversations with residents and social service organizations revealed that unhoused LGBTQ+ individuals often face barriers to accessing homeless resources and services, as shelters are often designated either only-female or only-male, and many are also affiliated with religious organizations. Creating low-barrier opportunities to inclusive, affordable housing is needed, especially for LGBTQ+ youth and seniors who are at increased risk of homelessness.[94]

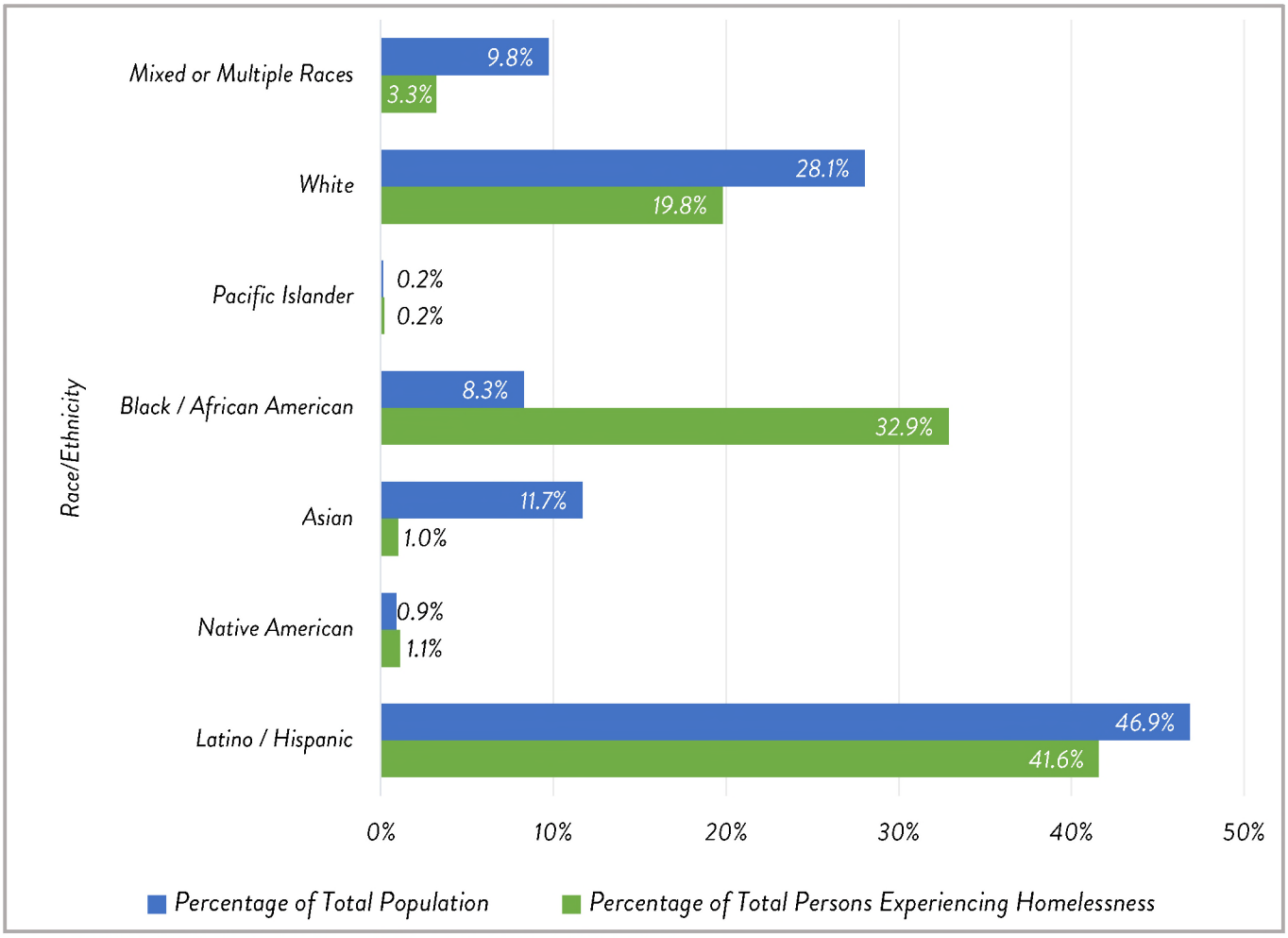
[94] "Housing for LGBTQ+ Youth and Seniors in Los Angeles County," Los Angeles LGBT Center, August 15, 2023, https://lalgbtcenter.org/services/housing/.

TABLE 33. 2022 POINT-IN-TIME COUNT FOR THE CITY OF LOS ANGELES

	Sheltered	Unsheltered	Total
Totals			
All Persons	13,522	28,458	41,980
All Households	9,213	27,877	37,090
Race/Ethnicity			
Hispanic or Latino	5,265	12,205	17,470
Native American	49	425	474
Asian	145	289	434
Black or African American	5,930	7,884	13,814
Pacific Islander	50	46	96
White	1,857	6,470	8,327
Mixed or Multiple Races	226	1,139	1,365
Gender			
Male (includes transgender)	7,038	20,591	27,629
Female (includes transgender)	6,412	7,405	13,817
Non-Binary (includes transgender)	69	360	429
Questioning (includes transgender)	3	102	105
Transgender	130	573	703
Sexual Orientation			
Straight	11,740	25,664	37,404
Gay or Lesbian	337	978	1,315
Bisexual	377	1,624	2,001
Questioning	1,068	192	1,260
For Population 18+	**Sheltered**	**Unsheltered**	**Total**
Health and Disability			
Substance Use Disorder	1,093	9,543	10,636
HIV/AIDS	210	690	900
Serious Mental Illness	2,422	6,945	9,367
Developmental Disability	1,679	2,746	4,425
Physical Disability	1,801	6,542	8,343

Source: 2022 Greater Los Angeles Homeless Count Summary for the City of Los Angeles. https://www.lahsa.org/documents?id=6516-city-of-la-hc22-data-summary

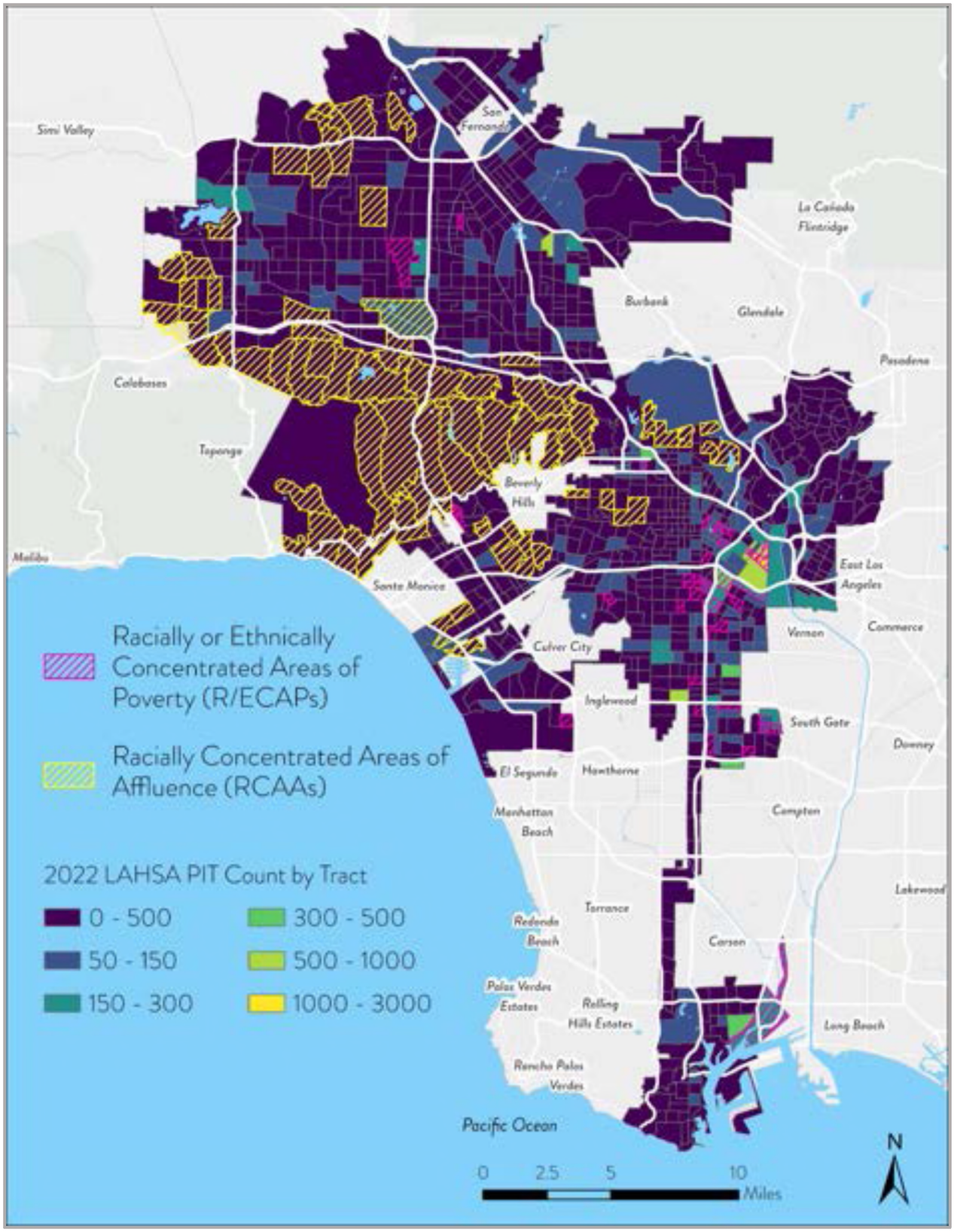
FIGURE 28. PERSONS EXPERIENCING HOMELESSNESS IN THE CITY OF LOS ANGELES BY RACE/ETHNICITY



Source: 2020 DEC Redistricting Data (PL 94-171), 2022 LAHSA PIT Count

Map 47 illustrates geographic distribution of the City's unhoused population on a census tract-level based on LAHSA's 2022 PIT Count. The City's highest concentration of persons experiencing homelessness can be found in Skid Row, which is located between 3rd Street and 7th Street, from Alameda Street to Main Street. This unique neighborhood, which holds approximately 10.5% of the City's total homeless population, has a historical relationship with L.A.'s most vulnerable residents. Here, 33% of those experiencing homelessness have substance use disorders, 5% have HIV/AIDS, 36% have a serious mental illness, 13% have a developmental disability, and 25% have a physical disability. Additionally, 56% of those experiencing homelessness in Skid Row are Black or African American, compared to 33% of the City's homeless population and 8.3% of the general population. These dramatic differences underscore the disproportionate need for increased housing opportunities for unhoused Black or African American persons living in L.A., especially for those with a disability.

MAP 47. 2022 LAHSA PIT COUNT BY CENSUS TRACT



The City and its partners, including LAHSA, have taken steps to improve the process through which unhoused individuals and families are able to obtain housing assistance, thereby shortening periods of homelessness. At LAHSA, a redesign of the Coordinated Entry System (CES) process is underway, with the goal of expediting lease-up for available units by focusing on households that are actively engaged and ready to move into housing. Additionally, the City of L.A. recently addressed a major barrier to moving people into housing when HUD granted a request by HACLA and the Los Angeles County Development Authority (LACDA) for exemption from prequalification rules that involve assembling considerable paperwork (such as identification, a Social Security card, documentation of SSI or other assistance, proof of residency, and proof of status as homeless) prior to securing a unit. In August 2023, HUD agreed to waive these prequalification requirements, instead allowing 60 days from when a resident moves to complete required verifications. In September 2023, similar waivers were approved for the Continuum of Care program. Mayor Bass and local housing advocates identify the regulatory waivers as a major breakthrough in moving people into housing and shortening the length of time they experience homelessness.[95]

Persons with HIV/AIDS

The City of Los Angeles receives funding from HUD through the Housing Opportunities for Persons with AIDS (HOPWA) program to provide affordable housing and aid supportive services providers who serve people with HIV or AIDS. Congress created the HOPWA program to specifically address the needs of people with HIV and AIDS, as opposed to people with disabilities generally, because of the special importance of people with HIV and AIDS having a safe and stable place to store and take antiretroviral medications. Unlike the CDBG and HOME programs, the City also distributes HOPWA funds to sub-grantees in the region but outside of the City. For the 2021-2022 Program Year, the most recent year for which data is available, the City received $20,734,278, which went to 17 sub-grantees. HOPWA funds were used during PY 2021-2022 to contract with 13 community-based non-profit organizations and four Public Housing Authorities (PHAs) to provide direct housing subsidy assistance and supportive services for homeless, at-risk of homelessness, and low-income persons living with HIV/AIDS and their families. The most significant recipients within the City of Los Angeles were the Alliance for Housing and Healing, which received about $6.3 million; the Housing Authority of the City of Los Angeles (HACLA), which received about $3.7 million; APLA Health and Wellness, which received $2.1 million; Foothills AIDS Project, which received $2.1 million; JWCH, which received $2.1 million; and Tarzana Treatment Center, which received $2.1 million.

The largest shares of HOPWA funding were devoted to supportive services (about $5.4 million), Tenant-Based Rental Assistance (TBRA) (about $4.2 million), operating subsidies for or leased units in permanent housing facilities (about $1.7 million), and operating subsidies for or leased units in transitional/short-term facilities (about $1.5 million). The HOPWA program provided operating subsidies for or leased units in project-based facilities, scattered site facilities, and emergency/transitional housing facilities, including:

- Project-based rental assistance: 20 studio units, 18 one-bedroom units, and six two-bedroom units through the Housing Authority of the City of Los Angeles (HACLA);

[95] Smith, Doug. "L.A. Gets Break on Homeless Housing Rules; Federal Officials Agree to Ease Paperwork Process that Delayed the Move-In Process." Los Angeles Times. August 17, 2023.

- Scattered site master lease units: seven one-bedroom units and three two-bedroom units provided by the Alliance for Housing and Health, Project New Hope, and Volunteers for America;
- Emergency/transitional housing: 50 studio units provided by APLA Health and Wellness, 44 studio units provided by the Alliance for Housing and Healing, 50 studio units provided by Foothills AIDS Project; 132 studio units provided by Tarzana Treatment Center, and 69 studio units provided by JWCH.

While the City did not fund the development of any new units during the 2021-2022 program year, it devoted about $2.6 million to the development of 12 new facility-based units the previous program year (2020-2021).

During the 2021-2022 program year, the HOPWA program provided Tenant-Based Rental Assistance (TBRA) to 221 households; served 109 households with permanent housing facilities; served 267 households with transitional/short-term facilities; provided short-term rent, mortgage, or utility assistance to 47 households; provided permanent housing placement services for 75 households; and provided supportive services (primarily case management) for 2,098 households.

The vast majority of HOPWA beneficiaries (about 77.8% in 2021-2022) are men, and most beneficiaries are Black or African American (about 46.4%), white Hispanic or Latino (about 29.6%), or white non-Hispanic (about 18.6%). Data on the sexual orientation of HOPWA beneficiaries is not available.

Accessible Housing

As the Accessible Housing Program (AcHP) wait list shows, there is significant need for accessible units in the City of Los Angeles. The largest share of units requested are studios or one bedrooms (57.6%) followed by two bedroom units (29.4%). However, there is still a sizeable share of applicants (14.5%) looking for larger units with three or four bedrooms. In describing their needs, several applicants note the need for a room for a live-in aide or request a ground-floor unit.

In addition to facilitating applications to affordable accessible housing, AcHP accepts grievances concerning discriminatory actions by property owners or managers, the City's implementation of its Accessible Housing Programs, or the Affordable and Accessible Housing Registry. An examination of grievances received by AcHP over the last four years gives indication of fair and affordable housing issues faced by residents with disabilities. From January 2019 through June 2022, AcHP received a total of 362 grievances and closed the vast majority of them.

For the last year, AcHP provides a categorization of grievances, as shown in Table 34. Most common grievances were related to maintenance of accessible features (24.6% of cases), reasonable accommodations (14.9%), waiting list or unit transfers (9.7%) and elevators (9.7%). These findings coincide with input received from community stakeholders who noted broken elevators as a key concern for people with disabilities living in large, multifamily housing. Housing discrimination complaint data examined for the "Fair Housing Policies and Practices" section of the Assessment of Fair Housing also identified a large number of complaints related to accessibility for a physical disability. Of the 7,320 discrimination inquiries made by the Housing Rights Center (HRC) for July 2016 through June 2022, about one-half (49.8%) were related to physical disability. HRC found that about 78% of these complaints sustained the allegation and was successful in conciliation in 45% of cases.

In addition to accessible rental housing, participants in the focus group related to housing needs for the aging population noted that accessibility improvements are often needed to enable seniors who prefer to remain in their homes, including owned and/or single-family units, to do so.

TABLE 34. GRIEVANCES RECEIVED BY ACHP BY TYPE, JUNE 2021 THROUGH JULY 2022

Grievance Type	Number of Grievances	Share of Total
Reasonable Accommodation	20	14.9%
Reasonable Modification	7	5.2%
Maintenance of Accessible Features	33	24.6%
Elevators	13	9.7%
Eviction	6	4.5%
Noise Complaint	1	0.7%
Assistance Animal	2	1.5%
Discrimination	8	6.0%
Harassment	10	7.5%
Waiting List or Unit Transfer	13	9.7%
Rental Application	8	6.0%
Rent Increase	3	2.2%
Retaliation	3	2.2%
Effective Communication	5	3.7%
Other	2	1.5%
Total Grievances	134	100.0%

Source: LAHD AcHP Grievance Filings, June 2021 through July 2022

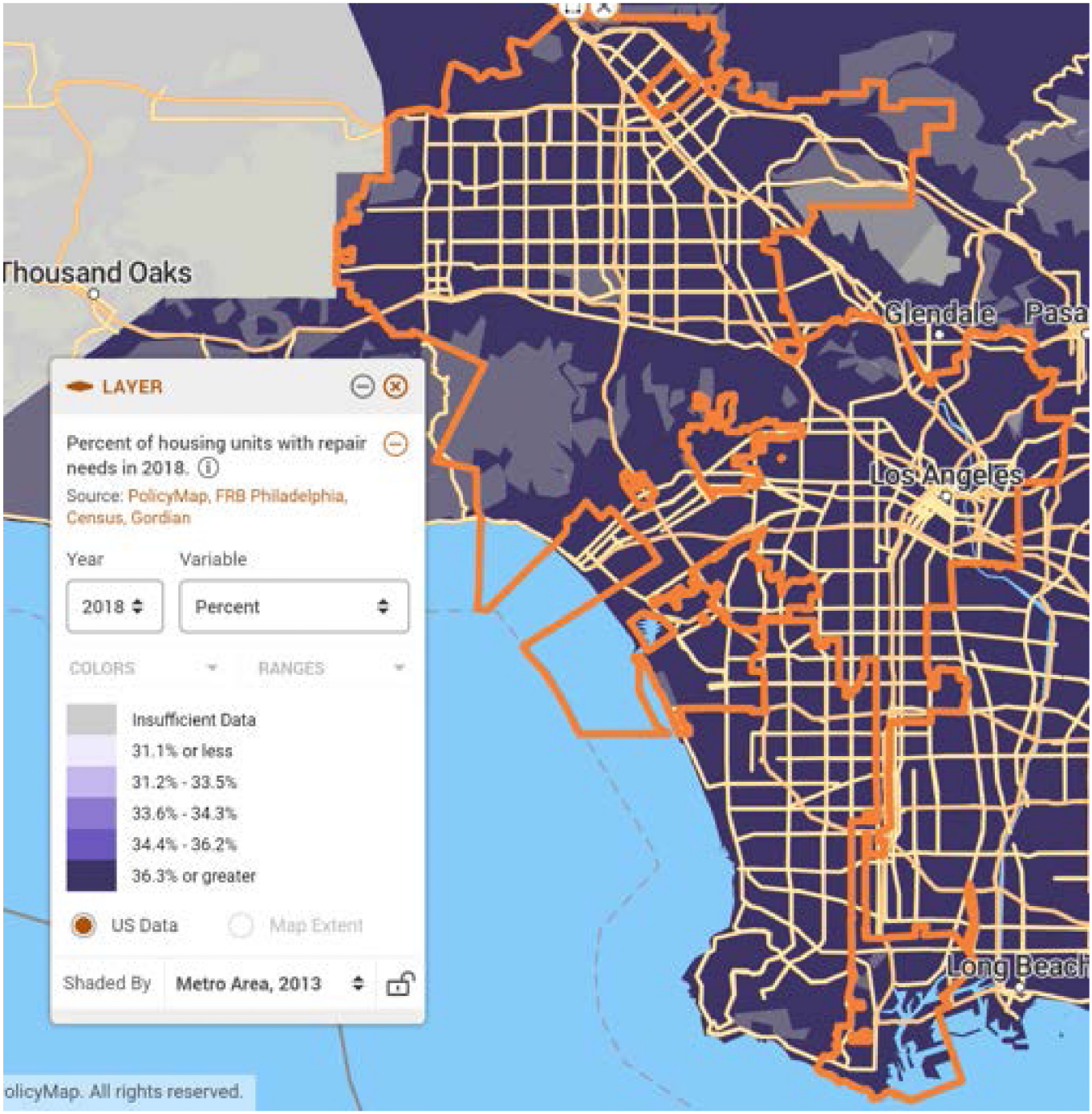
HOUSING QUALITY

19. Describe disparities in housing quality (i.e., substandard housing conditions) by protected class group and indicate whether such disparities align with previously identified segregated or integrated areas, or R/ECAP or non-R/ECAP areas.

Housing throughout Los Angeles is fairly aged, with most units built before 1972. This is especially true for rental housing, and in one concentration of census tracts in Central Los Angeles, more than one-half of all rental units were built before 1949. Homes built before 1978 are at greater risk for lead-based paint exposure, as discussed in the next section. Additionally, older housing

faces greater need for repairs. Based on age and other factors, PolicyMap estimates that more than one-third of all housing units in census tracts throughout Los Angeles were in need of repairs as of 2018, including housing units in R/ECAP census tracts.

MAP 48. HOUSING UNITS IN NEED OF REPAIR IN LOS ANGELES



Source: PolicyMap

RISKS OF LEAD HAZARDS

Because of the age of Los Angeles' housing stock, a significant portion of total rental housing is at risk of containing lead-based paint hazards. Approximately 80% of owner-occupied housing (410,364 units) and 69% of renter-occupied housing (603,295 units) in the City were built before 1980 according to the 2017-2021 American Community Survey, indicating that a high proportion of City residents could be exposed to lead-based paint hazards in their homes.

The California Department of Public Health tracks and estimates the percent of children under the age of six with blood lead levels of 3.5 µg/dL or greater, the level used by the Centers for Disease Control to identify children with blood lead levels that are higher and dangerous for children. In the fourteen ZIP codes within the City of Los Angeles for which data is available, an estimated 1.5% to 4.7% of children under six have blood lead levels above the 3.5 µg/dL threshold (see Table 35).

TABLE 35. PERCENT OF CHILDREN WITH A BLOOD LEAD LEVEL (BLL) OF 3.5 MCG/DL (µG/DL) OR GREATER BY ZIP CODE, 2021

ZIP Code	Number of children under age 6 with a BLL of 3.5 µg/dL or greater	Percent of children under age 6 with a BLL of 3.5 µg/dL or greater	Total number of children under age 6 with a BLL
90066	13	4.7%	277
90042	18	4.1%	442
90037	31	3.4%	914
90011	65	3.4%	1942
90018	16	3.2%	508
90006	23	2.9%	784
90004	14	2.7%	518
90019	13	2.6%	494
90044	36	2.6%	1410
90002	24	2.4%	982
90003	29	2.4%	1228
90001	20	2.0%	998
90063	12	1.8%	680
90022	12	1.5%	819

Note: Data is suppressed for ZIP codes that did not have enough blood lead tests in 2021 to meet the California Health and Human Services Agency's Data De-Identification Guidelines for public release. Therefore, not all ZIP codes are shown in this table.

Data Source: California Department of Public Health, 2021

To address the issue of lead hazards in residential properties within the City, Los Angeles follows HUD's Lead Safe Housing Rule requirements in all of the City's federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties. The California Department of Public Health follows the most recent federal Centers for Disease Control and Prevention (CDC) reference level for an elevated blood lead (BLL). Blood lead results greater than or equal to 3.5 µg/dL must be reported within 3 working days of analysis and blood lead results less than 3.5 µg/dL must be reported within 30 calendar days of analysis.

For over 20 years, the City has also operated the Lead Hazard Remediation Program (LHRP), which aims to protect the health and well-being of residents who are most vulnerable to the adverse effects of lead exposure. The LHRP assists eligible property owners with grants to remove lead hazards in the home and provides education regarding the dangers of lead-based paint and health and safety hazards to the broader community through partnerships. A household is eligible to receive a grant to correct lead-based paint hazards if the housing unit is located in the City of Los Angeles, was built prior to 1978, and has lead-based paint hazards. Households must also have incomes at or below 80% of the Area Median Income for the County of Los Angeles. LAHD prioritizes households with those who are pregnant or with children under six years old who reside or spend a significant amount of time at the property.[96]

LHRP has identified that children in ZIP codes 90011, 90018, 90037 are at high risk for lead poisoning. These three ZIP codes are within the top five in the City of Los Angeles for children testing positive for Elevated Blood Levels California's Progress in Preventing and Managing Childhood Lead Exposure which identifies zip codes within the City of Los Angeles having the highest lead blood levels for children under 6. Moreover, 2020 Census data shows a significant number of children under the age of 5 residing in each ZIP code and that the per capita income meets program requirements.

To identify hazardous lead-based paint, the LHRP employs several methods starting with a visual inspection and confirming the presence of lead with an x-ray fluorescence gun. A third-party expert then conducts a thorough lead inspection and risk assessment report which guides the scope of work for the property. Remediation techniques can include enclosure of lead-painted surfaces, paint stabilization techniques, friction and impact surface treatment, encapsulation, and other control methods. Clearance samples are taken at the end of construction to ensure that units are free from lead hazards.

The LHRP staff coordinate efforts with health jurisdictions, community-based organizations, public sector partners, schools, and government agencies, and participate in the Southern California Health and Housing Council (SCHHC), a collaborative partnership aiming to prevent childhood lead poisoning and environmental hazards in housing.

From 2017 through 2022, the City remediated 167 units to remove lead hazards through the LHRP. The ZIP codes with the greatest numbers of units remediated through the LHRP include 91342 (Sylmar neighborhood, 20 units), 90011 (Historic South Central/Alameda/South Park, 15 units), 90031 (Lincoln Heights, 9 units), 90018 (Jefferson Park/Cienega, 9 units), 90006 (Pico Union/Harvard Heights, 9 units), and 90044 (South Los Angeles/Vermont Vista/Harbor Gateway North, 8 units). The program was closed from March 2020 through April 2022 due to COVID-19, which significantly reduced the number of units the City was able to remediate over the 2017 to 2022 period.

RENT ESCROW ACCOUNT PROGRAM (REAP)

LAHD administers the Rent Escrow Account Program, or REAP, to address health, safety, and habitability issues in rental units. Goals of the program include reducing blight, protecting tenants from substandard housing, and preserving existing affordable housing stock. When LAHD cites code violations on rental property and violations are not corrected within the time allowed for compliance, the property may be referred to the REAP program. Landlords have the opportunity to contest placement in the

[96] California Department of Public Health, California's Progress in Preventing and Managing Childhood Lead Exposure, 2022. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/CLPPBReport2022.pdf

REAP program, but once the decision to place the property in REAP is final, LAHD opens an escrow account into which tenants can pay reduced rent, as described by LAHD on the department's website:

> "Tenants of affected units are given a 10% to 50% rent reduction depending on the nature and severity of the violations cited. Tenants have the option to pay their reduced rents to the landlord or into an escrow account managed by the Department. Rents deposited into the escrow account are then made available to the landlord, tenants, or other interested parties through an application process. If eligible, tenants may request funds from the escrow account to make repairs, pay utilities, or for relocation to a new apartment."[97]

Since 2017, 4,562 units in 1,168 properties have been placed into the REAP program, with 765 properties successfully resolving target issues and exiting the program and 403 properties remaining in the program as of July 2022. Impacted units per property ranged from 1 to 95 units, with an average of 4 impacted units per property. The build year of properties in the REAP program ranges from 1885 to 2015, with an average build year of 1932, indicating that impacted properties tend to skew older.

As depicted in the map that follows, REAP units are clustered most heavily in south-central Los Angeles, which coincides with areas of higher poverty rates, lower life expectancy, and higher levels of housing needs than non-clustered areas. Although REAP properties are spread throughout 96 different Los Angeles neighborhoods, the neighborhoods with the most REAP units (100 or more) together account for 2,341 REAP units, or about 51% of the total citywide (see Table 36). Residents of these areas are predominantly Black or African American and Hispanic or Latino, and Los Angeles' R/ECAP census tracts overlap significantly with areas with the heaviest REAP program activity. This suggests that properties in the REAP program are primarily populated by low-income Black or African American and Hispanic or Latino residents, which in turn indicates a barrier to fair housing for these residents.

TABLE 36. LOS ANGELES NEIGHBORHOODS WITH THE 100+ REAP UNITS, 2017 THROUGH JULY 2022

Neighborhood	Number of REAP Units	Neighborhood	Number of REAP Units
Venice	231	Westlake	120
Baldwin Hills/Crenshaw	202	Mid-City	115
South Park	185	Pico-Union	111
Downtown	165	Panorama City	108
Boyle Heights	152	Van Nuys	107
Vermont Square	143	Historic South-Central	101
Florence	140	San Pedro	101
Harbor Gateway	135	Koreatown	100
Hollywood	125		

Source: LAHD Rent Escrow Account Program Data, 2017 through July 2022

[97] https://housing.lacity.org/residents/what-is-reap-renters

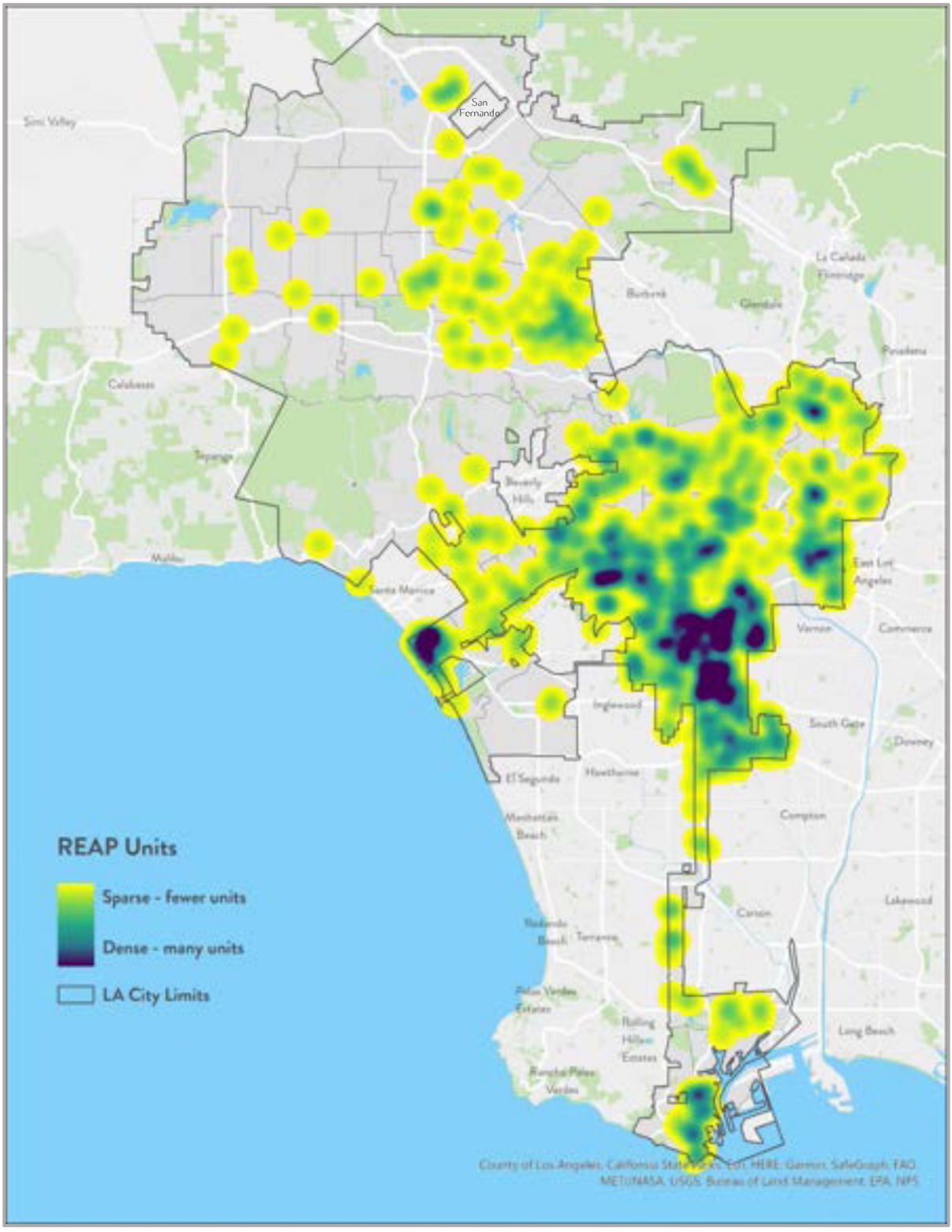
IN THE COMMUNITY'S WORDS

"There's dozens of apartment complexes in Chinatown with tenants experiencing decades of habitability issues and landlord abuse. I am very serious when I say these are life-threatening issues. Because of the lower rent, tenants resign themselves to the stat of their units."

- Stakeholder Consultation Meeting Participant

Stakeholders who provided input for this Assessment of Fair Housing noted that, in many instances, low-income immigrant households are disproportionately impacted by poor housing conditions and often have very limited options for other housing choices. For some, limited English proficiency impacts their ability to access resources, make complaints, or follow-up on complaints that have been made. Stakeholders also note that there are cases where properties are put into REAP and successfully exit the program, but health and safety violations continue or re-start following their REAP exit. Stakeholders emphasize the need for process improvements and better communication with residents from LAHD about the correction status of housing code violations or other infractions by landlords.

MAP 49. LOCATIONS OF REAP UNITS IN LOS ANGELES SINCE 2017



Source: LAHD Rent Escrow Account Program Data, 2017 through July 2022

LAHD SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

Since 1998, LAHD's Systematic Code Enforcement Program (or SCEP) has existed to preserve the quality of rental housing in the City by providing for routine inspection of rental housing. Owners or managers of properties with two or more residential units on a parcel of land with at least one of the units rented are within the scope of the Los Angeles Housing Code and subject to regular SCEP inspection. When code violations are not cured in a timely manner, properties may be eligible for placement in the REAP program, as described previously. Tenants may also file complaints related to code violations and, in every case where LAHD can make contact with the complainant, an inspection is completed. A pattern of validated resident complaints can trigger a full property inspection outside of the regular SCEP inspection schedule.

Los Angeles City Planning's Housing Progress Report indicates that from 2017 to 2021, nearly 10,000 Accessory Dwelling Units (ADUs) were granted Certificates of Occupancy. As the number of ADUs continues to grow, their addition to LAHD's inventory of units to be inspected is expected to add an additional year of time in the SCEP inspection cycle.

During the five-year period from July 2017 through June 2022, LAHD inspected 73,857 properties with a total of 578,981 units. These figures are lower than the typical number of inspections completed during a five-year period due to the COVID-19 pandemic. Rental housing developments had an average of 2.7 general violations (i.e., violations found on the property or building as a whole, but not associated with an individual unit) and an average of 1.9 violations per unit.

Looking at SCEP inspection results by neighborhood shows neighborhoods with a significant number of general violations per site include Downtown L.A., Baldwin Hills/Crenshaw, Century City, West Los Angeles, North Hills and Westwood, all with averages above 4.0. Trends for the average number of in-unit violations differ, showing that neighborhoods with the highest average unit violations include Florence, Central-Alameda, Watts, South Park, Green Meadows, Vermont Vista, Chesterfield Square, Historic South-Central, West Adams, and Broadway-Manchester, all averaging over 3.0 violations per unit.

During the five-year period, a total of 455 properties were referred to the REAP program. The greatest number of these properties were in Central-Alameda, Mid-City, Green Meadows, and Florence, each neighborhood with 20 or more properties referred to REAP. Other neighborhoods with more than 15 properties referred to REAP include West Adams, Jefferson Park, and Vermont-Slauson.

Overall, data related to housing conditions, combined with public input gathered through the engagement process, indicates a continued need for inspections, code enforcement, and property improvements/rehabilitation. Several stakeholders noted that a more customer-focused complaint and inspection process should be developed, with specific resources available for residents with limited English proficiency or who need other support during the complaint investigation process.

IN THE COMMUNITY'S WORDS

"We are experiencing that a lot of tenants are filing complaints, but sometimes when the investigators come, they don't do anything because of a language barrier. And then they don't follow up. If the tenant doesn't answer in 15 days, then its closed, but the tenant may have never known about that."

- Focus Group Participant

ACCESS TO HOMEOWNERSHIP AND ECONOMIC OPPORTUNITY

ACCESS TO HOMEOWNERSHIP

20. Which protected class groups experience significant disparities in access to homeownership opportunities? What are the homeownership rates by protected class?

Homeownership is vital to a community's economic well-being. It allows the opportunity to build wealth, is generally associated with higher levels of civic engagement,[98] and is correlated with positive cognitive and behavioral outcomes among children.[99]

Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968, along with continuing impediments to access, have had significant impacts on the homeownership rates of several racial and ethnic groups, particularly Black or African American and Hispanic or Latino populations. The gap between the white and Black or African American homeownership rate is the largest among racial and ethnic groups. In 2017, the U.S. Census Bureau reported a 21.6 percentage point gap in homeownership rate between white and Black or African American households; just a 2.9 percentage point decrease since 1997.[100]

Homeownership trends have changed in recent years because of significant events in the housing market and labor force. The homeownership rate for Millennials (the generation born between 1981 and 1997) is eight percentage points lower than the two previous generations, controlling for age. This discrepancy can be attributed to a multitude of factors ranging from preference to urban areas, cost of education and associated debt, changes in marriage and childbearing patterns, rising housing costs, and the current supply of affordable houses.[101]

The table that follows shows the number of owner and renter households, as well as the homeownership rate, by race and ethnicity for Los Angeles, Los Angeles County, and the Los Angeles-Long Beach-Anaheim, CA MSA. The majority of households in Los Angeles are renter-households, accounting for 63.1% of all occupied units in the City. The citywide homeownership rate is 36.9% and falls below the County homeownership rate of 46.2%. The Los Angeles MSA region contains the highest homeownership rate among the three geographies, with a rate of 48.8%.

[98] Manturuk K, Lindblad M, Quercia R. "Homeownership and civic engagement in low-income urban neighborhoods: a longitudinal analysis." Urban Affairs Review. 2012;48(5):731–60.

[99] Haurin, Donald R. et al. "The Impact of Homeownership on Child Outcomes." Low-Income Homeownership Working Paper Series. Joint Center for Housing Studies of Harvard University. October 2001, http://www.jchs.harvard.edu/sites/default/files/liho01-14.pdf.

[100] U.S. Census Bureau. Homeownership Rates by Race and Ethnicity of Householder: 1994 to 2017.

[101] Choi, Jung et al. "Millennial Homeownership: Why Is It So Low, and How Can We Increase It?" The Urban Institute. February 2000. www.urban.org/sites/default/files/publication/98729/millennial_homeownership_0.pdf.

IN THE COMMUNITY'S WORDS

"I would love to see homeownership being facilitated for Black and Indigenous people in our neighborhoods. We don't have a fighting chance without a network of City support. There are families who have rented spaces for decades and they should have programs available to support them in owning property. Homeownership is a starting point to address the systemic problems in our communities."

- Survey Participant

In Los Angeles, white households have the highest homeownership rate at 47.2%, about nine percentage points higher than Asian households' homeownership rate of 38.4%, the second highest of any group. About 30% of Hispanic or Latino and Native American households own their homes, and several groups have homeownership rates around 25% (Black or African American households at 25.7%, "Other race" households at 25.5%, and Pacific Islander households at 24.3%).

In Los Angeles County and the MSA, homeownership is more prevalent, both overall and for each population group included in Table 1. In each geography, homeownership rates are similar for white and Asian households at about 54% in the County and 57% in the MSA. In both areas, about 43% of Native American households own their homes, followed by 40% of Hispanic or Latino Households. As in the City, Black or African American and Pacific Islander households are least likely to own their homes at the county and regional level, with rates ranging from 33.1% for Black or African American households in both geographies to 37% for Pacific Islander households in the region.

The maps that follow show the share of owners and renters by census tract in Los Angeles. It indicates that the share of homeowners is highest in the northern census tracts of the City, including the Sylmar, Granada Hills, West Hills, and Sunland neighborhoods, with over 73% of units owner-occupied. These census tracts have been identified as racially concentrated areas of affluence, indicating a larger share of wealth amongst these households.

Conversely, renter rates are highest in Central Los Angeles, which includes areas of Skid Row and Chinatown. Over 86% of household units within these census tracts are renter-occupied. The tracts with higher shares of renter-occupied units also fall within Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) identified in Los Angeles.

In terms of age, the majority of homeowners, 59.1%, are between 75 and 84 years, indicating a large group of elderly homeowners still exists in Los Angeles. However, this also indicates a gap in homeownership accessibility for younger adults; those under 35 only account for 12.1% of homeowners in the City (see Table 38).

The majority of homeowners in the City also hold at least a bachelor's degree or higher (44.0%), while only a quarter hold less than a high school diploma (25.9%).

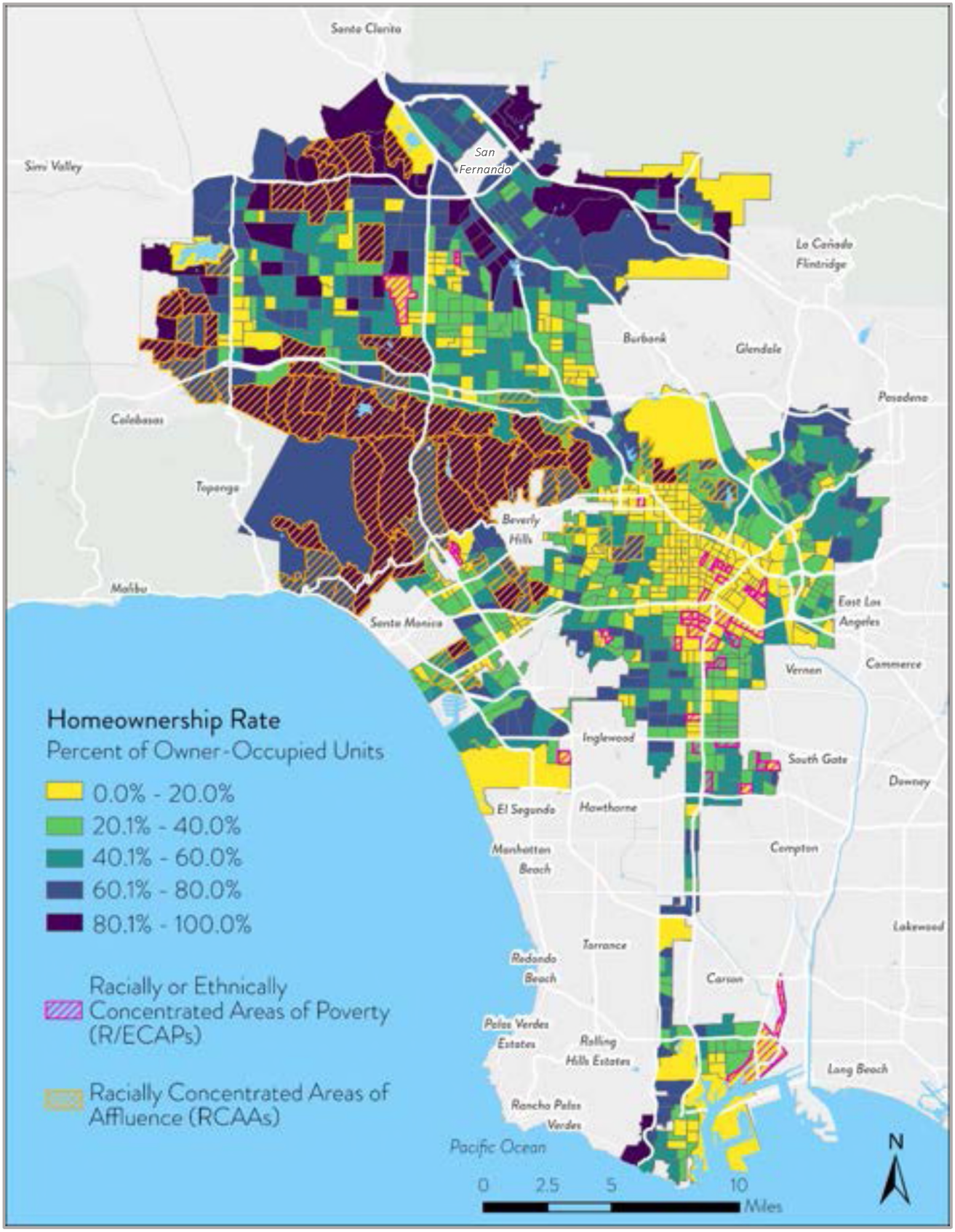
TABLE 37. HOMEOWNERSHIP AND RENTAL RATES BY RACE AND ETHNICITY

Householder Race/ Ethnicity	City of Los Angeles			Los Angeles County			Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA)		
	Owner Occupied	Renter Occupied	Home-ownership Rate	Owner Occupied	Renter Occupied	Home-ownership Rate	Owner Occupied	Renter Occupied	Home-ownership Rate
Non-Hispanic/Latino									
White	241,483	269,906	47.2%	619,251	529,299	53.9%	960,026	716,756	57.3%
Black or African American	37,274	107,716	25.7%	102,907	208,379	33.1%	109,223	221,236	33.1%
Asian	67,184	107,890	38.4%	278,209	229,238	54.8%	414,171	310,403	57.2%
Pacific Islander	463	1,439	24.3%	2,610	4,800	35.2%	3,811	6,497	37.0%
Native American	3,422	7,520	31.3%	12,798	16,771	43.3%	15,204	19,656	43.6%
Other	62,624	183,407	25.5%	198,639	366,078	35.2%	232,130	428,710	35.1%
Hispanic or Latino	151,764	359,577	29.7%	505,723	772,801	39.6%	608,635	930,396	39.5%
Total Households	**510,660**	**874,191**	**36.9%**	**1,545,929**	**1,796,882**	**46.2%**	**2,148,369**	**2,252,034**	**48.8%**

NOTE: Data presented are the number of households, not individuals.

Data Sources: ACS 2021 5-Year Estimates, S2502

MAP 50. SHARE OF HOUSEHOLDS THAT ARE OWNERS IN THE CITY OF LOS ANGELES



MAP 51. SHARE OF HOUSEHOLDS THAT ARE RENTERS IN LOS ANGELES

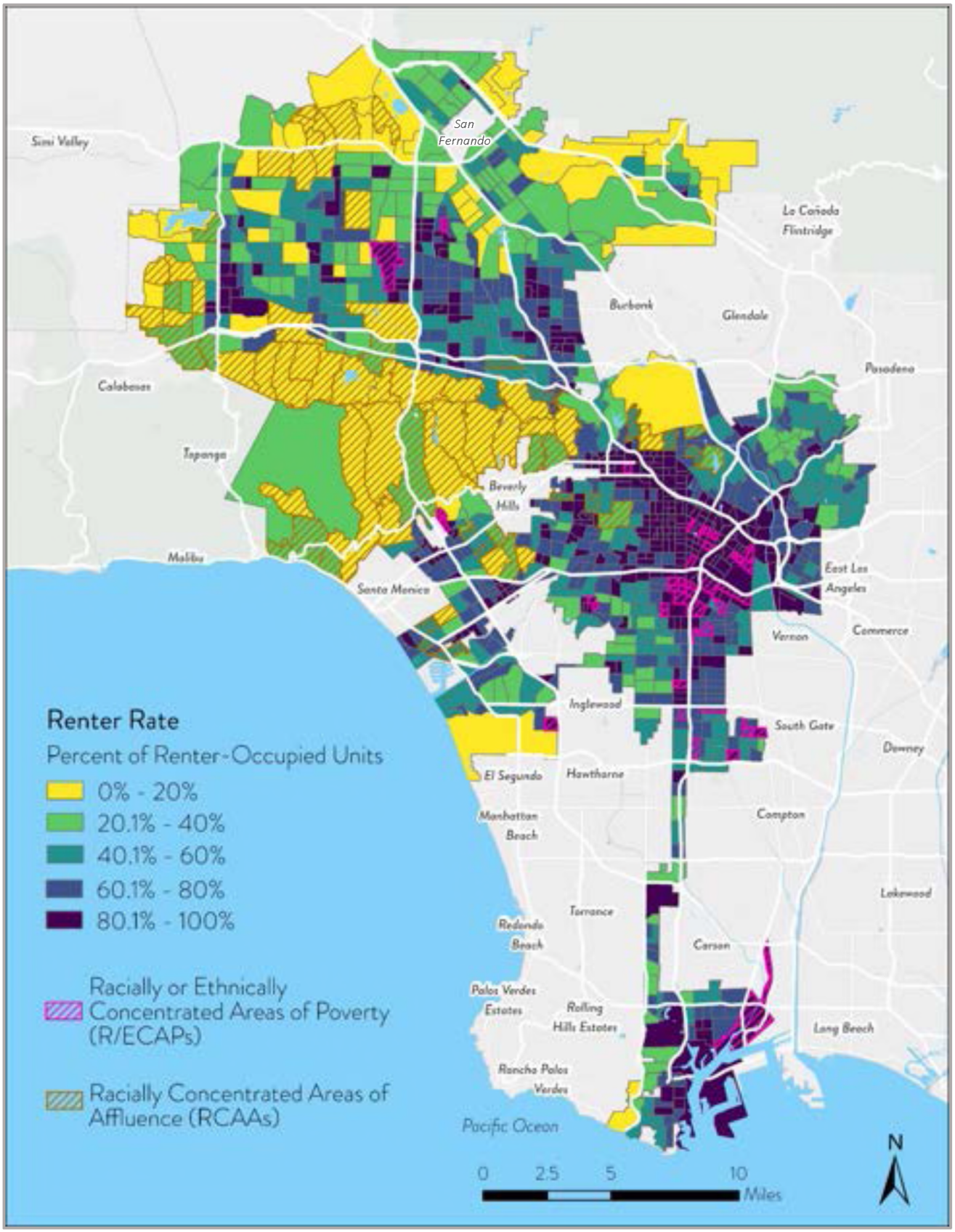


TABLE 38. HOMEOWNERSHIP AND OTHER DEMOGRAPHIC CHARACTERISTICS

Householder Age and Educational Attainment	City of Los Angeles			Los Angeles County			Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA)		
	Owner Occupied	Renter Occupied	Home-ownership Rate	Owner Occupied	Renter Occupied	Home-ownership Rate	Owner Occupied	Renter Occupied	Home-ownership Rate
Age of Householder									
Under 35	36,692	266,444	12.1%	106,081	499,700	17.5%	144,386	628,912	18.7%
35 to 44	83,078	197,533	29.6%	241,973	412,099	37.0%	329,208	513,627	39.1%
45 to 54 years	109,253	160,096	40.6%	331,855	352,241	48.5%	463,020	445,766	50.9%
55 to 64 years	119,675	125,077	48.9%	376,214	267,262	58.5%	525,570	331,364	61.3%
65 to 74 years	91,975	76,189	54.7%	283,449	157,383	64.3%	397,270	194,576	67.1%
75 to 84 years	46,223	31,945	59.1%	139,248	71,818	66.0%	196,823	90,085	68.6%
85 years and over	23,764	16,907	58.4%	67,109	36,379	64.8%	92,092	47,704	65.9%
Educational Attainment									
Less than high school graduate	65,121	186,177	25.9%	190,594	363,480	34.4%	228,980	431,299	34.7%
High school graduate (includes equivalency)	68,230	146,852	31.7%	228,899	338,318	40.4%	296,276	417,525	41.5%
Some college or associate's degree	124,004	218,984	36.2%	417,353	490,716	46.0%	582,436	629,050	48.1%
Bachelor's degree or higher	253,305	322,178	44.0%	709,083	604,368	54.0%	1,040,677	774,160	57.3%

Data Sources: ACS 2021 5-Year Estimates, S2502

Additionally, the majority of homeowners in Los Angeles, 58.1%, have a household income that is greater than 100% of HUD's Area Median Family Income (HAMFI). Around 16.5% of homeowners have a household income less than or equal to 30% of HAMFI. This indicates homeownership is most accessible for households earning high incomes.

TABLE 39. HOMEOWNERSHIP AND OTHER DEMOGRAPHIC CHARACTERISTICS

Household Tenure and Demographic Characteristics	City of Los Angeles		
	Owner Occupied	Renter Occupied	Homeownership Rate
Householder with at least One Type of Disability			
Total	509,505	874,365	36.8%
Household Income			
Household income is less than or equal to 30% of HAMFI	55,910	283,915	16.5%
Household income is greater than 30% but less than or equal to 50% of HAMFI	55,670	161,475	25.6%
Household income is greater than 50% but less than or equal to 80% of HAMFI	83,095	165,075	33.5%
Household income is greater than 80% but less than or equal to 100% of HAMFI	52,300	74,510	41.2%
Household income is greater than 100% of HAMFI	262,530	189,390	58.1%
Household Includes at least 1 Child Age 6 or Younger			
Total	68,055	130,235	34.3%

Data Sources: ACS 2015-2019 5-Year Estimates, CHAS Tables 6, 7, and 13

Homeownership accessibility is also important for individuals living with a disability. Of all homeowners in the City, around 36.8% have at least one type of disability.

Overall, access to homeownership in the United States looks differently for many people, particularly foreign-born and undocumented residents. According to a recently published study, foreign-born residents are impacted by several barriers when looking to own a home. These barriers will continue to burden households across the country as the estimated primary source of new housing demand is expected to be led by foreign-born households by 2040[102]. As of 2021, over 16% of U.S. head of households were a foreign-born resident. While the majority of immigrant households had moved from Mexico and other Latin American countries, homeownership rates are higher for immigrants of non-Hispanic/Latino ethnicity or race. Among the barriers faced by many immigrant households, lower socioeconomic status and living conditions in segregated neighborhoods with reduced access to employment, often limit their capacity to build savings and a credit history in the U.S. Another major barrier is legal status, which leads to lack of security and stability due to the inability to safely stay in one location or the uncertain future of existing programs that have eased the pathway to homeownership for undocumented individuals, such as the Deferred

[102] The Joint Center for Housing Studies of Harvard University. "Immigrants' Access to Homeownership in the United States:

A Review of Barriers, Discrimination, and Opportunities". Retrieved from:
https://www.jchs.harvard.edu/sites/default/files/research/files/harvard_jchs_immigrant_homeownership_cornelissen_pack_2023.pdf

Action for Childhood Arrivals (DACA) program. Los Angeles County has one of the largest shares of immigrant populations nationwide, which adds to the pressure of providing homeownership assistance for undocumented households seeking to become homeowners in the City.

An additional study by the Neighborhood Data for Social Change and Leadership for Urban Renewal Network (LURN) found the barriers to homeownership were higher in certain neighborhoods in Los Angeles.[103] In Boyle Heights, the homeownership rate was only 23% since 2010, significantly lower than its neighbors of El Sereno, Monterey Park, and East Los Angeles. In Boyle Heights, where nearly one in three residents are non-citizen immigrants, immigration status is one impediment to homeownership access. The study cited research from 2009 that found nationally, immigrant homeownership is also far lower than the homeownership rate of native-born households; 35% of immigrant households are homeowners, half the rate of native-born households. In addition to legal status as a major barrier, the complicated process of purchasing a home, including accessing the proper resources and support to navigate this system, is also a barrier for households with limited English proficiency.

ACCESS TO OTHER ECONOMIC OPPORTUNITIES

21. Are there protected class groups that experience significant disparities in access to other economic opportunities, which may include but are not limited to: access to livable-wage jobs; access to services of reputable mortgage lenders and other financial institutions; access to fair and affordable credit; access to reputable financial counseling services; and fair residential real estate appraisals and valuations? If so, which protected class groups experience lack of access?

ACCESS TO LIVABLE WAGE JOBS

Ensuring fair access to livable wage jobs is important for uplifting vulnerable residents, growing the local economy, and supporting communities. With the ongoing impacts of the COVID-19 pandemic, persistent wealth disparities, and the rapid increase of home and rent prices, risk of unemployment and poverty has increased. In 2021, the Los Angeles County Economy Development Corporation (LACEDC) revealed race-based economic inequities grew in recent years compared to pre-pandemic times. Their study also indicated Los Angeles County was estimated to have 345,000 fewer living wage jobs in 2021. Overall, Los Angeles County lost nearly three-quarters of a million jobs (about 761,000) in March and April 2020[104].

As the Access to Community Assets chapter of this report indicates, jobs are clustered in parts of East, Central, and West Los Angeles, with eight census tracts in these areas providing an estimated 30,000 to 140,000 jobs each. Census tracts with the fewest jobs are clustered in parts of North, East, and South Los Angeles, including Westwood, Boyle Heights, University Park, El Sereno, Harbor Gateway, and Koreatown. Notably, while several of the City's R/ECAPs are close to areas with large numbers of jobs, such as downtown, several R/ECAPs—primarily in South Los Angeles—contain few jobs and are located relatively far

[103]USC Lusk Center for Real Estate, Neighborhood Data for Social Change, "Boyle Heights Residents Face Significant Barriers to Homeownership". Retrieved from: https://la.myneighborhooddata.org/2019/02/boyle-heights-homeownership/

[104] https://spectrumnews1.com/ca/la-west/business/2021/02/09/report--la-county-could-see-354-000-fewer-living-wage-jobs-in-2021

from the City's job centers. The City's RCAAs also tend to contain low numbers of jobs, and many require extensive travel time to reach downtown and other employment hubs.

A 2023 Zillow study found in order to afford a two-bedroom apartment in Los Angeles, a renter earning minimum wage would need 2.7 full-time jobs or work over 108 hours per week.[105] However, many vulnerable residents, who are often low-income or undocumented, are not paid minimum wage, especially if they work informal jobs or are working as vendors. Los Angeles has a large concentration of street vendors who experience this lack of financial stability and benefits. In 2022, four Los Angeles County-based organizations partnered with JPMorgan Chase who committed over $5 million to support open-air businesses owned by Black or African American and Hispanic or Latino women across the County.[106] The funding is expected to provide over 500 street vendors and other micro-entrepreneurs with one-on-one coaching and over 200 vendors with low-interest loans. The LACEDC report indicated over 730,000 living wage jobs will need to be created in the next five years for the local county economy to remain sustainable, therefore, supporting entrepreneurs and small businesses will be a critical pathway for L.A. workers to earn living wages and further grow the economy.

ACCESS TO HOMEOWNERSHIP

LAHD Homebuyer Programs

The City of Los Angeles offers three programs for first-time home buyers which include the Low-Income Purchase Assistance (LIPA), Moderate-Income Purchase Assistance (MIPA), and Mortgage Credit Certificate (MCC).[107] The LIPA and MIPA programs can assist first-time, low-income and moderate-income homebuyers purchase homes within City limits by providing subordinate loans to cover the down payment, closing costs, and acquisition. The MCC can allow eligible, first-time homebuyers to claim a tax credit of 20% of the mortgage interest paid per year which can reduce the homebuyer's federal income tax liability and thus increase their spendable net income to use for monthly mortgage payments.

IN THE COMMUNITY'S WORDS

"Families and friends I know are unable to purchase their first home. Mortgage rates are too high. They don't get approved. It is hard for first-time buyers to even consider owning a home. Having income coming in is still not enough."

- Community Meeting Participant

To determine eligibility to participate in these programs, prospective participants must first contact an LAHD Participating Lender and get pre-qualified. Participants must also attend an eight-hour homebuyer education course and receive housing counseling. Each program has additional requirements to determine homebuyer eligibility such as income limits based on household size, occupying a home as the Principal Residence, and purchasing a one-unit, single family residence. Both the LIPA and MIPA programs require homebuyers to have a middle FICO credit score of at least 660.

[105] https://www.cbsnews.com/losangeles/news/how-many-jobs-do-you-need-to-pay-rent-in-l-a/

[106] https://lasentinel.net/jpmorgan-chase-commits-5-million-to-support-black-and-latina-street-vendors-in-los-angeles.html

[107] LAHD. First-Time Homebuyers. Retrieved from: https://housing2.lacity.org/housing/first-time-homebuyers

Table 29 summarizes the total funding each program provided eligible first-time homebuyers in 2022, along with the total number of loans funded and the total household members served. As of 2022, the MCC program is out of funding, therefore no loans were distributed.[108] Between 2019 and 2021, the LIPA program saw a decline in their yearly funding by over -65.4%. While LIPA funding has increased since 2021, the total funding provided in 2023 has been $4,292,119, nearly half of the amount provided in 2019 (Figure 29). The MIPA program has seen a consistent increase in funding since 2020, recovering from a total of $531,412 to over $8,260,270 in 2023 (Figure 30). In contrast, no funding has been provided through the MCC program since 2021.

TABLE 40. SUMMARY REPORT FOR LAHD HOMEBUYER PROGRAM FUNDING

Low-Income Purchase Assistance (LIPA)			Moderate-Income Purchase Assistance (MIPA)			Mortgage Credit Certificate (MCC)		
Total Loans Funded	Total Amount Funded	Total Household Members Assisted	Total Loans Funded	Total Amount Funded	Total Household Members Assisted	Total Loans Funded	Total Amount Funded	Total Household Members Assisted
Loans Funded During 2022								
24	$2,823,888	68	45	$4,015,755	114	-	-	-
Loans Funded from 2017 through 2023 to Date								
360	$31,346,548	1,045	245	$19,065,472	660	395	$23,526,881	1,088

Data Sources: LAHD Homebuyer Program Data

[108] LAHD. "How a Mortgage Credit Certificate can help you buy a home", Retrieved from: https://housing2.lacity.org/housing/how-a-mortgage-credit-certificate-can-help-you-buy-a-home

FIGURE 29. LIPA FUNDING FROM 2017 TO 2023

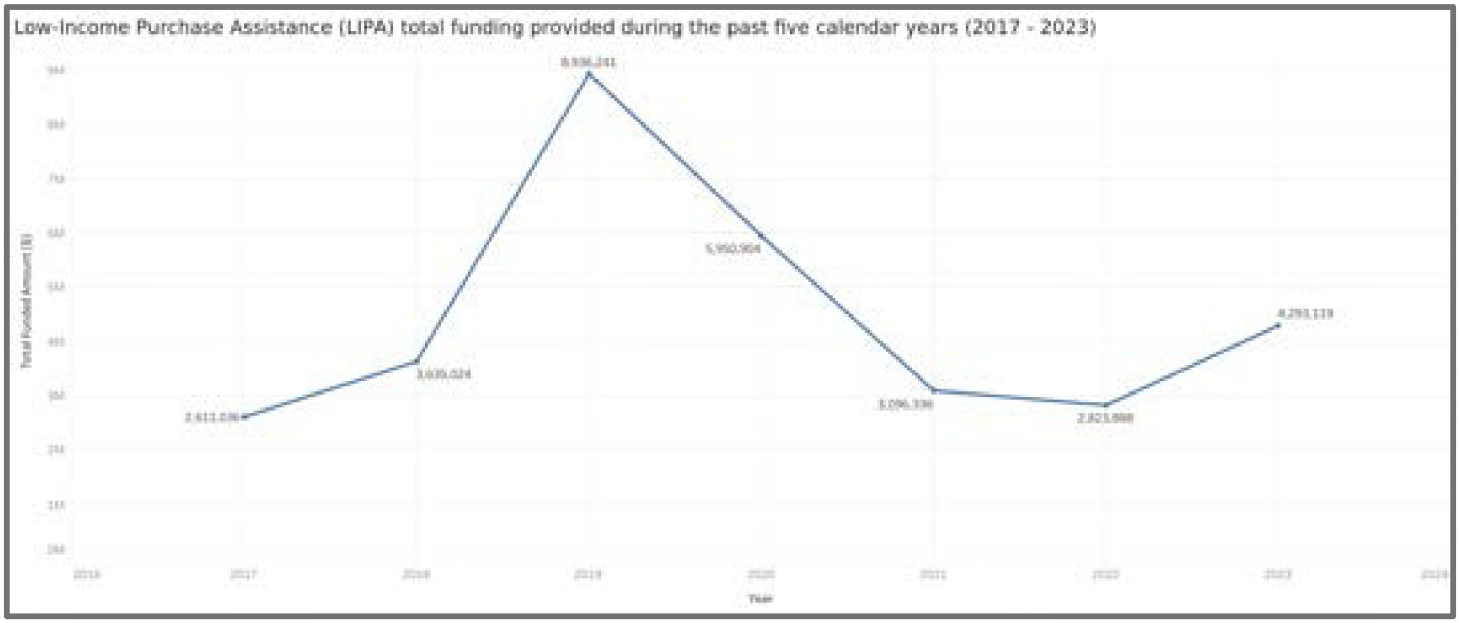
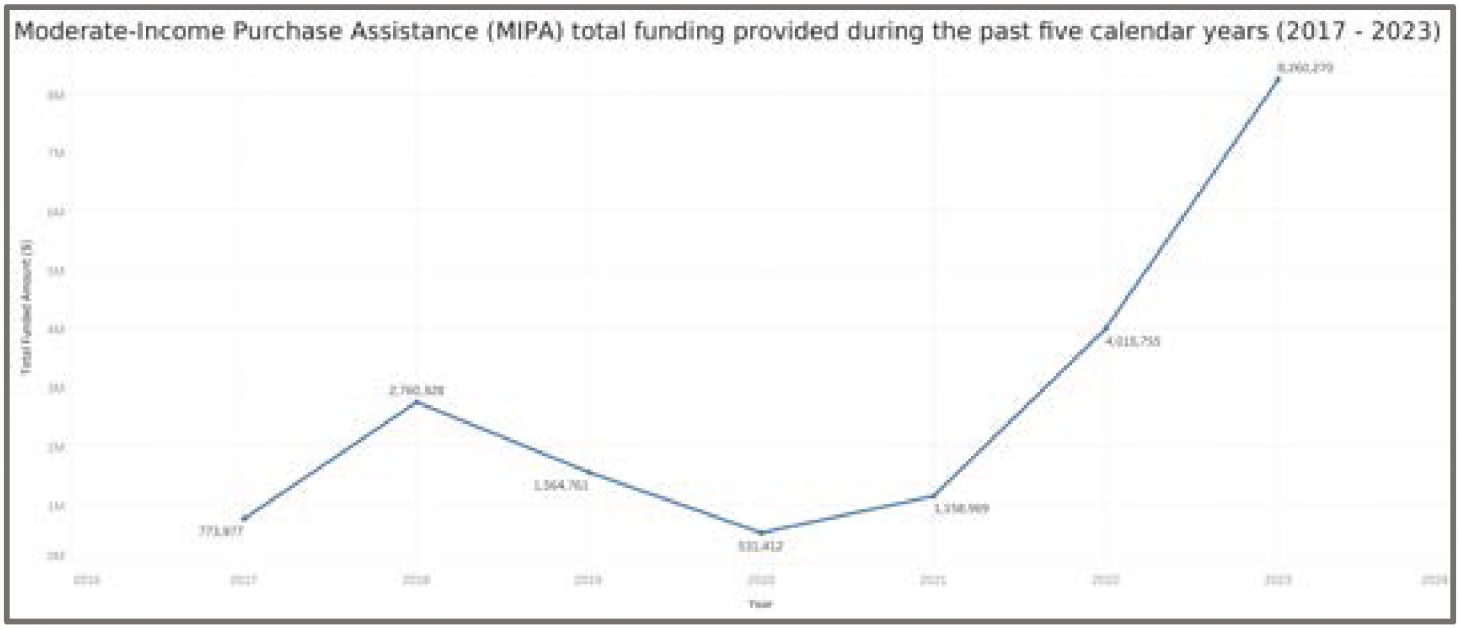
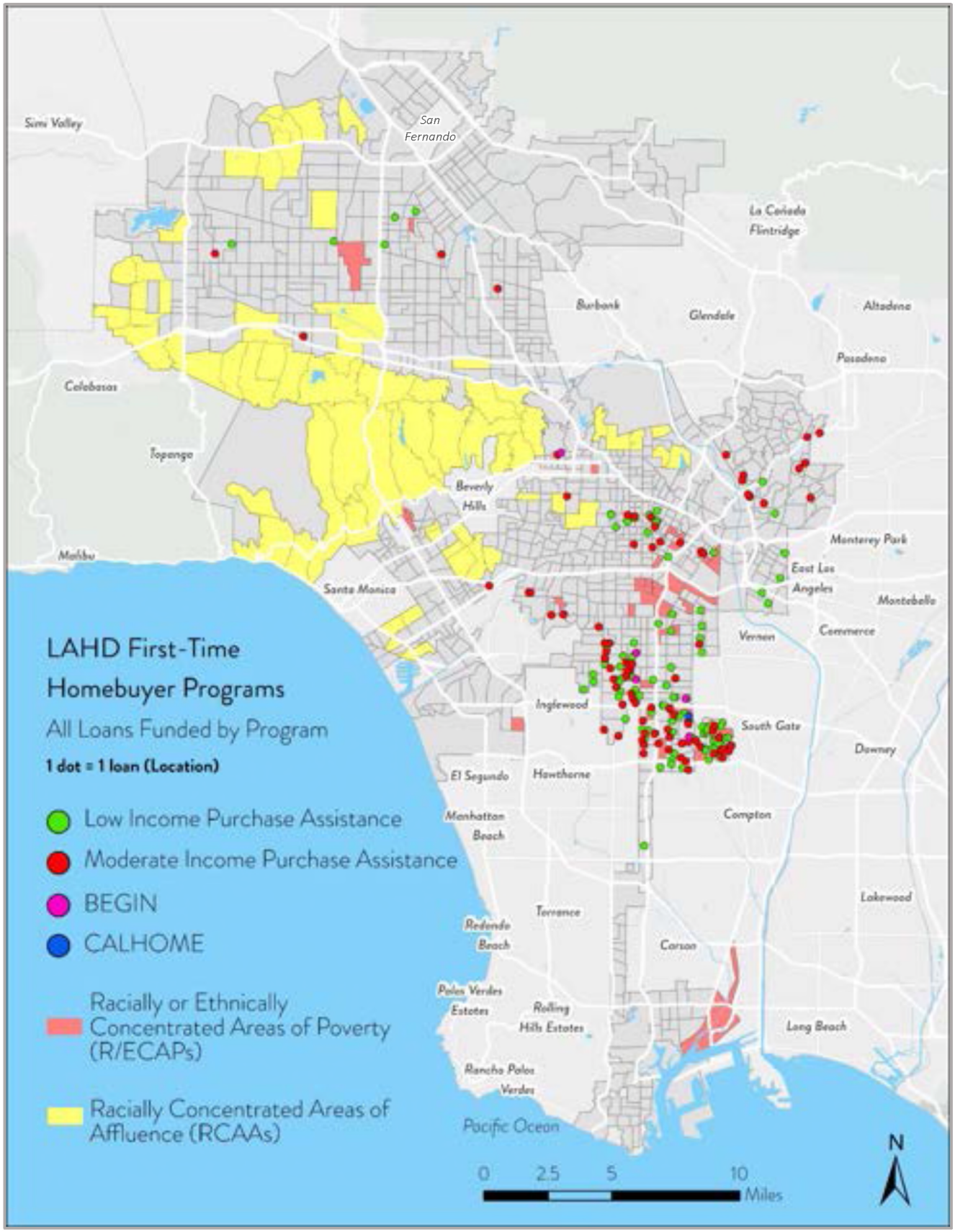


FIGURE 30. MIPA FUNDING FROM 2017 TO 2023



MAP 52. LOANS DISTRIBUTED TO LAHD FIRST-TIME HOMEBUYER PROGRAM PARTICIPANTS



ACCESS TO FAIR AND AFFORDABLE CREDIT

Financial insecurity among families and individuals impacts their overall well-being as well as their local community. Prior to the COVID-19 pandemic, vulnerable households were already experiencing financial burdens, much of which have been exacerbated in recent years. In 2019, as high as 61.3% of families in Los Angeles were financially insecure (compared to an average of 52% nationally) and over 30% of residents had subprime credit scores.[109] Household financial insecurity places further pressure on the local Los Angeles economy, costing the Los Angeles government over $107-$248 million in unpaid property taxes and utility bills. The Urban Institute provided three key indicators for characterizing financial health using credit data: delinquent debt, credit score, and credit use. Based on the Urban Institute's analysis of 2018 credit data for Los Angeles, about 27% of residents had a credit score that is subprime (i.e., under 600), including people with no credit, compared to 28% nationwide. The median credit score was 683, slightly below the national average of 689. While the majority of neighborhoods in Los Angeles displayed strong credit health and about 65% of City residents had a healthy credit score, there are still areas of the City where subprime credit is common. Additionally, the Urban Institute reports that over 29% of Los Angeles residents had larger debt burdens, similar to the national average.

IN THE COMMUNITY'S WORDS

"There is a huge problem with discriminating based on credit reports. When [credit reports] have severe problems, they are not reported. Past [rental] payments are not included."

- Community Meeting Participant

The methodology of credit scoring has been questioned by many critics. Some have called attention to the accuracy and use of credit data, linking patterns to other forms of historical bias. Some scoring model options do not include rental or cell phone payments which are more inclusive of Hispanic or Latino and Black or African American consumers, while others use criteria such as being employed that has little to do with credit scores.[110] Inconsistent scoring models further perpetuate "credit invisibility," which impacts over 26 million Americans who have no credit history with any credit reporting agencies. According to the Consumer Financial Protection Bureau (CFPB), Black or African American and Hispanic or Latino people that reside in low-income neighborhoods have higher credit invisibility rates.

In 2012, the National Fair Housing Alliance prepared a report on discriminatory effects on credit scoring on communities of color for the Symposium on Credit Scoring and Credit Reporting. The report delineated how the federal government and the private industry promoted the use of discriminatory rating systems that excluded people from mainstream affordable credit due to their race or nationality. As a response to the Great Depression and the foreclosure crisis that followed, the Home Owners Loan Corporation (HOLC) established and institutionalized redlining in 1933.[111] HOLC used a discriminatory risk rating system that benefited prospective borrowers only if their neighborhoods were deemed as new or in demand. The neighborhoods that were ranked low, or high-risk, were located near or in majority Black or African American neighborhoods.

[109] https://www.urban.org/sites/default/files/2019/11/05/the_financial_health_of_los_angeles_residents.pdf

[110] https://www.forbes.com/advisor/credit-cards/from-inherent-racial-bias-to-incorrect-data-the-problems-with-current-credit-scoring-models/

[111] https://nationalfairhousing.org/wp-content/uploads/2017/04/NFHA-credit-scoring-paper-for-Suffolk-NCLC-symposium-submitted-to-Suffolk-Law.pdf

Private banks began to adopt this ranking system, which was then implemented into the Federal Housing Administration (FHA) and the Veterans Administration loan programs in the 1940s and 1950s. This adoption of discriminatory policies resulted in benefitting white Americans through reduced down payments and better loan terms. The FHA's policies were explicitly transformed to recommend the use of restrictive covenants to ensure a neighborhood's stability in terms of racial and social class. Racial bias and discriminatory lending still persist today, with data indicating that minority applicants are likely to have lower credit scores and higher mortgage denial rates than white applicants. Today, the mortgage industry has widely adopted new technologies such as automated underwriting that is claimed to be race-blind in order to reduce racially biased credit decisions, however, wide gaps have still been proven to exist.[112] Recent analysis of data gathered through the Home Mortgage Disclosure Act (HMDA) has found racial and ethnic discrimination by mortgage lenders has created disparities in denial rates. The leading criteria used to determine approval has been linked to credit access. Black or African American and Hispanic or Latino applicants have been found to have lower credit scores than white applicants and are less likely to receive algorithmic approval recommendations from government automated underwriting systems (AUS) than white applicants. This racial bias has resulted in generational patterns in wealth disparities and lack of financial growth opportunities. In 2022, a new Urban Institute analysis used recent consumer records from a major credit bureau and found young adults in majority-Black or African American and majority-Hispanic or Latino communities were more likely to begin adulthood with lower-than-average credit score compared to young adults living in majority-white neighborhoods.[113] For young adults aged 25 to 29, those living in majority-Black or African American neighborhoods have a median credit score of 582, while those in majority-Hispanic or Latino neighborhoods have a median score of 644, and young adults living in majority-white neighborhoods have a median score of 687.

In October 2023, the State of California passed SB 267 related to the use of credit histories in tenant selection for persons receiving government rent subsidies. The bill prohibits the use of a person's credit history as part of the application process for rental housing without offering the applicant the option of providing alternative proof of the applicant's reasonable ability to pay their portion of the rent. Examples of such alternative proof may include, but are not limited to, government benefit payments, pay records, and bank statements. The housing provider must reasonably consider the alternative evidence in determining whether to offer the unit to the applicant.[114] This bill would not impact the use of credit histories in making rental determinations regarding applicants not receiving government rent subsidies.

ACCESS TO REPUTABLE FINANCIAL COUNSELING SERVICES

Financial stability is a critical component to an individual, family, and community's resilience. Reputable financial counseling services aid people and communities regarding financial literacy and essential resources needed during times of crisis, including the recent COVID-19 pandemic. National surveying from 2020 detected a high concentration of job losses, reduction in wages, reduction in work hours, and other impacts on household incomes among Black or African American and Latino households in four of the largest cities in the country. Over 71% of Latinos and 52% of Black or African American households in Los Angeles

[112] https://www.federalreserve.gov/econres/feds/files/2022067pap.pdf

[113] https://www.urban.org/urban-wire/young-adults-credit-trajectories-vary-widely-race-and-ethnicity

[114] California Legislative Information, Senate Bill No. 267. https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240SB267

were estimated to have serious financial problems due to the pandemic.[115] Additionally, the wealth disparity between white households and other racial groups continued to increase. In Los Angeles, an estimated 37% of white households reported serious financial problems, a rate far smaller than that of Black or African American and Hispanic or Latino households. Survey results further revealed 1 in 3 households in Los Angeles experienced serious problems such as paying credit card debt, loans, and other forms of debt, while also having used most or all their savings. Over 11% of respondents reported they did not have any savings prior to the pandemic's outbreak. While the $2 trillion national emergency relief bill helped many households and individuals, it was not enough to uplift many people. Without additional financial aid packages, households across the country and the City of Los Angeles are further at risk of ongoing financial instability. Recent research has also called attention to the increased vulnerability among the Latino population, particularly around the economic consequences associated with long-COVID.[116]

City of Los Angeles residents are served by a variety of financial empowerment, literacy, and other services and resources through a variety of City and County departments, including, but not limited to:

The Los Angeles Economic & Workforce Development Department (EWDD): The EWDD[117] provides several resources ranging from employment, business and real estate, recovery resources, and more. For residents seeking employment resources, the EWDD offers services for adults, youth, veterans, and employers. Adults can find assistance through over 16 WorkSource Centers[118] in the City which as a personal employment agency. WorkSource Centers provide free services for all participants including adults, dislocated workers, veterans, homeless residents, and the re-entry population. YouthSource centers are also available for young adults or high school and college students seeking employment or career preparation resources. The EWDD manages over 15 programs that focus on the city's youth. One of the youth programs, Hire LA, prepares young adults for the workforce by providing starter jobs to those ages 14-24. The LA:RISE Youth Academy helps young adults who are experiencing homelessness by providing over 250 hours of transitional employment and wrap around services including housing and other social services.

The Los Angeles Community Investment for Families Department (CIFD): CIFD focuses on helping families break through the cycle of generational poverty by supporting community investments in neighborhoods throughout the City that create opportunities for community wealth building[119]. CIFD offers several programs and resources for creating paths toward financial security for community residents. The Basic Income Guaranteed Program: Los Angeles Economic Assistance Pilot (BIG:LEAP)[120] is the largest economic assistance pilot in the country which provides over 3,200 individuals with unconditional and direct cash payments of $1,000 per month over a total of 12 months. CIFD also manages FamilySource Centers[121], a one-stop shop for low-income residents to access social, educational, work, and other family support services in their neighborhood.

[115] https://www.npr.org/sections/health-shots/2020/09/09/909669760/npr-poll-financial-pain-from-coronavirus-pandemic-much-much-worse-than-expected

[116] https://www.brookings.edu/blog/how-we-rise/2022/10/19/the-socioeconomic-consequences-of-covid-19-for-latino-families/

[117] https://ewddlacity.com/

[118] https://ewddlacity.com/index.php/employment-services/adults-age-24-and-older/worksource-centers

[119] https://communityinvestment.lacity.gov/

[120] https://bigleap.lacity.gov/

[121] https://communityinvestment.lacity.gov/familysource-centers

There are 16 locations open throughout the city. FamilySource Centers offer free services such as financial education and coaching, credit building, income tax preparation, incentivized savings programs, and more. CIFD also manages the Opportunity L.A. Program which is a free college savings account program for first-grade students that attend participating elementary schools in the Los Angeles Unified School District (LAUSD). The program was created to help teach parents and young children the benefits of saving. There is no cost to participate in the program and all new accounts receive a free initial deposit.

The Los Angeles Public Library: The Los Angeles Public Library offers an annual Financial Literacy Month, a month-long event dedicated to help educate City residents how to access a variety of programs that can assist them in reaching their financial goals and getting back on track. Some of these services include educational workshops led by financial professionals who cover topics such as investing, credit reports and scores, financial planning, and business loans. In 2023, the library hosted tabling events at select library branch locations with financial professionals from the Los Angeles Alliance for Economic Inclusion during which people pledged to save money.[122]

The Los Angeles County Department of Consumer and Business Affairs Center for Financial Empowerment: The Center partners with over dozens of organizations and service providers across the County to help uplift residents with low-to-moderate-income household wealth. The overarching goals the Center assists residents with involve making a financial plan, learning how to save for the future, learning how to protect their money or assets, understanding credit, and how to maximize their money. Various partners work closely with residents and provide services such as one-on-one counseling, debt reduction, tax-filing assistance, and credit repair.[123] The Center provides an interactive map of financial empowerment service providers across the city.[124]

Other organizations that provide financial counseling services to City of Los Angeles residents include, but are not limited to:

Haven Neighborhood Services: For over a decade, the local non-profit, Haven Neighborhood Services, has been dedicated to financially empowering vulnerable communities in Los Angeles by providing financial education and services, free of cost, to help end their financial and housing crisis. The organization focuses on assisting 100% low-to-moderate-income individuals or families, including: at risk-youth, domestic violence survivors, BIPOC, LGBTQ+, Transitional Age Youth (TAY), seniors, undocumented immigrants, LMI homeowners/renters, U.S. Military Veterans, and justice-involved individuals. The organization is currently located in seven different sites across Los Angeles County and neighboring counties including: (2) South Los Angeles, (2) West Los Angeles, (1) Pico Union, (1) San Pedro/Harbor City, and (1) Inland Empire. The organization provides various financial capability programs including: a Volunteer Income Tax Assistance (VITA) Program, the Financial Literacy Workshop, the Online Banking Workshop, Financial Counseling, Personal/Business Credit Counseling, Identity Theft Recovery Assistance, Bank Account Enrollment Assistance, and Debt Relief Counseling. Additionally, the organization has a network of over 75 local partners such as non-profits, government partners, and banking partners that help address the immediate needs of their clients in order to ensure their success.[125]

[122] https://www.lapl.org/financial-literacy-month

[123] https://dcba.lacounty.gov/financial-empowerment-resources/

[124] https://lacounty.maps.arcgis.com/apps/InteractiveFilter/index.html?appid=c65d96817e26418f98a544db52b97504

[125] https://www.havenservices.org/

Koreatown Youth and Community Center (KYCC): Established in the 1975, KYCC[126] supports at-risk youth and their families in the areas of education, health, housing, and finances. Their Community Economic Development services include financial support services to help residents of Koreatown and Greater Los Angeles learn how to manage their finances, increase income, reduce expenses, build wealth, and more. The center has bilingual economic development specialists that serve over 4,000 residents and families annually.

LIFT-Los Angeles: LIFT[127] is a non-profit that operates across several cities throughout the country. The LIFT branch located in Los Angeles empowers families to break the cycle of poverty through a holistic approach that includes one-on-one coaching, wraparound support, and more. LIFT focuses on empowering low-income parents to achieve their career-related and financial goals in order to grow their economic mobility.

Mexican American Opportunity Foundation (MAOF): MAOF[128] focuses on serving the critical needs of multi-generational households by focusing on four core services that help advance the socioeconomic condition of the Mexican American community. These services include early education services, senior services, community development services, and community partnerships.

New Economics for Women (NEW): NEW[129] is a California-based nonprofit that strives to build economic mobility among Latinas and their families by providing services and support for wealth creation, housing, education, entrepreneurship, and civic engagement. NEW offers hubs that provide a comprehensive range of programs and resources such as a homebuying program, financial resources for women and minority small businesses, and manages affordable housing developments throughout the city.

List of Certified Community Development Financial Institutions (CDFIs) in Los Angeles: CDFIs are organizations designated for providing financial services in low-income communities and assist people who lack access to proper financing.[130] CDFIs can include institutions such as community development banks or credit unions as well as non-regulated institutions such as loan or venture capital funds. Through award-based funding, CDFIs can finance activities such as lending for first-time homebuyers, commercial loans for businesses in disenfranchised areas, and flexible loans for community facilities. CDFIs are an impactful tool that can provide opportunities to improve the quality of life and economic health of communities and individuals and create an inclusive economy. Research has proven the link between economic distress and poor health, particularly in areas with a concentration of poverty. This has resulted because of investments steered away from communities deemed as a high risk or considered as not profitable enough.[131] As of 2021, 13 CDFIs are active in Los Angeles, as shown in the table that follows.

[126] https://www.kyccla.org/services/community-economic-development-ced/

[127] https://www.whywelift.org/

[128] https://maof.org/

[129] https://neweconomicsforwomen.org/

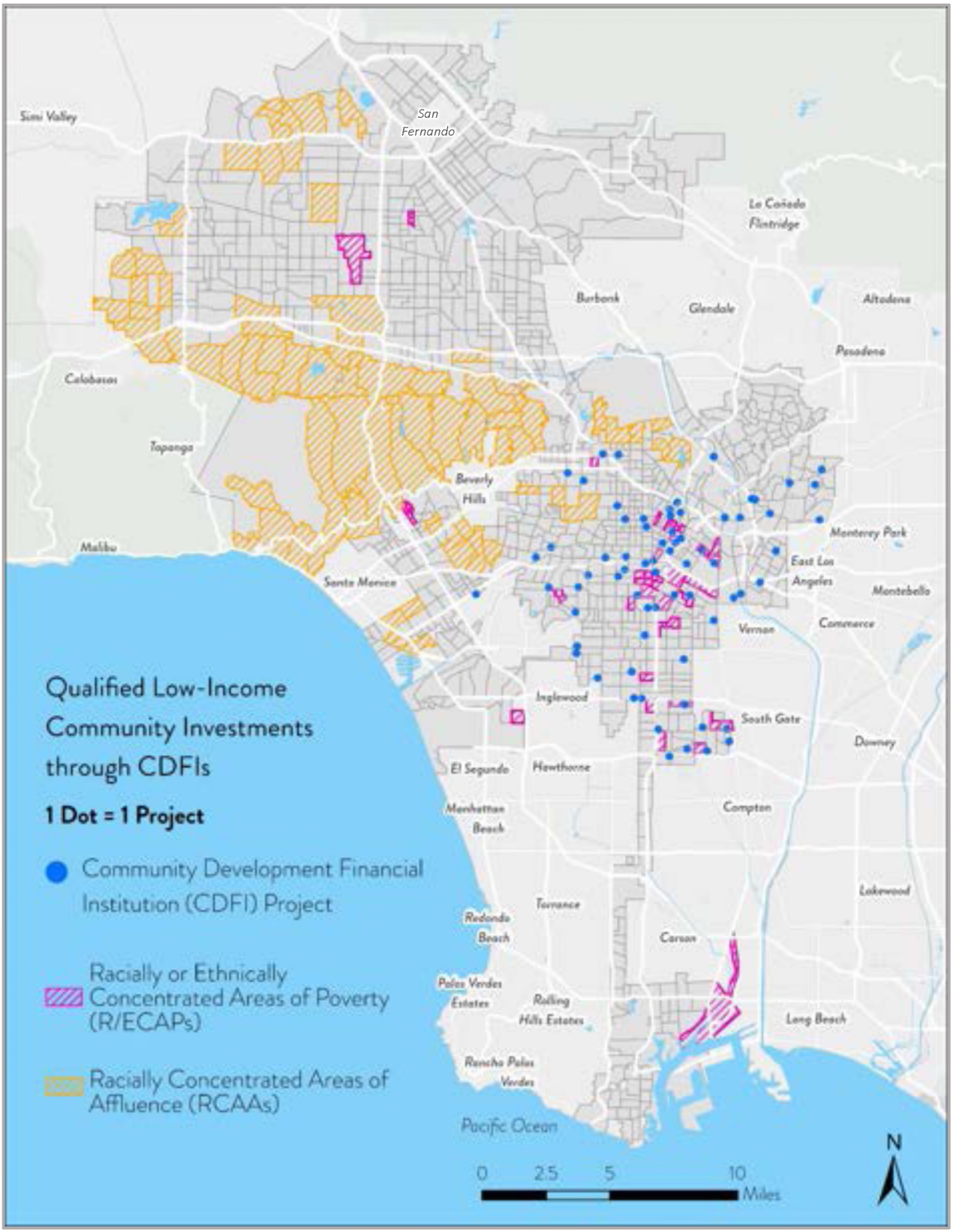
[130] https://www.cdfifund.gov/programs-training/certification/cdfi

[131] https://www.ncbi.nlm.nih.gov/books/NBK568870/

TABLE 41. CERTIFIED CDFIS OPERATING IN LOS ANGELES, 2021

Community Development Financial Institution (CDFI)	Financial Institution Type	ZIP Code	Address	Organization Website
Acelera Financial Corp	Loan Fund	90071	333 S Grand Ave, Ste 3310	www.acelerafinancial.com
Broadway Federal Bank	Bank or Thrift	90036	5055 Wilshire Blvd, Ste 500	http://www.broadwayfederalbank.com
Episcopal Community Federal Credit Union	Credit Union	90026	840 Echo Park Ave	www.efcula.org
Genesis LA Economic Growth Corporation	Loan Fund	90017	801 S Grand Ave, Ste 775	http://www.genesisla.org
Inclusive Action for the City	Loan Fund	90033	2900 E Cesar E Chavez Ave	www.inclusiveaction.org
PACE Finance Corporation	Loan Fund	90017	1055 Wilshire Blvd, Ste 1475	www.pacela.org
Pacific Coast Regional, Small Business Development Corp.	Loan Fund	90010	3255 Wilshire Blvd, Ste 1501	http://www.pcrcorp.org
RBB Bankcorp	Bank Holding Company	90017	660 S Figueroa St, Ste 1888	N/A
Royal Business Bank	Bank or Thrift	90017	1055 Wilshire Blvd, Ste 1220	http://www.rbbusa.com
Salas & Company	Loan Fund	90014	309 E 8th St, Ste 601	https://www.caminofinancial.com/
Sustainable Communities Fund	Loan Fund	90024	1281 Westwood Blvd, Ste 200	www.tscfund.org
USC Credit Union	Credit Union	90007	3720 S Flower St, Floor 4	www.usccreditunion.org
Vermont-Slauson LDC, Inc.	Loan Fund	90044	1130 W Slauson Ave	http://www.vsedc.org

MAP 53. INVESTMENTS THROUGH CDFIS IN LOS ANGELES



Bank Branches in Los Angeles: Access to safe banking is critical for ensuring people can reach their goals while also protecting their finances. The BankOn Los Angeles County Coalition is a local partnership between government agencies, financial institutions, and community organizations that work towards improving the financial stability of residents who are unbanked or underbanked.[132] The BankOn program provides safe checking accounts with features such as no overdraft fees, online bill pay options, banking alerts, and more. Using a bank for checking and savings accounts is the most cost-effective and safe way to manage one's finances, therefore, access to banking options is critical for communities, particularly for low-to-moderate-income individuals. Additionally, there are 26 active FDIC-insured banks and branches in Los Angeles.[133]

TABLE 42. ACTIVE FDIC-INSURED BANKS IN LOS ANGELES

Name	Address
City National Bank	555 S Flower St
Cathay Bank	777 N Broadway
Manufacturers Bank	515 South Figueroa Street, Ground Floor
CTBC Bank Corp USA	801 S Figueroa St, Suite 2300
GBC International Bank	333 S Grand Ave, Suite 3500
The Bank of New York Mellon Trust Company, National Association	333 S Hope St, Suite 2525
State Bank of India (California)	707 Wilshire Blvd, Suite 2900
Pacific Western Bank	9701 Wilshire Blvd
Hanmi Bank	3660 Wilshire Blvd Ste Ph-A
First Credit Bank	9255 W Sunset Blvd
Bank of Hope	3200 Wilshire Blvd, Suite 1400
Universal Bank	3455 S Nogales St, 2nd Floor
East West Bank	135 N Los Robles Ave, Floor 7
Pacific Premier Bank	17901 Von Karman Ave
Eastern International Bank	688 New High St
Preferred Bank	601 S Figueroa St
Mizrahi Tefahot Bank, Ltd.	633 W 5th St
American Business Bank	400 S Hope St, Suite 300
Banc of California, National Association	3 Macarthur Pl
Commercial Bank of California	19752 Macarthur Blvd
PCB Bank	3701 Wilshire Blvd
Commonwealth Business Bank	3435 Wilshire Blvd
Open Bank	1000 Wilshire Blvd, Suite 100
US Metro Bank	9866 Garden Grove Blvd
First Foundation Bank	18101 Von Karman Ave
Royal Business Bank	1055 Wilshire Blvd, Suite 1200

Data Sources: Federal Deposit Insurance Corporation (FDIC), BankFind Suite

[132] https://dcba.lacounty.gov/bankon/

[133] banks.data.fdic.gov/bankfindsuite/bankfind?activeStatus=1&branchOffices=true&city=Los%20Angeles&pageNumber=1&resultLimit=25&stalp=CA

ACCESS TO FAIR RESIDENTIAL REAL ESTATE APPRAISALS AND VALUATIONS

Homeownership is one of the significant pathways to wealth creation in the United States, however, historic trends of inequitable policymaking resulted in racial disparities in homeownership. The inability to generate wealth and equity through homeownership has hindered economic mobility among BIPOC families and individuals compared to white households. Race-based barriers to homeownership date back to the early 20th century, when appraisal bias was used as a discriminatory practice to lower the value of a home based on the race or ethnicity of the people living there. Home appraisals are carried out by real estate appraisers who determine the fair market value of a home, which in turn affects sales price, the equity a homeowner can take out as a loan to pay for expenses or education, the amount a homeowner will pay in property taxes, and more.[134] Appraisals are often conducted using a sales comparison approach, which is subjective due to the appraiser determining the home's value based on similar homes sold. Appraisal bias played a large role in influencing the creation of redlining maps that deemed homes located in majority-Black or African American communities were worth less than homes in majority white communities.

In 2022, the National Fair Housing Alliance (NFHA) published the Redlining Toolkit[135] which describes the history and legal framework for redlining while providing tools for identifying specific lenders with high redlining risk. According to Trulia research cited in the report, communities of color had 35% fewer mainstream lenders than predominantly white communities, but twice the number of non-traditional lenders. The origin of redlining dates to when the Home Owners Loan Corporation (HOLC) developed policies that used race as the primary element in determining the desirability and value of neighborhoods. Mortgage underwriting decisions that were based on discriminatory appraisal maps limited homeownership and wealth building opportunities for people of color. Research has shown that in the country's housing and financial markets, there remains an unfounded link between race and risk. Redlining has had a disproportionate impact on people and communities of color, giving rise to a dual credit market, with non-traditional, poorly regulated financial organizations primarily targeting low-income areas of color. These borrowers are frequently penalized for seeking credit from non-traditional lenders, while white families have distinct advantages such as access to homeownership through intergenerational wealth and good credit standing.

In 2021, President Joe Biden signed an executive order on advancing racial equity and support for underserved communities through the federal government.[136] The Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) was created, co-led by the U.S. Department of Housing and Urban Development and the White House Domestic Policy Council. In March 2022, PAVE published the Action Plan to Advance Property Appraisal and Valuation Equity. The plan noted the median white family holds more than eight times the wealth of the average Black or African American family and five times the wealth of the average Hispanic or Latino family.[137] The report addressed the historic discriminatory practices that negatively impacted Black or African American neighborhoods and other communities of color and the economic barriers still impacting them today. As of 2021, 12.5% of appraisals for home purchases in majority-Black or African American neighborhoods and 15.4% in majority-Hispanic or Latino neighborhoods resulted in a value below the accurate contract price, compared to only 7.4% of appraisals

[134] https://www.naacpldf.org/appraisal-algorithmic-bias/

[135] https://nationalfairhousing.org/wp-content/uploads/2022/03/NFHA-Redlining-Toolkit-April-2022.pdf

[136] https://www.whitehouse.gov/briefing-room/presidential-actions/2023/02/16/executive-order-on-further-advancing-racial-equity-and-support-for-underserved-communities-through-the-federal-government/

[137] https://pave.hud.gov/sites/pave.hud.gov/files/documents/PAVEActionPlan.pdf

conducted in majority-white neighborhoods. In 2022, the Federal Housing Agency released new neighborhood-level data on home appraisals that identified homes in Black or African American neighborhoods are on average valued 21% to 23% lower than what their valuation would be in a non-Black neighborhood.[138]

In 2022, the Brookings Institute conducted a study looking back at one of their studies from 2018 and re-estimating the devaluation of homes in Black or African American neighborhoods. Using over 102 metropolitan areas with at least one majority-Black or African American neighborhood, the study found that appraisal bias is responsible for 9% to 14% of overall devaluation and over 17% of lower appraisals. The study compared home values in majority Black or African American neighborhoods with home values located in areas with less than 1% of Black or African American residents. A devaluation would indicate similar homes in predominantly Black or African American neighborhoods are worth less. In Los Angeles-Long Beach-Anaheim, California Metropolitan Statistical Area (MSA), homes owned by Black or African American residents were affected by devaluation, with a -19.8% percent difference and over -$130,344 difference.

Further research has similarly found Los Angeles County homes in majority-Black or African American and Hispanic or Latino communities are twice as likely to be under-appraised. In December 2022, an ABC Owned Television Stations analysis highlighted the disparity between home values in majority Black or African American, Hispanic or Latino, and white communities. In the Los Angeles-Long Beach-Anaheim, California MSA, 4.4% of home sales in majority-Black or African American neighborhoods and 5.4% of home sales in majority-Hispanic or Latino neighborhoods were lower than the contract price, compared to only 2.4% of home sales in majority-white neighborhoods.[139] This appraisal bias continues to be tied to racial biases among appraisers, who are most often white. In California alone, over 70% of real estate appraisers are white, whereas white residents only make up 37% of the state's population. Additionally, California contains the second most extreme appraisal gaps in the country in the Los Angeles-Long Beach-Anaheim, California MSA. The Los Angeles MSA has an appraisal gap ratio of 1.25, an appraisal gap of $1,580,203, and a mean appraisal metro-wide of $1,264,288.[140]

In Los Angeles, as of 2021, there are over 106,933 people occupied within the real estate and financial industries. The largest share (42.7%) of positions are held by white employees, while Hispanic or Latino employees account for 25.1% and Black or African American employees account for only 9.8% (see Table 43). Within only real estate occupations, white employees make up 40.5% of all positions followed by Hispanic or Latino employees (32.1%), Asian employees (15.1%), and Black or African American employees (7.2%). Within rental and leasing service-related occupations, the majority of employees are white (50.3%), followed by Hispanic or Latino (25.6%) and Black or African American employees (24.1%).

[138] https://www.brookings.edu/research/how-racial-bias-in-appraisals-affects-the-devaluation-of-homes-in-majority-black-neighborhoods/

[139] https://abc7.com/feature/our-america-lowball-home-appraisal-racial-bias-discrimination/12325606/

[140] https://www.bloomberg.com/graphics/2023-home-prices-racial-gap-us-cities/

TABLE 43. FINANCIAL AND REAL ESTATE OCCUPATIONS IN LOS ANGELES COUNTY

Financial and Real Estate Occupations	Race/Ethnicity															
	Total		White		Black or African American		Hispanic or Latino		Asian		American Indian or Alaska Native		Native Hawaiian or Other Pacific Islander		Two or More Races	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Los Angeles County																
Real Estate	10,538	100%	4,272	40.5%	764	7.2%	3,385	32.1%	1,588	15.1%	33	0.3%	69	0.7%	427	4.1%
Rental and Leasing Services	8,454	100%	4,253	50.3%	2,035	24.1%	2,166	25.6%	*	*	*	*	*	*	*	*
Monetary Authorities - Central Bank	2,477	100%	1,529	61.7%	327	13.2%	341	13.8%	243	9.8%	*	*	*	*	37	*
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	10,513	100%	5,509	52.4%	587	5.6%	1,548	14.7%	2,445	23.3%	18	0.2%	48	*	358	*
Credit Intermediation and Related Activities	29,690	100%	9,499	32.0%	2,057	6.9%	8,296	27.9%	8,744	29.5%	58	0.2%	221	*	815	*
Insurance Carriers and Related Activities	40,940	100%	16,681	40.7%	4,755	11.6%	10,690	26.1%	6,566	16.0%	173	0.4%	372	*	1,703	*
Funds, Trusts, and Other Financial Vehicles	4,321	100%	3,947	91.3%	*	*	374	8.7%	*	*	*	*	*	*	*	*
Total Share of Occupations	106,933	100%	45,690	42.7%	10,525	9.8%	26,800	25.1%	19,586	18.3%	282	0.3%	710	0.7%	3,340	3.1%

If * is displayed, it indicates employee count is not published due to disclosure protection.

Data Sources: U.S. Equal Employment Opportunity Commission, Job Patterns for Minorities and Women In Private Industry (EE0-1)

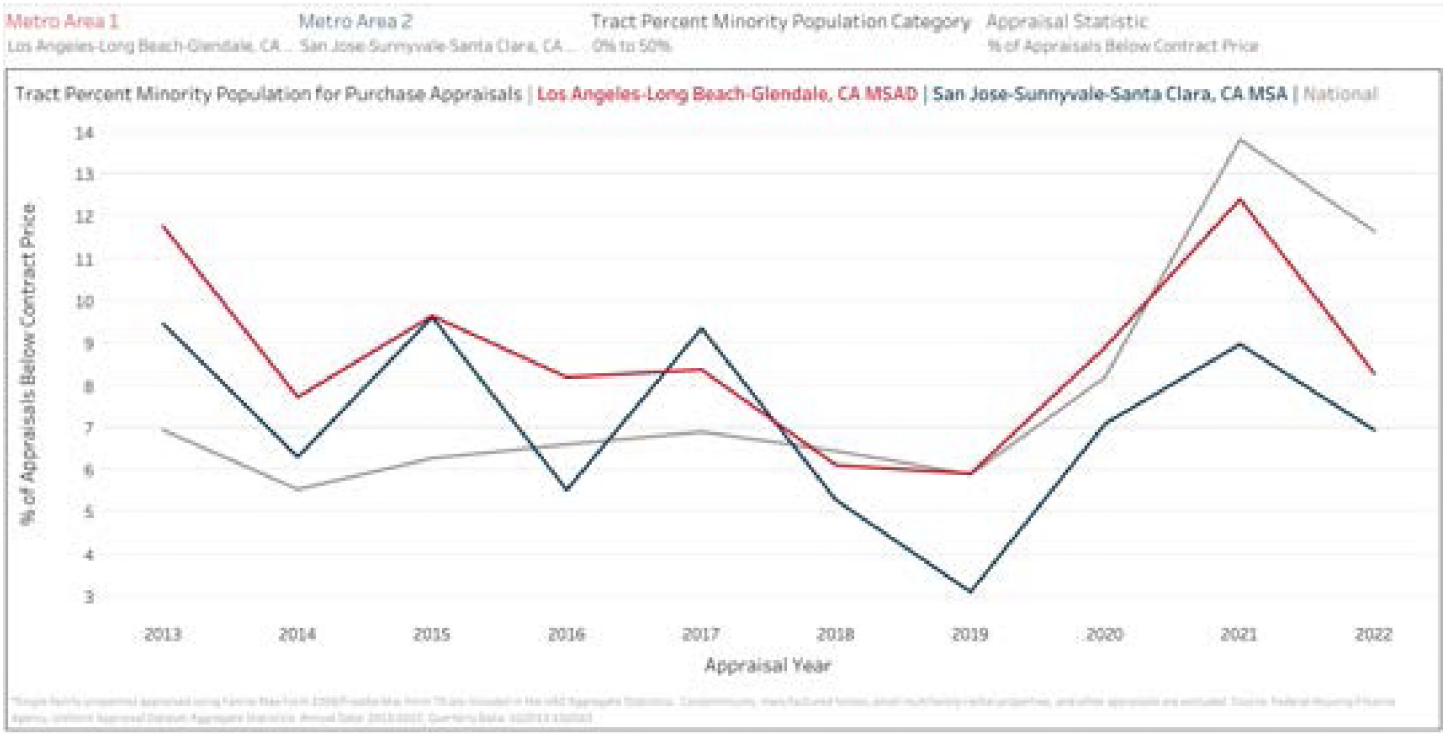
Federal Housing Finance Agency Fair Lending Data

The Uniform Appraisal Dataset (UAD) Aggregate Statistics includes data for single-family properties appraised through Fannie Mae and Freddie Mac Enterprises sourced from the Federal Housing Finance Agency (FHFA).[141] In the Los Angeles-Long Beach-Glendale, CA Metropolitan Statistical Area Division (MSAD), the percentage of appraisals below contract price are lower in tracts with a 0% to 50% minority population compared to census tracts with a larger minority population.

0% to 50% Minority Population

Between 2013 and 2017, in tracts with 0% to 50% minority population, the percentage of appraisals below contract price in the Los Angeles MSAD exceeded national rates. After 2019, the percentage of appraisals below contract price in these census tracts increased again, however, national rates continue to exceed the Los Angeles MSAD. As of 2022, 8.3% of appraisals were below contract price in the Los Angeles MSAD.

FIGURE 31. PURCHASE APPRAISALS IN CENSUS TRACTS WITH MINORITY POPULATION SHARES BETWEEN 0 AND 50 PERCENT

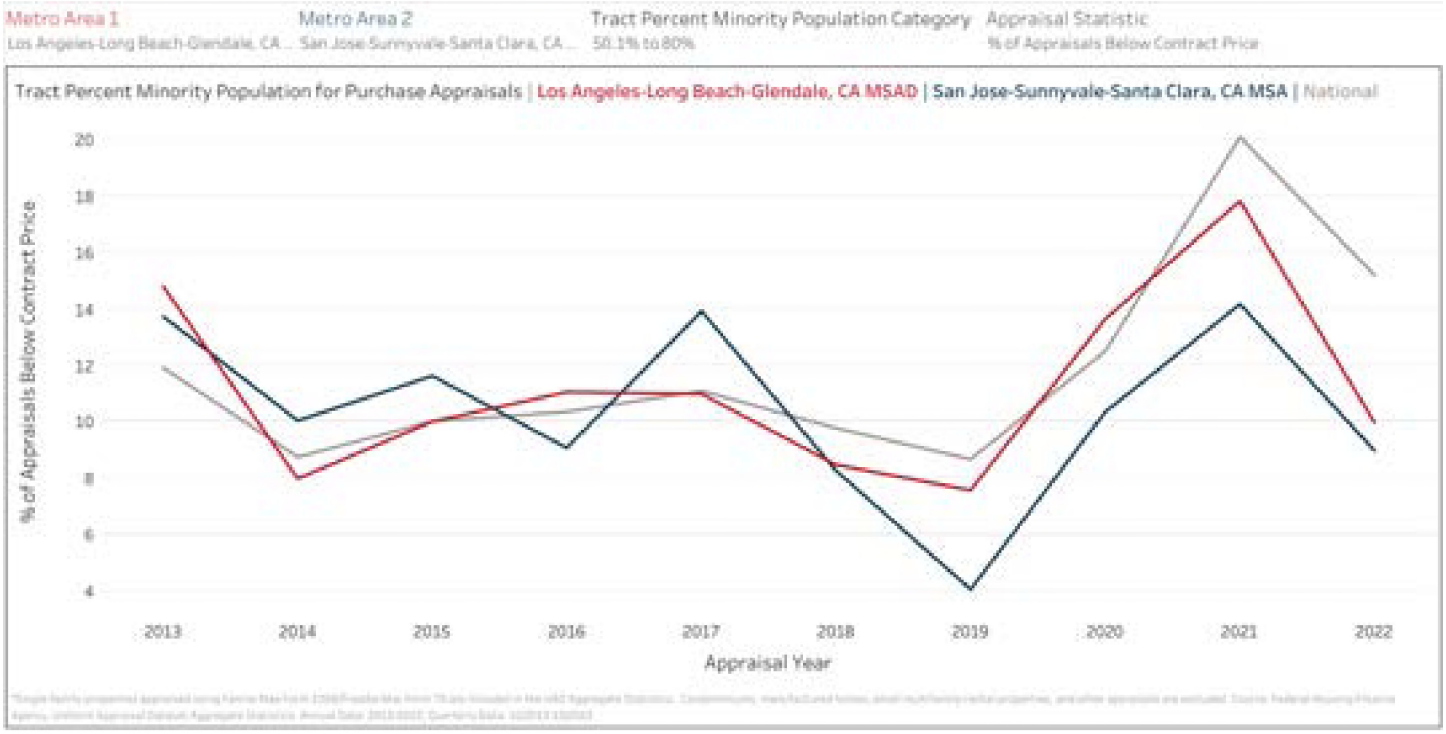


[141] The Federal Housing and Finance Agency (FHFA) houses a Fair Lending Dashboard that contains appraisal record statistics derived from the Uniform Appraisal Dataset (UAD). The UAD is a standardized industry dataset for appraisal information that is electronically provided to enterprises such as Fannie Mae and Freddie Mac through the Uniform Collateral Data Portal (UCDP). https://www.fhfa.gov/DataTools/Pages/UAD-Dashboards.aspx

50.1% to 80% Minority Population

Between 2013 and 2019, in tracts with 50.1% to 80% minority population, local and national rates for low appraisals closely followed each other, ranging between 8-12%. There was a similar increase in the percentage of appraisals that were below contract price after 2019, reaching a high rate of 14.2% in the Los Angeles MSAD in 2021. In 2021, 9.9% of appraisals were below contract price in the Los Angeles MSAD, exceeding the rate for census tracts with 0% to 50% minority population.

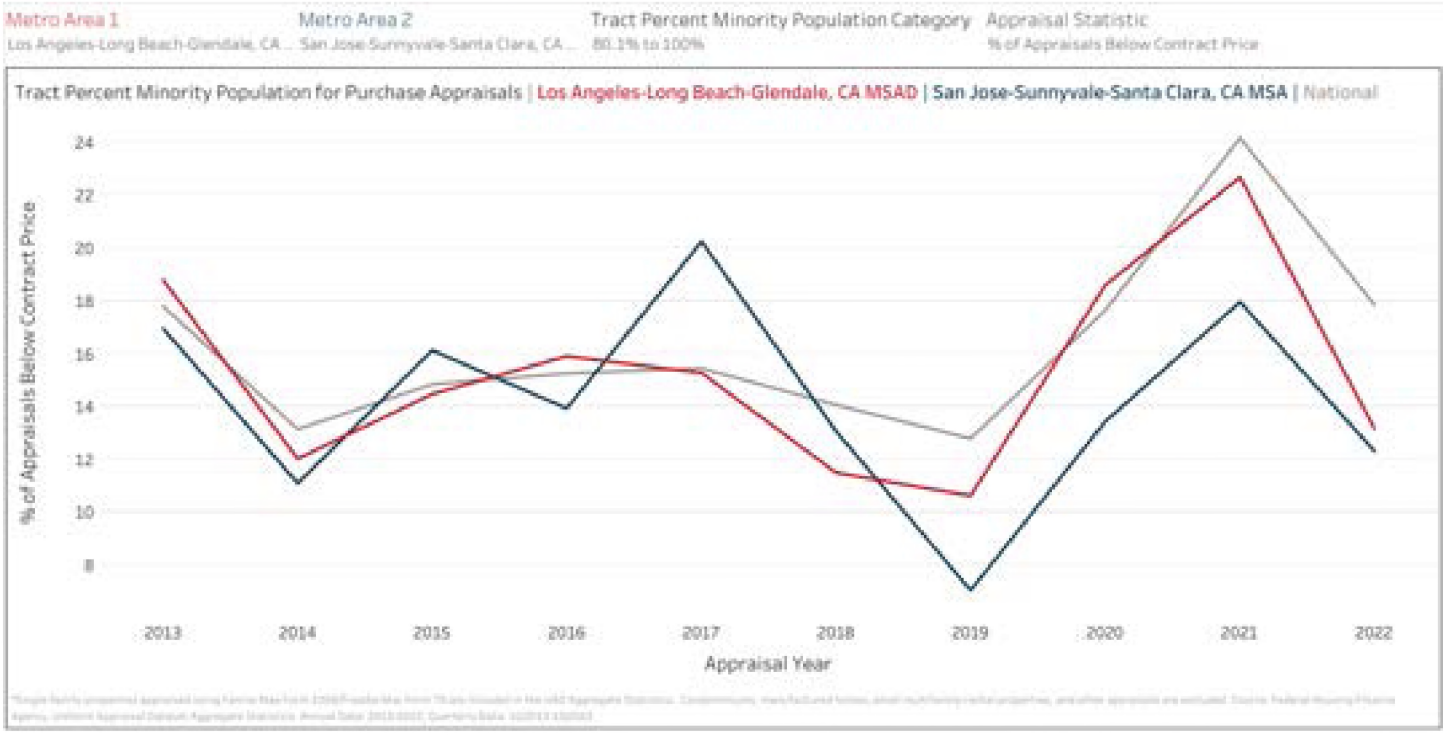
FIGURE 32. PURCHASE APPRAISALS IN CENSUS TRACTS WITH MINORITY POPULATION SHARES BETWEEN 50.1 AND 80 PERCENT



80.1% to 100% Minority Population

In census tracts with the highest minority population, the shares of appraisals below contract price were higher than tracts previously examined. In 2021, after a sharp increase compared to previous years, over 22.7% of appraisals were below contract price in the Los Angeles MSAD, slightly below the national rate of 24.2%. As of 2022, these rates have decreased but are still higher than tracts with smaller minority populations. In 2022, over 13.2% of appraisals were below contract price in the Los Angeles MSAD.

FIGURE 33. PURCHASE APPRAISALS IN CENSUS TRACTS WITH MINORITY POPULATION SHARES BETWEEN 80.1 AND 100 PERCENT



In 2023, the Justice Department and Consumer Financial Protection Bureau (CFPB) filed a Statement of Interest in an appraisal discrimination case pending in the U.S. District Court for the District of Maryland.[142] The lawsuit, Connolly, et al. v. Lanham, et al., alleged that a Black family was discriminated against by an appraisal and lender who lowered the valuation of their home based on their race. The appraiser undervalued the family's home at $472,000 and the lender, loanDepot.com LLC, retaliated against the family when they informed the lender about the undervalued estimate by denying their loan altogether. The owners then decided to have their home evaluated by a different appraiser, however, they decorated their home with photos of white friends and colleagues posing as the homeowners. The second appraisal increased by over 60% with a valuation of $750,000. The Statement of Interest filed by the Justice Department and CFPB was submitted to explain the Fair Housing Act (FHA) and the Equal Credit Opportunity Act (ECOA) which prohibit discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and prohibit creditors from discrimination against credit applicants based on race, color religion, national origin, sex, marital status, and age. This appraisal discrimination case has gained national attention and further exposed the ongoing discriminatory practices that are being applied to homeowners of color and perpetuating a racial wealth gap across communities.

[142] U.S. Department of Justice, *Press Release*, "Justice Department and Consumer Financial Protection Bureau File Statement of Interest in Appraisal Discrimination Case". Retrieved from: https://www.justice.gov/opa/pr/justice-department-and-consumer-financial-protection-bureau-file-statement-interest-appraisal

FAIR HOUSING POLICIES AND PRACTICIES

FACTORS IMPACTING AFFORDABLE HOUSING LOCATIONS

22. How do local laws, policies, ordinances, and other practices impede or promote the siting or location of affordable housing in well-resourced neighborhoods? What is the relationship between those laws, policies, ordinances, and other practices and the segregated or integrated areas and R/ECAP or non-R/ECAP areas identified above?

Discussion of local laws, policies, ordinances, and other practices that impact affordable housing locations, including location of affordable housing in well-resourced areas, is provided in response to Question 28.

PHA POLICIES AND PRACTICES

23. Describe the boundaries of the PHA's service area.

The Housing Authority of the City of Los Angeles, or HACLA, serves residents living within Los Angeles City limits. HACLA currently oversees 6,299 Public Housing units located in 14 large family developments owned and managed by HACLA, two of which are currently undergoing redevelopment. HACLA also oversees two mixed-finance properties under private ownership/management. The developments are located throughout the City with the majority in the Eastside and Watts sections.[143]

It is relevant to note that HACLA is a separate and distinct entity from Los Angeles County Development Authority (LACDA), which runs the Los Angeles County Housing Resource Center. During the community feedback process phase of the development of this AFH, several residents expressed concerns or confusion about policies that belonged to LACDA versus HACLA. While this is understandable due to the similar nature of the names, it is important to distinguish between the two entities for the purpose of this plan. The same holds true regarding confusion among the public between HACLA and the City of Los Angeles Housing Department (LAHD).

24. Describe the PHA's mobility and portability policies and activities. Is there a need for additional mobility services, landlord incentives, policies related to portability policies or to payment standards and fair market rents, or other policies that might improve housing choice voucher mobility outcomes?

Mobility

Mobility within assisted housing programs is important as it allows families receiving assistance to move to neighborhoods of their choice, which helps to prevent areas of segregation and concentrated poverty in addition to protecting the autonomy of such

[143] City of Los Angeles 2018-2022 5-Year Consolidated Plan

families. Research shows that "children who grow up in neighborhoods with lower levels of poverty and crime seem to have higher chances of achievement and success, better physical health, and better mental health as they grow up, [and] adults who make opportunity moves also benefit from neighborhoods with more opportunity, seeing improvements to their mental and physical health".[144] HACLA maintains several policies and activities to protect and encourage mobility among its recipient households, including the following:

- The Housing Choice Voucher (HCV) Community Choice Demonstration: In 2019, HUD created its HCV Housing Mobility Demonstration, now known as the Community Choice Demonstration, to "help families (particularly those with young children) access housing opportunities in low-poverty areas, and to assess the effectiveness of different 'bundles' of mobility services."[145] This project provided a total of $50 million in funding to nine sites in order to increase mobility services and a set number of new vouchers to assist program participants, who were divided into "treatment" and "control" groups. The City of Los Angeles was a recipient of this project funding, allowing HACLA to administer the Los Angeles Community Choice Demonstration and provide new Mobility Demonstration Vouchers, or MDVs as of December 1, 2022. The program's goal is to help families find homes in neighborhoods designated as Opportunity Areas, which HACLA describes as "neighborhoods in the Los Angeles area that have historically been difficult for families with vouchers to move into, either because they are outside of families' price ranges, or because property owners are not very familiar with the voucher program" and states that "many families with vouchers want to move into Opportunity Areas because they offer high-quality schools and other public amenities."[146]

- Voucher Payment Standards: Rental affordability plays a key role in mobility, as high rents frequently prevent families receiving assistance from relocating to their desired neighborhoods; however, landlords who feel that they will not receive fair market rent when involved in housing assistance are unlikely to participate. HACLA states that "to encourage the participation of owners of units located outside areas of poverty and minority concentration in the tenant-based program, the voucher payment standard must be set at a level which will allow tenant-based families to rent in these areas and allow a fair market return to participating owners".[147] In order to address this barrier, HACLA established Voucher Payment Standards (VPS), which is the maximum that HACLA will subsidize per unit and varies by unit size. HACLA requires that total rent must be comparable to other area rents and that the unsubsidized portion paid by the family may not exceed 40% of their total household income.

- Small Area Fair Market Rents: In 2023, HACLA began implementing Small Area Fair Market Rents (SAFMR), which it describes as a system to "reflect rents at the zip code level with the goal to improve tenant outcomes. [It has] been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific zip codes to support such moves."[148] This refinement of the Fair Market Rent system allows HACLA to adjust VPS in order to flatten rental price differences in desirable neighborhoods for families receiving Housing Choice

[144] Policy & Race Research Action Council: "Housing Mobility Programs in the U.S. 2022"

[145] Housing Mobility Programs in the U.S. 2022

[146] HACLA.org: Community Choice Demonstration

[147] HACLA 2023 Agency Plan

[148] HACLA.org: Section 8 Department Payment Standards

Vouchers, which in turn aids in mobility. HACLA's jurisdiction was designated by HUD as mandatory SAFMR area, effective October 2024.

- Landlord Incentives: As referenced above, landlord refusal to participate in housing assistance programs is a limiting factor in resident mobility. Increasing landlord participation increases mobility by increasing and diversifying housing options for HCV recipients. In their 2023 Agency Plan HACLA lists several goals for landlord incentive policies, including the following:
    - Conducting outreach efforts to potential new voucher landlords
    - Offering automated and streamlined service options, including: Automated Clearing House (ACH) direct deposit for Housing Assistance Payments (HAP) to landlords

  In addition, HACLA's new adoption of Small Area Fair Market Rents has the potential to increase landlord participation by increasing the amount that HACLA is able to subsidize for units in high-cost areas. HACLA also incentivizes landlords renting to Community Choice Demonstration recipients in designated Opportunity Areas by providing financial incentives, including a lease-up bonus in the amount of 50% of one month's rent and access to a Damage Mitigation Fund.[149]

- Mobility Counseling: HACLA's 2023 Agency Plan lists a goal of implementing and improving mobility counseling for HCV recipients. In addition, residents supported by RAD, or the Rental Assistance Demonstration initiative, "are entitled to relocation assistance and payments, including counseling in preparation for the relocation, written notices of the relocation (including a 90-day RAD Notice of Relocation), and reimbursement for all reasonable out-of-pocket expenses, including moving expenses, incurred in connection with the move."[150] In addition, participants in HACLA's Community Choice Demonstration program receive "transition coaching" in order to facilitate a smooth relocation.[151] However, it is unclear whether HCV recipients who are not in the RAD or CCD programs currently have access to mobility counseling or whether HACLA retains any staff for this purpose, providing the agency with an opportunity for improvement in either implementing new services or publicizing existing services.

Portability

Portability is a feature of the Housing Choice Voucher program that allows households receiving assistance to relocate outside of their original PHA's jurisdiction without losing assistance. HACLA assists with both outgoing and incoming portability and maintains the following policies related to portability of Section 8 vouchers:

- Recipients porting out of HACLA jurisdiction must reside within the City of Los Angeles at the time of their initial application, and must remain within Los Angeles for their first year of assistance
- Portability is denied if a household moves out of a residence in violation of their lease, unless for health or safety reasons
- Portability is denied if a household owes money to HACLA
- Households may not port more often than once every 12 months

[149] HACLA.org: Community Choice Demonstration

[150] HACLA 2023 Agency Plan

[151] HACLA.org: Community Choice Demonstration

- HACLA will extend vouchers for 60 days for households who request to port during the initial voucher term, or up to 180 days for households who request to port after the initial voucher term
- If a household porting out of HACLA jurisdiction is unable to find housing within their desired jurisdiction during HACLA's initial extension, HACLA may issue a voucher extension for housing within HACLA's jurisdiction but will not issue a further extension for housing within the target jurisdiction
- Households who port from another agency to relocate to Los Angeles are then absorbed by HACLA (note that this approach is current policy but may change based on HACLA leasing strategies)
- Households porting into HACLA jurisdiction must have at least 30 days remaining on their voucher for HACLA to process their request in order to ensure sufficient time to find housing
- Households that previously ported out of HACLA jurisdiction and wish to port back in must not have added any family member with a criminal history that would result in initial assistance denial by HACLA, or they will not be allowed to port back into HACLA jurisdiction

25. Is there a need for services, improved access to economic opportunity, or place-based investments to assist the PHA's assisted residents or the neighborhoods where its housing developments or Housing Choice Vouchers are located? Examples could include a need for services for residents, job training and placement, service coordinators, health access, after school programs or tutors, broadband access, access to reputable and affordable financial services.

As described in the sections above, many neighborhoods that have concentrations of publicly supported housing lack equitable community resources, particularly in the areas of healthcare, quality education, and high-paying job access. The last is particularly concerning as job access that is limited by residential geography will produce a cycle in which lack of disposable income continues to restrict residents to areas in which a household cannot generate enough income to access a wider variety of housing choices. Because of this, increasing job training and placement within neighborhoods with concentrations of publicly supported housing is an important strategy for increasing access to fair housing choice. In addition, after-school programs and tutors offer children residing in these areas an increased chance at educational parity with their peers from more affluent areas, as data published by the Los Angeles Unified School District indicates that the school districts in areas with concentrations of publicly supported housing underperform in comparison to more affluent school districts. This data is discussed further in the "Access to Community Assets: Education" and "Access to Resources for Publicly Supported Housing Residents: Education" sections of this report. Finally, as described in the section "Access to Resources for Publicly Supported Housing Residents: Health and Mental Health Care", a lack of access to healthcare may be tied to a 6-year discrepancy in life expectancy between residents of areas with concentrations of publicly supported housing and residents of Los Angeles' more affluent neighborhoods as depicted by PolicyMap. This highlights a pressing need for increased healthcare access for the city's more vulnerable populations.

Previous efforts by HACLA to increase place-based opportunity for residents include the following:[152]

- Expanding internet access for residents by distributing Chromebooks and headphones via lottery system to families with three or more children and by expanding broadband access and services in several Public Housing sites

[152] HACLA: 2020 & 2021 Annual Reports

- Conducting citizen outreach to encourage HACLA residents to fill out the 2020 Census, which is critical in obtaining funding for underserved areas
- Maintaining the Watts/Los Angeles WorkSource Center, which provides job training and placement services in addition to financial literacy counseling
- Maintaining Build Hope, Inc., or BHI, which provides school supplies, hygiene supplies, senior meals, academic scholarships, and more to HACLA communities
- Utilizing a Proposition A grant award to renovate computer labs, social centers, and gyms at three different Public Housing sites
- Partnering with the Dodger Foundation to create a teen center and sports facility at the William Mead Homes site
- Creating a training program to educate residents about fair housing rights & practices

26. Describe the efforts and activities undertaken by the PHA to work, collaborate, or partner with other offices, departments, agencies, or entities within the program participant's jurisdiction that aim to advance equity.

HACLA notes that some programs, especially in the area of Section 8, may require collaboration with Community Based Organizations (CBOs) or Non-Profit Organizations (NPOs) and maintains policies regarding the selection of organizations with which they may partner. HACLA solicits partnerships for the Section 8 program in the following way, as described in the 2023 Section 8 Administrative Plan:

- The General Services Department develops, issues, and publicizes Requests for Proposals, or RFPs, which solicit partnership proposals from public, private and non-profit or community-based organizations that HACLA determines may be capable of providing the services required.
- The Section 8 Department establishes a panel which evaluates the proposals and prepares a recommendation for the HACLA Board of Commissioners based on a preestablished selection and rating system that is included in the RFP.
- Once the CBO/NPO has been selected, the Section 8 Department prepares a contract or memorandum of understanding (MOU) which will specify the nature and degree of services to be provided by the CBO/NPO, the extent of cooperation between agencies, and the obligations of the parties. The Section 8 Department negotiates the terms of the contract or MOU with the CBO/NPO and obtains approval of the final document from HACLA legal counsel.
- During partnership, HACLA monitors the performance of all CBO/NPOs on an ongoing basis and may require periodic reports to ensure quality of performance and to ensure that the terms of the contract or MOU are being met. HACLA also monitors program performance on an overall basis to determine whether adjustments may be needed in the provision of services by CBO/NPOs to make the program more efficient or to better serve the needs of the community, the program participants, or HACLA.

In addition to Section 8 partnerships, the HACLA Board of Commissioners approved a Solicitation for Innovative Partnerships in August 2021. The solicitation notice included the following description of activities:

> *In response to the shortage of housing units that are affordable to extremely low-, very low-, low- and moderate-income households within the City of Los Angeles, the Housing Authority of the City of Los Angeles ("HACLA") desires to find creative solutions and to leverage its resources to expand its portfolio of housing and other related assets. HACLA seeks proposals for innovative partnerships ("Partnerships") with for-profit, non-profit, and governmental organizations ("Entity" or "Entities") that will expand HACLA's portfolio of affordable multifamily housing units and other assets within the City of Los Angeles ("Proposals"). Through this open-ended Solicitation, Entities may submit Proposals for Partnerships involving one or more projects ("Projects") that will involve participation by HACLA or a HACLA affiliate or instrumentality ("HACLA Participant") and may include the use of HACLA Resources (as defined below) as part of a financing plan including private and/or other public resources.*[153]

This proposal seeks community partners for HACLA that will aid in the following goals:

- Partnerships for the acquisition of multifamily, mixed-use, or other real property projects
- Partnerships for investment in affordable and mixed-income multifamily properties
- Partnerships for the new construction or substantial rehabilitation of affordable or mixed-income projects
- Partnerships for the acquisition and financing of workforce or middle-income housing, generally intended to mean properties with income and rent levels restricted between 80% and 150% of AMI for Los Angeles for the purpose of generating revenue for HACLA to utilize on deeply affordable housing while assisting moderate-income households from falling into housing instability

HACLA also maintains a web page dedicated to directing residents to community resources provided by other agencies, including but not limited to free or low-cost internet, online learning resources for children, L.A. Works tele-social calls, and disaster relief assistance.[154]

In the past, HACLA has advanced equity with the following partnerships[155]:

- West San Gabriel Valley Boys and Girls Club: In 2020, HACLA partnered with the Boys and Girls Club to provide produce packs, snacks, hot meals, and other food services to HACLA residents in need.
- Red Eye: HACLA partnered with this organization in 2020 to provide meals, hygiene products, shoes and clothing, academic resources, and more to residents in need.

[153] https://www.hacla.org/sites/default/files/Development%20Services/Documents/HACLA%20Solicitation%20for%20Innovative%20Partnerships%20August%202021.pdf

[154] https://www.hacla.org/en/about-section-8/other-community-resources

[155] HACLA: 2020 & 2021 Annual Reports

- GRYD Foundation: HACLA partnered with this organization in 2020 to coordinate food and clothing delivery and academic support for residents in need.
- Starry Internet: HACLA partnered with Starry Internet in 2020 to expand broadband access at several Public Housing sites and to distribute Chromebooks and other electronic devices to families in need.
- Los Angeles Dodgers Foundation: HACLA partnered with the foundation in 2020 to coordinate food distribution to several Public Housing sites and construct a teen center and sports field at William Mead.
- Jobs Plus Initiative: This organization established by HACLA in 2019 is funded through a four-year HUD grant and offers employment, education, and financial empowerment services to residents of Nickerson Gardens. JPI also manages the Community Health Worker Program, which hires Nickerson Gardens residents and trains them to become community health advocates.
- Project SOAR: HACLA and SoCal CAN partnered to create this college access program.
- Build Hope, Inc.: HACLA established BHI as its non-profit arm and now provides education, scholarships, and job training through this organization.
- The Michaels Organization: HACLA has partnered with this organization for several years to work towards the redevelopment of the Jordan Downs site. In turn, The Michaels Organization has brought in additional partners such as East Side Riders and GRID Alternatives to provide services like bike training and solar power.
- Related California: HACLA is currently partnering with this organization on the redevelopment of the Rose Hill Courts and Pueblo del Sol sites.

FACTORS IMPACTING SEGREGATION, INTEGRATION, R/ECAPS, AND ACCESS TO AFFORDABLE HOUSING

27. How have existing zoning and land use policies or ordinances, the presence or lack of source of income anti-discrimination laws, eviction policies and practices, and other state and local policies or practices contributed to the patterns of segregation, integration, and R/ECAPs identified above, as well as access to affordable housing opportunities in well-resourced areas throughout the geographic area of analysis for protected class groups?

Although the greater L.A. region has become more diverse in the last several decades, the City's residential districts and neighborhoods remain highly segregated, with only a very slight improvement from the 1990s according to a study conducted by the Othering & Belonging Institute (O&BI) at UC Berkeley.[156] Los Angeles ranks 24th in residential segregation among U.S. cities with populations >200,000 and ranks in the top ten of most segregated metropolitan areas based on 2020 Census data. L.A. ranks highest in rates of homelessness and overcrowding (defined as more than one occupant per room excluding bathrooms), which is especially concentrated in low-income areas. Many historical factors have contributed to the current patterns of segregation, the concentrated resources in wealthy neighborhoods and concentrated poverty and disinvestment in others, and the severe shortage of affordable housing, including decades of: discrimination in employment and housing; low wages

[156]Stephen Menendian, *Roots of Structural Racism*, Othering & Belonging Institute, available at: https://belonging.berkeley.edu/roots-structural-racism-2020. Additional data and analysis provided at: https://belonging.berkeley.edu/most-least-segregated-cities.

for minority and immigrant groups; federally subsidized mortgages and insurance for white homeowners but not for persons of color; redlining; steering of prospective homeowners toward or away from particular neighborhoods based on race or ethnicity; freeway construction through moderate and lower-income neighborhoods; and racially restrictive covenants in property deeds. Chief among those historical factors are decades of exclusionary zoning and land use policies that favored more expensive, single-family-only housing on the one hand while simultaneously impeding the development of affordable housing options and limiting housing choice. These factors combined to exclude and lock generations of Black or African American, Indigenous, and immigrant families into under-resourced and underinvested communities, and the cumulative effects are still present today.

The discriminatory and segregative impacts of L.A.'s zoning history are well documented by researchers and acknowledged by current City leadership and planning authorities. Zoning and regulatory land use planning in L.A., combined with private, racially-restrictive covenants, contributed to patterns of segregation and inequitable distribution of City services and resources from their earliest beginnings—first through explicit racially and economically motivated segregation and then through regulations, permitting approvals, and anti-development public sentiment that were textually neutral but nonetheless discriminatory in their effect. In the early 1900s, the City of Los Angeles became one of the very first major U.S. cities to adopt zoning laws separating industrial/heavy commercial uses from residential uses. The zoning foundation established 100+ years ago quickly became a means of separating not only property use categories but a means of separating and excluding people—segregating immigrant communities and then also Black or African American residents from Anglo/white middle- and upper-income residents. An exclusionary zoning framework became entrenched and endured long after explicitly racially-based zoning was outlawed by a 1917 Supreme Court case (*Buchanan v. Warley*). Single-family-only zones were added to L.A.'s municipal code beginning in 1921 until eventually the majority of the City was zoned to permit single-family, detached housing only, and the diverse housing types previously permitted in most of Central L.A.—including a mix of duplexes, bungalow court apartments, fourplexes, and midrise apartments—were phased out. This became the primary means of racial and socioeconomic separation. Downzoning and ordinances more tightly regulating minimum lot sizes, lot dimensions, and height allowances, along with costly development reviews (the hallmarks of exclusionary zoning) reduced density, prevented more affordable housing types from being integrated into white neighborhoods, and led to deficits in new housing units relative to population growth decade after decade. As demand for housing outpaced supply with each successive population boom, housing prices for buyers and renters ballooned.

Although the Fair Housing Act of 1968, and its amendments in 1988, prohibit discrimination based on race, color, national origin, religion, sex, disability, and familial status, across the country zoning regulations that prevented multifamily and other affordable housing types were upheld under early judicial review because fair housing laws did not expressly protect against class/socioeconomic-based discrimination. Consequently, exclusionary zoning practices continued. Because Black or African American and Hispanic or Latino populations have been disproportionately more likely to earn lower wages than whites and have had less access to private capital and financing, the class/socioeconomic-based discrimination underlying exclusionary zoning also acts as de facto racial and national origin discrimination. Over time, more and more working-class residents and most of the City's Black or African American and immigrant communities concentrated in the few higher density (and more affordable) areas of the City like the Eastern and Southern edges, closer to heavy commercial and industrial uses and their environmental and health effects, and further from high performing schools, higher paying jobs, transportation, and better resourced public services. A growing body of scholarly research demonstrates that exclusionary zoning ordinances that obstruct density in urban core and suburban areas play a significant role in artificially limiting the production of housing, especially affordable housing; contributing to overcrowding and homelessness; and sustaining racial and economic exclusion and segregation.

In L.A., exclusionary zoning and limited development approvals, combined with private racial and class-based restrictive covenants, propped up white and economically advantaged neighborhoods and pushed everyone else into the few neighborhoods and surrounding cities with less restrictive zoning or racial covenants, including Watts, Boyle Heights, and West Adams. The first racially motivated covenant, a provision of a property deed, was filed in Los Angeles in 1902, barring all non-white people in the purchase or use of the property. Although racially restrictive covenants were ruled unenforceable by the 1948 Supreme Court case *Shelley v. Kraemer*, developers, lenders, and relators recorded hundreds of thousands of new restrictive covenants after that Supreme Court decision and doubled down on racial steering and redlining tactics to further exclude Black or African American, Asian, Mexican, and European Jewish migrants. Ultimately, restrictive covenants covered more than 80% of Los Angeles' neighborhoods and suburbs until the Fair Housing Act finally passed in 1968 making racially-restrictive covenants unlawful and unenforceable. But by the time these covenants were nullified, the segregative effects had already impacted economic and job opportunities, housing choice and residential wealth-building opportunities, educational attainment, and health and life outcomes of generations of families who were victims of public and private exclusion.

The status quo—low-density zoning patterns, segregated communities, and a critical imbalance in housing supply vs demand—has been slow to shift in Southern California. Opposition from existing (mainly white) homeowners to growth, density, or changing the "character" of their neighborhoods—opposition that may not necessarily be due to prejudice but because of a perceived threat to property values and home equity as a percentage of personal wealth—and decades of lack of political will or robust follow-through by City leadership to change course are cited as major factors contributing to entrenched racial and socioeconomic segregation. Until recently NIMBYism and lack of political will have been the primary barriers to radically improving the supply of affordable housing in better resourced, higher opportunity neighborhoods. But a slew of stronger pro-housing mandates at the state level, L.A. City zoning reforms and affordable housing programs, and publicly supported ballot measures show that momentum is on the side of challenging the status quo of housing in L.A.

CURRENT ZONING AND LAND USE PATTERNS

Los Angeles' current Zoning Code (found in L.A. Municipal Code, Chapter 1) was adopted in 1946, when the population of the City was roughly half of what it is today. Since then, hundreds of pages of new ordinances and amendments; development restrictions; overlays and site-specific development regulations covering approximately 60% of parcels[157]; incentives and public benefits provisions; and a maze of discretionary review processes have been added to the Municipal Code. The conventional, Euclidean zoning framework separating districts by broad use categories and favoring low density, single-family only zoning of residential lots still predominates.

Even while the City's population was growing faster than the rate of new housing units, L.A. continued to follow the trajectory of downzoning through the 1980s and 1990s, limiting the land area and intensities at which legal housing could be constructed. "RA" (Suburban Zone), "RE" (Residential Estate), "RS" (Suburban Zone), "R1" (One-Family Zone), and "RU" (Residential Urban Zone) designations all primarily restrict land-use to single-family dwellings only and related activities and require certain minimum lot sizes, setbacks and lot dimensions, and two covered off-street parking spaces per dwelling unit. R1 zoning covers the majority of residential land, with minimum lot sizes of 5,000 sq. ft. RA requires 17,500 sq. ft. minimum lots, and under RE,

[157] From https://planning.lacity.org/odocument/1a52971b-04e4-4d7e-a14f-e5b1d59c7f3d/Zoning_Code_Evaluation_Report.pdf.

minimum lot sizes range from 9,000 to 40,000 sq. ft. Smaller single-family lot sizes are permitted in RU (3,500 sq. ft.) and RZ (2,500 –4,000 sq. ft. per dwelling unit) but these are not widely used.

Mobile home parks are permitted in the RMP district with 20,000 sq. ft. minimum lot sizes per unit and two covered off-street parking spaces per unit, which significantly impacts the housing cost of what is typically an alternative, affordable housing model. "R2" (Two-Family Zone) allows for the development of two-family/duplex units. "RD" (Restricted Density Multiple Dwelling Zone), "R3" (Medium Density Multiple Dwelling Zone), "R4" (Medium-High Density Multiple Dwelling Zone), and "R5" (High Density Multiple Dwelling Zone) expand use for permitted by-right multifamily housing development but are just a sliver of the overall residential zoning relative to single-family zones. Each of these medium to higher-density zones require off-street parking of up to two spaces per unit over three habitable rooms.

The wealthiest, highest opportunity neighborhoods of Los Angeles remain almost entirely zoned for single-family housing, with small pockets of multifamily, commercial, and industrial designations in West Los Angeles and Venice. The North Valley and South Valley areas are primarily designated for single-family housing with some use designations for open spaces, agricultural use, commercial use, and industrial use. Most of the multifamily housing and mixed-use zones are in the Central and South Los Angeles areas, which include some of the lowest income and lowest opportunity neighborhoods. The Hollywood planning area is divided between low-density, single-family housing and open space (Runyan Canyon and Griffith Park) in the hillside areas and more densely populated multifamily and commercial corridors in the flatlands areas. In East Los Angeles, a relatively wealthy area, the Eagle Rock, Highland Park, Mount Washington and Monterey Hills neighborhoods are zoned almost exclusively for single-family housing, while Lincoln Heights and Boyle Heights are predominately zoned for medium density neighborhoods that allow for a mix of single-family and small multifamily properties.

In March 2022, the Othering & Belonging Institute (O&BI) at UC Berkeley published reports that examined the pervasiveness of single-family zoning as a percentage of residential land in the greater Los Angeles region and the correlating "resource hoarding" restrictive single-family-only zoning has in urban and suburban areas.[158] According to the research team's review of local zoning maps/ordinances, more than three-quarters (77.7%) of residential land in the greater Los Angeles region is reserved for single-family homes, 74% in the City of L.A. The O&BI research found that the highest observed levels of racial residential segregation occurred in the communities with the highest proportion of single-family zoning: As the proportion of a neighborhood's single-family-only zoning increased, the percentage of Black or African American and Hispanic or Latino residents declined. UC Berkeley's research also provided evidence for the theory that restrictive zoning is a mechanism of opportunity or resource hoarding, i.e., the disproportionate channeling of public and private resources and desirable amenities (e.g. better funded and better performing schools, access to healthcare, higher paying jobs, public services, and fewer environmental hazards) into single-family communities with higher home values. Conversely, exclusionary zoning correlates with lower educational attainment, fewer community resources, less economic mobility, and higher environmental health hazards for those outside the single-family-only zoning districts. The OBI study found that investments and benefits preserve and further increase the high home and rental prices in affluent single-family-only communities, increasing property tax revenue for

[158] Stephen Menedian, *Single Family Zoning in Greater Los Angeles*, OTHERING & BELONGING INSTITUTE, March 2, 2022, available at: https://belonging.berkeley.edu/single-family-zoning-greater-los-angeles; Marina Blum, *Exclusionary Zoning and Community Resources in Greater Los Angeles*, Othering & Belonging Institute, April 13, 2022, available at: https://belonging.berkeley.edu/exclusionary-zoning-and-community-resources-greater-los-angeles.

discretionary municipal funding which then gets funneled back into these same neighborhoods. The reinvestments in desirable amenities and services subsequently puts more upward pressure on home values there and the cycle begins anew, further raising the barriers to entry for people with less means who, in L.A., are disproportionately Black or African American, Indigenous, and Hispanic or Latino.

Single-family-only zoning also goes hand in hand with other conventional zoning and residential design regulations found in L.A.'s Zoning Code that have exclusionary effects and are not congruent with the actual standards necessary to protect the health and safety of diverse households and prevent overcrowding: high minimum lots sizes and dimensional requirements; required off street parking (2 per dwelling in most cases); height restrictions and open space requirements; restrictions on the types of housing that may be constructed in most residential zones, particularly medium density "missing middle" attached housing or higher density multi-family housing; and multilayered, lengthy site review and permitting processes. Until recent statewide and local reforms, these regulations have limited housing diversity within the majority of L.A.'s neighborhoods, limited the potential for more modest-sized, modest-priced homes to meet the demand, and limited conversion of large single-family homes or lots to more affordable multi-unit or clustered housing types compatible in scale with single-family neighborhoods. Though not facially discriminatory, such land use regulations have the effect of artificially suppressing the supply of housing units in a given area and disproportionately reducing housing choice for moderate to low-income families, minorities, persons with disabilities on fixed incomes, families with children, and other protected classes by making the development of infill affordable housing infeasible and cost prohibitive.

The City of L.A. acknowledges and seeks to reckon with the ways its conventional, exclusionary zoning framework has contributed to and perpetuated decades of intractable socioeconomic and racial segregation and the current housing affordability and homelessness crisis, as well as the environmental, economic, and social costs single-family-only zoning, underinvestment in affordable housing and homelessness prevention, and regulatory barriers have caused. The City, including the Los Angeles Housing Department (LAHD) and the Department of City Planning, understands that incremental changes have not been sufficient to stem the tide of the ever-accelerating housing crisis. Under a new City administration whose attention and budget priorities are focused on homelessness solutions and a more robust, evidence-based Housing Element, L.A. is positioned to implement more assertive and effective regulatory changes (including a complete zoning code rewrite) and incentives to dismantle impediments to fair and affordable housing. The City's zoning code rewrite (re:code LA) is discussed in more detail in a proceeding section (see "Paradigm Shift in Zoning and Housing Planning").

STATE ZONING AND PLANNING LAWS

From a regulatory standpoint, local government measures to control land use typically rely upon zoning codes, subdivision codes, and housing and building codes, in conjunction with state-required comprehensive plans. Courts have long recognized the power of local governments to control land use, and the California Constitution and Government Code authorize incorporated counties and cities to regulate land use and zoning within their respective jurisdictions. (See California Constitution, Article XI, Section 7; Government Code § 65000 et seq. (Planning and Zoning)). This general grant of home-rule authority is limited by other state code sections—including e.g., the General Code, Health and Safety Code, and Public Resources Code—related to public hearings and procedures; density bonuses and incentives; environmental impact reviews; development impact fees; mediation and resolution of land use disputes; transportation management; affordable housing development approvals; subdivision maps; use of surplus land; supportive housing and residential care facilities, among others. The state's planning and land use regulations

also require that each jurisdiction adopt "a comprehensive, long-term general plan for [its] physical development." The General Plan is the jurisdiction's official policy regarding the location of housing, business, industry, roads, parks, and other land uses, protection of the public from noise and other environmental hazards, and conservation of natural resources. The General Plan must include a Housing Element, the blueprint for how the local government's regulatory systems and programs will provide opportunities for (and not unduly constrain) private housing development to meet the jurisdiction's fair share of regional housing needs. A local government's eligibility for many state funding programs for transportation, infrastructure, and housing is supposed to depend on being compliant with the Housing Element Law. The General Plan may be supplemented by specific neighborhood-centric "Community Plans" to guide the land use decisions for particular areas or communities within the jurisdiction and describe allowable land uses, identify open space, and detail the availability of facilities, infrastructure, and financing available for the community. The jurisdiction may then adopt zoning or development codes, subdivision codes, and other planning ordinances to carry out the policies of its general plan consistent with other state mandates.

The Housing Element Law has existed since 1969. For the past several decades, the state government has incrementally pulled back more and more control over local zoning and land use regulations as the affordable housing shortfall has worsened across the state and cities and counties have continually fallen short of meeting their fair share housing development targets. For instance, the Housing Accountability Act was passed in 1982 (Gov. Code § 65589.5) to limit cities' discretion to deny housing development projects that comply with objective general plan and zoning criteria. But since 2017, the California legislature has adopted over 100 new pro-housing bills that more forcefully override local authority and remove local regulatory barriers to expedite housing production; permit and incentivize more density in more places; promote a diversity of housing types, especially affordable housing; require more streamlined and objective review processes; beef up enforcement and accountability mechanisms; and focus resources on residential equity and integration. With the passage of SB 9 in 2021 – which generally permits a lot owner to build a duplex on a single-family zoned lot or subdivide the property into two lots to accommodate up to four units total – the state effectively ended single-family zoning.

One of the most consequential changes may be legislative and executive actions to increase accountability and enforcement of the Housing Element Law. The Housing Element Law is supposed to require cities to every eight years adopt a plan showing how they will accommodate their share of regional housing targets, but it has been called "toothless" by fair housing advocates and criticized as a charade that is ineffective at actually forcing cities to rezone feasible development sites or approve development proposals. However, starting in 2017 and into 2022, the state legislature significantly increased regional housing targets, added new sanctions for noncomplying jurisdictions, adopted laws overriding local zoning controls, integrated Affirmatively Further Fair Housing (AFFH) analysis into the Housing Element requirements to focus on undoing historical patterns of segregation and exclusion, and authorized dedicated enforcement teams at the California Department of Housing and Community Development (HCD) and the State Attorney General's office.[159]

UC Berkeley's Terner Center for Housing Innovation published a review of recent state legislation in the areas of planning, zoning, permitting, and building, including a matrix summarizing the purpose and major provisions of each new law or amendment. The

[159] UC Berkeley's Terner Center for Housing Innovation published a review of recent state legislation in the areas of planning, zoning, permitting, and building, including a matrix summarizing the purpose and major provisions of each new law or amendment. The report, *New Pathways to Encourage Housing Production: Evaluating California's Recent Housing Legislation*, April 2023, is available at: ternercenter.berkeley.edu.

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Noteworthy updates to state housing laws aimed to improve affordable housing choice, diminish development hurdles and costs, and incentivize residential integration, as summarized in the table below.

TABLE 44. STATE HOUSING LAW UPDATES

Housing Law	Description
Accessory Dwelling Units (ADUs) (Government Code Section 65852, 65858.22)	ADUs and Jr. ADUs: Since 2016, the state legislature has passed at least 17 bills related to overriding local zoning barriers to accessory dwelling units and expanding the development potential of ADUs as a way to boost housing numbers. Under state law, ADUs must be permitted by-right in all residential zones; cities must process permit applications within a certain time frame (generally 60 days); ADUs created by garage conversions do not require parking replacement; overrides common grounds used by local agencies for disallowing ADUs such as owner occupancy requirements, restrictive lot size, setbacks or lot coverage limits, minimum or maximum unit sizes, and parking standards. Any covenant, condition, or deed restriction that prohibits or restricts an ADU on a single-family lot is unenforceable. Under certain conditions an ADU may be sold or conveyed separately from the primary residence to a qualified buyer (low- and moderate-income families).
Senate Bill (SB) 35, eff. Jan. 1, 2018. (Government Code Section 65913.4)	Affordable Housing Streamlined Approval Process: creates a streamlined (shortened) ministerial (by-right) approval process for qualifying infill development proposals with at least 10% affordable units in localities that have failed to meet their regional housing needs allocation (RHNA), provided the proposal complies with existing objective residential or mixed-use zoning standards. To further accelerate development approval, the bill includes timelines for streamlined review by planning staff, qualifying projects are exempt from environmental review under the California Environmental Quality Act (CEQA), and projects are not subject to the time-consuming and costly discretionary entitlements review granted by the local planning commission. SB 35 projects also may qualify for incentives and concessions under the State Density Bonus Law.
AB 2162, eff. Jan. 1, 2019. (Government Code Sections 65650-65656)	By Right Supportive Housing: streamlines and expedites the approval of supportive housing; requires supportive housing for persons experiencing homelessness to be allowed as a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses; local government must complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units; qualifying projects are exempt from minimum parking standards within ½ mile of public transit stop.
SB 330, SB 8 amendments, eff. Jan. 1, 2022. (Government	Housing Crisis Act of 2019: declared a statewide temporary (through 2034) housing emergency; suspends enactment of local downzoning and housing construction moratoriums; requires timely processing of housing permits that follow existing local zoning rules; lifts required minimum parking; eliminates certain fees on low-income housing; protects rent controlled or Housing Choice Voucher units from demolition; requires that a qualifying project not result in a net loss of residential units; when housing

Code Section 65941.1)	affordable to lower-income residents is demolished, provides that "protected units" must be replaced with new units consisting of the same number of bedrooms at the same income level of the protected unit; requires relocation benefits and first right of refusal in new units at a rent or cost affordable to their income level, or compensation for rehousing for low-income renters who may be displaced; all projects over 10 units must be prevailing wage and larger projects must provide skilled and trained labor; and limits the number of public hearings, generally up to five, allowed for projects that meet all applicable objective zoning and land use standards and places time limits on an agency's ability to comment on a project.
State Density Bonus Law (SDBL) amendments of 2022, AB 2334, AB 682, AB 1551 (Government Code Section 65915 et seq.)	The SDBL has been in place since 1969 to incentivize developers to construct affordable housing units in exchange for an increase in density in a residential or mixed-use housing project. Through recent amendments, the legislature has given developers more flexibility in height allowances and maximum density bonuses, especially where the project is near local transit or low vehicle travel areas, and made it easier to request concessions and waivers of development standards without having to provide detailed financial information. The amendments also shift the burden to the local agency to substantiate a denial of a requested waiver or concession. The amendments also create a pathway for a "shared housing" category and prohibit a local agency from requiring any minimum unit size requirements or minimum bedroom requirements in conflict with the SDBL's provisions with respect to a shared housing.
SB 9, eff. Jan. 1, 2022 (Government Code Section 66452.6, 65852.21, and 66411.7)	HOME Act: provides broad upzoning of single-family zoning districts and requires ministerial approval of duplexes and lot splits within areas zoned for single-family homes to promote neighborhood-scale housing development up to four units. To preserve this tool for residential housing not commercial ventures, the new units may not be offered for short-term rental (i.e. AirBnb, VRBO) and the owner must live in one of the lots for at least 3 years. Because the approval of a qualifying project under SB 9 is deemed a ministerial action, CEQA does not apply to the decision to grant an application. The bill includes anti-displacement measures for renters and low-income households. A site is not eligible for a proposed housing development or lot split if the project would require demolition or alteration of any of the following types of housing: (1) housing that is subject to a recorded covenant, ordinance, or law that restricts rents to moderate, low, or very low-income households; (2) housing that is subject to any form of rent or price control (i.e. Rent Stabilization Ordinance (RSO) lots); or (3) housing that has been occupied by a tenant in the last three years. ADUs can be combined with primary units in a variety of ways to achieve the maximum unit counts provided for under SB 9.
SB 10, eff. Jan. 1, 2022 (Government Code Section 65913.5)	Allows local governments to adopt an ordinance permitting up to 10 market rate dwelling units on any parcel, including single family only zoned lots, located within a transit-rich area or urban infill site, without triggering the lengthy CEQA review of the rezoning ordinance. However, discretionary approval of the actual new housing developments remains subject to CEQA, and so SB 10's effectiveness at speeding up housing development is likely to have its greatest effect in cities that adopt by-right or ministerial permitting of code-compliant housing developments. Up to two ADUs can be permitted on each parcel, and these would not count toward the 10-unit threshold.

AB 2234, eff. July 1, 2023 (Government Code Section 65913.3)	Streamline Post-Entitlement Phase Permits: applies the Permit Streamlining Act standards to defined "post-entitlement housing development permits" such as building permits, demolition permits, and permits for minor or standard excavation, grading, or off-site improvements. To prevent projects from getting stalled in the permitting phase and mitigate costs of construction delays, the bill requires local governments to act on permitting applications typically within 25-60 day limits. Municipalities face potential Housing Accountability Act liability for not complying with the streamlined permitting schedules.
SB 6, eff. July 1, 2023 (Government Code Section 65913.4)	Middle Class Housing Act: allows residential use on commercially zoned property without requiring a rezoning. The bill does not require local governments to accept a ministerial approval process, so projects may be subject to CEQA and discretionary review. A project applicant can invoke the Housing Accountability Act (HAA) to limit local discretion to deny or condition approval. The bill does not contain below market rate affordability requirements, but developments must be at a minimum density (to accommodate affordable housing feasibility). The developer must pay prevailing wages to construction workers and abide by "skilled and trained workforce" requirements.
AB 2011, eff. July 1, 2023 (Government Code Section 65400, 65585, 65912.100)	Affordable Housing and High Road Jobs Act: provides a ministerial, CEQA-exempt approval pathway for qualifying multifamily projects on underutilized, infill commercial (retail, office, or parking) zoned land. The developer must pay prevailing wages to all construction workers and under some circumstances make a relocation payment to a displaced commercial tenant. The project must meet specified below market rate affordable housing targets, with an option for 100% affordable units in commercial zones in urban areas or an option for mixed-income projects on commercial properties that front arterial roadways, typically with at least 15% affordable units. Parcels must be less than 20 acres and not adjacent to freeways or industrial sites. The bill specifies form-based standards for minimum densities, maximum heights, and urban-design standards for different scales and types of development, from a 20-dwelling unit townhome project to a 5-story, 80 dwelling unit podium style apartment building. AB 2011 mandates the affordable rental units be deed restricted to 55 years or 45 years for owner-occupied units.

There have been mixed results so far of the effectiveness of some of these bills and amendments. For example, loosening ADU regulations has led to success in increasing ADU production statewide. In 2016, California permitted just over 1,000 ADUs; in 2021, over 20,000 ADUs were permitted. The Department of City Planning reports that 7,200 ADUs were permitted in 2022, with close to 40,000 units permitted so far.[160] On the other hand, preliminary analysis of SB 9's effects show very few applications for either lot splits or new units in single-family zones.

Not all of these measures passed without controversy. Some cities have experienced protests by residents opposed because the bills either go too far in taking away discretionary local control or because advocates believe they do not go far enough to prioritize low-income housing. The L.A. City Council overwhelmingly voted to oppose SB 9 and SB 10 in 2022, arguing that the bills will only enrich big developers and investors rather than protect affordable housing or the environment. Housing advocates expressed concern that SB 9 and SB 10 lack an equity framework, do not require affordable housing or supportive housing, and may be

[160] Housing Progress Dashboard, available at https://planning.lacity.org/resources/housing-reports.

used to target minority communities for gentrification, allowing luxury homes to be built in place of existing affordable homes and forcing long-term residents out. But in other cases, rather than resist the takeback of local control over land use planning and zoning, the City of Los Angeles has worked to incorporate state housing legislation requirements into the City's newly adopted Zoning Code rewrite, newly approved Housing Element, neighborhood specific Community Plan updates, and agency program guidelines, treating the state's zoning and housing planning mandates as a floor for new housing production not a ceiling. For example, the City adopted the Accessory Dwelling Unit Ordinance (LAMC Chapter 1, Section 12.22A.33, effective December 19, 2019) to include the CA Government Code's local development standards and requirements for ADUs and Junior ADUs. The ordinance makes explicit that these housing types are allowed in any zone that allows for residential use by right; parking for a newly constructed ADU is not required when it is located within one-half mile walking distance of public transit; and replacement parking is not required when covered parking is removed in conjunction with the construction of the ADU. (Compare that with the City of Huntington Beach, which is being sued by the Governor, HCD, and the State Attorney General for putting a moratorium on the processing of SB 9 and ADU applications and failing to adopt a Housing Element.)

PARADIGM SHIFT IN ZONING AND HOUSING PLANNING

Rezoning is an affirmative means to further the City's affordable housing and housing desegregation goals, and for L.A. comprehensive, city-wide rezoning is happening through multifaceted plans and programs.

RE:CODE LA

In 2013, the City began a comprehensive and ambitious process of rewriting and modernizing its 1946 Zoning Code (a plan called *re:code LA*) to replace the traditional zoning framework with what planners characterize as a Modular Hybrid Zoning framework that focuses more on a building's scale, character, and permitted activities in relation to its neighborhood surroundings. The code rewrite aims to improve clarity and the usability of the zoning code and streamline the administrative development processes and reviews. The New Zoning Code allows housing in more places and more flexibility and diversity in housing type, consistent with community-based goals for an equitable and affordable housing supply. After a decade of studies, community engagement and feedback, revised drafts, and recommendations by planning staff, the City Planning Commission, and City Council representatives, on May 3, 2023, the L.A. City Council voted unanimously to approve the New Zoning Code. (The New Zoning Code will now go through form and legal review by the City Attorney, with an expected effective date within six months to a year.)

Land will be rezoned according to five characteristics or "districts" that determine the permissible built environment and the permissible use/activities environment: the Form District, Frontage District, Development Standards District, Use District, and Density District. An optional Overlay District with site-specific supplemental regulations will be added to some lots. To reduce exclusionary zoning barriers, the New Zoning Code, consistent with the applicable Community Plan designation, generally: allows more housing in more places; reduces required off-street parking requirements; streamlines review and permitting thresholds for projects providing community benefits especially affordable housing; simplifies design overlays; removes lot area-based density limits; and reduces required setbacks, lot area, and height restrictions. The New Zoning Code also consolidates the public benefits incentive programs (including FAR/height/unit bonuses, relief/waiver from regulations or site plan review, and other development concessions), thereby creating a more transparent, usable, and adaptable incentive system.

Resources, presentation materials, and tools for understanding the zoning code rewrite process and the New Zoning Code text are available at: https://planning.lacity.org/zoning/new-code.

The New Zoning Code will be applied incrementally on a geographic basis as the City's 34 Community Plans are updated and properties within the plan areas remapped, beginning first with Downtown. Properties in Community Plan areas not yet updated remain regulated by the provisions of the existing Zoning Code, LAMC Chapter 1, which will be removed from the Municipal Code and replaced entirely by the New Zoning Code, at LAMC Chapter 1A, once all updated Community Plans have been adopted.

Affordable Housing Incentive Programs

L.A.'s zoned capacity has increased since 2010, due primarily to density bonuses introduced through the State Density Bonus Law and the City's Transit Oriented Communities (TOC) program in 2017. In recent years, these two programs have become the biggest drivers of mixed-income and 100% affordable housing in Los Angeles.

The State Density Bonus Law (CA Government Code Section 65915 *et. seq*) was enacted in 1979 to encourage private developers to construct onsite, deed-restricted affordable housing units in exchange for an increase in density above local zoning limits where multifamily and/or mixed-use housing is permitted. The State Density Bonus Law (SDBL) generally applies to projects with at least five units and the project reserves at least 10% of units for low-income households or 5% of units for very low-income households. The density bonus is calculated on a sliding scale based on the percentage of very low-, low-, or moderate-income units provided. Special population housing for seniors/age-restricted, transitional-age foster youth, veterans with disabilities, students, and supportive housing for persons experiencing homelessness also may qualify for SDBL incentives. For example, 100% age-restricted, senior housing projects are eligible for an automatic 20% density bonus with no income requirements though set-asides for income-restricted units will qualify the project for up to an additional 15% bonus. Land use attorneys, planners, and researchers have found that until recently, the four decades-old program generally has been underutilized by developers and barely made a dent in righting the imbalance between affordable housing demand and supply. Developers' disinterest may have been due to multiple factors like a lack of understanding about how to use the program or a reluctance to provide financial pro proformas to justify a development concession (which is no longer a requirement in the law).[161]

But in recent legislative sessions, particularly 2020-2022, with the support of Governor Newsom, the state has expanded the applicability and incentives available to developers to increase program use and project feasibility, and these enhancements are expected to increase housing units coming onto market especially in more urban and transit-oriented areas like L.A.'s urban core. Rather than the previous 35% maximum density bonus, developers now may qualify for up to 50% bonus for projects that dedicate at least 15% of their units to lower-income households, an 80% bonus for 100% affordable housing projects, or unlimited density (and up to three additional stories) for projects located within a quarter mile of a major transit stop and "low-vehicle miles traveled areas." Applicants are entitled to a certain number of development concessions or incentives based on the number of income-restricted units and also may request waivers or modifications of development standards (like height limits or setbacks) that would otherwise make the project financially infeasible. Before a local planning or zoning authority may deny the

[161] Schreiber v. City of Los Angeles, 69 Cal. App. 5th (2021) (local agencies cannot require pro-formas to demonstrate project economic feasibility).

requested waiver(s), the SDBL shifts the burden to the local agency to show that based upon substantial evidence, the waiver would have a specific adverse impact on public health or safety.

L.A. incorporated the mandatory State Density Bonus program into its Municipal Code and expanded it to allow more by-right density increases and "on menu" development concessions related to height allowance, floor area ratio, reduced dimensional requirements and open space, and off-street parking without triggering discretionary review or CEQA review. These procedural changes shorten application times, reduce uncertainty, and have helped make the density bonus program more successful in L.A.'s urban areas.

In 2017, the City began a voter-approved Transit Oriented Communities (TOC) Incentive Program to encourage affordable and mixed-income development within a half-mile of qualifying public bus and train stations. TOC is a tier-based system of incentives that can include density bonuses, reduced parking, and expedited by-right (ministerial) approvals in exchange for specific set-asides of restricted affordable units. Like the DBL Program, the TOC Program guidelines raise the size threshold for triggering site plan review, normally 50+ total units, to 50+ base number units and not counting the bonus units, thereby expanding eligibility for by-right approval. TOC applies only to projects with five or more units and so far cannot be used in areas zoned only for single-family or two-family housing.

The program is complementary to the SDBL, but the TOC tiered system offers larger bonuses and concessions the closer the new housing gets to higher quality rail lines and rapid bus transit. Early tracking of the program showed that it was successful in spurring development activity in the City's midtown commercial corridors, where zoning allowed for housing but outdated density restrictions limited the feasibility of actually developing housing. Since those initial TOC projects, City Planning finds that the program has successfully incentivized housing production at deeper levels of affordability than any other entitlement program.

According to the Planning Department's 2021 Annual Report: Before the adoption of the TOC Incentive Program more than 80% of all affordable housing units in Los Angeles were created as the result of federal, state, and local subsidies. Now, through incentive programs, private developers play a much larger role in bringing mixed-income and 100% affordable projects to market. According to the City Planning Department's Housing Progress Dashboard, from 2017 through 2022, the TOC program added 36,968 units to the development pipeline through discretionary approvals, of which 8,081 units are protected affordable units. During that time period, 8,736 by-right TOC units were added, of which 2,250 are affordable units. Since 2015, the SDBL program has added 36,468 units to the development pipeline, of which 7,175 are affordable units. City Planning further reports that together TOC and SDBL projects made up 40% of all units approved in 2020 and 60% of all proposed affordable units to date.

2021-2029 Housing Element Rezoning Program

Since 1969, California state housing law has required local governments to update the Housing Element of their General [Comprehensive] Plan every eight years, including the policies and strategies the jurisdiction will use to meet its state-mandated share of the Regional Housing Needs Assessment (RHNA) for new housing units for various income levels. However, housing advocates have long critiqued the Housing Element program for being superficial and ineffective due to weak enforcement and the missed opportunity to direct how new (and especially affordable) housing should be distributed equitably across cities and neighborhoods. Until this recent planning cycle, cities and counties faced very limited consequences for failing to have an approved Housing Element or for failing to execute on the proposed strategies, whether because a jurisdiction lacks the political

will or the technical expertise to fulfill its Housing Element obligations. The lack of accountability and enforcement has allowed many local jurisdictions to repeatedly fall short of achieving their respective fair share housing targets and has exacerbated the region's housing shortage. But importantly, during the 2017-2022 legislative sessions, the state legislature passed with the support of Governor Newsom housing-related bill packages aimed at strengthening the enforcement mechanisms of the Housing Element Law including funding for a new Housing Accountability Unit within HCD tasked with stringent enforcement and oversight of local actions affecting housing and a Housing Strike Force within the California Department of Justice. For this administration's term, jurisdictions who violate state housing laws can now expect to face stiffer consequences like revocation of Housing Element certification, loss of state funding, substantial fines, potential litigation, and loss of local control over development approvals.

Additionally, to address the other major shortcoming, the Housing Element Law has been updated (California Assembly Bill 686, 2018) to require an AFFH analysis with an enhanced equity focus for the required housing unit distribution and rezoning plans.

The City of Los Angeles drafted its 2021-2029 Housing Element under the new equity and AFFH framework. The Housing Element, also called "The Plan to House LA," analyzes the City's housing conditions and needs, including incorporating the RHNA allocation established by the state; enumerates city-wide goals, objectives, and policies for meeting those needs through an AFFH and equity lens; and identifies specific programs and strategies that will be implemented by various City departments and agencies to remove constraints to housing, preserve existing affordable housing and accessible housing stock, promote and affirmatively further fair housing opportunities, and accommodate new housing stock through a Rezoning Program.

The RHNA allocation for this 6th cycle (October 2021-October 2029) breaks down the total number of housing units HCD requires L.A. to plan for, including the unmet housing needs from the previous cycle, housing units to relieve current overcrowding and homelessness, and units to meet projected population growth at each income level (extremely low, very low, low, moderate, and above moderate). The RHNA allocation for this planning period is 456,643 units, a five-fold increase from the previous planning timeframe.[162] L.A. has then set a target capacity that is 10% higher than the RHNA allocation for low-income units and 15% higher for moderate-income units to allow for a buffer of sufficient sites throughout the planning period. To calculate its existing development potential, L.A. evaluated sites for consistency with requirements to AFFH (i.e., to replace segregated residential patterns with integrated living patterns in areas of higher opportunity). The analysis of existing sites found that the current inventory does not necessarily worsen segregation patterns or racial/ethnic concentrations of poverty and affluence but also does not affirmatively improve them; in other words, the inventory reflects existing disparities and maintains the status quo. For the first time, L.A. also used data-driven statistical estimates in collaboration with UC Berkeley's Terner Center for Housing Innovation to account for the probability of development of identified sites rather than assume that sites will be built to 100% of their zoned capacity.[163] Using this probability method to calculate the inventory of vacant and underutilized sites, new units already in the development pipeline, and additional non-site-specific means of adding units (including ADUs,

[162] California Senate Bill 828 (2018) and AB 1771 (2018) amended the RHNA process to require the consideration of factors such as housing cost burdens, overcrowding, fair housing, and other issues in establishing new housing production targets which resulted in a five-fold increase in the RHNA allocation for L.A. over the previous planning cycle.

[163] California Assembly Bill 1397 (2017) requires cities to assess the probability of development on specific parcels when producing the inventory of adequate sites list and no longer allows previous disingenuous practices whereby cities knowingly included sites where building was actually infeasible, which ultimately resulted in a low development rate and missed housing targets.

public land programs, etc.), L.A. determined it has a shortfall of 255,432 units at all income levels to meet its target RHNA capacity, as shown in the following table.

TABLE 45. CITY OF LOS ANGELES RHNA ALLOCATION, TARGET CAPACITY AND DEVELOPMENT POTENTIAL

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA Allocation	184,721	75,091	196,831	456,643
Target Capacity	203,193	86,355	196,831	486,379
Total Development Potential	72,640	13,362	144,944	230,947
Shortfall	130,553	72,993	51,887	255,432

Under the Housing Element Law, if L.A.'s current zoning does not allow for the reasonable development of the RHNA allocation, the City must rezone an adequate amount of land to accommodate the shortfall by an October 2024 deadline.

The City's Housing Element AFFH analysis recognizes that the jurisdiction's scarcity of land zoned to allow and accommodate the demand for housing is a significant contributing factor in high land prices and housing costs and exacerbates the deficit of housing affordable to lower-income households. Accordingly, to create capacity to accommodate the 255,432-unit shortfall, the City drafted a Housing Element Rezoning Program through the lens of AFFH and equity goals. The City identified potential parcels for upzoning to increase residential density and allowances for housing throughout the City, particularly in transit oriented and high-opportunity, resource-rich neighborhoods that currently have the least equitable zoning as opposed to disproportionately concentrating new, affordable housing in lower-income, under-resourced areas. The Rezoning Program prioritizes infill development over environmentally sensitive areas such as fire zones and coastal zones susceptible to sea level rise. L.A.'s Rezoning Program also includes strategies to preserve existing affordable units and protect against displacement and gentrification in more affordable communities. To accommodate the rezoning need shortfall, Appendix 4.7 of the Housing Element contains an Inventory of Candidate Sites for Rezoning[164], and each potential site is linked to one or more specific rezoning strategies. The sites listed are not guaranteed to be rezoned but act as a menu that the City can work from as it updates and implements its neighborhood-specific Community Plans and the New Zoning Code. The Rezoning Program will utilize six core strategies to increase housing density across L.A.:

1. Updating the Adaptive Reuse Ordinance to apply citywide and reduce the administrative process to streamline the conversion of vacant and underutilized office, commercial, and hotel/motel properties into residential uses and supportive housing;

2. Expanding qualifying sites and incentives under the existing TOC and State Density Bonus Law programs;

[164] https://planning.lacity.org/plans-policies/housing-element-update#adopted-plan

3. Creating an Affordable Housing Overlay to focus incentives for affordable housing developments in moderate, high, and highest resource areas including on underutilized faith based owned properties, parking lots, and publicly owned sites;

4. Rezoning to increase by-right development of Missing Middle housing (low scale multifamily contextualized for the surrounding neighborhood like bungalow courts, multiplexes, courtyard developments) and various housing types and sizes that meet diverse family configurations and accessible housing needs, especially focused in transit-oriented, historically affluent and exclusive areas, and higher opportunity areas;

5. Expanding more mixed-use and mixed-income uses in Commercial Opportunity Corridors; and

6. Improving Process Streamlining across all strategies to remove procedural barriers and facilitate lower-cost and expedited administrative (non-discretionary) review and permitting processes for projects with an affordable housing component that meet objective zoning and design standards.

By implementing each element of the Rezoning Program, the City estimates that it can increase housing capacity for at least 255,000 new housing units over the Plan cycle in ways that reverse historic patterns of development and facilitate residential racial and socioeconomic integration. In June 2022, HCD certified L.A.'s 2021-2029 Housing Element as being in full compliance with state mandates to affirmatively further fair housing. The City must report annually on the status and progress of implementing the Housing Element/Rezoning Program strategies.

Community Plan Updates

In tandem with the zoning code rewrite process and the Housing Element Rezoning Program, the City is updating its 35 Community Plans—the neighborhood-specific policy documents that refine land use designations and rezoning strategies down to the parcel level. Community Plan updates include amendments to the General Plan Future Land Use Map and community plan area Zoning Maps consistent with the citywide-focused Housing Element. The New Zoning Code contains the rules and regulations for implementing the policy objectives expressed in the General Plan and proposed updated Community Plans, while the Community Plans incorporate the New Zoning Code and designate how much intensity and density is permitted. The Community Plan updates will prioritize strategies that increase mixed-income and 100% affordable housing especially along mixed-use and transportation corridors, minimize displacement, and add neighborhood-tailored density and housing type diversity in higher opportunity areas, while also incorporating climate change policy goals.

On May 3, 2023, along with approving the New Zoning Code, the City Council approved the Downtown Community Plan and Hollywood Community Plan updates.

The Downtown Community Plan (*DTLA40*) is the first to incorporate the New Zoning Code, and it illustrates how L.A. is leaning into its AFFH obligations. The City acknowledges that historically Downtown has not achieved a level of housing density appropriate for an urban core of a city of L.A.'s size, but under the new Downtown Land Use Map and Zoning Map update, residential zoning capacity is almost doubled, expanding the area where housing (including permanent supportive and affordable housing) is permitted from 33% to 60% of Downtown and generally permits bigger and taller residential buildings than is currently possible, especially close to transit. The Plan also includes a Community Benefits Program to incentivize affordable housing production. For example, the new zoning outlines a Base and Bonus Floor Area Ratio (FAR) for each property. In exchange for

being allowed to build bigger buildings above base limits, developments are required to provide community benefits, the first being set-asides of affordable housing units. Affordable units must remain so for 99 years (up from the current 55-year period). More by-right housing is permitted with streamlined oversight by increasing project review thresholds and reducing review time for projects providing affordable housing. DTLA40 also eliminates minimum parking requirements for new developments, allowing developers to incorporate off-street parking based on their own assessment of market demand rather than regulated parking minimums per unit. To preserve and protect existing affordable units, projects participating in the Community Benefits program will be required to replace any residential units demolished for new residential construction. A Community Benefits Fund will be used to finance buyout of expiring affordable housing covenants to preserve existing affordable units and will distribute funding to Community Land Trusts to preserve space for development of new affordable units. The Downtown Plan also reduces the permitting process for adaptive reuse of existing, underutilized buildings in new places and creates options for a diversity of housing types including micro-units, family housing, and live-work housing to accommodate more housing choice for a variety of household situations and income levels. The zoning changes create the potential to accommodate an estimated 100,000 new housing units.

As with Downtown, the Hollywood Community Plan includes a Community Benefits Program, allowing developers to build taller and denser in exchange for affordable housing units with covenants extended to 99 years, including along the busiest boulevards—Hollywood, Sunset, and Cahuenga. The Hollywood Community Plan will accommodate increased affordable housing near the public transit ("Metro") stations and selected commercial corridors with existing transit (bus and train). It requires relocation assistance for renter households displaced by development and includes provision for no net loss of affordable housing during redevelopment in Hollywood. The Plan estimates that the goals and strategies will create capacity for 35,000 new units over the next 20 years.

The Los Angeles City Council approved the Boyle Heights Community Plan with amendments in December 2023, and the amended plan is anticipated to receive final approval by February 2024. Next in the City's Community Plan updates pipeline are the Harbor, Southeast and Southwest San Fernando Valley, and Westside Community Plan updates. City Planning provides various outreach and engagement opportunities throughout the plan update process. Community involvement and participation helps to shape sustainable policies and zoning programs that can help address housing needs for various income levels, enhance neighborhood serving uses, and inform equitable opportunities to accommodate growth.

STREAMLINING

The entitlement process is the multilayered, multiagency review, oversight, and permitting steps developers go through to have their projects approved for construction and ultimately ready for occupancy. In California, projects that require discretionary approval also are automatically subject to CEQA, requiring environmental review and introducing the opportunity for projects to be stalled by litigation, adding further delay, cost, and uncertainty. In L.A., most multifamily projects have been subject to site specific discretionary development reviews (Site Plan Review, Planning Commission review, Environmental Impact/CEQA Review, Building & Safety review, etc.). L.A.'s restrictive zoning has meant that even small development projects often require regulatory relief (rezoning, variances, conditional use permits, General Plan amendments, etc.) and these requests for relief trigger discretionary review and substantially increase the time and cost of getting new units on the market. A study by UCLA and California State University, Northridge, published May 11, 2023, by the Los Angeles Business Council, analyzed every multi-family housing project that was permitted in Los Angeles from 2010 to November 2022 to look for bottlenecks in the approval

and construction phases.[165] It found that on average, approvals for multifamily housing in L.A. took 549 days, with mixed-income housing projects taking even longer. From 2014 to 2016, only 6% of approved housing projects of five units or more were approved by-right while the vast majority of new developments were approved via project-specific discretionary review. It found that on average, the discretionary approval process added 1.5 years (including Planning Commission review, site plan review, environmental impact reports) to a project's completion time, while by-right projects secured permits more than six months faster, reducing approval time to less than a year on average. Even expedited affordable housing developments near transit lines (by-right TOC projects) can take up to 500 days to secure City approval, and that is 28% faster than discretionary reviews. Discretionary reviews have been shown to add not only delay but significant uncertainty/risk and project costs, which ultimately impacts affordability and feasibility, and can have a chilling effect on development altogether.

The study's authors say that reducing discretionary approvals and the rate at which the City permits new housing would have accelerated the completion of thousands of units that were under construction. More certainty and transparency in the development process and shorter expected approval times also would have lowered feasibility barriers for additional housing starts. The researchers estimate that the effects of streamlining the approval and permitting processes and incentivizing developers with more certainty (i.e. less risk and less cost) together would have added 25.2% more (18,049) units than the baseline.

A significant part of the puzzle to boost housing production is to allow more by-right housing development and reduce and simplify the development reviews and permitting processes, especially for affordable housing. A by-right or ministerial review nearly always means that staff of the local agency or relevant department reviews the application, often using a checklist, and compares the application materials (e.g., site plan, project description, etc.) with objective development standards and design standards. The project does not have to go through the public hearing process or CEQA review, with their associated costs, delays, and the potential for community opposition or litigation to stall or quash the development proposal altogether.

During her first week in office in December 2022, Mayor Karen Bass issued Executive Directive (ED) No. 1 which eliminates zoning code discretionary reviews and site plan reviews for 100% affordable housing projects and shelters (as long as such plans do not require any zoning change, variance, or General Plan amendment). The ED1 requires all City departments to apply the streamlined ministerial review process currently used for projects eligible under the State Density Bonus Law to complete permitting within 60 days, for departments to conduct their respective reviews simultaneously, and to issue building permits within five days. It also recommends updating the Site Plan Review Ordinance to raise the discretionary review threshold for all projects from 50 units to 200 units. Such reviews typically take six to nine months, City officials said. The ED1 has been positively received by affordable housing developers, who called it "momentous" and "what's needed to make a material impact on affordable housing development" if the organizational structure and staffing can come together to make the process more predictable. In July 2023, Mayor Bass signed into law an amendment to the City's Site Plan Review Ordinance that codifies ED1 and exempts deed restricted affordable housing projects and many mixed-use and mixed-income projects with a substantial affordable housing component from the 50-unit threshold for Site Plan Review.

[165] Edward Kung, *Tackling the Housing Crisis: Streamlining to Increase Housing Production in LA*, May 11, 2023, available at: https://labusinesscouncil.org/wp-content/uploads/2023/05/FINAL-LABC-Housing-Study.pdf.

SOURCE OF INCOME

California's Fair Employment and Housing Act (FEHA) (Cal. Gov. Code § 12900 - 12996) expands the classes of persons protected against discriminatory housing practices to also prohibit discrimination in housing based on "source of income." Until recently, "source of income" was defined narrowly under the FEHA as "lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant" and under the definition "a landlord is not considered a representative of a tenant." Accordingly, source of income under the FEHA was adjudged to not include government rent subsidies, specifically Housing Choice Vouchers under Sec. 8 of the FHA. See SABI v. Sterling, 183 Cal. App. 4th 916 (2010). In a recent case, the California Court of Appeals found, however, that a local ordinance that specifically protects against discrimination based on a tenant's participation in the Section 8 program is not preempted by the state law. See City & County of San Francisco v. Post, 231 Cal.Rptr.3d 235, 22 Cal.App.5th 121 (2018). This opened up the option for local governments to more explicitly protect their residents from discrimination based on housing subsidies, which L.A. moved to do.

To correct the loophole in FEHA, the state redefined the FEHA's definition of "source of income" as part of the package of major housing laws passed by the California legislature in 2019—including the Housing Crisis Act of 2019 and the Tenant Protection Act of 2019. Source of income now more explicitly protects:

> *lawful, verifiable income paid directly to a tenant, or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937.*

Effective January 1, 2020, housing providers and landlords in California cannot advertise a preference for tenants with certain sources of income or refuse to rent, require a condition or restriction in the terms of rental, or otherwise discriminate against someone because the prospective tenant has a housing subsidy under Section 8 Housing Choice Vouchers, Homelessness Prevention and Rapid Re-Housing Programs, Housing Opportunities for Persons with AIDS, or security deposit assistance programs, among others. This list of protected subsidies also includes locally funded subsidy programs created by cities, counties, and public agencies to address California's growing homelessness problem.

Likewise, Los Angeles joined a handful of other local California jurisdictions to adopt a source of income protection ordinance, effective January 1, 2020, as part of its plan to remove impediments to fair housing and protect affordable housing opportunities for persons using rental assistance. (LAMC, Ch. 4, Sec. 5.6.1). At the time of adopting the ordinance, the City found a shortage of landlords participating in the Housing Choice Voucher program and only 53% of Section 8 voucher holders being able to secure a housing unit before the voucher expired. This low success rate is reportedly due to a combination of factors including discrimination against Section 8 voucher holders, low vacancy rates, and the high cost of housing. HUD studies have found that denial rates for voucher holders were lower in jurisdictions with local source of income anti-discrimination regulations.

Tenants and applicants can file a private lawsuit against housing providers who violate the law, or they can file a complaint with the State of California Department of Fair Employment and Housing (DFEH) for investigation and enforcement. Under L.A.'s ordinance, an aggrieved party may recover injunctive relief, damages, and punitive damages in an amount no less than three times the amount of actual damages or three times the amount of one month's rent that the landlord charges for the housing accommodation at issue, whichever is higher. Attorney's fees and court costs also are recoverable.

The Housing Rights Center (HRC) has a small litigation department that accepts source of income enforcement cases and refers alleged victims to the State of California Civil Rights Department. It is anticipated that tenant's rights groups will be conducting testing to see whether landlords are aware of and are complying with the law, and HRC and other nonprofits seek expanded funding to handle the City's source of income enforcement cases.

EVICTION AND DISPLACEMENT PROTECTIONS

A hodgepodge of state and local tenant and eviction laws protect various properties and tenant situations, including recent amendments to the California Tenant Protection Act that cap yearly rent increases, protect against arbitrary evictions, and require relocation fees for no-fault evictions, as well as a package of local ordinances passed in early 2023 for universal tenant and eviction protections beyond rent-stabilization. L.A.'s Rent Stabilization Ordinance (RSO) controls when and how much rents may be increased for units built before October 1, 1978 and units constructed after July 15, 2007 that replace demolished RSO units (which total about 650,000 units)[166] and "just-cause" eviction and relocation payments are required for rent-controlled apartments. But for many non-RSO units, there have been fewer protections from soaring rental prices or displacement. The City understands more and more that tenant displacement protections are also homelessness prevention. A goal of the 2021-2029 Housing Element is to fill the gaps and standardize tenant protections to increase transparency, public understanding, and enforcement capacity and efficiency. The City must balance tenant protections with landlord relief because the majority of landlords in L.A. are small operators (with four or fewer units) and it is better for the housing supply and affordable housing goals if they aren't forced to sell out to investment firms. Through the COVID-19 pandemic, many landlords went months or years without receiving rental payments. Analysts estimate that in Los Angeles City and County nearly 200,000 people owe more than half a billion dollars in unpaid rent. $1.6 billion in state and federal aid has already paid much of the back rent but not to all, and local landlord groups are opposed to expanding tenant protections against their own business interests.

Federal, state, and city funds were distributed during the COVID-19 pandemic to protect vulnerable households from losing their housing during the public health emergency. Before the Statewide Emergency Rental Assistance Program expired in March 2022, it had awarded more than $4.6 billion to qualifying tenants to pay down rent debt. The City of L.A. also sought to stem the tide of evictions caused by the economic fallout of COVID-19 by channeling relief dollars to rental assistance, placing a moratorium on evictions, and freezing rent increases on RSO units. From March 4, 2020 through January 31, 2023, tenants in Los Angeles affected by the COVID-19 pandemic could miss rental payments without being subject to an eviction. Renters with income at or below 80% AMI that could not pay rent due to COVID-19 financial impact continued to have protections through March 31, 2023. The emergency rules have now expired, ending one of the last eviction moratoriums in the country. To avoid eviction for nonpayment, City tenants must pay rent owed from March 1, 2020, to September 30, 2021, by August 1, 2023; and for rent owed from October 1, 2021, to January 31, 2023, by February 1, 2024, or face eviction for nonpayment.

[166] Rental unit types covered under the RSO include apartments, condominiums, townhomes, duplexes, multiple single-family dwellings on the same parcel, residential units attached to commercial buildings, Accessory Dwelling Units (ADUs) and Junior ADUs, and rooms in hotels, motels, or boarding houses that have been occupied by the same tenant for 30 or more consecutive days. The RSO does not cover single-family homes that are the only residential structure on the parcel, affordable housing or luxury units exempted by LAHD, hotel or motel rooms occupied for less than 30 days, or rental units in converted commercial buildings converted after October 1, 1978. From: https://housing2.lacity.org/residents/what-is-covered-under-the-rso

Because the emergency relief and moratoriums expired during a period of high inflation, rising interest rates and record housing prices, and predictions of a looming recession, eviction rates likewise are expected to rise.

The City is mindful that to meet its target housing supply goals, protecting the existing stock and not losing units is as important as building new units, especially for low- and moderate-income affordable units and units for persons with disabilities. A large stumbling block to that goal that the City must contend with is the state's Ellis Act (Government Code Section 7060-7060.7), which provides landlords a legal process for terminating rent-controlled residential leases and evicting tenants without cause if the property owner is either demolishing or removing the rental units from the market (which could be to convert units to condominiums/for-sale units or to hotel units or other uses). According to LAHD's Ellis Act dashboard,[167] since 2007, 11,693 RSO units have been removed from the market through Ellis Act filings. Tenant advocates believe the number is tens of thousands more and that the Ellis Act has been misused to allow property owners to circumvent tenant protection efforts and displace working-class families, exacerbating the affordable housing crisis. Working around Ellis Act filings to preserve existing affordable units and enforce tenants' rights against unlawful eviction and displacement are a priority of LAHD.

The 2021-2029 Housing Element improves on the previous cycle plan by increasing emphasis on tenant protections and preventing displacement. All eviction notices issued to tenants in the City of Los Angeles must be filed with LAHD within three business days of service on the tenant. The purpose of tracking the eviction filings is to obtain data about who is impacted and where evictions are happening to help inform City policies and programs, as well as to connect people at risk to the resources that are available. LAHD will focus more attention on education, enforcement, and programs that protect tenants from direct or indirect displacement/eviction from affordable housing, including:

- RSO rent control enforcement: Most multifamily residential units (apartments, condos, co-ops, rooming houses, hotels/motels, and mobile home park units) constructed before October 1978 are subject to the Rent Stabilization Ordinance (LAMC Ch. 1, Sec. 151 et seq.), which regulates rent increases and evictions for covered properties and requires relocation assistance for evicted tenants, depending on the renter's income, age, and years lived in the unit. Units constructed after July 15, 2007, that replace demolished RSO units also may be covered. Landlords are required to submit a Declaration of Intent to Evict with LAHD for all no-fault evictions. Demolished RSO units must be replaced as restricted affordable housing to ensure "no net loss" of affordable units. All RSO units demolished for TOC redevelopment projects must at a minimum be replaced with the same number of income-restricted affordable units or homes subject to rent control. As part of COVID-19 relief measures, annual rent increases are prohibited for RSO units through January 31, 2024. LAHD tracks and monitors RSO units, educates tenants of their rights, and provides an enforcement process to ensure landlords comply with their RSO obligations.
- Ellis Act enforcement: L.A. has passed ordinances to better protect tenants from displacement caused by Ellis Act evictions. To comply with California's Housing Crisis Act of 2019 and SB 8 amendments in 2020, L.A. aligned its Ellis related tenant protections with SB 8 tenant protections to ensure that any proposed housing development project subject to discretionary approval from City Planning, ministerial (administrative) on-menu density bonus, or ministerial building permit approval/checks, must at least replace demolished units one-for-one, including replacing any restricted affordable units, RSO rent controlled units, or units occupied by low or very low-income households. Ellis Act evictions require a one-year

[167] https://housing.lacity.org/ellis

notice for senior and disabled tenants, 120 days for all others. Under LAMC Sections 151.09.A.10 and 151.22-151.28, property owners must file a Notice of Intent with LAHD who will then notify tenants of their rights during the eviction process and provide a relocation consultant. The landlord must compensate for relocation expenses and give the tenant a first right of return if the unit is placed back on the market within 10 years or a first right of refusal if the unit is converted to a condominium or tenancy in common. LAHD is charged with monitoring and enforcement.

- Just Cause Eviction Protection Program: The California Tenant Protection Act of 2019 (California Civil Code Sections 1946.2, 1947.12, and 1947.13), provides some protections against price gouging and evictions that did not previously exist for approximately 138,000 households not covered by the RSO. Effective January 27, 2023, L.A. enacted a new Just Cause Eviction Protection Ordinance (LAMC Section 165 et seq.) to go beyond the state Tenant Protection Act (TPA) by further limiting the reasons for legal termination of a residential tenancy and providing for higher relocation assistance amounts. Eviction protections now apply citywide to most rental properties built after October 1, 1978 (non-RSO units), including single-family homes and condominiums. The new protections require that landlords must have a legal reason to evict a tenant either for cause (i.e. failure to pay rent or to cure a violation of the rental agreement; causing nuisance or damage; failure to renew the lease; etc.) or limited no-fault reasons (i.e. owner, immediate family member, or resident manager will move into the rental unit; demolition, substantial remodel, permanent removal from the rental market, or conversion to non-residential; government order to vacate; conversion to affordable housing; etc.). Tenant no-fault evictions require the payment of relocation assistance, ranging from one month's rent for single family dwellings up to $22,950 for qualified low-income households. The ordinance applies after six months of living in a unit or when a lease expires, whichever comes first.

- Home Sharing Ordinance (HSO) Enforcement: The proliferation of short-term vacation rentals (i.e., AirBnb/VRBO type rentals for less than 31 days at a time) has been shown to have destabilizing effects in communities with low affordable housing inventory by removing housing units from the market and contributing to rising rents and homelessness. To prevent the conversion of dwelling units into short-term rentals, the City passed the Home-Sharing Ordinance (LAMC Section 12.22), effective July 1, 2019, which provides a registration and permitting process for short-term rentals only as an accessory use of a host's primary residence up to a maximum of 120 days in a calendar year (unless granted an extended home-sharing permit to rent for more than 120 days per year). Prospective hosts must register with the City and post their registration number on all advertisements. RSO units, restricted affordable units, or Ellis Act designated properties (meaning that the building has been converted from units subject to the RSO to single-family home(s) within five years of the date of conversion) are not eligible for a home-sharing permit. The ordinance requires listing platforms to remove illegal listings. The City's compliance system should regularly monitor short-term rental listings on hosting platforms and initiate enforcement for listings that are not registered. The City provides a hotline number for concerned residents to report suspected illegal short-term rental units. The City Planning Department reports that since implementation of the HSO, short term rental listings have gone from 30,000 to an average of 7,000, which is seen as a success in protecting residential units for stable, longer-term housing. However, reports released by Better Neighbors Los Angeles (a coalition of housing advocates, renters' rights groups, and hotel workers unions) and McGill University's School of Urban Planning argue that thousands of short-

term rental units are operating illegally with little to no consequence to the platforms or the illegal hosts, and that delayed and insufficient enforcement of the HSO by the City is to blame.[168]

- Eviction Defense Program: Approximately 40% of eviction filings (unlawful detainers) in Los Angeles County end in default judgements because the tenant cannot afford attorney representation, even where the eviction is unjustified. In 2021, the City launched a COVID-response Eviction Defense Program with federal relief funds to help educate landlords and tenants of their rights and responsibilities under the various COVID emergency orders, grant short term rental assistance, and provide pre-eviction and ongoing legal assistance through a contract with Legal Aid Foundation Los Angeles to prevent illegal eviction notices. Now that COVID related programs and protections are ending, LAHD seeks to extend the Eviction Defense Program to continue offering legal services for low-income tenants at risk of eviction.

- Tenant Anti-Harassment Ordinance (TAHO): The City Council passed the Tenant Anti-Harassment Ordinance (LAMC Section 45.30 et seq.), effective August 6, 2021, to hold abusive landlords accountable for manipulating, threatening, or harassing tenants into constructive evictions (or voluntary abandonment). The ordinance prohibits landlords from actions such as removing housing services, withholding repairs, refusing to accept rent payments, inquiring about the immigration/citizenship status of a tenant, or interfering with tenant organizing/association activities. The City determined that tenant harassment disproportionately impacts BIPOC tenants and tenants in lower-income areas and areas facing displacement and gentrification pressure. Landlords who violate the law may face fines and being barred from raising rent on the next tenant. Housing advocates argue that a major flaw in the TAHO is that it does not guarantee prevailing party attorney's fees, which undermines the ordinance's usefulness because without that remedy, private lawyers are much less willing to accept TAHO cases. The 2022-2023 City budget funded four positions at LAHD and one prosecutor at the City Attorney's Office to investigate and enforce TAHO cases.

- Affordable Housing Unit Replacement Enforcement: LAHD is part of the City's enforcement of the "no net loss" and affordable housing replacement requirements under the California Housing Crisis Act of 2019 (as amended by SB 8) for development incentive programs (SDBL, TOC, etc.), existing units identified on the Housing Element's Inventory of Sites list (Appendix 4.1), discretionary multifamily projects under SB 330 (2019), and ministerial (by-right) projects. Owners of proposed housing developments subject to the replacement obligations must complete a Replacement Unit Determination application (SB 8 RUD) with LAHD.

- Tenant Right of Return Enforcement: Low-income tenants of applicable "protected units" generally have a right to remain in a unit for up to six months prior to demolition and a right to relocation benefits and the right of first refusal/right to return to a comparable unit in the new building at an affordable rental rate. LAHD determines whether a tenant is a qualifying low-income household that is eligible for these benefits.

- Tenant Habitability Ordinance (THO) Enforcement: Under the Tenant Habitability Ordinance (LAMC Section 152 et seq.), landlords who are doing major renovations must have an approved tenant habitability plan explaining how they will protect tenants from unsafe conditions and construction hazards and mitigate impacts on tenants, either with work

[168] David Wachsmuth, *The Economic Impacts of Short-term Rentals in Los Angeles*, October 2022, available at: http://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth_LA_2022.pdf; Better Neighbors LA, *The Los Angeles Home-Sharing Ordinance Enforcement Report and Recommendations*, 2022, available at: https://www.betterneighborsla.org.

procedures that allow tenants to remain in their units, provide temporary housing at a comparable unit or hotel, or a financial payout for relocation assistance if the displacement will be permanent. Tenants have a cause of action against landlords who violate the THO including damages in the amount of the actual damages, special damages, punitive damages, unpaid relocation assistance, attorney's fees and court costs. After advocates brought to light systemic issues with unscrupulous landlords misusing the program to constructively evict for higher paying tenants, LAHD put into place more oversight and inspections of plans and comparable units, technical assistance for landlords and tenants, and a review step in RSO evictions for violations of the THO.

- Unpermitted Dwelling Unit Ordinance: An unintended result of periodic code enforcement inspections of multifamily housing has been that between 400 and 500 illegal housing units are removed from the market each year because of zoning violations, often resulting in the displacement of low- and moderate-income households. In 2017, the City adopted the Unpermitted Dwelling Unit ordinance (LAMC Section 14.00 et seq.) to provide a voluntary process for bringing certain unpermitted units in multifamily buildings into compliance with zoning and building code regulations, provided enumerated safety and affordability requirements are met. At least one restricted low- or moderate- income affordable housing unit must be offered for each legalized unit. The LAHD processes and monitors the affordability covenant portion of the application. Only units built or occupied between 2011 and 2015 are eligible. Additionally, an occupied, non-conforming or unpermitted dwelling unit constructed before December 31, 2019, may be legalized as an ADU or a two-unit dwelling in accordance with certain zoning and safety requirements. By 2019, 482 existing units were preserved through the program.

- Nonpayment Threshold Ordinance: Under this amendment to the municipal code's evictions procedures (LAMC Section 151.09, effective March 27, 2023), tenants owing less than one month's worth of fair market rent cannot be evicted for nonpayment of rent. The "fair market rent" threshold is not necessarily a tenant's monthly rent, but a figure established every year for the region by HUD, based on the number of bedrooms in the apartment.

- Relocation Assistance for Economic Displacement Ordinance: Following the expiration of COVID-19 emergency freeze on evictions, this provision (LAMC Section 165.09, effective March 27, 2023) was added to require landlords to provide relocation assistance to tenants forced to leave due to a rent increase by more than 10%, or 5% plus inflation. The relocation payment will generally be three times the fair market rent of the unit (based on the HUD figures) plus $1,411 in moving costs. According to LAHD, approximately 84,000 units built since 2008 will be covered under the ordinance.

- Extension of Protection for Tenants with Unauthorized Pets Necessitated by COVID-19: In January 2024, the Los Angeles City Council voted to extend COVID-related tenant protection measures that allowed tenants living in 'no pets' buildings to foster or adopt animals without fear of eviction. The ordinance, which prevents landlords from evicting tenants who adopted pets during the COVID-19 pandemic, is aimed at reducing evictions, homelessness, and animal shelter overpopulation. The extension applies to pets that began living in rental units before January 31, 2023. Tenants must disclose their pets to their landlords within one month to be protected.

As temporary pandemic-related protections expire, the City has replaced emergency orders with more permanent support systems. The City has adopted a web of ordinances and programs to help preserve existing housing units and help keep tenants from being displaced from their homes and communities. More resources to educate tenants and housing providers about the rights and responsibilities related to these regulations, to track the effectiveness of anti-eviction and anti-displacement

programs, and to build enforcement capacity to hold violators accountable and incentivize compliance are important next steps in eviction and displacement prevention.

LOCAL FUNDING SOURCES FOR AFFORDABLE HOUSING CONSTRUCTION AND PROGRAMS

- Affordable Housing Linkage Fee Ordinance: The Affordable Housing Linkage Fee (LAMC Section 19.18, December 13, 2017) was phased in beginning June 18, 2018 to provide a permanent source of funding for affordable housing development in the City. The Affordable Housing Linkage Fee applied to each eligible project depends upon the type of use and market area, and is adjusted annually for inflation beginning on July 1, 2019, using the Consumer Price Index (CPI). Affordable Housing Linkage Fees apply to certain new market-rate residential and commercial developments that either do not provide on-site, restricted affordable housing or cause loss/demolition of residential units. Fees are due at the issuance of a building permit. Fees generated through the Linkage Fee Ordinance are directed to the Housing Impact Trust Fund, and the distribution is managed by LAHD with public input from a specially designated Linkage Fee Oversight Committee. Analysis by the Planning Department for its 2021 Annual Report found that typically new development projects subject to the Linkage Fee have opted to provide on-site affordable units rather than pay into the fund, and this has been successful in incentivizing units in more affluent and resourced/high opportunity neighborhoods. Nonetheless, the Linkage Fee has raised nearly $100 million for the construction and preservation of affordable housing, downpayment assistance for homeownership, and other programs.

- Measure ULA: In November 2022, the citizens of L.A. passed a ballot measure called United to House L.A. (ULA) with close to 57% support that increases the real estate transfer tax to 4% on all residential and commercial properties sold for more than $5 million and to 5.5% on all real estate sales above $10 million, effective April 1, 2023. The measure exempts qualified affordable housing organizations including nonprofits, community land trusts, and limited-equity housing cooperatives. Money raised from the tax will go to purchase and build permanent affordable housing and to provide rental assistance payments to prevent homelessness. LAHD, with Executive Directives from Mayor Bass, is tasked with making choices on projects under $50 million. A volunteer citizens oversight committee confirmed by the City Council also will supervise spending and make program recommendations.

Permissive zoning and land use reforms do not alone create new affordable housing, as the majority of housing construction is done by the private market; but state and local density incentives and regulatory streamlining can make affordable housing projects economically feasible for private developers. There are many factors to housing costs that the City cannot control like interest rates and financing, inflation on construction materials and labor costs, and broader economic conditions. But zoning and regulatory reforms are a foundational piece of the puzzle to long-term affordable housing security. As discussed above, Los Angeles has set ambitious target goals for housing production at all income levels and, recognizing that no one strategy will solve the housing crisis, has adopted and proposed a multitude of overlapping and interacting code provisions and housing programs and strategies. Guided by mandatory pro-housing laws at the state level and an AFFH lens for equitable housing planning, the City can reduce regulatory layers and streamline development approvals on the one hand while also using its local zoning and regulatory power to implement the comprehensive, multilayered rezoning framework, density incentive programs, housing preservation, and anti-displacement strategies. It takes time for new regulations and programs to work their way through the

system, and ensuring adequate staff and funding resources dedicated to enforcement, oversight, and tracking outcomes will be essential to realizing the City's aspirations for fair and affordable housing for all.

FAIR HOUSING COMPLAINTS AND LEGAL ACTIONS

28. What is the status of any unresolved findings, lawsuits, enforcement actions, settlements, or judgments in which the program participant has been a party related to fair housing or other civil rights laws in the jurisdiction?

There are three significant federal cases related to the City's fair housing obligations that are currently active—one False Claims Act lawsuit in the discovery phase of litigation and two ADA/FHA accessibility cases under settlement agreements:

FALSE CLAIMS ACT LAWSUIT

- *United States ex rel Ling v. City of Los Angeles*, Civil Action No. 2:11-cv-00974 (C.D. Cal.) (Intervenor Complaint filed July 31, 2017; date of last filing June 16, 2023).

In July 2017, the Department of Justice (DOJ) intervened in a lawsuit against the City of L.A. and the CRA/LA (formerly the Community Redevelopment Agency of the City of Los Angeles) originally filed by the Fair Housing Council of San Fernando Valley (a nonprofit civil rights organization) and a resident (Ms. Ling) whose disabilities require use of a wheelchair. Ms. Ling filed the lawsuit as a whistleblower under the federal False Claims Act, which permits private parties to sue on behalf of the United States when they believe that a party has submitted false claims for government funds. The Plaintiff may receive a share of recoverable funds. The complaint alleges that the City and CRA/LA falsely certified compliance with federal accessibility laws—including Section 504 of the Rehabilitation Act, the Fair Housing Act, and the duty to affirmatively further fair housing—in connection with claims submitted to HUD for housing grants.

L.A. applied for and received millions of dollars in federal housing funds from HUD, a portion of which it provided to the CRA/LA, to develop affordable accessible housing for people with disabilities. As a condition of qualifying for those funds, grant recipients must annually certify that at least 5% of all units in certain federally-assisted multifamily housing are accessible for people with mobility impairments and an additional 2% are accessible for people with visual and auditory impairments; that the recipient maintains a publicly available list of accessible units and their accessibility features; and that the recipient maintains a monitoring program to ensure people with disabilities are not excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in federally-assisted housing programs and activities. The DOJ alleges that the City repeatedly violated the law by falsely certifying that grant funds were being used to build housing that included adequate numbers of units accessible to people with disabilities. The lawsuit alleged that CRA/LA's predecessor financed or helped develop at least nine multifamily housing projects at which it failed to meet federal accessibility standards. The DOJ investigation alleged defects including: ramps and slopes too steep for wheelchair accessibility; doorway thresholds too steep for wheelchair access; cabinets, shelves, surfaces, sinks, grab bars, and mailboxes outside the accessible reach range of people in wheelchairs; lack of handicap accessible parking spaces; and insufficient visual alarms and tactile signs for people with hearing and visual impairments.

Defendant CRA/LA settled with the DOJ in January 2020, agreeing to pay $3.1 million. The City denies the allegations against it and litigation is still pending. The discovery phase is set to close November 17, 2023, unless extended by the court.

ACCESSIBLE HOUSING FOR PERSONS WITH DISABILITIES: SETTLEMENT AGREEMENT AND VOLUNTARY COMPLIANCE AGREEMENT

- *Independent Living Center of Southern California v. City of Los Angeles,* Civil Action No. 2:12-cv-00551 (C.D. Cal.) (filed Jan. 13, 2012; Settlement Agreement effective Sept. 5, 2016).

In 2012, three nonprofit disability and fair housing advocacy groups filed a lawsuit against the City, CRA/LA (successor to Community Redevelopment Agency of L.A.), and 61 owners of multifamily properties that had been financed or assisted by the City or CRA, to seek redress for what Plaintiffs claimed was decades of noncompliance with federal accessibility requirements affecting thousands of people with disabilities. The complaint alleged that Defendants engaged in a pattern or practice of discrimination against people with disabilities by failing to ensure that multifamily housing funded, developed, or significantly assisted by the City or CRA is accessible and is made meaningfully available to people with disabilities. The City denied that it committed any civil rights or fair housing law violations but entered into a Settlement Agreement to resolve Plaintiffs' claims, effective September 5, 2016, (with a Corrected Settlement Agreement entered Dec. 13, 2017, and an Amended Corrected Settlement Agreement (SA) entered Nov. 2, 2022) (collectively, the "Settlement Agreement").[169] The stated goal of the Settlement Agreement is to significantly enhance the accessibility of multifamily housing in Los Angeles, the availability of fair and accessible housing for individuals with a variety of disabilities, and the accessibility of the City's housing programs.

The Settlement Agreement applies to multifamily apartment buildings that received or will receive any federal financial assistance from the City after July 11, 1988, and/or was or will be designed, constructed, altered, operated, administered, or financed, in whole or in part, in connection with a program administered in whole or in part by the City since January 26, 1992. With respect to any new construction or future substantial alterations after 2016, the City must ensure developers construct at least 10% of units in accordance with mobility architectural standards and 4% of units in accordance with sensory accessibility standards under the Uniform Federal Accessibility Standards (UFAS). The UFAS includes among other features: larger maneuvering clearances at doors, accessible roll-in or transfer showers, pre-installed grab bars in bathrooms, lowered kitchen counters, greater access to appliances, and units with features for people who have vision and hearing disabilities.

The Settlement Agreement requires the following additional commitments from the City:

- Pay the Plaintiffs $4.5 million plus attorneys' fees and reasonable litigation costs.
- Within 10 years, provide for a target number of at least 4,000 accessible housing units in accessible housing developments, as those terms are defined in the Settlement Agreement. The target number can be met through a combination of new construction, substantial alteration, remediation of existing housing units, provision of housing units under the Enhanced Sensory Unit Program (auxiliary aids and services and enhanced accessibility features for individuals with hearing and vision disabilities), or certification that existing housing units meet federal and California accessibility standards.

[169] *Independent Living Center of Southern California v. City of Los Angeles,* Corrected Settlement Agreement, *available at* https://housing.lacity.org/wp-content/uploads/2020/05/rm_-_corrected_settlement_agreement_and_release_of_claims_0.pdf

- As a matter of equity, distribute accessible units throughout Los Angeles factoring in affordability, access to public transportation and other amenities, and a range of unit sizes to accommodate various households.
- Provide an average of $20 million per year over the 10-year settlement term, which is the estimate of the funding required to carry out the required activities and accessible housing program under the SA.

In September 2017, the CRA/LA agreed to provide an additional 250 fully accessible units within three years, require owners to comply with accessibility policies, and pay $3 million in damages to the Plaintiffs in order to settle Plaintiffs' claims against the agency.

The Federal District Court reserves exclusive and continuing jurisdiction to interpret and enforce the terms of the Settlement Agreement during the settlement term, which has been extended to mean the period of time commencing with the original effective date (September 5, 2016) and continuing for 10 years after December 13, 2017 (the date of the District Court's entry of the Amended Judgment Pursuant to Corrected Settlement Agreement), or until the 4,000 target number of accessible units is achieved, whichever occurs later, in other words, until December 13, 2027, at the earliest. From time to time, the parties have invoked the Settlement Agreement's dispute resolution and mediation process to resolve issues arising from the City's actions and obligations under the Settlement Agreement and accessible housing plan.

- *U.S. Dept. of Housing & Urban Development v. City of Los Angeles*, Case No. 09-11-R008-4 (Section 504) and 09-11-R008-D (ADA).

Based on concerns similar to the allegations in the *Independent Living Center* lawsuit, in 2011, HUD's Office of Fair Housing and Equal Opportunity (FHEO) initiated a compliance review investigation of L.A.'s affordable housing program, which has received substantial financial assistance (more than $1.5 billion) from HUD to support community development and affordable housing, including to build and rehabilitate accessible housing for families with low or moderate incomes. Through onsite investigations in 2011 and 2017, the FHEO found physical accessibility violations—properties lacking the required number of units with specific features for persons with mobility disabilities and persons with hearing/vision disabilities and lacking accessible pathways and common areas—among at least 120 multifamily housing developments. The FEHO issued findings that L.A. was in violation of the FHA, ADA, and Section 504 of the Rehabilitation Act.

On August 2, 2019, the FHEO and the City of Los Angeles entered a landmark Voluntary Compliance Agreement (VCA) to resolve all noncompliance claims detailed in the FHEO's original Letter of Findings dated January 11, 2012, and Supplemental Letter of Findings dated April 1, 2019,[170] and provide for affordable and accessible housing for Angelenos with disabilities across the City's multi-billion-dollar multifamily housing program.[171] The VCA covers more than 800 multifamily housing developments and this portfolio will continue to grow as the City develops and finances new projects. The VCA covers a term of 10 years plus 120 days from the effective date or until L.A. and its subrecipients have satisfactorily completed the actions required by the VCA, whichever is later. During the VCA's term HUD maintains oversight and monitoring authority and the City must periodically

[170] Supplemental Letter of Findings of Noncompliance, dated April 1, 2019, *available at* https://www.hud.gov/sites/dfiles/FHEO/documents/CityofLASupplementalLOFAPRIL1FINALacc.pdf.

[171] Voluntary Compliance Agreement between the U.S. Department of Housing and Urban Development and the City of Los Angeles, effective August 2, 2019, *available at*: https://www.hud.gov/sites/dfiles/Main/documents/HUD-City-of-Los-Angeles-VCA.pdf.

provide progress reports detailing how it is meeting benchmarks and implementation of the agreement. The VCA facilitates a partnership between HUD and the City to resolve issues that may arise. For example, the agreement includes mechanisms for the City to refer uncooperative or noncompliant subrecipients to HUD for enforcement actions.

The scope and scale of the VCA's terms make it the largest, most progressive settlement agreement to date between HUD and a local jurisdiction. The VCA sets a minimum target number of 4,031 accessible housing units (with no fewer than 2,716 units with mobility features and no fewer than 1,315 units with vision/hearing features). The City is obligated to reach its target number through a combination of actions, including:

- Retrofitting 3,100 existing housing units to be accessible for persons with disabilities (2,215 units with mobility features and 885 units with hearing/vision features) as well as accessible public and common use areas. If by ten years from the VCA's effective date there is a shortfall of units that have been retrofitted, the City must add that number of units to the target number of new accessible units that the City must produce.

- Producing accessible units at a higher rate (15%) than required by state and federal minimums for all newly constructed and rehabilitated housing to yield an anticipated 1,500 new accessible housing units among a minimum of 10,000 affordable units (11% with mobility features and 4% with hearing/vision features) over the ten-year term.

- Implementing a new "Enhanced Accessibility Program" (detailed in Appendix 5 of the VCA) that consists of both required features for developers to include as part of their applications for competitive funding from the City as well as at least five additional optional features to produce state-of-the-art, "super-accessible" units with features that afford greater accessibility than currently required by federal standards.

- Implementing policies to ensure that accessible units are actually made available for occupancy by persons with disabilities who need the accessibility features they provide.

- Providing the substantial funding necessary to accomplish the actions required by the VCA (an average minimum of $20 million per year).

For a unit to qualify as an accessible housing unit, the City's independent accessibility consultant must verify and certify compliance with federal accessibility standards, including Section 504, ADA, and Fair Housing Act accessibility requirements, and with the VCA's terms.

The VCA resolves and closes the U.S. Department of Justice's civil rights investigation against the City stemming from HUD's September 7, 2017, referral of findings but does not resolve the False Claims Act lawsuit identified above alleging that L.A. misappropriated hundreds of millions of dollars from HUD that were earmarked for the express purpose of creating accessible housing.

Accessible Housing Program (AcHP)

To implement and manage its obligations under the *Independent Living Center* Settlement Agreement and Voluntary Compliance Agreement, the City of L.A. established the Accessible Housing Program (AcHP) administered by LAHD to harmonize, where feasible, the requirements of both agreements. The goal of the AcHP is to ensure that people with disabilities have equal opportunity to rent, use, and enjoy housing that has received financial or other government assistance. The AcHP covers a

growing list of 900+ affordable housing developments and all housing developments with five or more housing units that were designed, constructed, altered, operated, administered, or financed by the City. As required by the Settlement Agreement and VCA, AcHP reviews plans for new housing to ensure accessibility compliance; monitors housing to ensure that accessible housing units are actually occupied by individuals with disabilities who need the accessible features of those units; assists property owners in retrofitting existing units; conducts Fair Housing training for property owners and management staff of covered housing developments regarding their obligations under accessibility and nondiscrimination laws, regulations, and policies; provides a process for persons with disabilities to apply to rent accessible housing units or be placed on a waiting list for accessible units; and processes and tracks tenant grievances. The AcHP has a centralized website containing resources and information about the program for persons with disabilities seeking accessible housing, housing advocates, owners and property managers, and City employees, and a searchable registry of accessible and affordable housing units. City residents can also obtain assistance by email, phone, or in-person:

AcHP website and housing registry: https://lahousing.lacity.org
Email: lahd.achp@lacity.org
Phone: 213-808-8550
Accessible Housing Program Office
Los Angeles Housing Department
1200 W 7th Street, 9th Floor
Los Angeles, CA 90017

OTHER ADMINISTRATIVE COMPLAINTS AND FAIR HOUSING LITIGATION

Besides civil rights matters directly involving the LAHD, HACLA, or the City of L.A., fair housing complaints and litigation stemming from the private sector can provide insight into the extent people in the jurisdiction are experiencing housing discrimination including: 1) patterns of discrimination; 2) impediments to fair housing; and 3) general perceptions and understanding of tenants' and prospective homebuyers' fair housing rights; and 4) general perceptions and understanding of fair housing responsibilities for landlords, lenders, realtors, and other housing providers. Discrimination complaint and fair housing litigation data also can inform where fair housing education, outreach, testing, and enforcement resources and funding should be prioritized to tailor affirmative strategies to the issues most affecting Angelenos. Victims of housing discrimination in L.A. may pursue corrective relief and compensation through federal, state, or local administrative enforcement processes with the applicable HUD FHEO field office, the California Civil Rights Department (CRD), or the local Civil + Human Rights and Equity Department (CHRED). CHRED does not have jurisdiction over claims against a City agency or department such as LAHD or against HACLA.) Alternatively, aggrieved parties may seek relief through litigation in federal or state court. Nonprofit advocacy and civil rights organizations like the Housing Rights Center, Legal Aid Foundation of Los Angeles, Disability Rights Education and Defense Fund may assist victims through the administrative or court process.

Housing Discrimination Complaints Filed with HUD

Public records requests were submitted to HUD's Office of Fair Housing and Equal Opportunity and to the California Civil Rights Department for data reflecting housing discrimination complaints occurring in the City of L.A. for the previous 5-year period, the status of all such complaints, the basis/bases of discrimination alleged, and the discriminatory issues alleged. The

requests also asked for information regarding any unresolved findings, lawsuits, enforcement actions, settlements, or judgments specifically involving the Los Angeles Housing Department, the Housing Authority of the City of Los Angeles, or the City of Los Angeles, including a request for copies of any charge or letter of finding; any voluntary compliance agreements, conciliation agreements, or settlement agreements; and/or any findings of noncompliance with fair housing laws or with fair housing settlement agreements. The Civil Rights Department's custodian of records designee responded that any disclosable records under the CA Public Records Act will be made available on 10/9/23.

The FHEO's Region IX FOIA Office responded that from January 1, 2018, to December 31, 2022, HUD logged 544 formal complaints alleging housing discrimination in the City of Los Angeles. Of those, 479 cases were transferred to the California CRD as the state's Fair Housing Assistance Program (FHAP) agency for enforcement action and 65 were processed by HUD. (The complete data table provided by HUD is included as an appendix to this report with the filing date, closure date, basis of complaint, issues cited, closure reason, and monetary relief provided.)

Of the 544 complaints processed by HUD/FHEO or the CRD/FHAP involving alleged housing discrimination in the City of Los Angeles, one case claimed unlawful discrimination by the Los Angeles Housing + Community Investment Department (LAHD's predecessor agency before being reorganized and renamed in August 2021). The complainant, HUD Case No. 09-19-6496-8, alleged a discriminatory refusal to rent based on national origin, religion, and familial status, but the matter was closed in August 2019 following investigation and a "no cause" determination—i.e., after a full investigation was conducted, evidence did not support reasonable cause to believe that an unlawful act had occurred. The responsive data also includes 21 complaints filed against the Housing Authority of the City of Los Angeles (HACLA).

Excluding the 22 complaints filed against a City agency, of the remaining 522 cases opened against private housing providers/landlords, 304 cases were closed by the FHEO/FHAP agency upon making a "no cause" determination; 111 cases were resolved through conciliation and a settlement agreement negotiated between the parties; 33 cases were withdrawn by the complainant after resolution; 30 cases were withdrawn by the complainant without resolution; 27 cases were still open/under investigation as of April 20, 2023; 10 cases were dismissed for lack of jurisdiction; 5 cases were administratively closed due to failure of the complainant to cooperate; one case was closed due to the agency being unable to locate the complainant; and one case was closed due to the agency being unable to locate the respondent. Although more than half of the cases (approximately 58%) were terminated after a no cause determination,[172] these complaints still speak to public perceptions of housing discrimination occurring in the City.

In 67 of the reported cases, respondents paid damages totaling $535,642 to the aggrieved party and/or into a victims' fund in amounts ranging from $100 to $93,750. In cases resulting in a payout, the respondents did not necessarily admit liability, but may have settled to avoid further expense, time, and the uncertainty of litigation.

More than one basis of discrimination (protected class status) may be cited in a single complaint. For the 544 cases opened by HUD during the reporting period, disability was the most often cited basis of discrimination, alleged by complainants to have occurred in approximately 62% of reported cases, followed by race in approximately 18% of cases, sex in approximately 16% of

[172] Section 3613(a)(2) of the FHA allows a complainant to proceed in federal court against the alleged perpetrator of a discriminatory housing practice even if HUD determines that no "reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur." 42 U.S.C. § 3610(g).

cases, retaliation in approximately 16% of cases, familial status in approximately 9% of cases, and national origin in approximately 8% of cases. The breakdown of basis of discrimination per year is shown in the following table.

TABLE 46. BASIS/PROTECTED CLASS STATUS OF COMPLAINTS RECEIVED BY HUD

Basis of Discrimination	2018	2019	2020	2021	2022	Total
Disability	53	63	90	68	64	338
Race	17	21	26	15	17	96
Sex	13	14	23	22	13	85
Retaliation	13	23	16	22	11	85
Familial Status	9	11	7	11	10	48
National Origin	11	9	9	8	6	43
Color	3	5	8	6	4	26
Religion	2	1	1	4	2	10
Total Number of Cases Filed per Year (which may include more than one basis of discrimination per complaint)	89	100	137	117	101	544

Complainants also may cite more than one discriminatory act or practice, recorded as the discriminatory issue. In 293 cases, complainants alleged that the respondent failed to make a reasonable accommodation, and in 14 cases, complainants alleged respondent failed to permit a reasonable modification for the complainant's disability. Complainants also cited discriminatory terms, conditions, privileges, or services and facilities in 171 cases; discriminatory refusal to rent in 159 cases; discriminatory acts under Section 818 (coercion, etc.) in 145 cases; discrimination in terms/conditions/privileges relating to rental in 85 cases; and discriminatory advertising, statements and notices in 75 cases, among more than a dozen other possible discriminatory issues in renting, selling, or financing housing.

Housing Discrimination Complaints Received by CHRED

The recently established L.A. Civil + Human Rights and Equity Department (CHRED) is not authorized to receive complaints against LAHD, HACLA, or other City entities, but can investigate housing discrimination in the private sector related to source of income, language, employment, and citizenship. As of May 4, 2023, CHRED reported having received 24 housing-related inquiries.

While CHRED does not direct reports of hate incidents, it reports receiving one complaint based on Islamophobia, which was not substantiated after investigation; CHRED has been alerted to potential issues of anti-Semitism, but no complaints were filed.

Housing Discrimination Complaints Received by the HRC

The Housing Rights Center (HRC), a nonprofit civil rights organization, partners with the City of L.A. to provide fair housing education and advocacy services. The HRC receives and investigates reports of housing discrimination under federal, state, and local fair housing laws, and advises clients regarding their legal options, which may include mediation, conciliation, a referral to state and federal administrative agencies, or litigation.

The HRC receives thousands of inquiries per year based on a range of grievances related to landlord/tenant disputes, habitability concerns, evictions, and approximately 10-16% of inquiries per year alleging illegal housing discrimination. Between July 2016 to June 2022, the HRC fielded 51,841 inquiries, of which 15.4% related to alleged housing discrimination.

TABLE 47. HOUSING RIGHTS CENTER CONTACTS BY ISSUE, JULY 2016 TO JUNE 2022

Issue	Number of Contacts	Share of Contacts	Issue	Number of Contacts	Share of Contacts
Discrimination-Related					
Discrimination	7,989	15.4%			
General Housing					
Notices	6,908	13.3%	Security Deposit	1,828	3.5%
Substandard Conditions	5,745	11.1%	Utilities	543	1.0%
Seeking Housing	5,843	11.3%	Parking	413	0.8%
Landlord/Tenant Information	5,714	11.0%	Section 8 Information	408	0.8%
Harassment	3,072	5.9%	Relocation	361	0.7%
Repairs	2,752	5.3%	Lockout	329	0.6%
Rent Increase	2,771	5.3%	Illegal Entry	295	0.6%
Lease Terms	2,365	4.6%	Other Issue	2,357	4.5%
Eviction	2,148	4.1%			
Total Contacts				51,841	100.0%

Source: Housing Rights Center Data, June 2016 through June 2022

As with HUD's fair housing complaint data, disability (physical or mental) was the most often cited basis of discrimination/protected class characteristic in the great majority of complaints HRC received during the reporting period, cited by 76.4% of contacts.

TABLE 48. BASIS OF DISCRIMINATION-RELATED CONTACTS RECEIVED BY THE HOUSING RIGHTS CENTER, JULY 2016 TO JUNE 2022

Basis/Protected Class Alleged	Number of Contacts	Share of Contacts	Basis/Protected Class Alleged	Number of Contacts	Share of Contacts
Physical Disability	3,866	48.4%	Religion	26	0.3%
Mental Disability	2,234	28.0%	Age	20	0.3%
Familial Status	319	4.0%	Marital Status	18	0.2%
Race	262	3.3%	Arbitrary Factor	8	0.1%
Gender	205	2.6%	Student Status	2	0.0%
Source of Income	163	2.0%	Ancestry	1	0.0%
National Origin	162	2.0%	General Information	419	5.2%
Sexual Orientation	63	0.8%	Other Issue or Inquiry	221	2.8%
Total Contacts				7,989	100.0%

Source: Housing Rights Center Data, June 2016 through June 2022

The next table shows actions taken on the 7,989 discrimination-related inquiries that the HRC received and processed during the reporting period. Most cases (88.6%) did not move past the initial screening for various reasons. Once an inquiry passes the initial screening, cases of potential discrimination are transferred to the HRC's Investigations Department and one of HRC's Case Analysts will then open a case file according to specific protocols.

TABLE 49. ACTIONS FOR HOUSING RIGHTS CENTER CONTACTS, JULY 2016 TO JUNE 2022

Action	Discrimination-Related		General Housing		Total	
	Number	Share	Number	Share	Number	Share
Resolved	116	1.5%	22,008	50.2%	22,124	42.7%
Discrimination Inquiry	7,082	88.6%	238	0.5%	7,320	14.1%
Project Place	24	0.3%	5,651	12.9%	5,675	10.9%
Rent Control or Stabilization	27	0.3%	5,218	11.9%	5,245	10.1%
Legal Aid	18	0.2%	3,202	7.3%	3,220	6.2%
Attorney	8	0.1%	1,477	3.4%	1,485	2.9%
Mediation	8	0.1%	1,313	3.0%	1,321	2.5%
Code Enforcement	6	0.1%	1,240	2.8%	1,246	2.4%
Small Claims Court	5	0.1%	1,114	2.5%	1,119	2.2%
Health Department	6	0.1%	858	2.0%	864	1.7%
Building and Safety	1	0.0%	360	0.8%	361	0.7%
Housing Authority	0	0.0%	224	0.5%	224	0.4%
Other Action	6	0.1%	949	2.2%	955	1.8%
No Action Identified	682	8.5%	0	0.0%	682	1.3%
Total Contacts	7,989	100.0%	43,852	100.0%	51,841	100.0%

Source: Housing Rights Center Data, June 2016 through June 2022

During the reporting period, 1,506 initial inquiries met the criteria to become HRC cases. Upon further investigation, evidence supported findings to sustain the allegations of discrimination in 68.2% of those cases. HRC successfully conciliated a settlement between the parties in 579 cases; referred 27 cases to their Litigation Department; and referred 45 cases to the CA Civil Rights Department for further enforcement action.

TABLE 50. OUTCOMES FOR DISCRIMINATION INQUIRIES BY THE HOUSING RIGHTS CENTER, JULY 2016 TO JUNE 2022

Outcome of Contact	Number of Inquiries	Share of Inquiries
Counseled by HRC	5,089	69.5%
Referred to Another Agency	381	5.2%
Case Opened	1,506	20.6%
Other/No Information	433	5.9%
Total Contacts	7,320	100.0%

Findings for Discrimination Cases Opened by HRC	Disposition for Discrimination Cases Opened by HRC								
	Client Withdrew	No Enforcement Action Possible	Referred to California Civil Rights	Referred to Litigation Department	Successful Conciliation	Pending	No Information	Total Cases	
								Number	Share
No Evidence of Discrimination	2	5	1	0	0	0	0	8	0.5%
Inconclusive Evidence	119	226	9	1	22	6	0	383	25.4%
Sustains Allegation	175	104	34	23	556	135	0	1,027	68.2%
Pending	2	0	1	3	1	80	0	87	5.8%
No Information	0	0	0	0	0	0	1	1	0.1%
Total Cases	298	335	45	27	579	221	1	1,506	100.0%
Share of Total Cases	19.8%	22.2%	3.0%	1.8%	38.4%	14.7%	0.1%	100.0%	

Source: Housing Rights Center Data, June 2016 through June 2022

The final table shows the case disposition (*i.e.*, conciliation/settlement, referral to the California CRD, or no further enforcement action taken) by basis of discrimination.

TABLE 51. OUTCOMES BY ISSUE FOR DISCRIMINATION INQUIRIES BY THE HOUSING RIGHTS CENTER, JULY 2016 TO JUNE 2022

Basis/Protected Class	Number of Discrimination Inquiries	Number of Cases Opened	Share of Cases Opened			
			Finding	Case Disposition*		
			Sustains Allegation	Successful Conciliation	Referral to CA Civil Rights or Litigation Dept.	No Enforcement Action Possible
Physical Disability	3,648	698	78.1%	45.4%	4.0%	17.8%
Mental Disability	2,155	483	77.0%	46.6%	4.6%	14.7%
Familial Status	315	122	43.4%	16.4%	8.2%	39.3%
Race	246	63	15.9%	0.0%	4.8%	55.6%
Gender	197	45	40.0%	22.2%	4.4%	31.1%
National Origin	156	37	24.3%	10.8%	0.0%	48.6%
Source of Income	128	34	50.0%	8.8%	17.6%	35.3%
Sexual Orientation	54	9	22.2%	0.0%	11.1%	33.3%
Religion	25	5	20.0%	0.0%	0.0%	100.0%
Age	19	1	0.0%	0.0%	0.0%	100.0%
Marital Status	16	7	0.0%	0.0%	0.0%	28.6%
Arbitrary Factor	8	1	0.0%	0.0%	0.0%	100.0%
Student Status	2	1	0.0%	0.0%	0.0%	100.0%
General Info/Other Issue	351	0	N/A	N/A	N/A	N/A
Total Contacts	**7,320**	**1,506**	**68.2%**	**38.4%**	**4.8%**	**22.2%**

Note: Case dispositions are categorized as "Successful Conciliation," "Referral to California Civil Rights," "Referral to Litigation Department," "No Enforcement Action Possible," "Client Withdrew," or "Pending." Shares of cases that are pending or in which clients withdrew are not shown.

Source: Housing Rights Center Data, June 2016 through June 2022

Fair Housing Lawsuits and Litigation

As an alternative to pursuing remedies through the administrative process, an aggrieved person may commence a civil action in an appropriate U.S. District Court or state court no later than two years after the occurrence or the termination of an alleged discriminatory housing practice as long as the parties have not already entered into a conciliation agreement or, following a reasonable cause determination, an administrative hearing has not already commenced. Where an administrative action has been filed, the two-year statute of limitations is tolled during the period when the FHAP/HUD is evaluating the complaint. By pursuing judicial remedies, the Plaintiff has the potential to collect punitive damages in addition to compensatory damages and injunctive relief. Settlement amounts or jury awards often are much larger for cases prosecuted in court than victim compensation awards through the administrative process. Fair housing lawsuits may be filed against local governments and zoning authorities and against private housing providers, mortgage lenders, or real estate brokers. The State Attorney General or DOJ also may initiate

a civil action on behalf of persons injured by discriminatory housing practices where the agency has reasonable cause to believe that a person or group of persons is engaged in a pattern or practice of discrimination, or the alleged discrimination raises an issue of great public interest.

Below is a summary of the nature, extent, and disposition of seven significant housing discrimination lawsuits that are still pending or recently settled or adjudicated involving or affecting parties in L.A. The cases chosen for discussion illustrate how discrimination in housing can show up in a variety of ways and negatively impact fair housing choice in the jurisdiction for persons identified with a protected class: discriminatory redlining based on race; sexual harassment and gender discrimination; targeting lower-cost neighborhoods for gentrification based on multiple protected classes; failure to provide reasonable accommodations, modifications, accessibility for persons with disabilities; and discrimination based on the tenant's source of income, specifically with respect to Section 8 Housing Choice vouchers.

- *United States v. City National Bank*, Civil Action No. 2:23-00204 (C.D. Cal.) (Complaint filed Jan. 12, 2023; Consent Order entered Jan. 31, 2023).

The Justice Department brought this action against City National Bank, the largest bank headquartered in Los Angeles and among the 50 largest banks in the country, alleging the bank engaged in a pattern or practice of lending discrimination known as "redlining" from 2017 through at least 2020, by avoiding providing mortgage lending services to majority-Black or African American and Hispanic or Latino neighborhoods in Los Angeles County and discouraging residents in these neighborhoods from obtaining mortgage loans. City National Bank entered into a court-approved settlement of the DOJ's claims. Under the terms of the settlement, City National Bank will invest a minimum of $29.5 million in a loan subsidy fund with the goal of increasing credit for home mortgage loans, home improvement loans, and home refinance loans extended in majority-Black or African American and Hispanic or Latino neighborhoods in Los Angeles. City National Bank will partner with one or more community-based or governmental organizations to spend a minimum of $750,000 over the Consent Order term on professional services related to credit, financial education, homeownership, and foreclosure prevention to residents of majority-Black or African American and Hispanic or Latino census tracts in the Los Angeles lending area. City National Bank will spend at least $100,000 per year ($500,000 over the term of the Consent Order) on advertising and outreach in the Los Angeles lending area. City National Bank will spend a minimum of $100,000 per year ($500,000 over the term of the Order) on a consumer financial education program designed to provide information, training, and counseling services about consumer financial to residents of these areas. The settlement represents the largest redlining settlement secured by the DOJ in its history.

- *United States v. Kesary*, Civil Action No. 2:23-cv-03615 (C.D. Cal.) (complaint filed May 11, 2023).

The DOJ filed a lawsuit on behalf of female tenants residing at 445 S. Western Avenue in Los Angeles against the manager and the owner of the rental property for engaging in sexual harassment in violation of the Fair Housing Act. The DOJ seeks monetary damages to compensate persons harmed by the alleged harassment, a civil penalty to vindicate the public interest and a court order barring future discrimination. As of June 26, 2023, the action is still pending.

- *United States v. Hernandez*, Civil Action No. 2:20-cv-00327 (C.D. Cal.) (Complaint filed Jan. 13, 2020; Consent Order entered Aug. 10, 2021).

The United States alleges that, from at least 2006 through the filing the lawsuit, the property manager of two L.A. apartment complexes subjected female tenants to discrimination on the basis of sex, including severe, pervasive, and unwelcome sexual

harassment, on multiple occasions. Without admitting liability, the manager and owners agreed to resolve the claims via a court-approved settlement. Under the terms of the settlement, the manager was terminated from his employment and permanently enjoined from performing any property management role at the subject properties or any other rental property. A new property manager must be approved by the DOJ. The Defendants were required to pay $100,000 in damages to the aggrieved tenants and a $5,000 civil penalty to the U.S. The DOJ maintains monitoring authority and the court retains jurisdiction to enforce the terms of the settlement agreement for four years from judgment.

- *Housing Rights Center, Inc. v. K3 Holdings, LLC*, Civil Action No. 2:22-cv-00697 (C.D. Cal.) (Complaint filed Feb. 1, 2022; settlement entered November 3, 2023).

The HRC and 16 named tenants sued the owners, operators, and managers of 30 rent-controlled, multifamily dwellings in the Koreatown and Highland Park neighborhoods who Plaintiffs claim have engaged in discriminatory housing practices, in violation of state and federal law, by targeting certain apartment buildings for gentrification and unlawfully evicting vulnerable, low-income Latinx families to then market the units to a new demographic selected by Defendants on the basis of race, color, ethnicity, national origin, familial status, age, disability, or source of income (i.e., to be replaced with "younger, whiter, richer, childless, nondisabled prospective tenants") that excluded the former Latinx tenants. The parties reached a settlement agreement in November 2023, under which K3 will pay a global amount of $2,200,000, inclusive of Plaintiff's damages and attorneys' fees and costs, and take several steps to address the discriminatory claims. These steps include providing tenants with bilingual literature regarding fair housing rights, including the Los Angeles Tenant Anti-Harassment Ordinance (TAHO); attending annual trainings on anti-discrimination and the Los Angeles Rent Stabilization Ordinance (RSO); offering at least ten percent of units at a rental rate priced for Section 8 tenants; advertising all available apartments in Spanish; restricting construction from Monday to Friday, 8 AM to 6 PM; providing tenants with bilingual literature at least seven days prior to making a cash-for-keys offer, explaining fair housing rights, RSO rights, and other information about the cash-for-keys offer; and paying a neutral building inspector to survey each Plaintiff's apartment and generate a list of repairs that K3 will complete.[173]

- *Burris v. Gower Street Apartments, LP*, Civil Action No. 2:21-cv-01240 (C.D. Cal.) (Complaint filed Feb. 10, 2021; settlement entered and case dismissed August 12, 2021).

The Housing Rights Center and a tenant of the Defendant's 55-unit, four-story apartment complex in L.A. filed suit to protect the rights of tenants with mobility disabilities. The named tenant Plaintiff, who is dependent on a wheelchair due to a disability, lives on the second floor of a building with an elevator that she and other tenants described as frequently inoperable. Tenant claimed she was denied a reasonable accommodation request to move to a ground floor unit and the HRC's investigation found evidence that other tenants with disabilities were also discriminated against by the landlord and its management company's prolonged failure to make building entrances accessible to residents with disabilities, maintain operable elevators, and provide sufficiently accessible units, despite the property receiving federal funding and being subject to federal accessibility standards. The parties reached a confidential settlement agreement, and the case was dismissed with the court retaining jurisdiction to enforce the settlement terms.

[173] Housing Rights Center, "HRC Resolves Discrimination Lawsuit Filed Against Los Angeles Landlord for Claims It Forced Latinx Families Out of Rent-Controlled Apartments." Press Release, November 3, 2023.

- *Tejada v. Vision Property Investments, LLC*, Civil Action No. 21STCV44191 (Cal. Sup. Ct.) (Complaint filed Dec. 3, 2021; Notice of Settlement filed April 27, 2023).

Effective January 1, 2020, an amendment to California's FEHA added "source of income" as a protected class against housing discrimination and the City of L.A. adopted a corresponding "source of income" ordinance (LAMC, Sec. 45.65 *et seq.*) to protect renters from being denied housing because some or all of the rent payments come through a Section 8 Housing Choice Voucher or other government subsidy or financial assistance. The City's ordinance, however, does not impose fines or other penalties on noncompliant landlords, and LAHD does not initiate enforcement action on renters' behalf; rather, the ordinance shifts enforcement to a tenant's ability to sue in civil court, where the court may impose punitive damages in an amount no less than three times the amount of actual damages or three times the amount of one month's rent that the landlord charges for the housing accommodation at issue, whichever is higher. The court also may award reasonable attorney fees and costs. The City's Civil and Human Rights Ordinance (LAMC Sec. 51.00 *et seq.*), effective January 1, 2020, also prohibits discrimination based on a person's source of income. According to LAHD, the City fielded 191 complaints in 2020, 118 in 2021, and 113 in 2022 averring source of income discrimination.

One of the first enforcement actions under the new state and local source of income protections was a lawsuit brought by the Housing Rights Center on behalf of an elderly tenant in Los Angeles against Vision Property Investments, LLC and its CEO, Lea Rosenfield. The named Plaintiff had been a tenant at the subject property for 22 years and in 2019, she received a Section 8 Housing Choice Voucher administered by the Housing Authority of the City of Los Angeles to subsidize her rent. However, her landlord refused to accept it. After court mediation, the Defendants denied liability but agreed to a settlement of the claims. The Defendants must pay the tenant and HRC $147,000, over the course of the following 18 months. Defendants also agreed to provide fair housing training to any employee engaged in the leasing and management of properties they own, operate or manage in California; to adopt a written Section 8 policy for all its properties; to maintain and provide records to HRC for three years of all requests by tenants or prospective tenants to use Section 8 vouchers; to conspicuously display DFEH source of income informational posters in English and Spanish at all rental properties; and to explicitly state in writing in all future rental advertisements for any of its California properties that Defendants accept Section 8 vouchers. The case was dismissed with the court retaining jurisdiction for purposes of enforcing the settlement agreement.

- *Gardner v. Serrano Family Apartments LTD LP*, Civil Action No. 23STCV01872 (Cal. Sup. Ct.) (Complaint filed Jan. 30, 2023).

Disability Rights Education and Defense Fund (DREDF) and co-counsel Legal Aid Foundation of Los Angeles (LAFLA) filed a lawsuit in L.A. County Superior Court on behalf of the named Plaintiff, Robert Gardner, against 22 brokers and landlords of rental housing in the City of L.A. who Plaintiff alleges explicitly refused to allow him to rent available apartments using his Section 8 Housing Choice Voucher. The complaint seeks policy changes, fair housing training, and monetary damages.

In April 2023, two of the Defendants agreed to a settlement, requiring: fair housing training for staff, future advertisements to explicitly state the housing providers accept Section 8 vouchers; and reporting data on Section 8 applications and acceptance to DREDF. These two Defendants also agreed to pay $35,000 to Plaintiff Gardner. The litigation is still pending against the remaining Defendants as of June 20, 2023.

RESISTANCE TO STATE HOUSING PLANNING REQUIREMENTS IN NEARBY JURISDICTIONS

Resistance to California's Housing Accountability Act and Housing Element Law has been brewing in several affluent municipalities surrounding and adjacent to Los Angeles. Their novel defenses against the state's requirements, if successful, risk setting precedents that could allow many other municipalities to evade their responsibilities under the Housing Element Law's requirement that municipalities accommodate their respective shares of the state's needed housing. Further, a continued lack of affordable housing in other Los Angeles County municipalities due to discriminatory housing policies limits housing choice for City of Los Angeles residents who may desire to move, including low-income residents and Section 8 voucher holders.

To Los Angeles' north, the City of La Cañada Flintridge has yet to submit a Housing Element acceptable to the California Department of Housing and Community Development and, therefore, is subject to housing development by builders able to sidestep local zoning conditions under what is known as the "builder's remedy." When Cedar Street Partners proposed to construct an 80-unit mixed-income building in La Cañada Flintridge, La Cañada Flintridge would not approve it. The state alleges that La Cañada Flintridge's refusal to permit Cedar Street Partners' development is in violation of the state's housing laws and announced, via a December 2023 press release, the filing of a petition for writ of mandate to intervene in California Housing Defense Fund v. City of La Cañada Flintridge, a pending lawsuit filed in the matter.

> *"La Cañada Flintridge failed to adopt a substantially compliant Housing Element, and then unlawfully blocked mixed-income housing proposed under the builder's remedy," said HCD Director Gustavo Velasquez. "Cities and counties cannot pick and choose the rules that apply to them. When communities defy their obligation to promote housing production at all income levels, HCD will continue to take decisive action and hold them accountable to state housing law."*[174]

In the meantime, La Cañada Flintridge has seized upon the U.S. Supreme Court's decision in Students for Fair Admissions v. President and Fellows of Harvard College, a ruling striking down affirmative action in college admission processes, as yet another potential opening for pushing back on the state's housing laws.[175]

The City of Beverly Hills has similarly failed to submit a Housing Element that complies with the state's Housing Element Law. Multiple prior Housing Element submissions have been rejected by the California Department of Housing and Community Development because the state believes Beverly Hills overestimates the residential capacity of commercial parcels that could be converted in use. Additionally, the state has expressed concerns that Beverly Hills' accommodation of new affordable housing units would largely preclude these units from its whitest and most affluent neighborhoods, contrary to the law's intent to remedy patterns of segregation and foster more inclusive communities.

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[174] California Department of Housing and Community Development, "Governor Newsom, Attorney General Bonta and HCD Take Legal Action Against La Cañada Flintridge to Enforce California's Housing Laws" [Press release]. December 12, 2023, https://www.hcd.ca.gov/about-hcd/newsroom/governor-newsom-attorney-general-bonta-and-hcd-take-legal-action-against-la-canada-flintridge-to-enforce-californias-housing-laws.

[175] Emily Hoeven, "This rich California city is using the affirmative action ruling to stop affordable housing." San Francisco Chronicle, September 1, 2023, https://www.sfchronicle.com/opinion/article/la-canada-flintridge-housing-18335041.php.

Frustrated at the Beverly Hills' inability to pass a state-compliant Housing Element, Californians for Homeownership, a nonprofit organization associated with the California Association of Realtors, sued Beverly Hills to try and force it to draft a Housing Element that would comply with state requirements. In the course of that litigation, the Los Angeles County Superior Court in December 2023 ordered a halt to Beverly Hills' issuance of building permits, except for permits for new residential construction.[176] The order has been appealed by Beverly Hills and Beverly Hills is continuing to process permits as usual in the interim, but the robust market for residential remodels and home improvements in Beverly Hills could potentially come to a standstill if the Superior Court's order is upheld, an outcome that some in the local building industry have described in striking terms: "The minute someone goes in there and they do not issue permits, it'll be wildfire through the developer, the builder, the contractor community...it's unheard of."[177]

29. What is the status of any unresolved findings, lawsuits, enforcement actions, settlements, or judgments involving the PHA related to fair housing or other civil rights laws?

The FHEO's Region IX FOIA office identified 21 cases filed against the Housing Authority of the City of L.A. (HACLA) from January 1, 2018, through December 31, 2022. Two of those cases were still pending/open as of April 20, 2023. Of the 19 closed cases, 11 cases were administratively closed following a no cause determination; 6 cases were successfully conciliated/settled; and 2 cases were withdrawn by the complainant after resolution. One of the settled cases resulted in a $50,000 damages award. Disability was the leading basis of discrimination alleged, cited in 20 of the 21 cases, followed by sex in 5 cases, retaliation in 3 cases, and race in 1 case.

[176] Liam Dillon, "In Beverly Hills, no kitchen remodels or pool grottoes as judge orders building moratorium over lack of affordable housing." Los Angeles Times, January 18, 2024, https://www.latimes.com/homeless-housing/story/2024-01-18/beverly-hills-affordable-housing-permit-moratorium.

[177] Ibid.

TABLE 52. CASES FILED AGAINST HACLA, 2018 THROUGH 2022

Case Name	HUD or FHAP	Filing Date	Closing Date	Closure Reason	Basis	Compensation or Victim Fund Amount
Hall v. HACLA & Skid Row Trust, Case No. 01-23-3153-8	HUD	12/12/22		Pending	Disability	
Vargas, Gerald v. HACLA, Case No. 09-22-9970-8	FHAP/CRD	06/07/22		Pending	Disability; retaliation	
Ingram v. HACLA, Case No. 09-23-1921-8	FHAP/CRD	11/16/22	02/09/23	No cause determination	Disability	$0
Jhamb, Pretty v. HACLA, Case No. 09-22-9993-8	FHAP/CRD	06/09/22	07/15/22	Complaint withdrawn by complainant after resolution	Disability	$0
James, Denise v. HACLA, Case No. 09-22-9601-8	HUD	05/06/22	02/13/22	No cause determination	Disability	$0
James, Germaine v. HACLA, Case No. 09-22-8890-8	HUD	03/07/22	01/13/23	No cause determination	Disability	$0
McNeil,Wayne v. HACLA, Case No. 09-20-1660-8	HUD	07/27/20	05/19/21	No cause determination	Disability; Sex	$0
Daniels, Anissa v. SRO Housing Corp., HACLA, Case No. 09-20-1060-8	HUD	06/09/20	01/20/21	No cause determination	Disability; Retaliation; Sex	$0
Douglas v. HACLA, Case No. 09-20-0687-8	HUD	05/11/20	09/08/22	No cause determination	Disability	$0
Rosso v. HACLA, Case No. 09-20-0547-8	FHAP/CRD	04/27/20	12/17/20	Conciliation/Settlement	Disability	$0
Hoapili, David v. HACLA, Case No. 09-20-0080-8	HUD	03/19/20	05/29/20	No cause determination	Disability	$0
Daniels, Anissa v. SRO Housing Corp and HACLA, Case No. 09-20-8667-8	HUD	10/30/19	01/10/20	Conciliation/Settlement	Disability; Retaliation; Sex	$0

Case Name	HUD or FHAP	Filing Date	Closing Date	Closure Reason	Basis	Compensation or Victim Fund Amount
Howard vs. New Vision Assets, Inc. and HACLA, Case No. 09-20-8597-8	FHAP/CRD	10/22/19	08/11/20	No cause determination	Disability	$0
Irizarry, Clelian v. HACLA, Case No. 09-20-8364-8	FHAP/CRD	10/08/19	11/06/19	Complaint withdrawn by complainant after resolution	Disability	$0
Roberts v. HACLA, Case No. 09-19-7706-8	FHAP/CRD	08/27/19	12/02/19	Conciliation/Settlement	Disability; Race	$0
Busby v. HACLA, Case No. 09-19-6884-8	FHAP/CRD	06/05/19	05/29/20	No cause determination	Disability	$0
Yuryeva, Liudmila v. HACLA, Case No. 09-19-6401-8	HUD	04/24/19	06/19/19	Conciliation/Settlement	Sex	$0
Stroud v. HACLA, Case No. 09-19-6123-8	FHAP/CRD	03/28/19	03/14/20	No cause determination	Disability	$0
Westbrook v. HACLA, Case No. 09-19-5786-8	HUD	03/06/19	04/23/19	Conciliation/Settlement	Disability	$0
Dennis, Lacresia v. HACLA, Case No. 09-19-5612-8	HUD	02/20/19	12/30/19	No cause determination	Disability	$0
Obakhume, Jennifer v. HACLA, Case No. 09-18-3937-8	HUD	09/06/18	08/06/19	Conciliation/Settlement	Disability; Sex	$50,000

Two recently resolved cases against HACLA are worth noting as they have broader impact on HACLA's policies and programs going forward and therefore on the Section 8 beneficiaries they serve.

- *Nozzi v. Housing Authority of the City of Los Angeles*, Civil Action No. 2:07-cv-00380 (C.D. Cal.) (Complaint filed Jan. 16, 2007; Certified as a Class Action May 16, 2016; Settlement approved and final Judgment Feb. 15, 2018).

Two recipients of federal benefits under the Section 8 Housing Voucher Program sued HACLA alleging the housing authority had violated due process and federal regulations by failing to provide proper notice of Section 8 rent increases and reduced housing benefits, affecting approximately 22,000 tenants receiving federal benefits. The case wound its way through years of litigation and multiple appeals after the District Court twice granted summary judgment in favor of HACLA and the Ninth Circuit twice reversed those orders and remanded the case back to the trial court to determine the appropriate remedy. The Ninth Circuit found that HACLA failed to provide meaningful information to Section 8 beneficiaries about the change to the payment standard and the effect of that change upon the beneficiaries, and that such failure "violated both the requirements of the Voucher Program and regulations and the requirements of procedural due process." *Nozzi v. Hous. Auth. of L.A.*, 806 F.3d 1178, 1204 (9th Cir. 2015), as amended on denial of reh'g and reh'g en banc (Jan. 29, 2016), cert. denied, 137 S. Ct. 52, 196 L. Ed. 2d 30 (2016).

On May 6, 2016, the district court certified the case as a class action with two classes of Plaintiffs: the Injunctive Relief Class consisting of all Section 8 beneficiaries whose benefits are administered by HACLA and who in the past received, or in the future may receive, notices of a voucher payment standards decrease and the Damages Relief Class consisting of HACLA Section 8 tenants, between June 1, 2005 and September 30, 2006, whose rental contribution for a period not to exceed eleven months was greater than it would have been but for Defendant's 2004 decrease in benefits.

After ten years of litigation, the parties reached a settlement agreement with the assistance of a mediator, and the court granted final approval of the class action Settlement Agreement and dismissed the lawsuit, subject to compliance with the settlement terms, on February 15, 2018. The basic terms of the settlement require HACLA to:

- Provide payment, estimated to be at or near $6 million, to the Damages Class Members (determined to be 11,868 people) who file claims for payment up to the amount of additional rent that each Damages Class Member paid as a result of the reduced HACLA subsidy
- Pay attorneys' fees (not to exceed 30% of $9 million), litigation costs, and class administration costs;
- Pay the designated class representative, Nidia Pelaez, $5,000 plus her rent reimbursement;
- Going forward, when communicating with tenants, HACLA must use language reasonably understandable to Section 8 tenants.

- *DFEH v. HACLA (complaint filed June 2017).*

In December 2018, the California Department of Fair Employment and Housing (DFEH) reached a settlement in a housing discrimination case with HACLA involving a Housing Choice Voucher holder who alleged that she was denied a reasonable accommodation. After DFEH found cause to believe a violation of the Fair Employment and Housing Act had occurred, the parties engaged in mandatory mediation resulting in a settlement and a resolution of the complainant's claims. Under the settlement, HACLA also agreed to review its reasonable accommodation policies, practices, procedures, and training, to be more responsive to client requests; launch an improved tracking system for requests for reasonable accommodation; and ensure all

materials are available in accessible formats and in languages understood by residents, among other actions. HACLA will report to DFEH and meet to monitor implementation and progress on the settlement terms.

FAIR HOUSING COMPLIANCE AND ENFORCEMENT

30. What efforts does the program participant take to increase fair housing compliance and enforcement capacity, and to ensure compliance with existing fair housing and civil rights laws and regulations, in its geographic area?

LAHD conducts its own fair housing education and outreach activities and partners the Housing Rights Center for investigation, testing, and enforcement activities. LAHD provides informational brochures in print and online in multiple languages to educate the public about their fair housing rights, including materials regarding familial status discrimination, predatory lending, housing rights for people with disabilities, sexual harassment, sexual orientation discrimination, and landlords' rights and responsibilities. LAHD hosts webinars and in-person educational seminars regarding federal and state fair housing rights and other housing-related rights under local ordinances like the Tenant Anti-harassment Ordinance, Rent Stabilization Ordinance (RSO), Just Cause Eviction Ordinance (JCO), habitability regulations, and the newly adopted Civil and Human Rights Ordinance.

While LAHD is not authorized to investigate FHA/FEHA discrimination or retaliation issues, LAHD provides a system for tenants to file complaints for investigation and redress related local ordinances (e.g., RSO and JCO). Grievances for which LAHD receives complaints include:[178]

- Rent Stabilization Ordinance violation
    - Landlord has failed to register a covered RSO unit
    - Illegal eviction
    - Eviction of a tenant owing less than one month's fair market rent
    - Nonpayment of relocation assistance for a no-fault eviction including due to an increase in rent greater than 10%
    - Illegal rent increase
    - Removal of access to services or amenities
    - Illegal buyout offer
    - Harassment that substantially interferes with the comfort, peace, or quiet enjoyment of a tenant's rental unit
- Just Cause Eviction Ordinance
    - Illegal eviction
    - Landlord's failure to properly provide tenant with Notice of Renters' Protections
    - Eviction of a tenant owing less than one month's fair market rent
    - Nonpayment of relocation assistance for a no-fault eviction including due to an increase in rent greater than 10%
    - Harassment that substantially interferes with the comfort, peace, or quiet enjoyment of a tenant's rental unit

[178] LAHD provides an online intake form, available at: https://housing.lacity.org/residents/online-services-residents.

- COVID-19 eviction moratorium violation; and
- Code violations (unsafe or unhealthy living conditions).

Separately, LAHD also provides a process to resolve unlawful discrimination based on disability and lack of accessibility for tenants (and prospective tenants) of qualifying housing units under the City's Accessible Housing Program (AcHP). The "covered housing developments" under the AcHP include the 730+ affordable rental housing developments built before April 2016 and all housing developments with five or more dwelling units that have received financial assistance and/or were designed, constructed, altered, operated, administered, or received other assistance from the City of Los Angeles or the Community Redevelopment Agency of the City of Los Angeles. Covered housing developments must meet federal and state accessibility requirements and provide the required number of mobility units for persons with mobility-related disabilities and hearing/vision units for people with hearing or vision disabilities. A grievance may concern discriminatory actions by property owners or managers, the City's implementation of its Accessible Housing Programs, or the Accessible Housing Website Registry.

Complaints may be initiated online through a fillable form at the LAHD AcHP Compliance Website, accesshousingla.org; by email to lahd.achp@lacity.org; by mail to the AcHP Settlement Coordinator; or by phone to the LAHD AcHP at 213-808-8550. The Settlement Coordinator is responsible for overseeing all grievance investigations involving LAHD Covered Housing Developments and LAHD's Covered Housing Programs. AcHP staff will investigate the claims and draft a recommendation report for additional actions where the investigation shows the grievance is meritorious. Generally, within 33 working days of the complaint, the Settlement Coordinator, after review, will then send a Notice of Determination with written findings describing any corrective actions that must be taken by the respondent and identifying possible remedial actions that will be taken by the City if the respondent fails to comply. Staff will seek to conciliate a voluntary agreement between the parties. Where there is noncompliance or a failure of the parties to reach a mutually agreeable settlement, enforcement efforts may include prohibiting the owner/developer from participating in any LAHD financing programs until the grievance is satisfactorily resolved. LAHD also may refer cases to HUD, the State of California Civil Rights Department (CRD), or the L.A. City Attorney for further investigation and enforcement. The parties have a right to appeal a Notice of Determination within 15 working days. Complainants do not have to use or exhaust the AcHP grievance procedure before proceeding with other enforcement channels, including filing a civil case in federal or state court or filing an administrative complaint with HUD or the state's CRD.

LAHD also may refer Angelenos needing assistance with landlord/tenant issues, rent stabilization and illegal rent increases, code and habitability enforcement, eviction defense, housing discrimination, or disability accommodations to one of its community partners, including:

- Disability Rights California
- Disability Rights Legal Center
- Housing Rights Center
- Mental Health Advocacy Services
- Fair Housing Council of San Fernando Valley
- Independent Living Center of So Cal
- Neighborhood Legal Services of Los Angeles
- Legal Aid Foundation of Los Angeles
- Inner City Law Center

FAIR HOUSING RIGHTS UNDER FEDERAL, STATE, AND LOCAL LAW

Residents of the City of Los Angeles are protected by fair housing and civil rights laws at the federal, state, and local level. California's fair housing protections contained within the Fair Employment and Housing Act ("FEHA") (Cal. Gov. Code § 12900 - 12996) meet or exceed federal standards under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 *et seq*. (the "Fair Housing Act" or "FHA"). Accordingly, HUD has certified the FEHA as "substantially equivalent" to the substantive rights, procedures, remedies, and judicial review processes of the FHA, making California eligible for annual funding through the Fair Housing Assistance Program (FHAP) for fair housing enforcement activities and programs. The California Civil Rights Department (renamed as of July 1, 2022, from the previously named Dept. of Fair Employment and Housing), created by the state legislature and certified by HUD as a participating FHAP agency, partners with HUD to enforce federal and state fair housing laws.

Both the FHA and FEHA prohibit discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions based on sex (which under the FEHA also includes specifically conditions related to pregnancy, childbirth, and breastfeeding), race, color, disability (physical and mental), religion, national origin, or familial status (families with children). The FEHA expands on the classes of persons protected against discriminatory housing practices to also explicitly prohibit discrimination based on gender, gender identity, and gender expression, sexual orientation, marital status, age, source of income, genetic information, veteran or military status, and retaliation for protesting illegal discrimination, and "any other basis prohibited by Section 51 of the Civil Code [the Unruh Civil Rights Act]" meaning because of a person's medical condition, citizenship, primary language, or immigration status. California has a broader definition of "disability" than the federal FHA. In California, disability includes physical or mental impairments that "limit a major life activity" as opposed to the federal definition which requires that the disabling condition "*substantially* limit" one or more major life activities. HUD issued a guidance memorandum on February 11, 2021, clarifying that the FHA's sex discrimination provisions include discrimination because of sexual orientation and gender identity, which were already explicitly protected by the FEHA. California's Unruh Civil Rights Act protects all persons against arbitrary and unreasonable discrimination by a business establishment (Civil Code § 51) and has been consistently construed to apply to rental housing. A claim under the Unruh Act often is an additional claim averred in housing discrimination cases.

The FEHA prohibits discrimination and harassment in all aspects of housing, including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. California's fair housing law has fewer exemptions than the FHA. An owner-occupied single-family home, where the owner does not rent to more than one individual (as opposed to owner-occupied buildings with no more than four units under the FHA) and the owner complies with FEHA's prohibition against discriminatory statements, notices, or advertisements is one of the few exemptions under the FEHA. Exemptions also apply to housing operated by organizations and private clubs that limit occupancy to members only and to statements indicating a preference for same-sex roommates in shared living situations. The FEHA explicitly prohibits discriminatory "public or private land use practices, decisions and authorizations" including, but not limited to, "zoning laws, denials of permits, and other [land use] actions . . . that make housing opportunities unavailable" to protected groups. (Gov. Code § 12955). Like the FHA, it requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

An individual in Los Angeles who believes he or she has been the victim of an illegal housing practice under the FHA or FEHA may seek assistance from the CRD or the HUD/Office of Fair Housing and Equal Opportunity (FHEO) within one year of when the discriminatory practice occurred. Typically, once certified, HUD will refer complaints of housing discrimination that it receives to the state or local FHAP agency for investigation, conciliation, and enforcement activities. HUD policy favors having fair housing professionals based locally where the alleged discrimination occurred because it has found that a state or local agency's closer proximity to the site of the alleged discrimination provides greater familiarity with local housing stock and trends and may lead to greater efficiency in case processing. Because the CRD is a certified FHAP agency, most complaints filed with the HUD FHEO office will be referred back to the CRD for investigation and enforcement.

The California FEHA provides an alternative procedure to the administrative complaint process. Persons who believe they have experienced housing discrimination may file a pre-complaint inquiry with the CRD. The Department accepts cases based on possible violations of the FEHA, the Unruh Civil Rights Act, the Ralph Civil Rights Act, the Disabled Persons Act, and the federal FHA under a work-sharing agreement with HUD. Complaints must be filed with the CRD within one year from the date of the alleged discriminatory act. If the investigator determines that the complaint meets the criteria for federal dual-filing status, the complaint will be assigned a federal identification number as well. Complaints originally filed with CRD that are dual-filed with HUD are investigated by the CRD. During the investigation phase, the CRD has the authority to issue subpoenas and take depositions. If the investigation does not show a violation of the law, the Department will close the case. Before the CRD issues a finding, it may facilitate voluntary dispute resolution through conciliation or mediation. After the CRD issues a merit finding, the opposing parties are required to participate in mandatory dispute resolution. A no-fault resolution can be negotiated at any time during the process. If dispute resolution fails, the CRD may elect to file a complaint to be heard before the Civil Rights Council (formerly the Fair Employment and Housing Council) or in civil court on behalf of the aggrieved complainant.

If HUD's FHEO receives and retains a complaint, it will notify the alleged discriminator (respondent) and begin an investigation. During the investigation period, the agency will attempt through mediation to reach conciliation between the parties. If no conciliation agreement can be reached, the FHEO must prepare a final "Determination" report finding either that there is "reasonable cause" to believe that a discriminatory act has occurred or that there is no reasonable cause. If the agency finds "reasonable cause," HUD must issue a "Charge of Discrimination." If the investigator determines that there is no "reasonable cause," the case is dismissed. If a charge is issued, a hearing/trial will be scheduled before an administrative law judge. The ALJ may award the aggrieved party injunctive relief, actual damages, and impose civil penalties; but unlike federal district court, the ALJ may not impose punitive damages. Administrative proceedings are generally more expedited than the federal court trial process.

The advantages of seeking redress through the administrative complaint process are that the CRD/FHEO takes on the duty, time, and cost of investigating the matter for the complainant and conciliation may result in a binding settlement. However, the complainant also gives up control of the investigation and ultimate findings.

Unlike an employment discrimination case, it is not necessary for an aggrieved party to exhaust all administrative remedies before filing a housing discrimination lawsuit in court. Persons wishing to file a lawsuit directly in court may bypass the administrative process with the Department as they do **not** need a "right-to-sue" letter/recommendation from the CRD. Aggrieved persons retain the right to bring their own civil action within the statute of limitations (generally two years) under either the federal FHA or the FEHA. The respondent in an administrative action also may elect to have the administrative proceeding terminated and

the case instead adjudicated in federal court. Additionally, the DOJ may bring suit on behalf of individuals based on referrals from HUD in the case of a "pattern or practice" of discriminatory actions, a case of particular importance to the public interest, or when there has been a breach of a conciliation agreement. An aggrieved party may intervene in any action filed by the DOJ.

Though the FHA and FEHA are not identical, they are congruent, and accordingly California courts have historically been guided by both state and federal law in deciding claims of housing discrimination. "FEHA in the housing area is thus intended to conform to the general requirements of federal law in the area and may provide greater protection against discrimination." *Brown v. Smith*, 55 Cal. App. 4th 767, 780 (1997).

Responding to individual and advocacy groups' frustration at the backlog of state civil rights enforcement cases and the public's appeal for a local solution, the L.A. City Council adopted the Civil and Human Rights Ordinance (LAMC Section 51.00 *et seq.*) in 2019. The ordinance prohibits discrimination in the City of Los Angeles, in private employment, housing, education, and commerce based on a person's actual or perceived race, color, ethnicity, creed, age, national origin, religion, citizenship status, gender, gender identity or expression, sexual orientation, disability, medical condition, genetic information, marital status, partnership status, employment status, source of income, military status, veteran status, or primary language. Retaliation (i.e., taking adverse action against a person) for exercising rights under the ordinance is prohibited under Section 51.04 of the Ordinance. The ordinance lays out the enforcement process—described more thoroughly below—including the administrative hearing and appeal process, a cause of action for redress in a court of competent jurisdiction, and the penalties and corrective actions potentially available to a prevailing complainant. Additionally, the City established the Civil and Human Rights Commission (LAMC Section 22.1200 *et seq.*).

FAIR HOUSING EDUCATION AND ENFORCEMENT RESOURCES

Under its Fair Housing Initiatives Program (FHIP), HUD awards grant money to local fair housing advocacy organizations who assist persons believed to have been harmed by discriminatory housing practices; to help people identify government agencies that handle complaints of housing discrimination; to conduct preliminary investigation of claims; to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices; and to educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

The Southern California Housing Rights Center (HRC), founded the same year the FHA was passed in 1968, is a nonprofit civil rights organization dedicated to securing and promoting Fair Housing in Los Angeles County, including the City of L.A., and Ventura County. HRC's areas of service include landlord and tenant counseling, community outreach and fair housing education, and discrimination investigation, and fair housing litigation. HRC has been the recipient of both EOI (education and outreach initiatives) and PEI (private enforcement initiatives) grant funding under HUD's Fair Housing Initiatives Program. HRC received its first EOI grant in 2020 to address sexual assault and harassment in housing. HRC provided nearly 30 fair housing workshops to community-based organizations working to support survivors of sexual assault and domestic violence, and distributed thousands of multilingual fair housing resources throughout its service area. For FY2021, HRC was awarded an EOI grant of $125,000 to combat rising housing discrimination against Asian communities and transgender individuals. For FY2022, HRC was awarded a multi-year PEI grant of $425,000 to use towards complaint intake, testing, investigations, and legal representation and litigation of fair housing complaints. HRC staff may advocate on behalf of tenants with their landlords to find a resolution, may assist victims in filing an administrative complaint with the CRD or HUD, or may file a civil suit on behalf of individual clients in the appropriate court.

LAHD administers a contract with HRC to provide a citywide fair housing program, including:

- Investigations of housing discrimination complaints concerning housing for rent or sale, advertising, lending, insurance, steering, blockbusting, and hate crimes;
- Remedies for valid complaints, including conciliations, legal action and administrative referrals to state and federal fair housing agencies;
- Multilingual counseling on fair housing and predatory lending issues;
- Multilingual property owner, manager and real estate agent training sessions; and
- Educational seminars, workshops, and presentations on fair housing.

HRC's services are available over the telephone (1-800-477-5977); on its website (hrc-la.org); and at two walk-in locations throughout the City:

- L.A. Office, 3255 Wilshire Boulevard, Suite 1150, Los Angeles 90012
- Westside Area (The 2nd Tuesday of each month, from 10 to 12 p.m.), 1645 Corinth Ave., Room 104 Los Angeles 90025

HRC receives an average of 16,000-17,000 inquiries per year based on a range of grievances related to issues like landlord/tenant disputes, habitability, and evictions, with approximately 10-16% of inquiries alleging illegal housing discrimination.

A staff of nine Housing Counselors are the first point of contact for a client, who screen inquiries for evidence of illegal housing discrimination. Claims that pass the initial screening criteria then move to HRC's staff of seven full time investigators for further intake and investigation. Investigators may conduct fair housing testing, interview other tenants and witnesses, and collect documents and evidence. HRC's Case Analysts process case files according to specific protocols, standardized documentation, and case logs to track investigative methods, data, evidence, findings, and the ultimate disposition of the case (e.g., conciliation, client withdrawal, referral to HRC's Litigation Department, etc.). HRC currently has two full time attorneys to litigate illegal housing discrimination cases and unlawful detainer cases on behalf of clients. Before filing suit, HRC may attempt to resolve issues through voluntary mediation and agreement between the landlord and tenants. HRC may also refer cases to HUD or the California CRD.

LAHD refers grievances related to accessibility and fair housing to the Housing Rights Center, who can assist tenants in making reasonable accommodation or modification requests, provide counseling of legal rights, or act as a mediator between tenants and landlords.

Mental Health Advocacy Services also receives EOI grant funding—$125,000 for FY2022—to combat fair housing discrimination in Los Angeles County on behalf of low-income people with mental health disabilities. MHAS provides legal representation, fair housing training, and community education. With EOI funding, MHAS provides guidance for Emergency Shelter, Transitional Housing, and Permanent Supportive Housing Providers to understand fair housing, disability rights, and other applicable laws; to implement policies to receive and respond appropriately to reasonable accommodation requests; and to advance fair housing by helping residents with disabilities obtain, maintain, and enjoy accessible housing.

LAHD partners with both the HRC and MHAS, among many other fair and affordable housing organizations, through the Stay Housed L.A. coalition (www.stayhousedla.org), a partnership between the County of Los Angeles, the City of Los Angeles, the

Legal Aid Foundation Los Angeles (LAFLA) and other local community and legal service providers to give tenants the information and support needed to exercise their housing rights so that more residents remain safely in their homes. Stay Housed L.A.'s Eviction Defense Program (EDP) includes:

- **Multilingual education events and public awareness campaign**, including tenant workshops and other outreach, targeted education to small operators and other landlords, and proactive outreach to tenants living in buildings with landlords that repeatedly engage in illegal practices.
- **Eviction prevention interventions** for tenants with incomes at or below 80% of Area Median Income (AMI), including assistance filing and monitoring complaints, assistance negotiating agreements with landlords, assistance responding to eviction notices, stability planning and financial coaching, and emergency or ongoing rental assistance. The EDP may also provide resource referrals for landlords that need legal assistance or representation, such as to the Los Angeles County Bar Association.
- **Rental assistance** to prevent or resolve an eviction, defined as funding to cover all or part of rental arrears and regular rental payments for a limited period of time.
- **Ongoing support service for tenant stability** through the City's Family Source Centers (FSCs), including case management, financial coaching, and other supportive services.[179]

Los Angeles has taken steps to preserve and expand on the rights and obligations guaranteed by the FHA, FEHA, and CA Unruh Civil Rights Act by adopting a local nondiscrimination and civil rights ordinance in conjunction with local administrative enforcement power and a local reasonable accommodation ordinance.

THE CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT

Until recently, if LAHD received notice of a possible fair housing rights violation, it would refer the individual to the state's CRD, to HUD, or to a private nonprofit organization to pursue investigation and possible private civil litigation. Now LAHD also can collaborate with the newly created Los Angeles Civil + Human Rights and Equity Department to ensure greater accountability for local housing providers and relief and protection for tenants and prospective homebuyers.

The City of Los Angeles established the Civil and Human Rights Commission, a seven-member body to oversee programs, procedures, and enforcement activities (LAMC Section 22.1200 et seq.). The Commission has subpoena power to compel witness testimony and evidence. The Civil + Human Rights and Equity Department (CHRED) was established by the City Council in December 2020 to enforce the local civil rights ordinance. CHRED has investigative powers to enforce the Civil and Human Rights Ordinance, including mandatory administrative penalties and as needed, compensatory penalties and corrective actions. The executive director, Capri Maddox, began leading the department in March 2020. Even before the Department was fully staffed to process cases, it received calls and referred inquiries and complaints to other agencies. In 2021, CHRED received 250 inquiries. By November 2022, the Department was fully staffed, including five investigators to investigate discrimination complaints. It had received 375+ inquiries by April 2023. The Mayor's proposed budget for fiscal year 2023-2024 dedicates

[179] Los Angeles Housing Department's Eviction Defense Program, https://housing2.lacity.org/residents/eviction-defense-program.

approximately $5.2 million from the General Fund to the work of the Department, including its five commissions, the Office of Racial Equity, the LA for All campaign, fair housing enforcement, and other departmental programs.

In the area of housing, CHRED has the authority to take cases where the alleged discrimination is based on the aggrieved party's employment status, primary language, or citizenship status (i.e., undocumented or temporary protected status, etc.).[180] For all other protected classes, the enforcement authority of the state's Civil Rights Department preempts local authority.[181] If CHRED does not have jurisdiction, the Department will refer to the appropriate state and/or federal agencies. Additionally, the Department will provide referrals to other social and legal services as needed. It is important to note that outside mediation and settlement agreements can occur at any point during the process.

To file a housing discrimination complaint under the local ordinance, the aggrieved party may:

- Fill out an inquiry form at: civilandhumanrights.lacity.gov/discrimination-enforcement
- Email: civilandhumanrights@lacity.org
- Call: (213) 978-1845

After a complaint is filed, staff will determine whether the preliminary criteria is met to accept the case: (i) the alleged discrimination must have occurred within the City of L.A.; (ii) the complaint must be filed within three years of the alleged discriminatory act; (iii) the alleged discrimination is based one or more of the enumerated protected classes; and (iv) the alleged discrimination occurred in the private sector. CHRED does not have the authority to investigate complaints against public entities or agents, including other City departments. Confidentiality will be observed to the extent permitted by law. During the investigation of the claims, CHRED has subpoena power to compel documents, witness testimony, property inspections, and other evidence. If the investigators find that a violation has occurred, the Department may issue a Notice of Violation, which is a written document that states the violations, along with the amount of monetary penalties and corrective actions, if any. The Department can seek a settlement with the respondent at any time, which must be approved by the Commission. After the Notice of Violation, the respondent has 15 days to request an administrative hearing process. The Commission has final review authority if one of the parties appeals the hearing officers ruling, which can only be appealed on the basis of abuse of discretion by the hearing officer (LAMC Section 51.09). Possible penalties can include damages up to $125,000, or up to $250,000 where it is found the respondent has been violent or harassing, or an order for corrective actions, such as undergoing training, removing discriminatory advertisements, or updating policies.

Filing a complaint with CHRED does not preclude a person's right to seek other civil or criminal remedies established by federal or state law (LAMC Section 51.10).

While CHRED does not take direct reports of hate incidents, the department monitors data collected by the Los Angeles Police Department (LAPD), L.A. County and community-based organizations who take hate crime reports, including those related to

[180] In other areas of CHRED's jurisdiction, such as commerce, there are additional protected classes that fall within the Department's scope.

[181] Proposed legislation, SB 16 2023, would amend CA Gov. Code Section 12993 to authorize efforts by any city, city and county, county, or other political subdivision of the state to enforce state law prohibiting housing or employment discrimination against any of the enumerated classes of persons covered by the FEHA, provided that the enforcement complies with the regulations promulgated by the CRD to ensure consistent application of the laws across the state; protect complainants against inadvertent loss of federal or state legal claims; avoid duplication of investigatory work; and minimize loss of federal funding to the CRD. The proposed effective date is January 1, 2025.

anti-Semitism and Islamophobia, to guide the department's response at the community level. CHRED consistently engages Jewish and Muslim communities and provides available resources to address discrimination. CHRED recently hosted two civil rights roundtables, one with Muslim representatives and one with Jewish representatives. These roundtables were convened in partnership with state and federal partners to provide the various points of access to city, state, and federal resources. CHRED will host a third roundtable in 2024 with multifaith communities. Additionally, CHRED has been actively guiding the expansion of access to hate crime reporting, including through 311 and 211 and online reporting through LAPD.

REASONABLE ACCOMMODATION ORDINANCE

Adopting a reasonable accommodation ordinance is one specific way to address land use regulations' impact on housing for persons with disabilities. Federal and state fair housing laws require that municipalities provide individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use and zoning and building regulations, practices, and procedures or even waive certain requirements, when it is reasonable and necessary to eliminate barriers to housing opportunities, or "to afford persons with a disability the equal opportunity to use and enjoy a dwelling." Additionally, the state's Housing Element law mandates that local governments "remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." However, these laws do not set forth a specific process that must be used to request, review, and decide a reasonable accommodation. Examples of a reasonable accommodation request may be simple such as a modification of the setback or lot coverage requirements to allow an external mobility ramp; modifying existing indoor space for accessible design features; parking changes; allowing more unrelated residents in a group home than the definition of "family" would typically permit; or more complicated like allowing supportive housing for persons with disabilities or persons experiencing homelessness in a particular low-density neighborhood without subjecting the applicant to the costly, time-consuming, and unpredictable special use or variance process.

Los Angeles adopted a Reasonable Accommodation Ordinance (LAMC Section 12.22.A.27, effective March 18, 2006), to standardize its fair housing reasonable accommodation procedures for an individual with a disability and the criteria to be used when considering these requests. Applicants must make a written request on a form provided by the City Planning Department. Development Services Center staff can provide assistance with the application. The Planning Director must issue a written determination to either grant, grant with modifications, or deny a request for reasonable accommodation within 45 days of the date the application is deemed complete (or within an extended period as mutually agreed upon in writing by the applicant and the Director). A recorded covenant may be required if the Director finds that it is necessary to provide notice to future owners that a reasonable accommodation has been approved.

Land use and zoning procedures are typically based on public disclosure and input; however, in the case of a reasonable accommodation request, the evaluation and decision-making process is an administrative (ministerial) process. Abutting property owners do have a right to notification. While the City Planning Department does not require detailed information about the nature and extent of the disability and pledges to keep information about the disability confidential, the application requires an explanation regarding the relationship between the functional limitations of the disability and the accommodation being requested.

31. What specific steps does the PHA take to ensure compliance with existing fair housing and civil rights laws and regulations, including the implementation of discretionary policies and practices (e.g., policies related to preferences, portability, reasonable accommodations, unit tenanting, including designated accessible units, evictions)?

HACLA states it is committed to complying with fair housing and civil rights laws, making reasonable accommodations for individuals with disabilities (including client family members with disabilities); providing language assistance to individuals with limited English proficiency (LEP); protecting victims of domestic violence, dating violence, sexual assault, and stalking; and providing an environment free from discrimination based on any protected class (race, color, sex, age, religion, national origin, ancestry, disability, medical condition, sexual orientation, marital status, source of income, familial status, genetic information, gender, gender expression, gender identity, or military or veteran status). Fair housing and civil rights considerations are woven throughout HACLA's program implementation guides including its Manual of Policies and Procedures (MPP), MPP Ch. 201.1 - Public Housing Admission and Continued Occupancy Policy (ACOP) (effective May 2023), and Section 8 Administrative Plan (Sec. 8 AP) (effective October 2022) including its Equal Opportunity Housing Plan (Chapter 2). HACLA requires a nondiscrimination provision in all Section 8 program contracts.

PREFERENCES

HUD allows Public Housing Authorities to, within narrow boundaries, set local preferences for the selection of applicants from their waiting lists. Local preferences must be constructed carefully to avoid discrimination against protected classes and may not lead to a discriminatory or segregative effect, which would violate the FHA. HACLA does not employ federal preferences in administering its assisted housing programs but does apply some local preferences to applicants for the Section 8 Voucher Program and Public Housing waiting lists within the boundaries set by HUD's local preference rules (24 CFR § 982.207; 24 CFR § 960.206).

Under HACLA's Section 8 Administrative Plan (AP), in administering its Housing Choice Voucher (HCV) waiting list, HACLA gives priority 1 preference to families who are referred through certain enumerated special programs or circumstances (see SEC. 8 AP Chap. 5, Managing the Applicant Waiting List):

- Referred from HACLA owned or managed housing due to:
    - an extreme emergency, such as when it is determined that continued residency in the current unit constitutes a grave threat to the participant's life or to the health and safety of other residents, provided that the circumstances are not due to unlawful actions by the resident;
    - special needs (e.g., disability) in which it is unlikely that the family can be accommodated in conventional low rent Public Housing;
    - demolition, disposition, or rehabilitation.
- Eligible families residing within HACLA's jurisdiction who are bona fide victims of declared disasters or emergencies from natural calamity (e.g., earthquake), civil disturbance, or other cause recognized by the federal or state government;
- Displaced due to government action;
- When a HUD subsidy contract ends but HUD does not provide tenant-based replacement vouchers;

- When a family is terminated from the Public Housing program due to insufficient funding under the Annual Contributions Contract.

Families meeting Priority 1 Preference are then ranked to determine the order of service: (1) referrals from HACLA owned units; (2) HOPWA to HCV; (3) victims of declared disasters; (4) displacement due to government action; (5) underhousing in MRP-SRO Units; (6) underhousing in Continuum of Care Components: TRA, PRA, and SRA; (7) transitional/supportive housing conversion to HCV; (8) PBV transfer to HCV; (9) readmissions and reasonable accommodations; (10) HUD-VASH to HCV; (11) Continuum of Care referral to HCV program; (12) family unification program to HCV; (13) Continuum of Care surviving or remaining members of a family; and finally (14) Moderate Rehabilitation referral to HCV.

HACLA also provides a veterans' preference which is applied as an additional preference to any other preference for which the applicant family may be eligible.

HCV applicants also may qualify for a local residency preference if the applicant currently resides in the City of Los Angeles or is expected to reside as a result of current or offered employment (of 20 hours minimum per week). To avoid running afoul of the FHA's disparate impact protections, "the use of a residency preference will not have the purpose or effect of delaying or otherwise denying admission to a project or unit based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family."

HACLA reserves the ability to add other preferences or to target certain populations if required by HUD as a condition of receiving grant funding.

HACLA may approve certain criteria and preferences for particular project-based voucher units based on a request by unit owners in accordance with 24 CFR 983.251: in-place families and families with a member with a disability who needs services offered at a particular project.

HACLA's 2023 ACOP also prioritizes certain preferences for its Public Housing admissions. First level preference is given to applicant families whose head or cohead of household is:

- Working at least 20 hours per week at the state's minimum wage and has been employed for a minimum of 6 months prior to the determination of eligibility; or
- Attending full-time one or more accredited institutions of higher learning (college, trade school, vocational school) and the course of study is expected to lead to employment; or
- Working and attending one or more accredited institutions of higher learning, and the combined total is at least 20 hours per week; or
- Otherwise equally income self-sufficient; or
- an active member in or veteran of a United States military service (Army, Navy, Air Force, Marine Corp, or Coast Guard); or
- Disabled or age 62 years of age and older; or
- When the vacancy rate exceeds 10%, provide a first preference to homeless families, who are otherwise eligible and suitable for the Public Housing program and who have been referred to HACLA by a qualifying homeless agency.

Second-level preference is given to families who have been displaced by public or private action within six months of their application.

Families of veterans or service members of the U.S. armed forces are given priority among each preference level.

To avoid concentration of families by income at any of the sites, HACLA has a method of applying local preferences with income targets.

REASONABLE ACCOMMODATION POLICY

Chapters 125:1 *et seq*. and 125:1A *et seq*. of the MPP set out HACLA's Nondiscrimination on the Basis of Disability and Reasonable Accommodation Policy and Procedures ("Reasonable Accommodation Rules"), which incorporate by reference the requirements of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, the Unruh Act, and the California Fair Employment and Housing Act. The Reasonable Accommodation Rules apply to all HACLA clients and programs administered by HACLA—both physical alterations to tenant units or common areas and exceptions, changes, or adjustments to program rules and policies. The guidance outlines the steps for a client to request a reasonable accommodation or modification, HACLA's process for verifying and approving or denying a request, mitigating factors, the grievance process for appealing a request decision, requests to owners under the Tenant-Based Section 8 Program, oversight and record management, and communication policies. In most cases, HACLA will pay for approved modifications to HACLA-owned units and the tenant or unit-owner will be responsible for paying for approved modifications to units in the Section 8 program.

If an owner of a Section 8 unit refuses to allow a reasonable accommodation, staff may attempt to help resolve the conflict and, if unsuccessful, may refer complaints to HACLA's Accessibility Coordinator. If still no resolution, HACLA will provide the tenant with information on how to file a housing discrimination complaint and/or refer the participant to the FHEO/HUD, the California Department of Fair Employment and Housing, or a fair housing advocacy organization to make a complaint.

HACLA's Equal Opportunity Housing Plan (Ch. 2 of the Sec. 8 AP) outlines additional policies and steps for providing reasonable accommodations in the Section 8 housing program as to verification of need, approving exceptions to rents in excess of the regular HACLA payment standard, reinstatement to the waiting list, extension of voucher terms, and HACLA's discretion to consider unique circumstances in denial or termination decisions.

HACLA Reasonable Accommodation Policy and Procedures and related request forms are available on HACLA's website as well as contact information for the Accessibility Coordinator.

HACLA's Equal Opportunity Housing Plan identifies strategies used to ensure accessibility and reasonable accommodations in its housing, programs and facilities, such as:

- Making available to organizations which service or represent the aged or persons with disabilities application forms for distribution to their clientele;
- Providing notice to applicants and participants that they may request reasonable accommodation of HACLA if a family member is a person with a disability;

- Allowing the assistance of mechanical or electronic devices by applicants and participants as they may be needed to facilitate communication in interviews;
- Providing reasonable extensions of time for the completion of program requirements to the extent allowable by HUD regulations;
- Providing extensions of the terms of vouchers to the extent allowable by program regulations;
- Conducting in-home visits (or, where appropriate, telephone interviews) for persons who are unable to travel to HACLA offices due to medical conditions;
- Requesting HUD approval of an exception to the Fair Market Rent (FMR) or the Voucher Payment Standard, at the family's request, if a family contains a member with a disability and has a verifiable need to rent an accessible or otherwise appropriate specific unit in a specific area, but only if the unit meets the rent reasonableness requirements of the program;
- Soliciting the assistance of outside agencies for the provision of services to persons with disabilities;
- Providing to its Section 8 owners information concerning their legal obligations to permit "reasonable modifications" to a rental unit; and
- Providing training to all employees on how to accommodate applicants and participants with disabilities.

ACCESSIBLE UNITS FOR PERSONS WITH DISABILITIES

To preserve to the limited accessible units in HACLA's inventory for persons with disabilities who actually have need for the accessible features, under HACLA's 2023 ACOP, available accessible units (or units with accessible features) will be offered first to qualified applicants and residents who have requested and verified a disability-related need for those units.

Priority is determined as follows:

a. A current resident family with a member with disabilities living at the same site;
b. A current resident family with a member with disabilities who lives at other sites;
c. An applicant family with a member with disabilities who needs the accessibility features; and
d. If no family of the appropriate bedroom size accepts the unit, the unit will be offered following the above three priorities to a family of the next bedroom size down requiring the accessibility features.

In administering unit transfers of existing residents to a vacant unit with accessibility features, HACLA prioritizes residents as follows:

a. Emergency transfers;
b. Residents with disabilities approved for an accessible unit; and
c. Residents with an approved reasonable accommodation request for reasons other than the physical accessibility of the unit (e.g. additional bedrooms, different location, etc.).

For a resident family with no member with disabilities occupying an accessible unit or a ground floor/flat unit, the Rental Agreement must include a provision requiring transfer to a non-accessible unit if a family with a member with disabilities subsequently requires the accessible unit. Likewise, for a Section 8 unit, if an accessible unit under the PBV Contract is offered to an applicant not having disabilities requiring the accessibility features of the unit, the owner must require the applicant to agree

in the lease to move to a non-accessible unit when one is available or when the accessible unit is needed for another applicant who requires the accessibility features of the unit.

HACLA maintains a public list of accessible rental units throughout the City for its families receiving tenant-based rental assistance including information on the location, size, and amenities of the units and accessibility features.

ASSISTING FAMILIES WHO ENCOUNTER DISCRIMINATION

HACLA's Equal Opportunity Housing Plan sets out a process for housing program applicants and participants who encounter discrimination in the exercise of their Federal, State, or local fair housing rights to make a complaint and receive assistance. Designated HACLA staff are trained to receive and review complaints and seek resolution, which may include:

- For complaints against HACLA, take steps to resolve complaints in accordance with HACLA policy and procedure and HUD regulations and take steps to ensure that any violation of policy or procedure is not repeated;
- For complaints against other program property owners, advise the respondent about possible programmatic consequences if such discrimination has occurred;
- Assisting the complainant with filing a form HUD-903, *HUD Housing Discrimination Complaint*;
- Assisting the complainant with filing a complaint with the State of California's Civil Rights Department;
- Working cooperatively with the State of California's Civil Rights Department to resolve complaints that have not been resolved through internal processes;
- Extending the term of a voucher if HACLA determines that discrimination prevented the family from locating a unit; or
- Referring clients to local Fair Housing organizations and to Legal Aid for assistance with housing issues and complaints.

ASSESSMENT OF PAST FAIR HOUSING GOALS

In 2017, the City of Los Angeles and the Housing Authority of the City of Los Angeles developed a 2018-2023 Assessment of Fair Housing, with assistance from Enterprise Community Partners and the Lawyers' Committee for Civil Rights Under Law. The 2018-2023 AFH outlined six fair housing goals based on input from community stakeholders, research conducted by the planning team, and direction from City and HACLA staff and leadership. These goals included:

1. Increase the stock of affordable housing throughout the City, particularly in neighborhoods of opportunity.
2. Preserve the existing stock of affordable rental housing and rent stabilized housing.
3. Prevent displacement of low- and moderate-income residents.
4. Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents.
5. Expand access to opportunity for protected classes.
6. Increase community integration for persons with disabilities.

Within these six goals, the City and HACLA outlined a set of 51 strategies to advance fair housing access throughout Los Angeles. This table below summarizes major actions the City and HACLA took related to high-priority fair housing strategies since 2018.

TABLE 53. SUMMARY OF FAIR HOUSING ACTIVITES RELATED TO HIGH-PRIORITY HOUSING STRATEGIES OUTLINED IN THE 2013-2018 AFH

Goal #1: Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity.
• In 2017, the Los Angeles City Council approved the Affordable Housing Linkage Fee Ordinance to provide a permanent source of funding for affordable housing development in Los Angeles. Many new development projects subject to the Linkage Fee have opted to provide on-site affordable housing units rather than pay into the fund, and this has been successful in incentivizing affordable units in higher-cost neighborhoods. LAHD manages distribution of funds from the Linkage Fee Ordinance through the Housing Impact Trust Fund, with public input from the Linkage Fee Oversight Committee. The Linkage Fee has raised nearly $100 million for the construction and preservation of affordable housing, downpayment assistance for homeownership, and other programs. • Under the City's Transit-Oriented Communities (TOC) incentive program, a total of 28,954 housing units were permitted from January 2018 through December 2022, including 6,380 affordable units. Under the Density Bonus (DB) program, 21,525 units were permitted over that time frame, including 6,693 affordable units. • In 2018, the Los Angeles City Council approved the Value Capture Ordinance, which mandated affordable housing requirements for certain developments seeking additional density or floor area for mixed-use and commercial projects. • In 2018, the Los Angeles City Council approved the Permanent Supportive Housing (PSH) Ordinance, which established a set of standardized criteria and definitions for permanent supportive housing and removed regulatory barriers that impede the construction of new supportive housing. With funding through Proposition HHH, which created a dedicated source of funding for PSH, 6,507 PSH units have been constructed since 2017, with another 7,316 in the development pipeline. • In 2018, the Los Angeles City Council approved the Interim Motel Conversion Ordinance to streamline the approval process to allow existing motels and hotels to be retrofitted and used for supportive and transitional housing for an interim period. LAHD and HACLA used $32 million in California Department of Housing and Community Development Project Homekey funding to create interim housing for individuals experiencing homelessness through motel conversion.

- In 2023, the Los Angeles City Council approved the New Zoning Code. The New Zoning Code allows more housing in more places, reduces off-street parking requirements, streamlines review and permitting thresholds for affordable housing and other projects providing community benefits, simplifies design overlays, removes lot area-based density limits, and reduces required setbacks, lot area, and height restrictions. The City is in the process of implementing the New Zoning Code through updates to its Community Plans, with plan updates for Downtown, Hollywood, and Boyle Heights completed through January 2024.
- In 2023, the Los Angeles City Council approved an amendment to the City's Site Plan Review Ordinance exempting deed-restricted affordable housing projects and many mixed-use and mixed-income projects with a substantial affordable housing component from the 50-unit threshold for Site Plan Review, reducing permitting time for these projects. The amendment was based on Executive Directive 1 issued by Mayor Bass in December 2022.
- In 2023, Mayor Bass issued Executive Directive 3 (ED3), aimed at streamlining the use of City-owned property to aid in sheltering unhoused Los Angeles residents. ED3 required identification and assessment of City-owned land to determine its suitability for housing and authorized City departments to install temporary or permanent housing with related services on sites designated by the Mayor's office.
- In 2023, the City of Los Angeles developed programs for funding through its HOME Investment Partnerships Program – American Rescue Plan grant from HUD. The City allocated $78 million for the development of approximately 1,100 permanent affordable and supportive housing units for chronically homeless households; households at-risk of homelessness; those fleeing or attempting to flee domestic violence, dating violence, sexual violence, stalking, or human trafficking; and "other populations" where supportive services or assistance would prevent the household from becoming homeless or those with the greatest risk of housing instability.

Goal #2: Preserve the existing stock of affordable rental housing and rent stabilized housing.

- The California Housing Crisis Act of 2019 (as amended by SB 8) established that development opportunities must remain available throughout the planning period to accommodate a jurisdiction's regional housing need allocation, thus ensuring a "no net loss" of housing capacity, especially for housing affordable to low- and moderate-income households. LAHD is part of the City's enforcement of the "no net loss" and affordable housing replacement requirements for development incentive programs, existing units identified on the Housing Element's Inventory of Sites list, discretionary multifamily projects, and ministerial (by-right) projects. Owners of proposed housing developments subject to the replacement obligations must complete a Replacement Unit Determination application (RUD) with LAHD.
- LAHD staff track and prioritize at-risk affordable housing developments within the City of Los Angeles. As of January 2024, LAHD identified 23 at-risk, high-priority properties, including 460 units. This designation indicates that affordability covenants are set to expire within the next five years, with no protections in place to maintain affordability. LAHD estimates the cost of preserving these properties at about $166 million and is developing a plan to identify the most appropriate funding sources.[182]
- From 2017 through 2022, LAHD provided funding to assist with housing rehabilitation at 43 properties including 2,385 affordable housing units.
- LAHD contracts with Coalition for Economic Survival (CES) to provide outreach and education to residents of expiring and at-risk affordable housing. This outreach includes education regarding expiring or terminated affordability restrictions; alternative housing; the interaction of RSO, code enforcement, and existing affordability restrictions; and other relevant topics. In 2022-23, CES conducted outreach to tenants at 19 properties with a total of 487 units.[183]
- LAHD inspected 73,857 properties with a total of 578,981 units from July 2017 through June 2022 through its Systematic Code Enforcement Program (SCEP). These figures are lower than the typical number of inspections completed during a five-year period due to the COVID-19 pandemic. Additionally, the Los Angeles City Planning's Housing Progress Report indicates that from 2017

[182] "LA City Council calls for expanding affordable housing preservation program." Los Angeles Daily News. January 10, 2024. https://www.dailynews.com/2024/01/10/l-a-city-council-calls-for-expanding-affordable-housing-preservation-program/

[183] Ibid.

to 2021, nearly 10,000 Accessory Dwelling Units (ADUs) were granted Certificates of Occupancy. As the number of ADUs continues to grow, their addition to LAHD's inventory of units to be inspected is expected to add an additional year of time in the SCEP inspection cycle. During the five-year period, a total of 455 properties were referred to the REAP program.

- As of January 1, 2024, the Los Angeles Department of Building and Safety reports that 75% of soft story buildings (9,336 out of 12,367) achieved full compliance (i.e., obtained final certificates of compliance) with the mandatory retrofit program designed to reduce structural deficiencies to prevent structural failure related to earthquakes. An additional 2,469 buildings (20%) have submitted retrofit plans or had permits issued but have not completed construction. The remaining 5% have not yet submitted proof of a previous retrofit or plans to retrofit or demolish.[184]

Goal #3: Prevent displacement of low- and moderate-income residents.

- In 2020, the City of Los Angeles placed a moratorium on evictions and froze rent increases on Rent Stabilization Ordinance (RSO) units in response to the COVID-19 pandemic. From March 2020 through January 2023, tenants in Los Angeles affected by the COVID-19 pandemic could miss rental payments without being subject to an eviction. Renters with income at or below 80% AMI that could not pay rent due to COVID-19 financial impact continued to have protections through the end of March 2023.
- In partnership with Los Angeles County, local legal service providers, and other community agencies, the City of Los Angeles launched Stay Housed LA in 2020. The initiative gives tenants the information and support needed to exercise their housing rights to remain safely in their homes. Stay Housed LA's Eviction Defense Program (EDP) includes multilingual education events and a public awareness campaign; eviction prevention measures including assistance filing complaints, negotiating with landlords, responding to eviction notices, and financial coaching; rental assistance to prevent or resolve an eviction; and ongoing support for tenant stability.
- In 2023, the City of Los Angeles enacted a new Just Cause Eviction Protection Ordinance that applied eviction protections citywide to most rental properties built after October 1, 1978 (non-RSO units), including single-family homes and condominiums. The new protections require that landlords must have a legal reason to evict a tenant either for cause (i.e. failure to pay rent or to cure a violation of the rental agreement; causing nuisance or damage; failure to renew the lease; etc.) or limited no-fault reasons (i.e. owner, immediate family member, or resident manager will move into the rental unit; demolition, substantial remodel, permanent removal from the rental market, or conversion to non-residential; government order to vacate; conversion to affordable housing; etc.). Tenant no-fault evictions require the payment of relocation assistance.
- During 2023, LAHD worked with the City Attorney and other City departments to develop recommendations for the establishment of a Right to Counsel (RTC) ordinance and program for tenants facing eviction in Los Angeles. Contingent on the availability of funding, LAHD recommended a five-year phase-in plan as part of the Eviction Defense Program, prioritizing most vulnerable individuals based on zip code or other criteria developed in collaboration with legal service providers and community organizations.
- Under the American Rescue Plan (ARP) Act of 2021, HACLA administered the Emergency Housing Voucher Program to allocate 3,365 Emergency Housing Vouchers (EHVs) to residents experiencing homelessness; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault or human trafficking; and others with high risk of housing instability.
- The City of Los Angeles increased homeownership opportunities through LAHD's Homebuyer Programs, including the Low-Income Purchase Assistance (LIPA), Moderate-Income Purchase Assistance (MIPA), and Mortgage Credit Certificate (MCC) programs. The LIPA and MIPA programs assist first-time, low- and moderate-income homebuyers by providing subordinate loans to cover down payments, closing costs, and acquisition. The MCC allows eligible first-time homebuyers to claim a tax-credit of 20% of the mortgage interest paid each year, reducing federal income tax liability. From 2017 through 2023, LAHD funded 1,000 loans totaling approximately $74 million.

[184] City of Los Angeles Department of Building and Safety. Soft-Story Compliance Report. January 1, 2024. https://www.ladbs.org/docs/default-source/publications/misc-publications/soft-story-compliance-report.pdf?sfvrsn=bbe9f553_176

Goal #4: Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents.
• In 2018, the Los Angeles City Council approved an ordinance prohibiting harassment and retaliation in housing based on immigration or citizenship status. Specifically, the ordinance prohibits inquiring as to the immigration or citizenship status of a tenant or prospective tenant, requiring a tenant or prospective tenant to make any statement or other representation as to their immigration or citizenship status, and disclosure or threatening to disclose the immigration or citizenship status of any tenant, prospective tenant, or anyone else a landlord knows to be associated with a tenant. • In 2019, the Los Angeles City Council approved an ordinance establishing source of income as a protected housing class in the City. The State of California also ensured source of income protection through the Housing Crisis Act of 2019 and Tenant Protection Act of 2019. Tenants and applicants can file a private lawsuit against housing providers who violate the law, or they can file a complaint with the State of California Department of Fair Employment and Housing (DFEH) for investigation and enforcement. The City of Los Angeles provides funding to the Housing Rights Center (HRC) for collection and investigation of housing discrimination complaints, including complaints based on source of income. • In 2021, the Los Angeles City Council approved the Tenant Anti-Harassment Ordinance, which prohibits landlords from actions such as removing housing services, withholding repairs, refusing to accept rent payments, inquiring about the immigration or citizenship status of a tenant, or interfering with tenant organizing or association activities. Landlords who violate the law may face fines and being barred from raising rent on the next tenant. The 2022-2023 City budget funded four positions at LAHD and one prosecutor at the City Attorney's Office to investigate and enforce TAHO cases. • In 2020, the City of Los Angeles established the Civil + Human Rights and Equity Department (CHRED) to enforce the City's Civil and Human Rights Law adopted in 2019. In the area of housing, CHRED has the authority to take cases where alleged discrimination is based on employment status, primary language, or citizenship status. The Mayor's proposed budget for fiscal year 2023-2024 dedicates approximately $5.2 million from the General Fund to CHRED's work, including its five commissions, the Office of Racial Equity, the LA for All campaign, fair housing enforcement, and other departmental programs. • The City of Los Angeles administers a contract with the Housing Rights Center to provide a citywide fair housing program, including investigation of housing discrimination complaints; remedies for valid complaints; multilingual counseling on fair housing issues and predatory lending issues; multilingual property owner, manager, and real estate agent training sessions; and educational seminars, workshops, and presentations on fair housing. From July 2016 to June 2022, HRC received over 51,000 contacts from City of Los Angeles residents, about 15% of which were related to housing discrimination. • In 2023, HACLA, the Los Angeles County Development Authority (LACDA), and the Continuum of Care successfully secured waivers from HUD regarding prequalification rules that delayed residents being able to move into housing units. These rules required assembling considerable paperwork (such as identification, a Social Security card, documentation of SSI or other assistance, proof of residency, and proof of status as homeless) prior to move-in. Under the waivers, HUD agreed to allow 60 days from when a resident moves in to complete required verifications. • Within the Homeless Incentive Program (HIP) and in collaboration with Los Angeles County, HACLA developed incentives for property owners to rent available units to homeless Section 8 voucher holders, including one month's free rent to hold a unit available, move-in assistance including security deposit and utility assistance, and access to damage mitigation fund up to $2,000 per unit for repairs not covered by the security deposit.
Goal #5: Expand access to opportunities for protected classes.
• As of 2022, HACLA received HUD funding through the Housing Choice Voucher (HCV) Community Choice Demonstration program, which allows HACLA to provide Mobility Demonstration Vouchers to help families find housing in low-poverty, high opportunity neighborhoods. Participants receive transition coaching to facilitate their relocation. • In 2023, HACLA began implementing Small Area Fair Market Rents (SAFMR), which reflect rents at the zip code level and allow HACLA to flatten rental price differences across neighborhoods and provide greater choice to HCV holders. SAFMRs have been shown to be a more direct approach to encouraging tenants to move to low poverty areas by increasing the subsidy available to support such moves. As of October 2024, HUD will require mandatory use of SAFMRs by HACLA.

- Through the Transit Oriented Communities (TOC) incentive program, the City approved 6,380 affordable housing units from 2018 to 2022. The share of approved affordable units planned to be affordable to extremely low-income households (at or below 30% of area median income) ranged from a low of 38% of units in 2020 to a high of 63% of units in 2022. The City received permit applications for 7,822 by-right TOC units from 2018 to 2022. About 26% (2,050 units) were affordable. In 2018, 53% of affordable units were planned to be affordable to extremely low-income households, compared to 16-17% in 2021 and 2022.
- The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program designed to fund compact affordable housing in conjunction with sustainable transportation improvements, funded through California's Cap-and-Trade program. Through the seven rounds of funding since FY 2014-2015, Los Angeles has been awarded about $648 million in funding for housing projects and related transportation improvements, which helped to create over 4,300 affordable housing units.[185]
- In 2023, the Los Angeles County Metropolitan Transportation Authority (Metro) updated its Joint Development Program, which leverages Metro-owned properties to build housing near transit, with the goal of building 10,000 new housing units near transit by 2031. Metro identified approximately 20 sites in Los Angeles County as potential candidates for housing development. Among these are Lorena Plaza in Boyle Heights, which will include 49 affordable housing units for unhoused and low-income individuals and families, and a site in Little Tokyo, to be developed through a memorandum of understanding (MOU) with the City of Los Angeles.[186]
- In 2021, the Los Angeles Unified School District (LAUSD) announced an initiative designed to expand access to affordable housing using LAUSD land, with a focus on providing affordable housing for teachers and other school staff. LAUSD allocated $1.5 million to examine options for the development of affordable housing, with an ultimate goal of producing 2,000 affordable units, including development on LAUSD-owned properties.[187]

Goal #6: Increase community integration for persons with disabilities.

- Since 2018, the City of Los Angeles required that at least 10% of total units in multifamily developments receiving public funds or funded with multifamily mortgage revenue bonds to be accessible to persons with mobility disabilities and at least 4% to be accessible to persons with hearing or vision disabilities.
- Since 2018, the City of Los Angeles required that at least 10% but not more than 25% of units in special needs housing developments or permanent supportive housing developments receiving public funds be set aside for persons with disabilities.
- LAHD's Accessible Housing Program (AcHP) reviews plans for new housing to ensure accessibility compliance; monitors housing to ensure that accessible housing units are actually occupied by individuals with disabilities who need the accessible features of those units; assists property owners in retrofitting existing units; conducts Fair Housing training for property owners and management staff of covered housing developments regarding their obligations under accessibility and nondiscrimination laws, regulations, and policies; provides a process for persons with disabilities to apply to rent accessible housing units or be placed on a waiting list for accessible units; and processes and tracks tenant grievances.
- AcHP maintains a growing list of 900+ affordable housing developments and all housing developments with five or more housing units that were designed, constructed, altered, operated, administered, or financed by the City. The Affordable and Accessible Housing Registry (AAHR) allows residents and housing advocates to search for available affordable accessible rental units, complete and track pre-applications, and apply for waitlisted properties. AcHP is continually working to add additional affordable housing developments to the AAHR.

[185] Los Angeles Housing Department. Affordable Housing and Sustainable Communities Program. https://housing2.lacity.org/policy-data/affordable-housing-and-sustainable-communities-program

[186] L.A. Metro. "We're building more housing near transit; Metro's 10,000-home commitment." The Source. 06/28/2023 https://thesource.metro.net/2023/06/28/were-building-more-housing-near-transit-metros-10000-home-commitment/

[187] Tat, Linh. "LAUSD to investigate affordable housing for its employees." Los Angeles Daily news. 06/09/2021 https://www.dailynews.com/2021/06/09/lausd-to-investigate-affordable-housing-for-its-employees/

Over the last five years, the City of Los Angeles successfully passed several ordinances that protect fair access to housing for vulnerable residents citywide, including source of income protection, tenant anti-harassment, and expanded eviction protection laws. Research conducted for the 2023-2028 AFH, however, shows substantial need for improved enforcement of existing laws that protect tenants. Residents often report difficulties accessing assistance when facing issues related to source of income discrimination, eviction, harassment, and habitability issues. Fair housing goals and strategies for the 2023 to 2028 period (detailed in the following chapter) aim to advance enforcement of fair housing laws and improve polices, procedures, and resources for residents in need of assistance.

Funding from the Affordable Housing Linkage Fee, combined with affordable housing production incentives such as the Transit-Oriented Communities (TOC) and Density Bonus (DB) programs and streamlined permitting for affordable housing projects, accelerated affordable housing development in the City.[188] HACLA programs, including Small Area Fair Market Rents and Mobility Demonstration Vouchers, expand housing choice options for program participants, including to areas of the City with greater access to opportunity. Despite these advances, affordable housing need within Los Angeles remains severe and disproportionately impacts Hispanic or Latino and Black or African American households, as well as people with disabilities, immigrants, and other vulnerable population groups. Further, background checks, eviction histories, income requirements, and other criteria used in tenant screening often reduce access to affordable housing for low- and moderate-income groups. Goals and strategies for the 2023 to 2028 outline approaches for providing additional affordable and accessible housing, including to unhoused individuals and families, while expanding access to opportunity through both mobility and opportunity-in-place strategies.

[188] Los Angeles City Planning 2021 Annual Report, p. 24. https://planning.lacity.gov/odocument/4d9f3c45-3b02-43b9-a85f-1729c7ae2c33/CityPlanning_AnnualReport2021.pdf

FAIR HOUSING GOALS

FAIR HOUSING GOAL MATRIX

GOAL #1: INCREASE ACCESS TO AND SUPPLY OF AFFORDABLE HOUSING, ESPECIALLY IN HIGHER OPPORTUNITY AREAS, WHERE HIGH HOUSING COSTS ARE A SIGNIFICANT BARRIER

A severe shortage of affordable housing in the City of Los Angeles has led to a pressing need for increased production of affordable housing and increased access to existing affordability opportunities. HUD considers households to have a "cost burden" when monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income. According to HUD's most recent Comprehensive Housing Affordability Strategy (CHAS) dataset, approximately 48% of all households in Los Angeles experience cost burdens of 30% or more, but cost burdens are most common among renters, 55% of whom spend more than 30% of their income on housing costs. The problem is most acute for households with the lowest incomes. About 81.0% of renters with household incomes under 50% of the Area Median Income (AMI) have a cost burden, as do 72.3% of owners at that income level. At this income, over 50% of households in each tenure group spend more than one-half of their household income on housing costs (54.8% for renters and 56.4% for owners).

The lack of affordable housing disproportionately impacts households most likely to face housing discrimination. Cost burdens disproportionately impact households by race and ethnicity. Specifically, Hispanic or Latino households and Black or African American households face higher rates of cost burdens than both white and Asian or Pacific Islander households. For owner households, about 43% of Hispanic or Latino households and 42% of Black or African American households have a cost burden compared to about 34% of white households and 35% of Asian or Pacific Islander households. For renters, about 59% of Hispanic or Latino households and 60% of Black or African American households have a cost burden, which are again elevated compared to rates for white households (50%) and Asian or Pacific Islander households (47.4%).

While CHAS data does not provide information about cost burdens for immigrant households, input from immigrant communities and related stakeholder organizations gathered through focus groups and consultation meetings emphasized unaffordable housing costs, including increasing rents in historically affordable neighborhoods. Stakeholders highlighted that foreign-born residents, including those with limited English proficiency or undocumented householders, often face disproportionate difficulty applying and qualifying for housing and navigating housing assistance programs. There is data regarding the incidence of housing problems among households with disabilities. Problems examined by CHAS include cost burdens (i.e., spending more than 30% of income on housing costs), severe cost burdens (i.e., spending more than 50% of income on housing costs), overcrowding or severe overcrowding (i.e., more than one person per habitable room, not including kitchens or bathrooms) and a lack of complete

kitchen or plumbing facilities. CHAS data shows that among Los Angeles households where at least one resident has a disability, 61% have a housing problem compared to 55% of households citywide, indicating a substantial difficulty finding adequate and affordable housing.

Qualitative input gathered from community members through public meetings, focus groups, and surveys also identifies the City's lack of affordable housing as one of its most pressing issues. Meeting participants relay that newly constructed housing is typically expensive and out-of-reach for lower-income households, who often have difficulty finding units that are affordable and/or accessible.

The production of affordable housing is a key goal for the City of Los Angeles, HACLA, and their partners. The City will use a variety of funding streams and City-owned land to construct, acquire, or rehabilitate 500 units of affordable housing annually and will implement the New Zoning Code to remove barriers to affordable housing development. Housing construction should include a particular focus on increasing affordability in areas near jobs, transit, and in higher opportunity areas, which are associated with high-performing schools, low poverty rates, and healthy living environments, but currently offer very few affordable housing opportunities. To complement construction of affordable housing (including in high opportunity areas), additional goals included in this plan will focus on preserving and improving existing affordable housing (see Goal #2), as well as increasing resources in neighborhoods that need them most (see Goal #5). Together, these goals and related strategies are designed to expand equitable access to resources for households historically and currently most likely to face housing discrimination.

To ensure that persons with disabilities have equal access to affordable housing, the City will continue to require new housing developed using City funds to include a minimum of 11% of units accessible to persons with mobility disabilities and 4% accessible to persons with hearing or vision disabilities. The Los Angeles Housing Department's (LAHD) Accessible Housing Program (AcHP) will continue to improve its Affordable and Accessible Housing Registry (AAHR) and will retrofit existing covered affordable units to meet accessibility standards. The City will consider ways to increase the usefulness of the AAHR, including improving website navigability. The City will also explore the possibility of expanding the registry to include information about all covenanted affordable housing units within the City. Information about existing affordable housing opportunities is currently scattered across several websites hosted by a number of partners. Enhancing the AAHR to include both covered housing projects and covenanted affordable units throughout the City will help people seeking housing have a more comprehensive location in which to search for units.

TABLE 54. STRATEGIES TO INCREASE SUPPLY OF AND ACCESS TO AFFORDABLE HOUSING, ESPECIALLY IN HIGHER OPPORTUNITY AREAS, WHERE HIGH HOUSING COSTS ARE A SIGNFICIANT BARRIER

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
1.1	High	Expedite the construction, acquisition and/or rehabilitation of affordable housing units through a variety of funding streams, with a focus on housing in high opportunity and gentrifying areas	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	a. Using the Affordable Housing Linkage Fees, HOME, SB2/Permanent Local Housing Allocation (PLHA), and other available funds, leverage local and state funding sources (including tax credits) to produce additional affordable housing units annually. Prioritize projects in higher opportunity areas and as part of Transit-Oriented Communities (TOC), with a goal of locating at least 8% of units in high opportunity areas and 80% of units within one-half mile of high-quality transit. b. Recommend to the Mayor and City Council a Housing Capital Funding Plan annually to refine priorities focused on funding for low- and moderate-income rental and homeownership housing, preservation of affordable housing in gentrifying communities, and housing production in high opportunity areas. c. Track location of high opportunity areas or non-high opportunity areas with incentivized development or in high-quality transit areas on an annual basis.	LAHD Partners: LA City Planning
1.2	High	Identify and facilitate the use of City-owned and other public land suitable for affordable housing development, particularly in high opportunity or gentrifying areas	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	a. On an on-going basis, evaluate City-owned land to identify affordable housing opportunity sites and identify strategies for streamlining affordable housing development on public land. b. Develop and maintain a publicly accessible citywide inventory of publicly owned sites.	CAO, LAHD, City Council Partners: LA General Services Department, LA City Planning, Mayor's Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
1.3	High	Implement the 2021-2029 Housing Element Rezoning Program strategies to create development capacity, including new opportunities for deed-restricted affordable housing, and complete Community Plan updates in compliance with the City's New Zoning Code	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	a. Based on the Housing Element's Inventory of Candidate Sites for Rezoning, fairly identify and rezone key sites to support additional housing capacity. b. Develop and implement a Citywide Housing Incentive Program (CHIP) Ordinance to align with State Density Bonus Law, which includes incentives for 100% affordable housing projects, specific target populations, parking reductions, etc. Also, to establish and clarify definitions, revise menu of incentives to include 3.0 FAR bonus on all commercial corridors and provide updates to facilitate predictable and streamlined project approval by the end of 2024.	LA City Planning Partners: LAHD, City Council, Mayor's Office
1.4	High	Expedite permitting and other clearances for shelters and 100% deed-restricted affordable housing developments as outlined in Mayor Bass' Executive Directive 1 (ED1)	Disproportionate housing needs, Location and type of affordable housing	a. In 2024, adopt the proposed Affordable Housing Streamlining Ordinance to codify the main provisions of ED1. b. Create a new Administrative Review Process for 100% affordable housing projects consisting of a ministerial review process for compliance with objective zoning requirements. This review process would not include public hearings, noticing requirements, or an appeal process. c. Provide applicants with all required changes or amendments within 30 days of a complete application submission and issue all appropriate approvals within 60 days.	Mayor's Office, City Council, All City Departments Partner: LAHSA
1.5	Medium	Complete inclusionary zoning study and evaluate recommended strategies for potential implementation	Disparities in access to opportunity, Segregation/	a. Complete and review results of the feasibility study currently underway regarding citywide inclusionary zoning requirements.	LA City Planning, LAHD, City Council, Mayor's Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
			integration, Disproportionate housing needs	b. Based on the outcome of the study, evaluate potential inclusionary zoning strategies and, if applicable, develop and implement related ordinance(s) by 2025.	
1.6	High	Continue and improve programs and policies designed to enable voucher holders greater choice to live in higher opportunity neighborhoods	Disparities in access to opportunity, Segregation/ integration, R/ECAPs	Provide 1,911 Community Choice Demonstration Vouchers to households interested in living in higher opportunity areas through 2028.	HACLA
1.7	High	Develop an improved marketing plan to provide notice of available, affordable, and accessible units to remove barriers to housing	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	Provide training on tenant selection plans and affirmative marketing plans to the staff of entities and agencies involved in the marketing, tenant selection, and case management assistance, to ensure that such entities and agencies develop and implement marketing strategies that promote equal and equitable access to housing opportunities and identify and nullify direct and implicit bias in the rental process. Such training efforts may include outreach and partnerships with CBOs and stakeholders serving those communities and groups most often excluded from new housing opportunities.	LAHD, HACLA Partners: CBOs, CIFD
1.8	High	Expand availability of affordable, accessible housing units, including those accessible to persons with mobility, vision, and hearing disabilities	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	a. Ensure at least 11% of total units in new covered housing developments are accessible to persons with mobility disabilities and at least 4% are accessible to persons with vision or hearing disabilities; ongoing annually. b. Continue to survey covered housing developments to determine if they meet accessibility standards and retrofit as needed. c. Grow the number of accessible housing units in covered housing developments to 4,031.	LAHD, HACLA Partner: LA City Planning

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				d. HACLA to maximize utilization of 290 Mainstream Housing vouchers to assist non-elderly persons with disabilities.	
1.9	High	Explore approaches to improve and expand the City's Accessible Housing Program's (AcHP) Affordable and Accessible Housing Registry (AAHR)	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	a. Continue to expand the AAHR to add new, existing, and retrofitted accessible units in covered housing developments; ongoing annually. b. Improve the user interface and experience of the AAHR by 2025, and undertake improvements to the platform to enable the expansion of the AAHR to include covenanted affordable units in projects that are not covered housing developments on an ongoing basis. c. Continue and expand marketing of the AAHR to persons with disabilities, seniors, and housing advocates through Fair Housing and Disability trainings and other approaches. d. In partnership with CIFD's FamilySource Centers, establish locations for assistance in applying for affordable and accessible housing.	LAHD Partners: HACLA, CIFD
1.10	Medium	Track housing proposed through planning entitlements for Density Bonus (DB) and Transit Oriented Communities (TOC) Incentive Program	Location and type of affordable housing	a. Continue to maintain a dashboard to display an in-depth accounting of affordability levels, geographic locations, and more housing information for DB and TOC housing units. b. Utilize the dashboard to study trends across the City of Los Angeles and understand how and where incentive programs are helping to add affordable housing into the market. This is to be evaluated on an ongoing basis during the five-year period.	LA City Planning Partner: LAHD

GOAL #2: PRESERVE AND MAINTAIN THE QUALITY OF EXISTING AFFORDABLE HOUSING, INCLUDING SUBSIDIZED AND RSO UNITS

Quality affordable housing is an issue in any major city, but is of particular concern in Los Angeles, where 63% of renters and 41% of owners report at least one HUD-defined housing problem, including cost burdens, overcrowding, or a lack of complete kitchen or plumbing facilities.[189] Residents most likely to face housing discrimination, including Hispanic or Latino renters, Black or African American renters, households with a member with a disability, and elderly households, are also more likely to be impacted by housing problems. Hispanic or Latino renters are most likely to be impacted by housing problems, with 73.2% of households having one or more problems, followed by Black or African American households at 64.2%. In contrast, about 53.6% of white renters and 56.3% of Asian or Pacific Islander renters have a housing problem. The incidence of housing problems at the lowest income levels shows an acute need – 85.8% of renter households and 74.7% of owner households with incomes under 50% of Area Median Income (AMI) have a housing problem. Looking specifically at cost burdens in California (i.e., households spending more than 30% of their income on housing), data shows that Black or African American and Hispanic or Latino renters are more likely to have difficulty affording housing than white renters, one factor impacting higher rates of homelessness.

In addition to increasing the supply of and access to affordable housing (see Goal #1), to address the staggering housing problems faced by low-income renters and others at greatest risk of housing discrimination, the City must also preserve and maintain its existing supply of affordable housing. As of 2022, the Housing Authority of the City of Los Angeles (HACLA) maintained 61,281 subsidized units between Public Housing, Housing Choice Vouchers, and Project-Based Section 8 programs, accounting for about 4% of the City's total housing units, with wait times of up to 6.5 years, if waitlists are not closed.[190] Since 2003, the City of Los Angeles has financed 29,615 affordable housing units serving a variety of households including families, seniors, special needs households, and households at-risk of homelessness. An additional 650,000 units fall under the City's Rent Stabilization Ordinance (RSO) program, accounting for about 42% of units citywide. The City and HACLA should preserve this variety of affordable and rent-stabilized housing resources, preventing a loss of housing stock disproportionately likely to impact Black or African American and Hispanic or Latino residents, residents with disabilities, elderly residents, and others at greatest risk of housing discrimination. Strategies include monitoring at-risk housing developments and intervening to prevent losses, acquisition of unsubsidized units to preserve long-term affordability, and continued enforcement of RSO regulations.

[189] 2015-2019 CHAS, table 3. Housing problems include cost burdens (i.e., spending more than 30% of income on housing costs), severe cost burdens (i.e., spending more than 50% of income on housing costs), overcrowding or severe overcrowding (i.e., more than one person per habitable room, not including kitchens or bathrooms) and a lack of complete kitchen or plumbing facilities.

[190] 2022 APSH; 2020 Census Table H1

Maintaining and improving the quality of existing housing is also important for advancing housing equity in Los Angeles. About one-fifth (20%) of Los Angeles renters report a housing quality problem related to overcrowding or incomplete kitchen or plumbing facilities.[191] Residents and stakeholders who participated in the community engagement process for the AFH noted that while the City has a variety of programs intended to preserve housing quality, including the Rent Escrow Account Program (REAP), the Systematic Code Enforcement Program (SCEP), and Complaint Inspections Program, implementation should be improved to better address habitability issues. Stakeholders identified a need for more frequent and clearer communication when a tenant makes a habitability complaint to LAHD, and the need to ensure that the investigation and any related services are provided in the complainant's language. Stakeholders also noted that in many instances properties previously under REAP continue to have habitability issues after leaving the program. Modifications to the implementation of these programs would allow them to serve residents more fully and better preserve housing quality in Los Angeles.

TABLE 55. STRATEGIES TO PRESERVE AND MAINTAIN THE QUALITY OF EXISTING AFFORDABLE HOUSING, INCLUDING SUBSIDIZED AND RSO UNITS

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
2.1	High	Preserve deed-restricted affordable housing units and monitor at-risk affordable housing developments by providing 12-month and 6-month advanced noticing for all impacted parties	Disproportionate housing needs, Location and type of affordable housing, Displacement due to economic pressures	a. Using funding from the Affordable Housing Linkage Fee (AHLF) and SB2 Permanent Local Housing Allocation (SB2 PHLA) to preserve and/or extend the affordability period of deed-restricted affordable housing units per year. b. Identify deed-restricted units at-risk of affordability protections expiring within the next 5 years and deploy a mix of strategies for preservation, including engaging with property owners and residents to discuss preservation options, inter-agency collaboration, and offering potential gap financing for rehab needs. c. Develop initiatives that would require affordable housing projects with expiring federal and/or state subsidies and/or affordability protections to be offered	LAHD Partners: CBOs, legal aid and tenants' rights organizations

[191] 2015-2019 CHAS, Table 3

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				for sale first to qualified preservation purchasers at market value. d. Consider the need for embedding the work of the former L.A. Preservation Working Group to determine what the City needs for an effective Preservation Program.	
2.2	High	Acquire existing affordable housing, including unsubsidized/naturally occurring affordable housing units	Location and type of affordable housing, Displacement due to economic pressures	a. Create public and private partnerships to preserve naturally occurring affordable housing by removing them from the private market, with the goal of acquiring 5,000 units by 2030. b. In addition to using existing resources and programs for acquiring units, explore new partnerships with equity investors, lenders, nonprofit and for-profit sponsors, community land trusts, and others to acquire existing affordable housing.	HACLA Partners: CBOs
2.3	High	Continue code enforcement efforts and enhance complaint-based inspections to better serve residents living in units with habitability issues	Disproportionate housing needs, Housing quality, Fair housing outreach and enforcement	a. Continue the Systematic Code Enforcement Program (SCEP), inspecting approximately 220,000 multifamily residential units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Ongoing beginning in 2024. b. Review the Complaint Inspection Program to identify ways to better center the needs of the complainant during the inspection process by 2025. Such review should include identifying ways to improve communication with the complainant; provide easy-to-access, timely updates regarding the status and/or disposition of the complaint; connect the complainant with additional resources, if needed.	LAHD Partners: CBOs

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				c. Ensure the Code Enforcement Program properly serves and is sensitive to residents from a variety of cultures and who speak different languages. d. Consider a plan for regular cultural competency training for inspectors and other staff serving members of the public. Also, identify and implement potential program improvements, and monitor complainant satisfaction in proceeding years to evaluate their efficacy.	
2.4	High	Identify Rent Escrow Account Program (REAP) improvements to better ensure long-term improvements in housing quality	Disproportionate housing needs, Housing quality, Fair housing outreach and enforcement	a. Continue to administer REAP and monitor active cases for compliance and timely closure. Through the Utility Maintenance Program, prevent 50 essential service shut-offs per year in cases where owners fail to pay utility bills, beginning in 2024. b. Working with local housing advocates and tenant outreach organizations, gather feedback on the efficacy of REAP and its impact on housing quality. Explore potential approaches to strengthen the program and prevent recurrence of habitability issues following closure of REAP cases. Adjust REAP procedures as needed to implement those approaches identified as most suitable by 2026.	LAHD Partners: CBOs

GOAL #3: PREVENT DISPLACEMENT OF PEOPLE IN PROTECTED CLASSES AND LOW- AND MODERATE-INCOME HOUSEHOLDS

As described in Goals #1 and #2, the severe need for affordable housing in Los Angeles means that both new development and preservation of existing affordable units are crucial for the City to provide an adequate supply of housing for its residents. Along with these goals, the City must also protect residents' abilities to remain in the housing of their choice once they have secured a unit. While this need for housing stability exists citywide, it is especially prominent in gentrifying neighborhoods, where rising housing costs have the potential to displace existing residents who are disproportionately Black or African American and Hispanic or Latino compared to demographics citywide.

To respond to displacement pressure, the City of Los Angeles enacted a variety of legislative protections designed to prevent evictions and drastic rent increases. Since 1979, the City's Rent Stabilization Ordinance (RSO) has regulated when and how much rents may be increased for most units built prior to 1978 (which total about 650,000). More recently, in response to the COVID-19 pandemic, the City prohibited rent increases for RSO units from March 30, 2020, through January 31, 2024. However, RSO complaint data and resident input gathered through the AFH community engagement process indicate that landlords and property managers still disregard RSO protections in attempts to illegally raise rents or force tenants to self-evict. During the five-year period from mid-2017 through mid-2022, LAHD received about 44,000 unduplicated RSO tenant complaints, with some of the largest shares from neighborhoods undergoing or at-risk of gentrification, including Westlake, Koreatown, Boyle Heights, Pico-Union, Mid-City, and Historic South-Central. To prevent RSO violations, the City should continue and expand its enforcement efforts, working through community partners to ensure tenants are aware of RSO protections and what to do when facing a violation.

As of 2023, the City of Los Angeles enacted a package of local ordinances for universal tenant and eviction protection beyond rent stabilization. The City's Just Cause Ordinance for Tenant Protections expands eviction protection to cover non-RSO units, requiring that landlords have a legal reason to evict a tenant, and in the case of no-fault evictions requiring payment of relocation assistance. These protections provided a permanent replacement for the short-term eviction prevention measures enacted by the City during the COVID-19 pandemic. Housing advocates and other community members that participated in the community engagement process for the AFH noted that the success of the Just Cause Ordinance will hinge on educating residents and landlords about the regulation and providing sufficient resources for robust enforcement. Stakeholders noted that COVID-19 related eviction preventions were hampered by a lack of enforcement, with several community members stating that they encountered a lack of available enforcement capacity when attempting to contact eviction defense providers.

The City has determined that harassment by landlords disproportionately impacts BIPOC tenants, tenants in lower-income areas, and tenants in areas facing displacement and gentrification pressure. In 2001, the City passed the Tenant Anti-Harassment Ordinance (TAHO) to provide tenants with a private right of action against harassing landlords, as well as a defense in unlawful detainer complaints for eviction. At the time of its passage, the Los Angeles Housing Department was not provided with any resources to conduct harassment investigations or enforcement. In community meetings and stakeholder consultation meetings conducted for the AFH, community

members describe difficulty in having TAHO enforced against offending landlords and generally have not seen it used effectively to prevent or stop harassment. Housing advocates have argued that the ordinance has flaws that make it ineffective, including that it does not guarantee prevailing party attorney's fees, making private lawyers less likely to litigate TAHO cases. While the City eventually authorized two staff positions at LAHD and a prosecutor at the City Attorney's Office to investigate and enforce TAHO cases, the resources were insufficient to address the scope of the need. With the passage and implementation of the United to House Los Angeles ordinance, the City will be expanding hiring of staff to increase TAHO enforcement. In addition, the City is considering amendments to the ordinance to better facilitate enforcement.

In addition to legislative strategies, other approaches to preventing displacement include public agencies purchasing existing affordable housing. As described in Goal #2, HACLA and other partners should work to make strategic acquisitions of naturally occurring affordable housing in target neighborhoods. Additionally, Goal #1 includes a strategy to finance the development, acquisition and/or rehabilitation of affordable housing units in high opportunity and gentrifying neighborhoods.

TABLE 56. STRATEGIES TO PREVENT DISPLACEMENT OF PEOPLE IN PROTECTED CLASSES AND IN LOW- AND MODERATE-INCOME HOUSEHOLDS

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
3.1	High	Prioritize funding to support education, outreach and enforcement activities related to recently-enacted Just Cause Eviction protections	Displacement due to economic pressures, Fair housing outreach and enforcement	a. Implement a schedule of ongoing advertisement and outreach activities designed to inform City of Los Angeles residents, landlords/property managers, and community organizations about the Just Cause Ordinance for Tenant Protections and available resources for more information or enforcement assistance. b. Request additional funding for enforcement of the Just Cause Ordinance and eviction defense. Identify additional partners to build capacity, ensuring that tenants are able to connect with providers when seeking assistance. c. Working with local housing advocates and tenant outreach organizations, gather feedback on the efficacy of the Just Cause Ordinance in 2024. Explore potential approaches to strengthen education about and enforcement of the ordinance. Adjust procedures as	LAHD Partners: HACLA, HRC, Eviction defense providers

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				needed to implement those approaches identified as most suitable by 2025.	
3.2	High	Develop a displacement prevention tool to identify highest risk areas and parcels	Disproportionate housing needs, Displacement due to economic pressures, Fair housing outreach and enforcement	a. Develop a displacement prevention tool that identifies areas and parcels at greatest risk of displacement, including those with higher percentages of naturally occurring affordable housing, lower homeownership rates, higher foreclosure rates, older housing stock and increased neighborhood investment. b. On an ongoing basis, use the displacement tool to identify potential areas for affordable housing development, acquisition and/or rehabilitation and for outreach to tenants regarding information about SRO, Just Cause Eviction, and Tenant Anti-Harassment protection.	LAHD Partner: LA City Planning, legal aid and tenants' rights organizations
3.3	Medium	Evaluate the possibility of a local Tenant/Community Opportunity to Purchase Ordinance (TOPA/COPA)	Disproportionate housing needs, Displacement due to economic pressures	By 2025, evaluate the potential of enacting legislation that would give tenants and community organizations first opportunity to purchase residential buildings, including rental housing with expiring federal and/or state subsidies and/or affordability protections, provided purchasers maintain long-term affordability for the units.	LAHD Partners: CBOs, Mayor's Office, City Council
3.4	High	Improve enforcement of the Tenant Anti-Harassment Ordinance (TAHO)	Displacement due to economic pressures, Fair housing outreach and enforcement	a. By 2025, consider possible revisions to TAHO to clarify ambiguous language and improve the enforceability of the ordinance. Forward suggested revisions to the Mayor and City Council for consideration. b. Continue and expand education efforts to tenants, landlords, community based-organizations, other community leaders/LAHD partners regarding rental	LAHD Partners: City Attorney's Office, Mayor's Office, City Council, CBOs

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				rights and responsibilities, including TAHO. In tenant education, include information about how to make a TAHO complaint, including the documentation needed to support a claim.	
3.5	High	As described in Strategy 2.2, acquire existing affordable housing, including unsubsidized/ naturally occurring affordable housing units in neighborhoods vulnerable to gentrification	Location and type of affordable housing, Displacement due to economic pressures	a. Create public and private partnerships to preserve naturally occurring affordable housing by removing it from the private market, with the goal of acquiring 5,000 units by 2030. b. In addition to using existing resources and programs for acquiring units, explore new partnerships with equity investors, lenders, nonprofit and for-profit sponsors, community land trusts, and others.	HACLA Partners: Lenders, Public investors, CBOs
3.6	High	Explore a citywide Local Preference Policy to prevent displacement throughout the City, but most specifically in rapidly gentrifying neighborhoods	Displacement due to economic pressures	a. Seek federal approval and guidance to explore a local preference policy for City residents and City workers to rent units in Los Angeles; execute a policy that provides first priority consideration as an anti-displacement effort for the most vulnerable residents, and to provide housing opportunities in neighborhoods undergoing reinvestment (i.e., Watts, Boyle Heights, etc.) b. Require owners' Tenant Selection Plan (TSP) to also include an affirmative marketing and local outreach plan that clearly demonstrates actions to be taken to encourage City residents and/or workers to apply for the project's restricted units and must be consistent with applicable law. c. Regardless of City Local Applicant status, households with persons who have mobility/hearing/sight impairments will have priority for any restricted units	LAHD Partners: Mayor's Office, City Council Offices, Watts Rising Collaborative, HACLA

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				designed for the mobility and/or hearing/sight impaired; if no households are in this group who are City Local Applicants, the appropriate preference is to be applied. d. Recommend to City Council and Mayor the adoption of a policy or ordinance declaring that residents displaced from expiring covenant buildings or incentivized projects such as Density Bonus, TOC, and ED 1 would be considered "displaced by government action" for the purposes of determining priority in affordable housing.	

GOAL #4: ENSURE EQUAL ACCESS TO HOUSING FOR PEOPLE IN PROTECTED CLASSES, EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS, AND PEOPLE EXPERIENCING HOMELESSNESS

As described in Goal #1, housing needs related to affordability disproportionately impact several groups in Los Angeles, including Hispanic or Latino households, Black or African American households, foreign-born residents, people with disabilities, seniors, and lower-income households. Many of these groups also face difficulty accessing housing of their choice due to discrimination, housing segregation, and a lack of access to resources or services. Recent housing supply shortages coupled with cost-of-living increases drove up rental and for-sale housing prices and increased barriers for extremely low- to moderate-income households, as well as highly discriminated populations including BIPOC residents, LGBTQ+ individuals, seniors, and people with disabilities. During the AFH community engagement process, community members described increasingly strict criteria put in place by landlords and property managers, including higher income and credit score requirements, application fees, clean records, and other background check requirements in order to qualify for a rental unit. Homeownership also continues to be out of reach for many households, particularly for BIPOC residents, who experience barriers such as reduced access to home loans, other predatory lending practices, discrimination in home appraisals, and real estate steering and redlining.

During the AFH community engagement process, many residents also reported experiencing discrimination based on source of income, race, gender, familial status, disability status, legal status, and other factors. The Housing Rights Center (HRC) reports receiving about 8,000 contacts (i.e., calls or walk-ins) regarding housing discrimination from July 2016 through June 2022. Most of these contacts (76.4%) related to discrimination based on a physical or mental disability, with considerably fewer related to familial status, race, gender, source of income, national origin, or other protected classes. Source of Income discrimination, in particular, discrimination against Section 8 voucher holders continues to be rampant, however, community members and stakeholders that provided input for the AFH noted that source of income discrimination is often subtle and difficult to prove, inhibiting discrimination victims from seeking recourse, particularly when they are amid a housing search. Housing industry professionals voiced similar concerns, noting that they have worked with clients who have been discriminated against for being Section 8 voucher holders. Improved enforcement of source of income protection laws is needed to ensure people can access the housing that they need anywhere in the City. Doing so will require increased enforcement resources, possible amendments to the ordinance, and increased collaboration between LAHD, HACLA, HRC, and the City Attorney's Office.

For people experiencing homelessness, barriers to obtaining housing are particularly high and include a lack of sufficient levels of emergency, transitional, and permanent housing. As the 2022 Los Angeles Point-in-Time count of people experiencing homelessness shows, homelessness disproportionately impacts several groups most likely to face housing discrimination, including Black or African American residents, Hispanic or Latino residents, people with disabilities, and LGBTQ+ individuals. As stakeholders who participated in the AFH community engagement process described, transgender, gender non-conforming, and intersex (TGI) residents face additional difficulty accessing resources for people experiencing homelessness, which are often designated by gender or run by organizations with limited experience serving TGI individuals. To address needs related to homelessness, the City, LAHSA, and their partners will expand housing resources for people experiencing homelessness to better meet their

individualized needs in permanent supportive housing, identify and develop resources that serve TGI individuals, and improve Coordinated Entry System (CES) processes to expedite move-ins and reduce the length of time people remain homeless.

Finally, the AFH community engagement process revealed another housing barrier related to residents' abilities to access information about housing resources, including fair housing services and affordable housing programs. Stakeholders noted that, while much of this information is available online, it is housed on different organizations' websites or different webpages within an organization's site. For residents with limited familiarity navigating online resources, limited access to a computer or internet connection, or who are English Language Learners (ELL), understanding these resources can be difficult. As a few stakeholders further explained, some residents may also have difficulty understanding or accessing information related to housing assistance programs they are enrolled in, leaving them unsure of what additional protections may be afforded to them. Overall, communication about existing resources and programs needs to be improved to ensure those most vulnerable in need of housing find assistance in an efficient manner.

TABLE 57. STRATEGIES TO ENSURE EQUAL ACCESS TO HOUSING FOR PEOPLE IN PROTECTED CLASSES, EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS, AND PEOPLE EXPERIENCING HOMELESSNESS

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.1	High	Continue and expand enforcement of federal, state, and local fair housing laws, with particular focus on source of income protection	Fair housing enforcement, Outreach and capacity resources	a. Support fair housing enforcement partners in developing an approach for better enforcing source of income protection for renter households by 2025. Potential approaches may include action by the City Attorney's office or the City's Civil + Human Rights and Equity Department (CHRED) to inform property owners/managers of the law and potential consequences for violations. b. Consider funding a fair housing testing study to evaluate the incidence and methods of source of income discrimination in L.A., in order to better inform enforcement efforts. c. Continue to fund complaint investigation and enforcement services by a nonprofit partner annually through 2028. As CHRED's efforts advance, clarify roles between the two agencies to prevent duplication	LAHD, HACLA Partners: City Attorney's Office, City Council, CHRED, Housing Rights Center (HRC)

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				of effort and confusion among residents, housing advocates, and other stakeholders. d. Through HACLA, continue landlord outreach and streamlining of the Section 8 voucher program. e. Require landlords/property managers to distribute information about tenants' rights and resources available at the city, county, or federal level when signing a new lease or on a yearly basis to existing tenants. f. Through HACLA, adopt or implement landlord incentive programs and mobility assistance for families with children and Section 8 voucher holders who experience greater hardship in utilizing a Section 8 voucher especially in low R/ECAPs.	
4.2	High	Address existing concerns relating to discrimination in the tenant screening process	Housing accessibility, Fair housing enforcement, Outreach and capacity resources	a. Hold discussions with stakeholders to discuss how to provide additional housing access to tenants and require that landlords assess applicants holistically instead of relying exclusively on credit reports, consumer reports, or other third- party tenant screening reports when deciding whether to rent to prospective tenants. The goal is to support the development of a City policy which aligns with SB 267 that was signed into law by the Governor, which provides limitations on the use of a person's credit history if a prospective tenant is a recipient of a government subsidy. b. Hold discussions with stakeholders to discuss a plan which prohibits landlords from inquiring about an applicant's criminal history or using an applicant's	City Attorney's Office, LAHD, CHRED Partners: Mayor's Office, City Council Offices, HRC, CAO, CBOs, legal aid agencies, and other community organizations

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				criminal history to take adverse action based in whole or in part on an applicant's criminal history. c. Hold discussions with stakeholders to discuss the requirement that landlords, prior to the collection and evaluation of rental applications, disclose in writing to prospective applicants the uniform screening criteria that landlords will use to evaluate and select applicants, consistent with federal and state law, and that such criteria be reasonably related to the tenancy. d. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.3	High	Review and revamp, as necessary, the Citywide Nuisance Abatement Program (CNAP) to ensure compliance with California legislation, AB 1418 (2023), which prohibits a local government from imposing penalties, requiring or encouraging eviction, as a consequence of contact with law enforcement or an associate's or household member's contact with law enforcement.	Housing accessibility, Fair Housing enforcement, Outreach and capacity resources	a. Review LAMC, Article 7, Section 47.50 for compliance with AB 1418, if non-compliant, the City is to bring LAMC into compliance with state law. b. Review, and as necessary, reform the Citywide Nuisance Abatement Program (CNAP) to the extent it imposes consequences, such as eviction or threat of eviction, for contact with law enforcement, or an associate's contact with law enforcement. In addition, ensure that Section 47.50 or CNAP is not being enforced in a way that disproportionately targets individuals or neighborhoods that are primarily Black or African American and Hispanic or Latino/Latinx. Revise the 'stay away orders' in CNAP that formally or	City Attorney's Office Partners: City Council Offices, Mayor's Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				informally evict tenants or their relatives or associates, and co-owners from properties and neighborhoods. Limit to only where there are substantiated claims of criminal conduct not where only contact with law enforcement. c. Analyze the City Attorney's administration of the Narcotics, Violent Crime, and Gang-Related Crime Eviction Ordinance, through the VACATE (Violence and Crime Activated Tenant Eviction) program to ensure disadvantaged groups and neighborhoods do not face unjust practices. VACATE requires landlords to immediately evict tenants "involved" in illegal activity on the premises or "within 1000-foot radius from the boundary line of the premises." d. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.4	High	Provide fair housing education for residents, landlords, and housing industry professionals	Fair housing enforcement, Outreach and capacity resources	a. Facilitate at least 40 annual public presentations of local housing protections, including the Just Cause Eviction Protection Program, Rent Stabilization Ordinance, Tenant Anti-Harassment Ordinance and others, beginning in 2024. These presentations may include Property Management Training Program presentations, community presentations, landlord/	LAHD, HRC Partners: Legal aid and tenants' rights organizations, and other CBOs, CIFD, CHRED

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				tenant workshops, drop-in sessions and fair housing clinics. b. Conduct outreach to 100,000 residents per year, beginning in 2024, regarding Just Cause Eviction Protection, Rent Stabilization, Tenant Anti-Harassment, and other programs designed to enhance housing stability. c. Partner with community-based organizations to do target outreach in areas with high displacement risk, high segregation, and/or high poverty. LAHD to develop and deliver education programs in a variety of languages as per LAHD's Language Access Plan (LAP) to best serve tenants at greatest risk of housing discrimination or instability. d. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.5	Medium	Simplify and streamline information about fair and affordable housing resources and programs	Outreach and resources	a. Continue to provide in-person or telephone assistance via the City's public counters and hotline, the FamilySource Centers, and Multipurpose Senior Centers. b. Consider approaches to ensure tenants have access to information regarding the structure of existing programs they are actively enrolled in (ex: vouchers, rental assistance, etc.); continue to ensure language	LAHD, CIFD Partner: CBOs, Mayor's Office, City Council, Department of Aging, HACLA

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				access in accordance with state and federal LEP guidelines for all constituents receiving services and attending meetings. c. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.6	High	Develop a Language Access Strategy to ensure access to LAHD's resources for English Language Learner (ELL) persons	Outreach and resources	a. LAHD and its funding recipients are to comply with Mayor Garcetti's Executive Directive 32, along with Title VI of the Civil Rights Act of 1964 and Executive Order 13166 by establishing effective guidelines for a Language Access Plan (LAP). b. LAHD to implement a four-factor analysis to determine the extent of its obligation to provide services to ELL persons - (1) Utilize ACS data by census tract to obtain the number or percentage of ELL persons eligible to be served or likely to be encountered by LAHD and its funding recipients; (2) Study the high frequency with which ELL persons come into contact with LAHD-funded programs and projects; (3) Examine the nature and importance of the critical LAHD-funded programs provided to low- to moderate-income persons that serve the needs of renters, low-income households, persons living with disabilities and other access and functional needs, including elderly residents, homeless individuals and	LAHD Partners: Department on Disability (DOD), language translation contractor, CIFD, Mayor's Office, City Council Offices, CBOs, legal aid providers

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				families, homebuyers and homeowners living in the city; (4) Utilize resources such as LAHD employees whose language skills have been certified and speak foreign languages. Also, seek third-party services from translation contractors for ELL persons whose languages are not spoken by any LAHD staff, as well as the City's Department on Disability for sign language interpretation. c. LAHD and all LAHD-funded programs to operate in compliance with HUD's advised 5% "safe harbor" threshold for written materials by translating vital documents into the Tier 1 languages (i.e., Spanish, Korean, Armenian, Chinese, Tagalog, and Farsi), accompanied with a Notice of Free Access to Translations in all Tier 1, 2, and 3 languages. d. LAHD will provide oral translations for all ELL persons by either staff receiving a telephone call from a client or by a client visiting LAHD in person. e. LAHD will provide Department-wide training for telephone communication; Department staff who speak another language besides English; and Department managers to assess vital documents. f. LAHD to enhance current marketing and outreach efforts to ensure that ELL clients who seek LAHD program services know they can receive language assistance services. Utilize marketing and outreach for data gathering purposes to better understand the public's needs for language services.	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				g. LAHD and its sub-recipients will review their LAPs annually to monitor program outcomes and any changes in ELL populations or needs; LAHD programs will develop techniques to obtain input from beneficiaries and the public on LAP effectiveness and other actions that need to be taken.	
4.7	High	Provide housing and services to address severe needs of persons experiencing homelessness or at risk of homelessness	Disproportionate housing needs/ housing accessibility; Location and type of affordable housing	a. HACLA to provide HUD awarded 3,365 Emergency Housing Vouchers to households who are homeless, recently homeless, at-risk of homelessness, or fleeing domestic violence, sexual assault, stalking or human trafficking, through September 2030. b. HACLA to provide 377 Stability Vouchers (SVs) to assist households who are homeless, as defined in Section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)), at-risk of homelessness, those fleeing or attempting to flee domestic violence dating violence, sexual assault, stalking, or human trafficking, and veterans and families that include a veteran family member that meet one of the proceeding criteria. Include mobility assistance for voucher recipients who are the hardest to place, particularly those who face the highest rate of discrimination. c. Through CIFD, annually provide shelter, supportive services, and case management to survivors of domestic violence, sexual assault, stalking, or human trafficking who are homeless or at risk of becoming homeless.	LAHSA, HACLA, LAHD, Mayor's Office, CAO, CIFD Partner: CHRED

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				d. Identify or develop resources that serve transgender, gender non-conforming/nonbinary, and intersex (TGI) individuals who are experiencing homelessness or at-risk of homelessness. Ensure Coordinated Entry System processes match TGI individuals with resources appropriate to their gender identity. e. Encourage housing entities and other organizations that provide housing or services to homeless individuals to participate in cultural competency training to promote safety and equitable treatment of those they serve. f. Increase outreach and relationship building with LGBTQ+ organizations and community members to better understand needs related to housing and homelessness and to provide information about programs available through LAHD and HACLA. g. Enact Coordinated Entry System changes to expedite lease-up and shorten the length of time individuals and households experience homelessness by identifying applicants who are actively engaged with LAHSA and move-in ready. Make use of recently-announced exemptions to HUD requirements regarding identification, documentation, and income verification for homeless individuals to expedite the move-in process. Continue following national developments regarding the potential lifting of inspection requirements prior to move-in. h. Provide 7,500 referrals annually to supportive services, such as job search assistance and financial education;	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				mental health support; resources for individuals struggling with substance use, trauma, and other conditions that limit self-sufficiency; and public health resources.	
4.8	High	Address housing access barriers faced by Latinx people experiencing homelessness	Disproportionate housing needs/ housing accessibility	a. Track program outcomes within the homelessness system by race/ethnicity to inform and improve engagement, retention, and housing results. b. Enhance cross-system collaboration and partnerships to more effectively prevent and reduce the time spent in homelessness and improve housing retention and stability for Latinx people experiencing homelessness. c. Target homelessness outreach resources to majority Latinx neighborhoods by partnering with nonprofits and local churches to more intentionally reach the homeless Latinx community that is known to be less likely to use shelters and homeless services. d. Integrate language access consideration into homelessness programming. Service providers to hire bilingual staff and make documents available in Spanish to better engage homeless Latinx. e. Support federal affordable housing funding for multigenerational living that accommodates large family households that are prevalent in the Latinx community. f. Create low-barrier rental assistance programs for Latinx households that do not meet traditional eligibility requirements.	LAHSA, Mayor's Office, CAO Partners: LAHD, HACLA, City Council, CHRED, CIFD, CBOs

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.9	High	Address permanent housing and retention needs for Black population as recommended by the 2018 Ad Hoc Committee on Black People Experiencing Homelessness	Disproportionate housing needs/ housing accessibility	a. Continue to expand tenant protections at the local level and advocate for changes at the state and federal level where applicable to ensure more robust protections within the private market as well as within public housing and voucher programs, including: • Protections to preserve the rights of tenants living in public housing • Right to counsel and financial assistance for eviction proceedings • Stronger protections against landlord retaliation b. Enhance funding for Fair Housing investigations and enforcement (to include Section 8 and other sources of income discrimination) and for ongoing education about tenants' rights. c. Increase the quality of housing retention services in PSH and rapid re-housing (RRH) through training, data collection, and evaluation. d. Ensure that RRH programs provide the maximum support possible to adequately prepare and support people through their transition to independent housing stability. e. Continue efforts to strengthen housing location and landlord engagement practices to support permanent housing programs (both within CES and other public and affordable housing programs). f. Implement targeted efforts to support homeownership and other wealth-building initiatives, including by linking Family Support Service Programs to	LAHD, LAHSA Partners: CHRED, CIFD, Mayor's Office, City Council, CBOs, Department of Aging, HACLA

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				homeownership programs (e.g. funded by federal HOME Program, Southern California Homeownership Financing Authority, or California Mortgage Credit Certificate programs), and by linking participants to homebuyer and financial literacy education. Mayor's Office, City Council or others appropriate to advocate to protect existing federal and state resources and infrastructure to support this. g. Implement targeted efforts (particularly to seniors) to prevent loss of homeownership, including education around financial literacy and investment, education to protect against scams, and access to resources to prevent foreclosure. Mayor's Office, City Council or others appropriate to advocate to protect existing federal and state resources and infrastructure to support this. h. Mayor's Office, City Council or others appropriate to continue to advocate for policies (e.g. inclusionary zoning) and enhanced funding to support further affordable housing development, to address the deficit in supply of affordable housing. Apply a racial equity lens to ensure thoughtful and strategic investment that considers the needs of disenfranchised communities.	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.10	Medium	Address disparities in access to homeownership, mortgage lending, and fair appraisals	Disproportionate housing needs, Access to homeownership	a. Using AHLF and SB2/PLHA to fund 90 purchase assistance loans each year for first-time, low- and moderate-income households. This is to be completed through the Moderate-Income Purchase Assistance (MIPA) Program, which serves households with incomes from 81% to 150% of AMI, and the Low-Income Purchase Assistance (LIPA) Program, which serves households with incomes below 80% of AMI. Coordinate homebuyer education courses through City partners. b. Partner with community organizations and homebuyer education providers, especially in gentrifying communities and communities of color, to connect prospective homebuyers with resources regarding homeownership and increased equity and wealth creation. c. Explore options for expanding existing homeownership programs to provide more opportunities for multi-generational families to qualify for assistance in purchasing larger or multi-unit properties. d. Consider options for City partners to collaborate with local colleges to increase outreach about the appraisal industry, pathways to certification, apprenticeships, and other opportunities for more BIPOC individuals to enter the field. e. The City and its partners are to monitor the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) for best practices for promoting equitable appraisals.	LAHD Partners: Community organizations, Financial Institutions, Mayor's Office, City Council

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				f. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	
4.11	Medium	Assess the City's Inside Safe program	Disproportionate housing needs/ housing accessibility	a. In 2024, review selection process and criteria used for identifying highest need encampments over the first year of Inside Safe program implementation. b. Based on program outcomes and input from partner agencies, assess the suitability of current processes and criteria and recommend changes, if any, for future implementation of the program. c. Implement internal implicit bias awareness measures to ensure those who face disproportionate discrimination and homelessness, including Black or African American residents, persons with actual or perceived mental health issues, and LGBTQ+ residents receive equal treatment and housing opportunities from City staff and partner agencies.	Mayor's Office Partners: LAHD, LAHSA, CIFD, HACLA, CAO, City Council Offices

GOAL #5: EXPAND ACCESS TO OPPORTUNITY AND COMMUNITY ASSETS IN NEIGHBORHOODS WITH LIMITED RESOURCES

Residents of the City's R/ECAPs and other high-poverty areas tend to have lower levels of access to community resources and opportunities, impacting a range of outcomes including residents' health, life expectancy, and financial wellbeing. Driven by a history of inequitable distribution of resources and City policies promoting residential segregation, the need for neighborhood investment is particularly acute in parts of East, Central, and South L.A. and the San Fernando Valley that have the highest poverty rates and lowest levels of access to vital resources such as high-performing schools, employment, environmental quality, fresh food retailers, healthcare, and parks and open space. Access to affordable transportation is notably limited in parts of West and North Los Angeles.

Analysis drawing from the American Community Survey, local studies, the City's Assessment of Fair Housing community survey, and community feedback underscores that certain segments of the City face lower levels of access to high-quality community facilities, infrastructure, resources, and services. Together, these indicators show that a lack of access to high-quality community facilities, resources, and services in some areas of the City restrict access to fair housing choice by limiting opportunity for residents. To address disparities in community resources and associated lack of access to opportunity, meeting attendees, survey respondents, and stakeholders interviewed during this planning process emphasized the need for continued investment in neighborhood services, facilities, and infrastructure in these communities.

Education:

- LAUSD Board of Education Districts 3 and 4 in West and Northwest Los Angeles—which have the lowest shares of economically disadvantaged students—have the highest shares of students meeting early literacy benchmarks in grade 2 (73.3% to 79.3%) and the highest four-year graduation rates (89.0% to 91.0%), indicating disparities in school performance by socioeconomic status as well as a need for additional supports for students in schools with higher shares of economically disadvantaged students. In the other districts, the shares of students meeting early literacy benchmarks in grade 2 range from 54.0% to 61.3%, and four-year graduation rates range from 81.3% to 88.5%.
- Block groups that rank highest on HUD's School Proficiency Index tend to be in West and North Los Angeles, including in many of the City's Racially Concentrated Areas of Affluence (RCAA). Block groups that rank lowest on the index are clustered in South and East Los Angeles, indicating reduced levels of access to proficient schools for residents in these areas.

Employment:

- Educational attainment tends to be lowest in parts of East, South, and North Los Angeles, including neighborhoods such as Van Nuys, Wilmington, Watts, Green Meadows, Broadway-Manchester, Florence, Historic South-Central, and Pacoima. In 10 census tracts in these areas, the share of residents aged 25 and over with a bachelor's degree or higher is below 3%.

- Census tracts with low labor force participation rates are clustered in East and South Los Angeles, as well as San Pedro, Chinatown, Downtown, Wilmington, Westwood, University Park, and East Hollywood. Residents of parts of North Los Angeles, including census tracts in Tujunga and Northridge, also participate in the labor force at low levels. In 13 census tracts in these areas, the labor force participation rate is 40% or below. Some of these communities are located near community colleges and universities.
- Unemployment is highest in parts of East, Central, and North Los Angeles, including parts of Downtown, Van Nuys, University Park, Mid-City, Canoga Park, and Westchester. In eight census tracts in these areas, unemployment rates are 25% or greater.
- Census tracts with the lowest median household incomes are clustered parts of Downtown, University Park, Westwood, Watts, Baldwin Hills/Crenshaw, Adams-Normandie, and Hyde Park, where they fall below $25,000 in 18 census tracts. As with areas with low labor force participation, some of the lower-income communities are near colleges and universities and impacted by high shares of student population.
- Census tracts with the fewest jobs are clustered in parts of North, East, and South Los Angeles, including Boyle Heights, University Park, El Sereno, Harbor Gateway, and Koreatown. Notably, while several of the city's R/ECAPs are close to areas with large numbers of jobs, such as Downtown, several R/ECAPs—primarily in South Los Angeles—contain few jobs and are located relatively far from the city's job centers. The City's RCAAs also tend to contain low numbers of jobs, and many require extensive travel time to reach Downtown and other employment hubs.

Transportation:

- Block groups in which transit stops are located further away from population centers are clustered in West and North Los Angeles, including in many of the City's Racially Concentrated Areas of Affluence, such as Pacific Palisades, Brentwood, Bel-Air, Beverly Crest, Hollywood Hills, Porter Ranch, Shadow Hills, and Sunland.
- Combined housing and transportation costs tend to make up a greater share of household income in West and North Los Angeles, including in most of the City's RCAAs, which tend to also have lower levels of access to transit.
- Vehicle access is lowest in parts of East Los Angeles, including Downtown, Westlake, Koreatown, and University Park. In 15 census tracts in these neighborhoods, 50% to 82% of households do not have a vehicle.
- Areas with the lowest densities of pedestrian-oriented links—an indicator of low walkability— are clustered in West and North Los Angeles, including in several of the City's RCAAs.

Neighborhoods with Concentrated Poverty:

- Poverty rates in Los Angeles are highest in parts of South and Central Los Angeles and in areas of the City in which high proportions of residents are students, including parts of Wilmington, Downtown, Westwood (adjacent to the University of California, Los Angeles (UCLA)), University Park (adjacent to the University of Southern California (USC)), Watts, Adams-Normandie, Van Nuys, and Westlake. Black or African American and Hispanic or Latino residents are overrepresented in the 45 R/ECAP census tracts, indicating disparities related to concentrated-poverty neighborhoods by race and ethnicity.

Environmental Health:

- Census tracts with the highest levels of pollution burden are clustered in East Los Angeles, Central Los Angeles, and the Harbor area, in neighborhoods including Harbor Gateway, Downtown, Boyle Heights, Cypress Park, and Atwater Village. Areas with higher pollution burdens tend to be in closer proximity to racially and ethnically concentrated areas of poverty.

Health and Mental Health Care:

- Medically underserved areas within the City are clustered in East, South, and North Los Angeles, in neighborhoods such as Vermont Vista, Vermont Knolls, Manchester Square, Gramercy Park, Vermont-Slauson, South Park, Vermont Square, and Florence.
- The proportion of residents who are uninsured is highest in parts of East and Central Los Angeles, including in parts of Westlake, Elysian Park, Pico Union, Hollywood, Arlington Heights, Koreatown, and Mid-City. In 15 census tracts in these areas, shares of uninsured residents range from 30% to 47%.

Grocery Stores and Fresh Food:

- USDA Food Research Atlas data indicates that the share of residents who have low incomes and live further than one-half mile from the nearest supermarket is highest in census tracts in parts of South, East, and North Los Angeles, including in Watts, Northridge, Boyle Heights, and Van Nuys. In six census tracts in these areas, more than 70% of residents have low incomes and live more than one-half mile from a supermarket. In nine additional census tracts in Broadway-Manchester, Green Meadows, Sun Valley, Boyle Heights, Harbor City, Watts, North Hills, and Van Nuys, 60% to 70% of residents meet the USDA definition of low-income and low access at one-half mile.

Parks and Open Space:

- The Trust for Public Land estimates the need for parks by City based on population density; density of low-income households, defined as households with income less than 75% of the urban area median household income; density of people of color; rates of poor mental health and low physical activity; urban heat islands; and pollution burden. Based on these factors, the need for parks is greatest in parts of North Los Angeles and in parts of Central Los Angeles that do not fall within a 10-minute walk of a park.

Together, these indicators show that a lack of access to high-quality community facilities, resources, and services in some areas of the City restrict access to fair housing choice by limiting opportunity for residents. To address disparities in community resources and associated lack of access to opportunity, meeting attendees, survey respondents, and stakeholders interviewed during this planning process emphasized the need for continued investment in neighborhood services, facilities, and infrastructure in these communities.

TABLE 58. STRATEGIES TO EXPAND ACCESS TO OPPORTUNITY AND COMMUNITY ASSETS IN NEIGHBORHOODS WITH LIMITED RESOURCES

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
5.1	High	Increase access to proficient schools for protected classes	Disparities in access to opportunity	a. Partner with the Los Angeles Unified School District (LAUSD), Los Angeles Public Library (LAPL), and other community stakeholders, and others to provide facilities, resources, and services to students attending lower-performing schools. These may include basic school resources and supplies, school readiness, mentoring and tutoring, family engagement and literacy, health services, behavioral and social supports, enrichment programs, programs to increase food security and access, support for ESL students and students with disabilities, resources for students experiencing homelessness, and other resources and services; Ongoing beginning in 2024. b. Convene appropriate public partners to identify LAUSD properties near proficient elementary schools eligible for potential development of affordable housing; Ongoing beginning in 2024.	LAUSD, CIFD Partners: LAHD, CAO, LAPL, Youth Development Department (YDD)
5.2	Medium	Implement place-based community investment strategies to increase labor market engagement and access to jobs in R/ECAPs and low- and moderate-income census tracts	Disparities in access to opportunity	a. Continue to prioritize revitalizing low-income neighborhoods and improving local employment for low-income residents through the City's Consolidated Plan priorities and goals and Annual Action Plan projects; Ongoing beginning in 2024. b. Partner with the Economic and Workforce Development Department, Youth Development Department (YDD), educational institutions, and other local partners to invest in workforce development, paid job training, and programs to increase educational	Economic Workforce Development Department (EWDD), Educational institutions, CIFD, Youth Development Department (YDD), and Los Angeles Development Fund (LADF)

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				attainment in neighborhoods with high unemployment rates, low educational attainment, and high poverty rates (e.g., LA:RISE, WorkSource Centers, community college workforce training programs). Focus marketing efforts for workforce development and education programs to R/ECAPs and low- and moderate-income census tracts; Ongoing beginning in 2024. c. Continue to use CDBG and other funding to support small business development and entrepreneurship through programs such as small business incubators and accelerators. Focus assistance in growing industry sectors such as climate change adaptation and resilience (e.g., Los Angeles Cleantech Incubator) and sectors meeting key neighborhood needs such as food access (e.g., Healthy Neighborhood Market Network); Ongoing beginning in 2024. d. Evaluate the impacts of the Jobs and Economic Development Incentive (JEDI) zones. Partner with City leadership, community organizations and residents to determine other potential zones in which local businesses and residents may benefit from the program; Ongoing beginning in 2024. e. Develop partnerships with and fund organizations that promote and develop youth services, with a focus on educational advancement and leadership. Focus efforts in R/ECAPs and low- or moderate-income neighborhoods; Ongoing beginning in 2024. f. Partner with the Los Angeles Area Chamber of Commerce in the Cash for College Initiative to provide	Partners: LAHD, Mayor's Office, City Council, CBOs, HACLA

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				college prep technical assistance to students and families. Continue to pursue grants that promote educational success and college access; Ongoing beginning in 2024. g. Implement developer incentives to promote increased local hiring preferences for residential and nonresidential projects as outlined in Measure JJJ; Ongoing beginning in 2024. h. Continue to use New Market Tax Credits, CDBG, new EIFDs, bond referendum, or other funding to collaborate on projects that support development of needed community facilities, retail, and services in low- and moderate-income census tracts, and particularly in R/ECAP census tracts, to create job opportunities, promote access to needed retail and services, and address needs and opportunities identified in this fair housing study, the 2021-2029 Housing Element, and other local plans. Partner with community organizations and residents to further understand neighborhood funding needs and opportunities; Ongoing beginning in 2024. i. Investigate whether the Biden administration's Community Revitalization Fund has the potential to provide additional financial resources to support investments in R/ECAPs and, if so, encourage and assist local Community Development Corporations in the application process; Ongoing beginning in 2024. j. Collaborate with City leadership in investigating additional potential funding sources to support	

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				investments in public infrastructure, improvements, facilities, and services in R/ECAPs and other low- and moderate-income census tracts; Ongoing beginning in 2024.	
5.3	High	Increase access to affordable public transit and accessibility of neighborhoods for active transportation (e.g., walking, biking, ADA accessibility) to support access to employment, resources, and services for protected classes	Disparities in access to opportunity	a. Continue to implement Equitable Transit-Oriented Development utilizing Measure JJJ and the Transit Oriented Communities (TOC) Affordable Housing Incentive Program by increasing the percentage of units within TOD projects that are affordable and increasing depth of affordability of affordable TOD units. Consider research related to optimizing affordability while maintaining developments' financial viability. Evaluate the effectiveness of the ordinance in supporting the development of affordable housing in close proximity to transit as measured by the proportion of development occurring in TOC areas; Ongoing beginning in 2024. b. Partner with affordable and mixed-income housing developers, DOT, LA METRO, and other key stakeholders to consider opportunities for proposing projects for funding, particularly in disadvantaged communities, through the Affordable Housing and Sustainable Communities program or other similar programs that fund affordable housing developments and sustainable transportation infrastructure (e.g., new transit vehicles, sidewalks, and bikeways; transportation-related amenities, such as bus shelters, benches, or shade trees; and other programs that encourage residents to walk, bike, and use public	LAHD, LA City Planning Partners: DCP, DOT, LA METRO, Affordable Housing Developers, City of Los Angeles Bureau of Engineering, California Strategic Growth Council, Watts Transformative Climate Communities (TCC), City Council, Mayor's Office, Transportation Equity CBOs, HACLA

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				transit). Consider opportunities to prioritize conversion of parking lots/vacant land; Ongoing beginning 2024. c. Continue to implement sidewalk improvements and replacement through the Safe Sidewalks LA program. Evaluate the program's implementation and put forward recommendations to make improvements more quickly and reduce harm to residents related to poor sidewalk conditions; Ongoing beginning in 2024. d. Continue to implement the Mobility Plan 2035 Networks (including the Transit Enhanced Network, the Bicycle Enhanced Network, the Neighborhood Enhanced Network, etc.) and Mobility Plan 2035 adopted programs; Ongoing beginning in 2024. e. Target investments in transportation to increase transit and active transportation access based on data driven policy and equity prioritization to bridge transportation gaps between areas of need and opportunity zones that provide resources, services, and employment. This can include targeting investments in areas with high concentrations of households living in poverty, overcrowded housing, high rates of unemployment, and low educational attainment in accessing resources, services, and employment opportunities. Evaluate the effectiveness of this effort by monitoring build-out of the Mobility Plan networks in areas of need; Ongoing beginning in 2024. f. Invest in affordable housing, active transportation, and transit in neighborhoods with access to resources, services, and employment to increase access to	

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				opportunity for lower-income residents; Ongoing beginning in 2024. g. Evaluate the South L.A. Universal Basic Mobility pilot program components including carshare, bike share, active transportation, mobility wallet, and more. Consider opportunities to expand the program to other low- or moderate-income neighborhoods; Ongoing beginning in 2024. h. Continue to expand LADOT programs like public EV car sharing and bike share in R/ECAPs and other low- or moderate-income census tracts. Evaluate the effectiveness by monitoring the number of uses of these services and programs in low- and moderate-income census tracts; Ongoing beginning in 2024. i. Continue to explore the incorporation of mobility counseling into annual recertification for all participants in HACLA's housing programs and City funded subsidized housing programs; Ongoing beginning in 2024. j. Convene appropriate parties from LAHD, HACLA, DOT, LA METRO, and affordable housing developers to identify Metro-owned properties eligible for development of affordable housing (such as parking lots) and the potential to couple affordable housing with services such as grocery stores, health services, and other daily necessities/essential services. Evaluate effectiveness by monitoring the number of Metro-owned properties with affordable housing and supportive services; Ongoing beginning in 2024.	

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				k. Collaborate with community-based organizations to provide culturally relevant constituent engagement for major transportation investments; ensure familiarity with available transportation services such as EV car share, transit, bikeways, and bike share; and to address barriers to using these services, programs and infrastructure; Ongoing beginning in 2024. l. Continue to reduce parking supply in order to increase the amount, and viability of, affordable housing developments and units by applying all applicable local and state policies related to parking reductions.	
5.4	High	Improve environmental quality and access to parks and greenspace, particularly in neighborhoods with high pollution burdens	Disparities in access to opportunity	a. Maximize and secure fair share of funding from the State of California's Cap & Trade Program (Greenhouse Gas Reduction Fund), to improve housing opportunities, increase economic investments and address environmental factors in disadvantaged communities; Ongoing beginning in 2024. b. Continue to implement the Clean Up Green Up (CUGU) Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses. Evaluate the effectiveness of the pilot program. Consider expanding the ordinance to cover additional neighborhoods with high levels of pollution burden; Ongoing beginning in 2024. c. Continue to partner with and provide support for neighborhood groups in applying for funding as well as administering and implementing Transformative Climate Communities, Urban Greening, and similar	LAHD, Mayor's Office, City Council, L.A. Sanitation & Environment (LASAN), Department of Recreation & Parks Partners: California Air Resources Board; California Strategic Growth Council; California Natural Resources Agency; neighborhood organizations focused on Boyle Heights, Pacoima/Sun Valley, Wilmington, and other participating

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				programs to develop and implement strategies to reduce greenhouse gas emissions, improve public health and provide economic benefits to neighborhoods with high pollution burdens; Ongoing beginning in 2024. d. Invest in the expansion or significant rehabilitation of parks and open space as well as tree planting and care in pollution-burdened neighborhoods. e. Support the inclusion of air conditioning and alternative cooling and grid expansion systems like cool roof, solar/wind energy expansion in new affordable housing development and rehabilitation of existing legacy affordable housing as well as the establishment of neighborhood level resiliency centers.	neighborhoods; Watts TCC; environmental justice organizations; affordable housing developers; HACLA
5.5	High	Increase access to fresh food and health services in neighborhoods with low levels of access	Disparities in access to opportunity	a. Continue to use grant funding, bond referendum, or other funding to collaborate on projects that increase access to fresh food retailers (e.g., the Healthy Neighborhood Market Network) and increase access to needed public and private health services (e.g., Los Angeles County, UCLA and USC mobile health clinics), including mental health services, in low- and moderate-income census tracts, and particularly in R/ECAP census tracts, to address food and health services access needs and opportunities identified in this fair housing study, the 2021-2029 Housing Element, and other local plans. Partner with community organizations and residents to further understand neighborhood funding needs and opportunities; Ongoing beginning in 2024.	Watts TCC, Mayor's Office Partners: Los Angeles Food Policy Council, LA County Department of Public Health, LA County Department of Health Services, CBOs, HACLA

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				b. Partner with the LA County Department of Health Services, health-focused community organizations, and other key stakeholders to provide support for Public Housing residents, voucher holders, and other low- and moderate-income residents in obtaining and maintaining health insurance and accessing health care (e.g., Medi-Cal enrollment assistance, access to community health workers, programs such as My Health LA); Ongoing beginning in 2024.	