



City of Los Angeles ¹

Joint Assessment of Fair Housing Assessment of Fair Housing Draft PUBLIC HEARING



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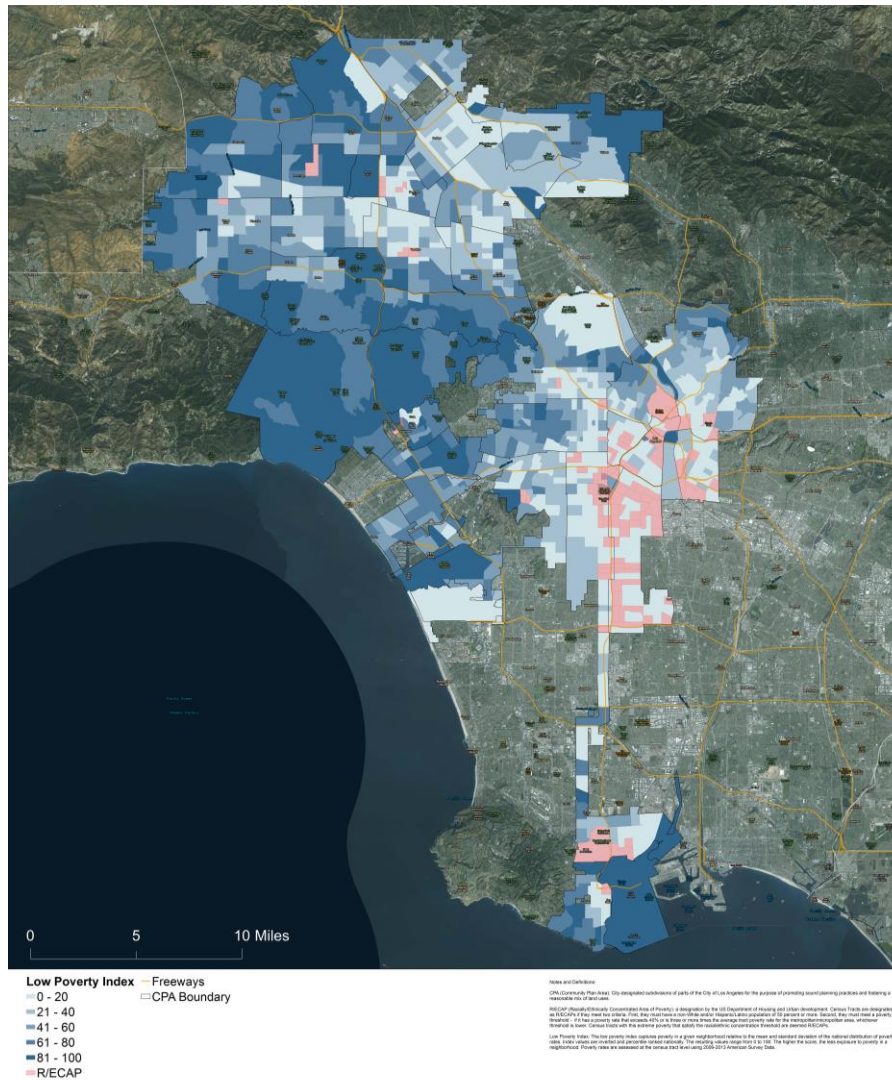


Purpose of the AFFH Rule

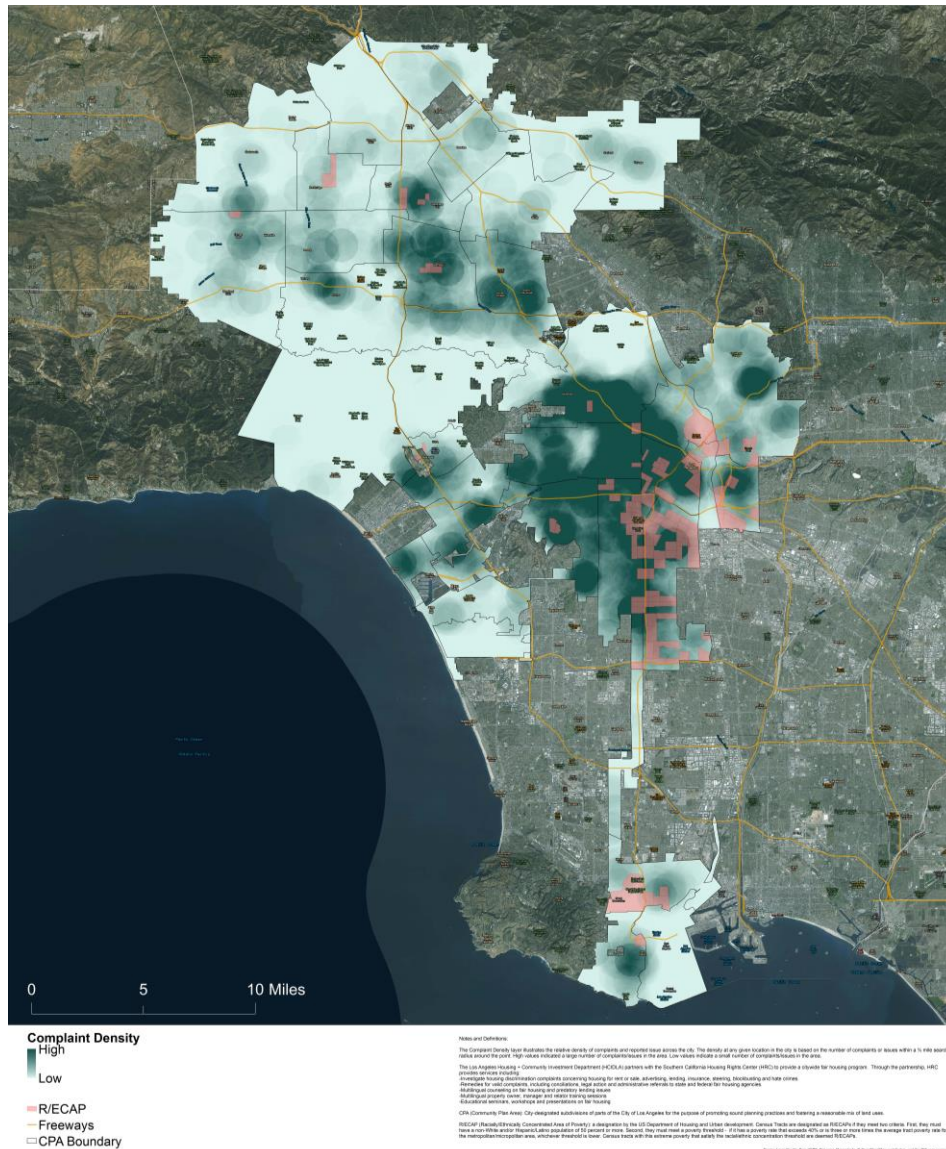
- ◆ Fair housing planning rule
- ◆ Clarify existing fair housing obligations
- ◆ Set locally-determined fair housing priorities and goals
- ◆ Connect fair housing planning to subsequent community planning and development via the Consolidated Plan, Annual Action Plans, and PHA Plans (as applicable)
- ◆ Set up a framework for taking meaningful actions to affirmatively further fair housing

AFFH Rule Guidebook: Preface: Empowering Program Participants in Fair Housing Planning

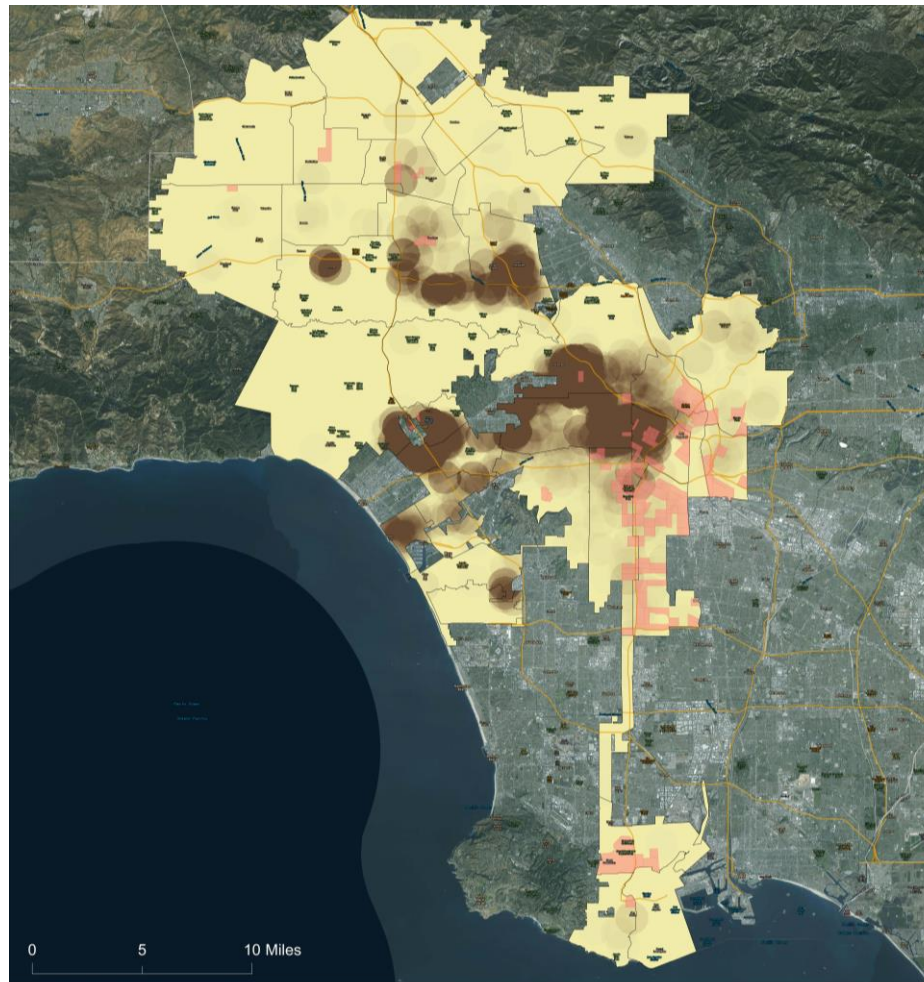
City of L.A. AFH: Low Poverty Index



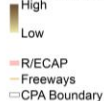
City of L.A. AFH: Housing Rights Center Complaint Data



City of L.A. AFH: Ellis Act Eviction Data



Ellis Eviction Unit Density



Notes and Definitions:

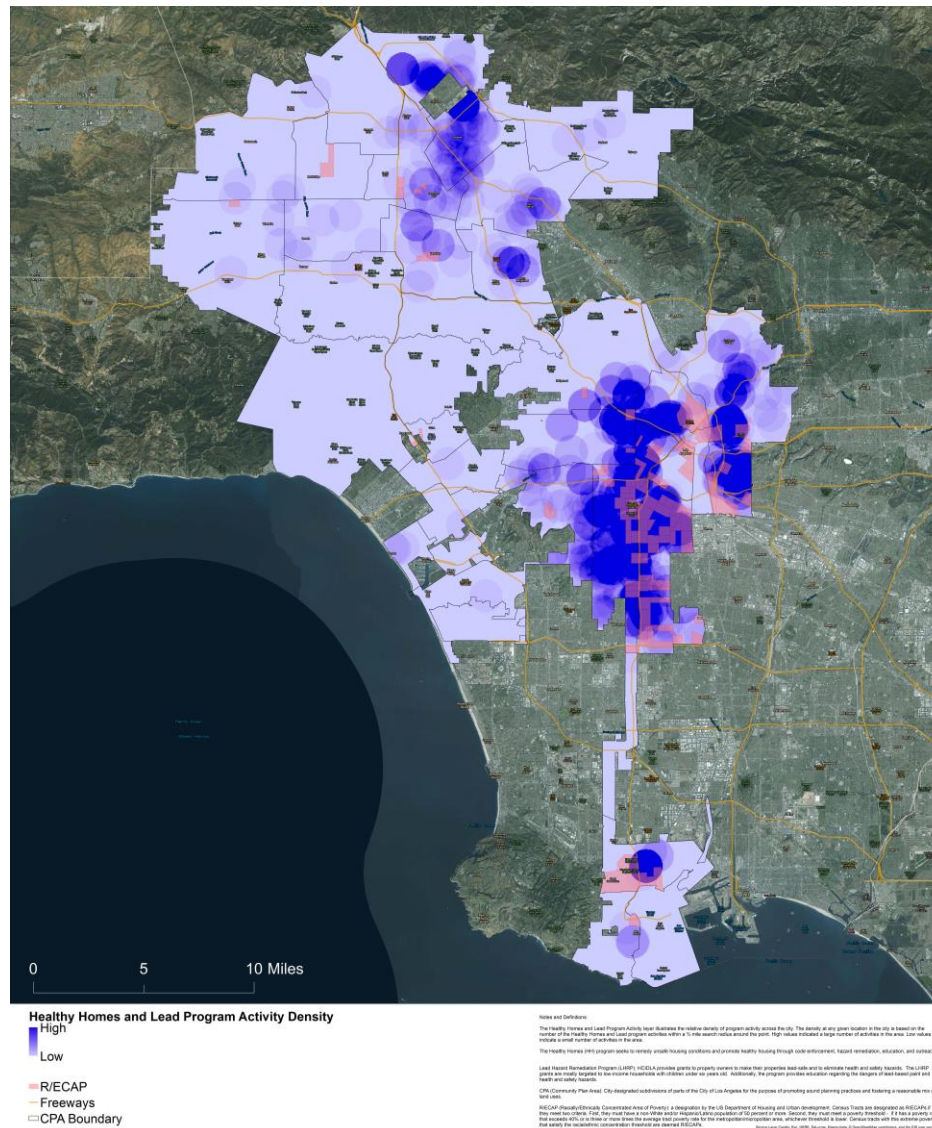
Ellis Eviction Unit Density: This map visually depicts the relative density of Ellis Evictions across the city. The density at any given location in the city is based on the number of Ellis Act Eviction units within a 1/2 mile search radius around the point. High values indicate a large number of units in the area. Low values indicate a small number of units in the area.

The City of Los Angeles Department of Public Safety (DPS) provides this information for planning and policy-making purposes only. It is not intended to be used for legal or financial purposes. The City of Los Angeles Department of Public Safety (DPS) provides this information for planning and policy-making purposes only. It is not intended to be used for legal or financial purposes.

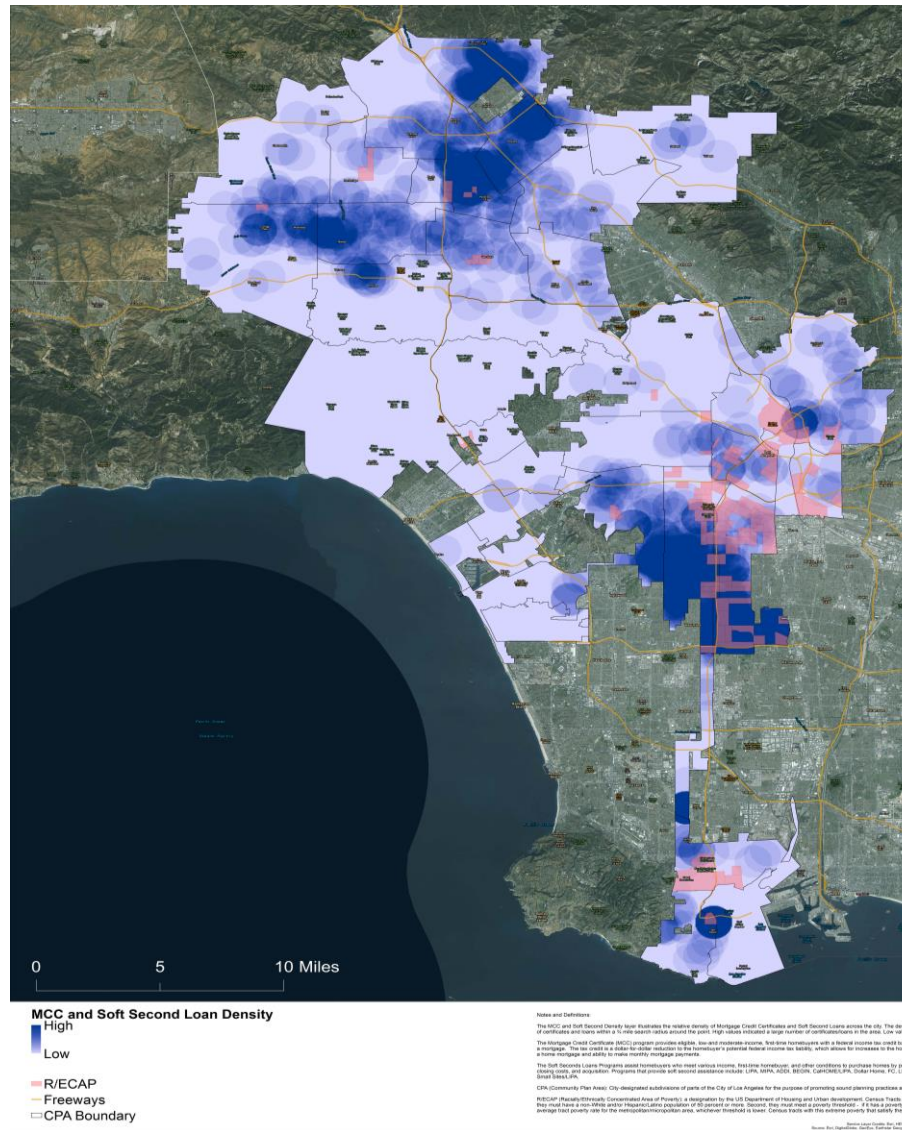
CPA (Community Plan Area): City designated subdivisions of parts of the City of Los Angeles for the purpose of planning and policy-making and having a representative set of local laws.

R/ECAP (Regional Economic Community Plan Area): A designated area of the City of Los Angeles for the purpose of planning and policy-making and having a representative set of local laws.

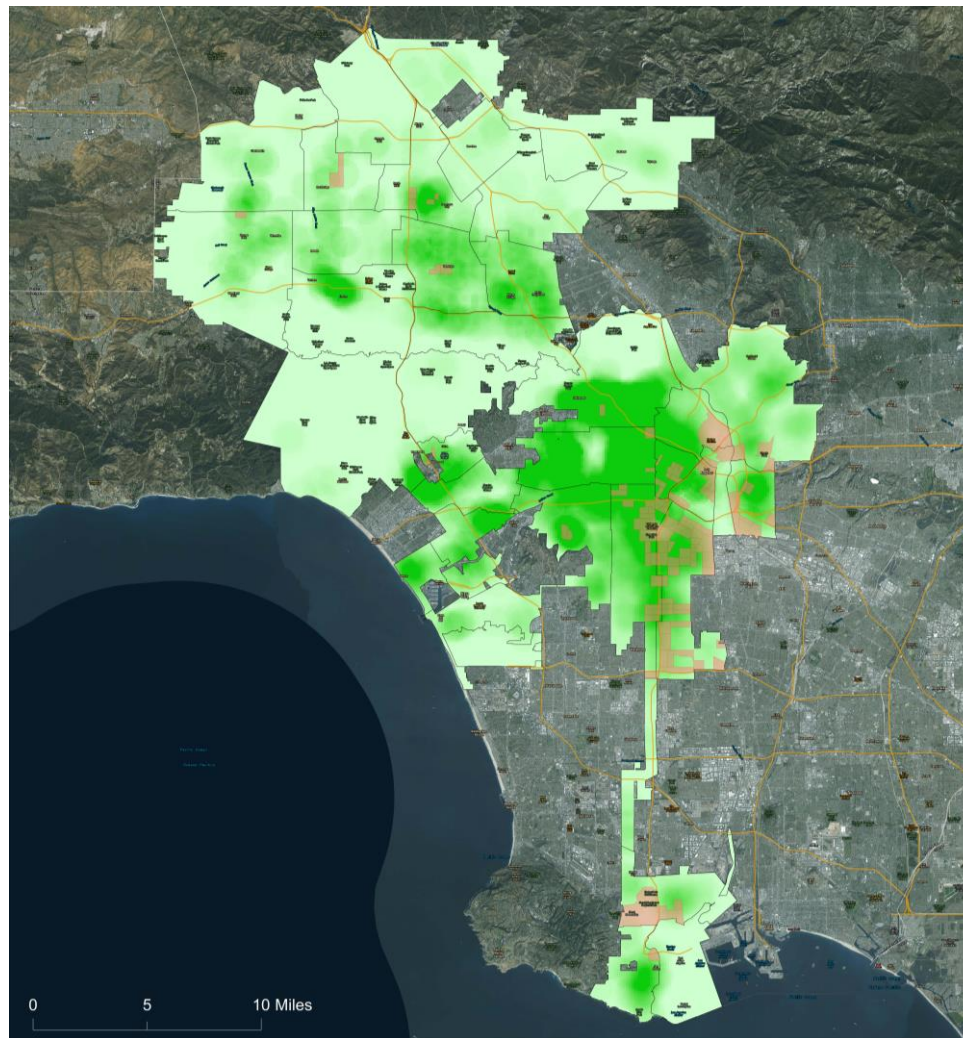
City of L.A. AFH: Lead and Healthy Homes Data



City of L.A. AFH: Soft Second Loans and Mortgage Credit Certificate Data



City of L.A. AFH: Rent Stabilization Ordinance Properties



RSO Unit Density
High
Low

Notes and Definitions

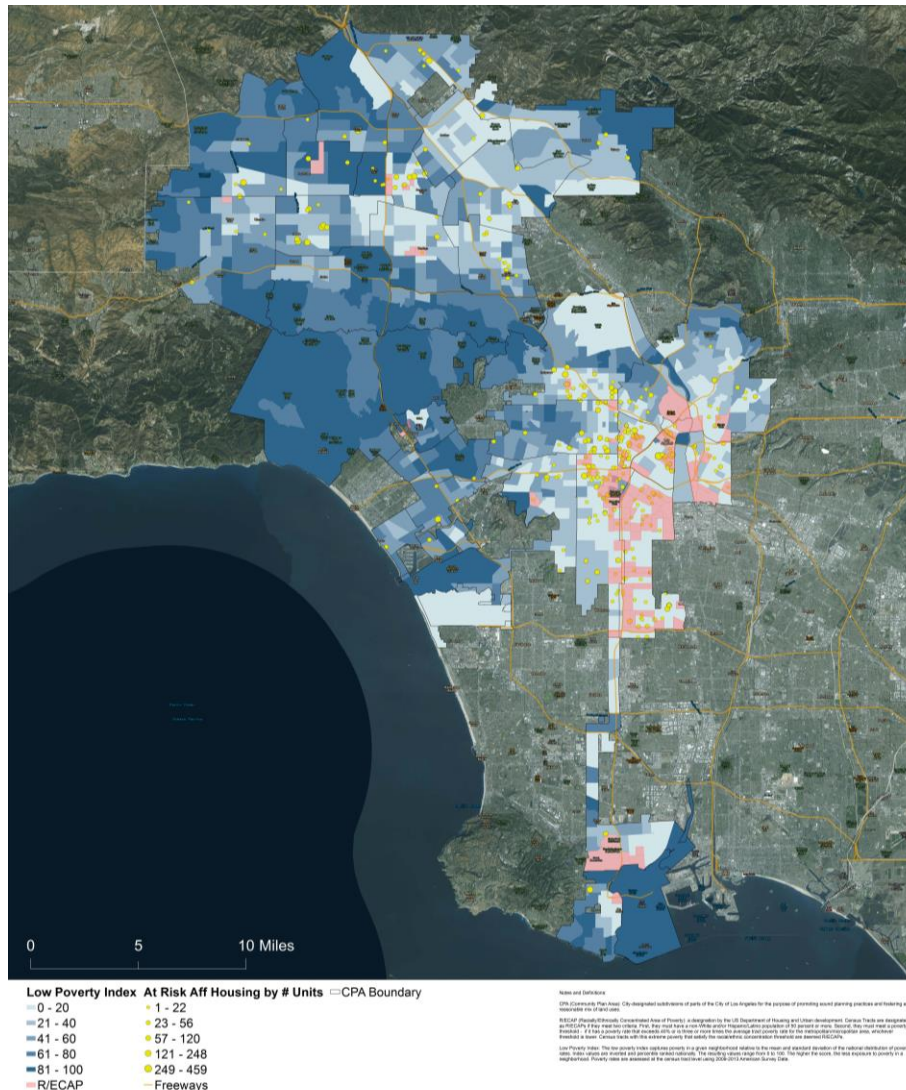
The RSO Unit Density layer illustrates the relative density of RSO properties across the city. The density at any given location in the city is based on the number of RSO units within a 1/2 mile search radius around the point. High values indicate a large number of RSO units in the area. Low values indicate a small number of RSO units in the area.

RSO Unit Density: The Rent Stabilization Ordinance (RSO) is intended to safeguard tenants from excessive rent increases, while at the same time providing landlords with responsible returns on their rental units. The RSO requires annual registration of rental units, requires rent increases and reduces, and requires disclosure of information to tenants with no-cause evictions. The RSO program is limited by annual rent registration fees (\$24.51 per unit). In the event the registration fee is not paid, a landlord cannot collect rent for the unit and is subject to civil penalties.

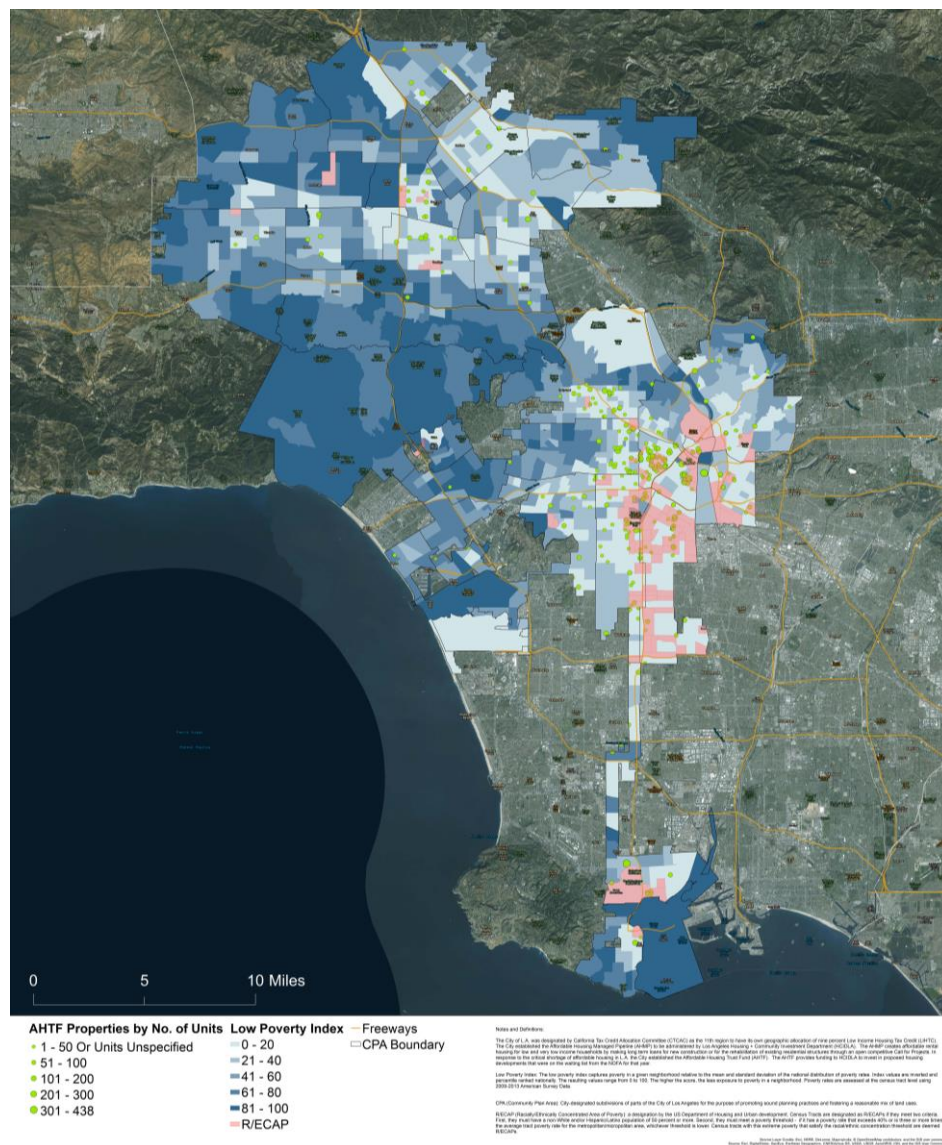


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City of L.A. AFH: Low-Poverty Index and At-Risk Properties

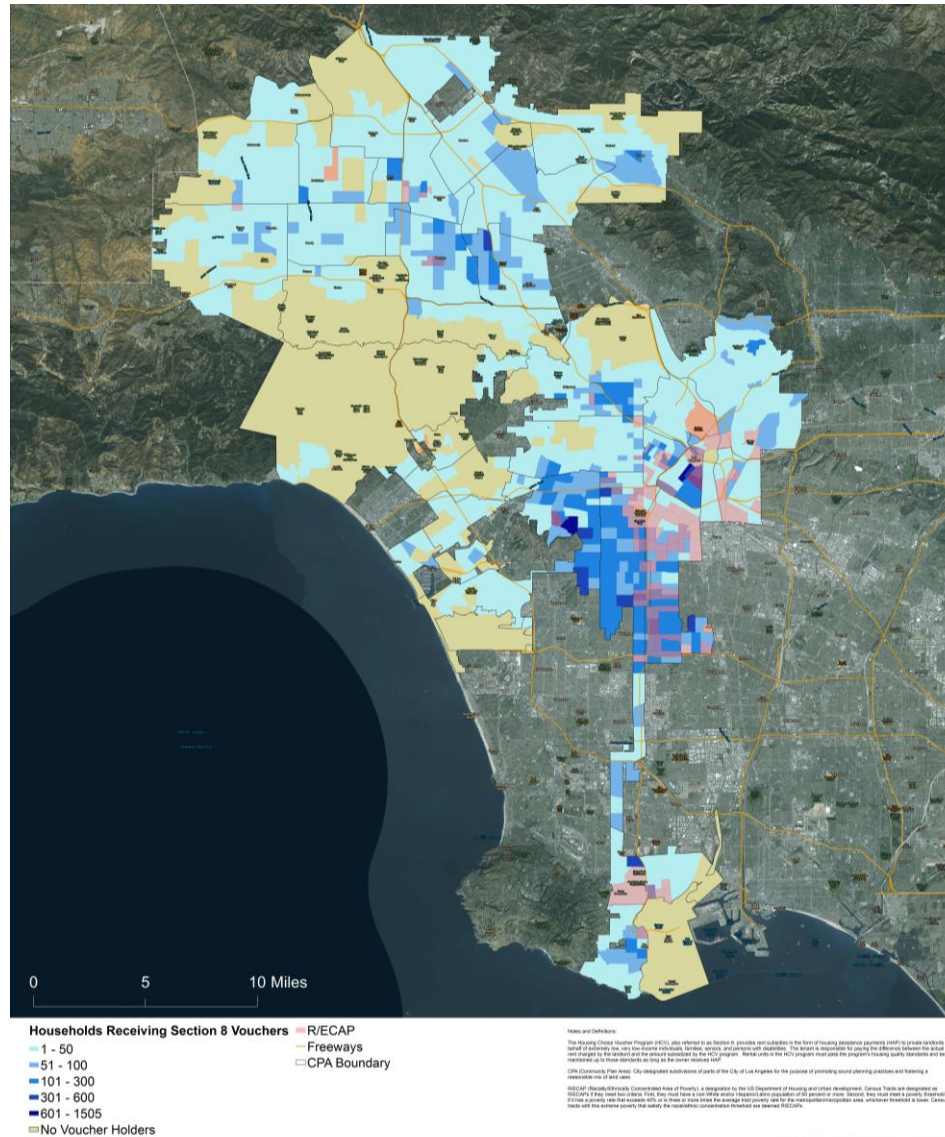


City of L.A. AFH: Affordable Housing Trust Fund Properties and Low-Poverty Index



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City of L.A. AFH: Housing Choice Voucher Recipients by Census Tract



Contributing Factors – Draft Findings

Contributing Factor	Analysis
Loss of Affordable Housing	<ul style="list-style-type: none"> • Housing prices ↑ 4x's faster than incomes (~ 2000) • 2/3 of all HHs in the City are housing burdened • 2010-15, % of people in poverty increased by 17.5% • 11,771 units at risk of conversion in next 5 years
Displacement of Residents due to Economic Pressures	<ul style="list-style-type: none"> • Decades of insufficient housing production • Displacement in Echo Park, Koreatown, Mid-City • Communities of color more vulnerable to displacement
Lack of Access to Opportunity Due to High Housing Costs	<ul style="list-style-type: none"> • Lower paid residents endure longer commutes • Larger families and persons with disabilities segregated • Siting of LIHTC concentrated in lower resourced areas
Impediments to Mobility	<ul style="list-style-type: none"> • CFEH Act defines "source of income" to exclude HCVs • HCV holders denied opportunity to live in integrated areas and areas of opportunity
Location of public housing	<ul style="list-style-type: none"> • Less than 10% of LA's population live in R/ECAPS, but more than 58% of HACLA's public housing is located in R/ECAPs

Balanced Approach

Place-based strategies may include but are not limited to:

- Making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity between residents of those neighborhoods and the rest of the jurisdiction and region.
- Maintaining and preserving existing affordable rental housing stock, including HUD assisted housing, to reduce disproportionate housing needs.

Mobility strategies may include but are not limited to:

- Developing affordable housing in areas of opportunity to combat segregation and promote integration.
- Providing greater access to existing affordable housing in areas of opportunity, for instance through mobility counseling for Section 8 Housing Choice Voucher recipients.
- Creating housing mobility programs that effectively connect low income residents of segregated areas to affordable housing in integrated areas, providing greater access to opportunity.

Draft Goals and Strategies

Goal	Strategy
<p><i>1. Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity.</i></p>	<ul style="list-style-type: none"> • Adopt and enforce affordable housing unit set-aside requirements for homeownership in new housing developments, land-use plans, and financing programs. (Place-Based & Mobility) • Adopt an Affordable Housing Linkage Fee to fund the City's Affordable Housing Trust Fund. (Place-Based & Mobility) • Acquire and reserve land for affordable housing, particularly in current and emerging high-opportunity areas. (Mobility) • Remove barriers to producing affordable housing, especially in high-opportunity neighborhoods. (Mobility) • Engage the homeless and formerly homeless community and homeless service providers in discussion around siting and design of Measure HHH housing units. (Place-Based & Mobility) • Increase the stock of affordable housing for people experiencing homelessness by implementing Measure HHH. (Place-Based & Mobility)

Draft Goals and Strategies

Goal	Strategy
<p><i>1. Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity.</i></p>	<ul style="list-style-type: none"> Engage underrepresented groups during predevelopment to promote more inclusive and equitable development that creates diverse, affordable housing options throughout the city, especially in rapidly developing areas. (Mobility) Increase the stock of affordable, accessible housing (10% mobility accessible units and 4% sensory accessible units). (Place-Based & Mobility)
<p><i>2. Preserve the existing stock of affordable rental housing</i></p>	<ul style="list-style-type: none"> Enforce no net loss of affordable housing policies in land-use plans, State and local laws, development projects, and in specific geographic areas including higher opportunity areas and areas experiencing significant public and private investment. (Place-Based & Mobility) Improve enforcement of rules and regulations around habitability. (Place-Based) Strengthen active monitoring of affordable housing at risk of converting to market rents. (Place-Based)

Draft Goals and Strategies

Goal	Strategy
<p>2. <i>Preserve the existing stock of affordable rental housing.</i></p>	<ul style="list-style-type: none"> • Provide owners incentives to maintain affordable housing and assist tenant-approved non-profits to purchase units or buildings at risk of conversion. (Place-Based)
<p>3. <i>Prevent displacement of low and moderate income residents.</i></p>	<ul style="list-style-type: none"> • Expand and strengthen support against unjust evictions, including just cause evictions, rent control policies. (Place-Based) • Establish a working group comprised of tenants, landlords, attorneys and judges to explore the creation of a rent court. (Place-Based) • Protect tenants' legal rights. (Place-Based & Mobility) • Strengthen comprehensive tenant outreach and education on tenants' rights, obligations, and resources in multiple languages; prioritize resources in areas most likely to experience displacement. (Place-Based & Mobility) • Improve Housing Authority programs (HQS violations, RSO exemptions) to reduce displacement. (Place-Based)

Draft Goals and Strategies

Goal	Strategy
<p><i>3. Prevent the displacement of low and moderate income residents.</i></p>	<ul style="list-style-type: none"> • Explore implementation of property tax cap for seniors and low-income residents. (Place-Based) • Develop, fund and implement a flexible subsidy program to stabilize low-income renters and homeowners and/or elderly residents. (Place-Based) • Use best practice models for meaningful community engagement in planning and development decisions. (Place-Based & Mobility)
<p><i>4. Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents.</i></p>	<ul style="list-style-type: none"> • Require accessibility and fair housing training for housing developers and architects allocated public funds. (Place-Based & Mobility) • Expand source of income protections to include Housing Choice Vouchers. (Mobility) • Increase penalties for harassment of tenants. (Place-Based)

Draft Goals and Strategies

Goal	Strategy
<p><i>4. Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents</i></p>	<ul style="list-style-type: none"> • Ensure Housing Authority policies and practices advance equal access to housing (reasonable accommodation, eligibility discretion, partnership with law enforcement in evictions, use of arrest records). (Place-Based & Mobility) • Train LAPD in Fair Housing Laws and resources. (Place-Based & Mobility) • Enforce fair housing protections for transgender persons. (Place-Based & Mobility) • Strengthen fair housing protections for undocumented immigrants. (Place-Based & Mobility)
<p><i>5. Expand access to opportunity for protected classes</i></p>	<ul style="list-style-type: none"> • Partner with LAUSD to explore ways to expand access to proficient schools through housing and community development programs and activities. (Mobility) • Increase developer incentives to promote increased local hiring preferences on all housing projects. (Place-Based) • Target workforce development resources in R/ECAPs to improve economic mobility. (Place-Based)

Draft Goals and Strategies

Goal	Strategy
5. <i>Expand access to opportunity for protected classes</i>	<ul style="list-style-type: none">• Provide additional educational resources for public housing residents to improve educational outcomes including Saturday and Summer programs. (Place-Based)• Implement Equitable Transit-Oriented Development. (Place-Based & Mobility)• Monitor and evaluate the success of the California Climate Investments Fund to improve environmental health in disadvantaged communities. (Place-Based)• Ensure members of protected classes have equitable access in decision-making process for environmental policies, programs, and services. (Place-Based & Mobility)• Develop partnerships that improve environmental and health outcomes for low-income and public housing residents. (Place-Based)• Encourage mobility among residents living in subsidized housing in areas of poverty, particularly in R/ECAPs. (Place-Based)

LA Assessment of Fair Housing Calendar

Mid-August

- Draft for Public Comment

Late-September

- Housing Committee Hearing
- Public Comment Period ends

October

- 2nd Housing Committee Hearing
- Final AFH to City Council for approval
- HACLA BoC Approval

Early-
November

- Submit to HUD