

TRANSMITTAL

To:

THE COUNCIL

Date: 9/8/2017

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Ana Guerrero) for

ERIC GARCETTI
Mayor



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

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Council File: 16-0647
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Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 303, City Hall
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Los Angeles, CA 90012

Attention: Mandy Morales, 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

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 replaces HUD's previous Analysis of Impediments to Fair Housing Choice (AI) requirement with the new Assessment of Fair Housing (AFH). HUD's AFFH Final Rule intends for localities to effectuate the essential meaning of affirmatively furthering fair housing by taking meaningful actions that help resolve significant disparities in housing needs and access to opportunity. Jurisdictions are expected to address segregated living patterns through goals and strategies to move towards more integrated and balanced living patterns, to help transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster compliance with fair housing laws. In August 2016, the Los Angeles Housing + Community Investment Department (HCIDLA) and the Housing Authority of the City of Los Angeles (HACLA) signed a collaborative agreement to submit a joint City of Los Angeles (City) AFH Plan to the U.S. Department of Housing and Urban Development. The Plan is due to HUD by November 2017.

HCIDLA is the local government agency that administers the City's Five -Year Consolidated Plan, and serves as the lead entity on behalf of the City for the completion and submission of Los Angeles' AFH Plan to HUD. HACLA represents the collaborating Housing Authority agency in the joint submission of the City of Los Angeles' AFH Plan to HUD. The City's AFH Draft Plan consists of the analysis of fair housing contributing factors in the city, as well as a set of goals and strategies that have been crafted in a close partnership among HCIDLA, HACLA, community organizations, and stakeholders. These set of goals and strategies include metrics and milestones that will be measured and acted upon for the next five years.

As the Los Angeles AFH Draft Plan proceeds through the City's legislative review and approval process, this Plan is concurrently moving forward for review and approval by HACLA's Board of Commissioners. Both the City and HACLA's Board of Commissioners must adopt the AFH Plan prior to the City's official submission to HUD.

RECOMMENDATIONS

The General Manager of HCIDLA respectfully requests that:

- 1.) This transmittal be scheduled for consideration at the next available meeting(s) of the appropriate City Council committee(s) and be scheduled for consideration by the full City Council immediately thereafter; and
- 2.) The City Council, subject to the approval of the Mayor, 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 Final Rule for the Assessment of Fair Housing, and authorize the General Manager of HCIDLA or designee, to take actions to further the goals identified in the AFH.

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.

In accordance with HUD's AFFH Final Rule, all HUD grantees (i.e., local government entities and public housing authorities) must complete an Assessment of Fair Housing (AFH) Plan 270 days prior to their Five -Year Consolidated Plan (ConPlan) due date. The Final Rule identifies four fair housing issues that jurisdictions, such as the City of Los Angeles, have to assess through their AFH Plan:

1. Patterns of integration and segregation;
2. Racially and ethnically concentrated areas of poverty;
3. Disparities in access to opportunity; and
4. Disproportionate housing needs.

Initially in August 2016, HCIDLA and HACLA signed a collaborative agreement to jointly develop and submit a City of Los Angeles AFH Plan to HUD by June 2017. The submission timeline was later

extended to November 2017 to allow the City to gather additional public comments and plan for a more robust and meaningful public engagement during the remainder of the AFH process.

Additionally, the City had to terminate the originally selected AFH consultant in February 2017 due to non-performance for contracted services. Both HCIDLA and HACLA agreed for HACLA to release a Request for Quotes (RFQ) to expeditiously secure a different contractor to carry out the completion of the City's AFH process. Based on the responses received from HACLA's RFQ process, Enterprise Community Partners, Inc., and its subcontractor, Lawyers' Committee for Civil Rights Under Law were selected as the new consultants in May 2017.

Community Engagement and Outreach Process

As part of the City's AFH work, HCIDLA and HACLA have engaged in a productive public engagement process beginning in January 2017. The City held a series of focus groups, local and regional meetings with key stakeholders between January 2017 and March 2017 under various topic areas. These meetings were a collaborative effort among the City of Los Angeles, the Community Development Commission of the County of Los Angeles, and the Housing Authority of the County of Los Angeles. Additionally, between February 2017 and March 2017, HCIDLA and HACLA held nine public forums, which were attended by hundreds of residents and stakeholders. These public forums took place in the seven Area Planning Commissions (APCs) locations throughout the city to ensure proper coverage of Los Angeles. The attendees included service providers, property owners, community organizers, council offices, community residents, and other stakeholders. In addition to meeting with agency representatives and stakeholders, HCIDLA also provided an extensive overview of the AFH process to various commissions, the Mayor's Office, City Council Offices and City departments. Concurrently as part of the AFH outreach process, the City in conjunction with the County of Los Angeles, collected more than 6,000 surveys completed by City residents (both online and hard copies). During the month of June, the resident survey completion phase was assisted by other City offices and departments and underwent an intensive effort to obtain feedback from a wide range of city residents, some of which included the use of social media outlets such as NextDoor and Twitter.

In May and June 2017, as part of the AFH community meeting phase, HCIDLA and HACLA initially met with the Alliance of Californians for Community Empowerment (ACCE) and the Housing Rights Center (HRC) coalition, consisting of 25 member organizations to listen and respond to their developed list of recommendations as it relates to Los Angeles tenant and housing issues. The City also participated in an evening community meeting organized by ACCE and HRC and their coalition of members and heard testimonials provided by attendees to further inform the AFH process. Over 60 people attended the evening meeting. The City met with this group again in July 2017. A total of three two and a half hour meetings were held with the ACCE/HRC coalition on the following topics: Anti-Displacement & Preservation, Protection of Rights, and Production. ACCE/HRC presented about 40 revised proposals, including their recommendations on these issues to City staff in an effort for the City to consider them for inclusion into the AFH Draft Plan.

In addition, during July and August 2017, HCIDLA and HACLA engaged in the second phase of its vigorous community engagement process. Both departments held various discussion/input meetings with stakeholders to present the City's AFH Plan process, as well as to request direct input and address questions to help inform the AFH Plan and its goals and strategies. This series of in-person and phone interview meetings took place over the course of two weeks with the following key stakeholders: affordable housing

developers, landlords, Department of City Planning staff, domestic violence service providers, LGBTQ/Transgender community, lenders, philanthropy/foundations, Los Angeles Homeless Services Authority (LAHSA) and environmental justice advocates. All of these meetings allowed for fruitful discussions and valuable input from all participants based on their areas of expertise and feedback to further inform and help shape the AFH Draft Plan.

In partnership with Enterprise Community Partners and Lawyers' Committee for Civil Rights Under Law consultants, HCIDLA and HACLA also held its first City of Los Angeles Fair Housing Collaborative meeting, hosted at HCIDLA on July 25, 2017. The AFH Collaborative consists of nearly 30 representatives from a wide array of sectors to help inform the AFH Plan. The collaborative is co-chaired by a member of HCIDLA's Affordable Housing Commission and a member of HACLA's Board of Commissioners. The Collaborative has representatives from various industries including lending institutions, independent living services, non-profit legal assistance providers, tenant advocates, business community, foundations, faith-based organizations, transgender community advocates, and many others.

Furthermore, the AFH Draft Plan was presented to the HACLA Board of Commissioners at their regularly scheduled meeting on July 27, 2017, as well as to HCIDLA's executive staff on July 26, 2017 to provide an overview of the City's contributing factors to fair housing, analyses and best practices to help address contributing factors identified by the City's AFH consultants.

AFH Plan: Contributing Factors and Goals and Strategies

The City's AFH consultants engaged in in-depth analyses of quantitative and qualitative data to identify various contributing factors. They developed preliminary recommendations for meaningful and measurable outcomes to assist in addressing Los Angeles' fair housing contributing factors. Some of the key contributing factors found during the AFH process include the availability of affordable units in a range of sizes, displacement of residents due to economic pressures, lack of access to opportunity due to high housing costs, land use and zoning laws, loss of affordable housing, private discrimination, and source of income discrimination.

The Goals and Strategies Section of the City's AFH Plan is a response to the contributing factors identified in the Plan. This section provides draft strategies for the City of Los Angeles to help address the types of fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities. Although this section will undergo further refinement as HCIDLA and HACLA complete its public comment period and continues their discussions with stakeholders and City staff, the Goals and Strategies represent the framework/guide for the City's efforts in crafting its 2018-2023 Five-Year Consolidated Plan (ConPlan) and HACLA's next Public Housing Agency (PHA) Plan. The City's AFH Plan includes the following goals accompanied by draft strategies, which entail the enhancement of City programs and operations, development of new policies, and the creation of key partnerships:

- 1) Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity;
- 2) Preserve the existing stock of affordable 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; and
- 5) Expand access to opportunity for protected classes.

AFH Draft Plan for Public Review

On August 16, 2017, HCIDLA and HACLA released the City's Assessment of Fair Housing (AFH) Draft Plan for public review. The draft was developed with assistance from the City's AFH consultants. The draft document currently includes an extensive amount of HUD maps and data and related analysis, as well as City specific data. In addition, the plan includes various draft goals and strategies and an Executive Summary (See Attachments). The City translated the Executive Summary into Spanish and posted it (along with other AFH related resources) on HCIDLA's website. The almost 300 page AFH Draft Plan document was posted for a 45-day public review and comment period starting on August 16, 2017 and ends on September 29, 2017. Both HCIDLA and HACLA made the AFH draft plan available to the public at the following websites: www.CityofLAFairHousing.org, www.hacla.org, and www.lacity.org.

HCIDLA directly notified over 630 people via email, as well as over 29,000 people associated with the City's Consolidated Plan through HCIDLA's MailChimp (email notification) system that the Draft Plan was released and available for public review and comments. HCIDLA also made the draft available at all of its seven public counter location sites throughout the city for residents to pick up and review. In addition, with the assistance of the Office of the City Clerk, an announcement of the public comment period was published in the *Daily Journal*. HACLA also announced the release of the AFH Draft Plan in seven newspapers, as well as notified various tenants and landlords of the availability of the public draft through their agency newsletters and postings in their office lobby areas.

The final draft of the AFH plan will be updated to include the public's comments and responses to their comments.

As part of the AFH process, a two-hour public hearing is scheduled for September 14, 2017 to solicit verbal and written comments from the public. The public hearing will be available via webcast to everyone attending remotely. Those who participate using the webcast are required to register prior to the hearing through a specific webcast link.

City of LA AFH Plan Completion Calendar

Dates	Tasks
September 14, 2017	Public hearing and live webcast for AFH Draft Plan
September 29, 2017	Last day of public review and comment period for AFH Draft Plan
October 2017	City Council approval and adoption of AFH Plan
October 2017	HACLA Board of Commissioners approval and adoption of AFH Plan
1 st Week of November 2017	Final AFH submitted to HUD

FISCAL IMPACT STATEMENT

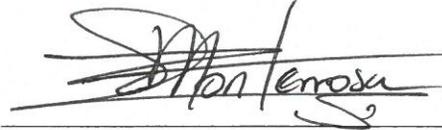
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Prepared by:



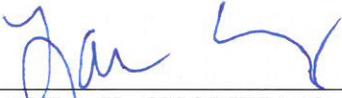
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Attachment A: Executive Summary
Attachment B: Goals and Strategies Section

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Executive Summary

Los Angeles (LA) is a city facing a pivotal moment. Although LA remains one of the premier cities in the United States, it faces a variety of serious fair housing challenges. The City and broader region are in the midst of an affordable housing crisis. Gentrification and other structural forces, including but not limited to restrictive land use policies in high opportunity areas, have led to rising housing prices and the loss of affordable housing stock. The need for affordable housing outstrips the current supply. Large numbers of low and moderate-income residents, who are disproportionately people of color and persons with disabilities, spend at least 30% and sometimes 50% of their income on housing payments. Los Angeles has one of the highest housing costs in the country; as a result, many low-income residents are now at risk of being displaced from their homes and communities. Social and economic opportunity is increasingly out of reach in LA for many people of color, persons with disabilities, and large families with children. The City of Los Angeles must continue to take strong action to meet these challenges.

This joint Assessment of Fair Housing (AFH) for the City of Los Angeles and the Housing Authority of the City of Los Angeles (HACLA) provides a comprehensive framework for improving access to housing and opportunity for all Los Angeles residents and promoting equity and justice for historically marginalized groups. The AFH provides an overview of demographic data, examines fair housing issues, evaluates contributing factors for each issue, and outlines meaningful goals as well as strategies to implement in order to achieve positive change and overcome those fair housing issues and contributing factors.

The AFH process has its roots in the Fair Housing Act of 1968. The Fair Housing Act not only prohibited discrimination in housing on the basis of protected characteristics but also created a duty to affirmatively further fair housing through actions designed to overcome the legacy of segregation, unequal treatment, and historic lack of access to opportunity in housing. In 2015, the U.S. Department of Housing and Urban Development (HUD) adopted a final rule to improve the manner in which its grantees comply with the duty to affirmatively further fair housing. The rule replaced the Analysis of Impediments to Fair Housing Choice planning process approach, which had been in place for two decades, with the AFH. The AFH strengthens the process by which certain HUD grantees assess fair housing issues in their jurisdictions and establish goals and strategies to address them. HUD requires grantees to use an assessment tool to identify fair housing issues and provides data relating to certain key issues. The AFH process recognizes the importance of local decision-making and establishes guidelines to help HUD program participants make well-informed decisions about fair housing issues and ultimately to meet their obligation to further fair housing.

The Los Angeles Housing and Community Investment Department (HCIDLA), which is a Department of the City of Los Angeles, and HACLA have retained Enterprise Community Partners (Enterprise) and the Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee) to prepare this Joint AFH. To complete the AFH, HCIDLA, HACLA, Enterprise and the Lawyers' Committee engaged in an extensive community participation process and received input from a wide range of stakeholders. Additionally, Enterprise and the Lawyers' Committee conducted thorough research on a variety of issues and reviewed and analyzed a wealth of data provided by HUD, HACLA, and the City.

The AFH analyzes a variety of fair housing issues including patterns of integration and segregation of members of protected classes; racially or ethnically concentrated areas of poverty (R/ECAPs) within Los Angeles and regionally; disparities in access to opportunity in education, employment, transportation, environmental health, and exposure to poverty; and disproportionate housing needs. The AFH also examines publicly supported housing, fair housing issues for persons with disabilities, and private and public fair housing enforcement, outreach capacity, and resources. In order to best position HCIDLA and HACLA to address these fair housing issues, the AFH analyzes contributing factors for each fair housing issue. Some of the key contributing factors identified during the AFH process include the availability of affordable units in a range of sizes, displacement of residents due to economic pressures, lack of access to

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opportunity due to high housing costs, land use and zoning laws, loss of affordable housing, private discrimination, and source of income discrimination,

LA is the nation's second largest city, and the Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area (MSA) is the nation's second largest metropolitan area. With a population of 3,971,896 as of the 2015 American Community Survey 1-Year Estimates, up from 3,792,621 as of the 2010 Census, the City is also undergoing rapid growth. The same is true of the metropolitan region, which has grown to 13,340,068 as of 2015 from 12,828,835 in 2010. If anything, the picture this data paints is of a misleadingly small region. Although Riverside, San Bernardino, and Ventura Counties are not included in the MSA, the population centers of those counties are very much a part of regional housing, transportation, and employment networks. When economically mobile households leave disinvested portions of the City of Los Angeles for greater access to opportunity, affluent Ventura County suburbs like Simi Valley and Thousand Oaks are as frequent destinations as Rancho Palos Verdes or Newport Beach, both of which are located within the MSA. Likewise, when low-income people of color are displaced from gentrifying neighborhoods in Central LA, they are as likely to move to Inland Empire destinations like San Bernardino and Moreno Valley as they are to Palmdale and Lancaster in the Antelope Valley in Northern LA County. In addition to its sheer size, both the City and the region are notable for the extent of their diversity. No racial or ethnic group comprises a majority of the population of either the City or the region, and there are significant populations of Black, Asian or Pacific Islander, non-Hispanic White, and Hispanic residents, with Hispanics comprising a plurality of the population citywide and regionally. In general, Black and Hispanic residents are more concentrated in the City, and non-Hispanic White and Asian or Pacific Islander residents are more likely to live in suburban communities within the region. Over time, the Black and non-Hispanic White populations of both the City and the region have been decreasing while the Hispanic and Asian or Pacific Islander populations have been increasing.

LA's diversity, however, is not reflective of residential racial and ethnic integration. In fact, the City and the region remain starkly segregated with Black and Hispanic residents facing the highest levels of segregation and often having limited residential options outside of R/ECAPs, which are majority-minority census tracts with poverty rates of 40% or more. Black Angelenos primarily live in South LA and in cities and unincorporated areas in LA County that border South LA, such as Inglewood, Compton, Carson, and Gardena. The Antelope Valley and farther areas of the County such as Lancaster and Palmdale also have significant Black populations who have migrated from the City. Hispanics primarily live East LA, the Westlake District and Pico-Union near Downtown LA, South and Southeast LA, the Gateway Cities in Southeast LA County, the eastern San Fernando Valley, and Santa Ana and Anaheim in LA County.

This segregation as well as a myriad of other factors discussed in this AFH have had significant and pervasive harmful effects on quality of life and access to opportunity for Black and Hispanic residents of the City and the region. The neighborhoods in which Black and Hispanic residents disproportionately reside have chronically low access to proficient schools and clean air. Many are areas of concentrated poverty where households experience overcrowding and severe housing cost burden. Private discrimination coupled with low economic mobility and public policies that reinforce existing demographic patterns have limited the ability of residents to achieve the widely shared goal of providing a better life for their children. And, when historically segregated neighborhoods that are plagued by disinvestment begin to see an inflow of private capital and public improvements, displacement to newly emerging R/ECAPs on the periphery of the region often follows close behind.

For persons with disabilities, the dimensions of segregation and lack of access to opportunity are not primarily spatial. Instead, the structural challenges facing persons with disabilities often relate to insufficient resources for home and community-based services, a shortage of integrated housing in the community, including permanent supportive housing, and ineffective coordination between housing and service delivery systems. The combination of resource shortages, discrimination in the private market and

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the failure to provide reasonable accommodations may push persons with disabilities into congregate settings like large group homes and institutions like nursing homes. Lack of access to opportunity for persons with disabilities is particularly acute in the area of employment where labor force participation is chronically low and persons with disabilities who have jobs often work for less than minimum wage.

During the AFH process, the City, HACLA, Enterprise, the Lawyers' Committee, and numerous community stakeholders proposed several broad goals and specific strategies to address the types of fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities discussed. These include:

Goal 1: Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity:

Strategies:

1. Adopt an Affordable Housing Linkage Fee to fund the City's affordable housing programs and to encourage developers to produce affordable housing in new housing developments.
2. Study the Affordable Housing Linkage Fee's economic impacts on the development market and suggest to the City Council options for strengthening the inclusionary set-aside requirements of the policy for new housing developments.
3. Acquire and reserve land for affordable housing, particularly in current and emerging high-opportunity areas.
4. Remove barriers to producing affordable housing, especially in high-opportunity neighborhoods.
5. Increase the stock of affordable housing for people experiencing homelessness by implementing Measure HHH.
6. Increase the stock of affordable, accessible housing (10% mobility accessible units and 4% sensory accessible units).

Goal 2: Preserve the existing stock of affordable rental housing:

Strategies:

1. Ensure no net loss of affordable housing in land-use plans, development projects, and in specific geographic areas including higher opportunity areas and areas experiencing significant public and private investment.
2. Improve enforcement of rules and regulations around habitability.
3. Strengthen active monitoring of affordable housing at risk of converting to market rents.
4. Provide owners incentives to maintain affordable housing and assist tenants tenant-approved nonprofits to purchase units or buildings at risk of conversion.

Goal 3: Prevent displacement of low and moderate income residents:

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Strategies:

1. Expand and strengthen support against unjust eviction, including just cause eviction, rent control policies.
2. Establish a working group comprised of tenants, landlords, attorneys and judges to explore the creation of a rent court.
3. Protect tenants' legal rights.
4. Strengthen comprehensive tenant outreach and education on tenants' rights, obligations, and resources in multiple languages; prioritize resources in areas most likely to experience displacement.
5. Improve Housing Authority programs (HQS violations, RSO exemptions) to reduce displacement.
6. Use best practice models for meaningful community engagement in planning and development decisions.

Goal 4: Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents:

Strategies:

1. Accessibility and fair housing training for housing developers and architects allocated public funds.
2. Expand source of income protections to include Housing Choice Vouchers.
3. Increase penalties for harassment of tenants.
4. 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).
5. Train LAPD in Fair Housing Laws and resources.
6. Enforce fair housing protections for transgender persons.
7. Strengthen fair housing protections for undocumented immigrants.

Goal 5: Expand access to opportunity for protected classes:

Strategies:

1. Partner with LAUSD to explore ways to expand access to proficient schools through housing and community development programs and activities.
2. Increase developer incentives to promote increased local hiring preferences on all housing projects.
3. Implement Equitable Transit-Oriented Development.

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4. Monitor and evaluate the success of the California Climate Investments Fund to improve environmental health in disadvantaged communities.

These goals and strategies are crucial for improving fair housing opportunities in LA and will inform the City's and HACLA's plans going forward. Some of these goals and strategies build upon foundations that have already been created while others will require more work. Although there may be challenges in implementing the strategies laid out in this AFH, the City and HACLA have already demonstrated a proactive and collaborative approach that will aid future efforts to realize the goals of the AFH. Fully achieving these goals will allow Los Angeles to not only meet its obligation to affirmatively further fair housing but will also establish the City as a nationwide leader in promoting access to opportunity for members of protected classes.

City of Los Angeles Joint Assessment of Fair Housing: Goals and Strategies Section

GOAL 1: INCREASE THE STOCK OF AFFORDABLE HOUSING THROUGHOUT THE CITY, PARTICULARLY IN NEIGHBORHOODS OF OPPORTUNITY.

Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
1.1	Adopt an Affordable Housing Linkage Fee to fund the City’s affordable housing programs and to encourage developers to produce affordable housing in new housing developments.	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs; Fair Housing Enforcement, Outreach Capacity and Resources	Displacement Due to Economic Pressures; Location/Type of Affordable Housing; Community opposition	Successful introduction and passage of proposed ordinance, amount of money in fees collected, 1-2 Years	HCIDLA, DCP, Mayor, City Council
1.2	Study the Affordable Housing Linkage Fee’s economic impacts on the development market and suggest to the City Council options for strengthening the inclusionary set-aside requirements of the policy for new housing developments.	Segregation/Integration; R/ECAPs; Disparities in Access to Opportunity; Disproportionate Housing Need; Fair Housing Enforcement, Outreach Capacity and Resources	Location and Type of Affordable Housing; Displacement of Residents Due to Economic Pressures; Community Opposition	After one year of adoption for the linkage fee ordinance, complete an analysis of the policy’s impacts and the potential for stronger inclusionary requirements. 2-5 Years	HCIDLA, DCP, Mayor, City Council
1.3	Acquire and reserve land for affordable housing, particularly in current and emerging high-opportunity areas	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Location and Type of Affordable Housing; Displacement of Residents Due to Economic Pressures; Community Opposition; Availability of affordable units in a range of sizes; Private	Number of parcels and acreage of land acquired for housing, proportion that is within high opportunity areas, 1-5 Years	HCIDLA, HACLA, nonprofit developers

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
1.4	Remove barriers to producing affordable housing, especially in high-opportunity neighborhoods	Disparities in Access to Opportunity, Publicly Supported Housing, Segregation/Integration, R/ECAPs	Discrimination; Impediments to Mobility Community Opposition; Zoning and Land Use Laws	Update all 35 community plans by 2024 that will focus on zoning; remove barriers through re:code LA and other city-wide land-use policies; maximize TOC development and adoption of a Value Capture ordinance	HCIDLA, DCP
1.5	Increase the stock of affordable housing for people experiencing homelessness by implementing Measure HHH	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Siting selection policies, practices and decisions for publicly supported housing; Community opposition; Displacement of Residents due to Economic Pressure; Community Opposition	Number of affordable units built for people experiencing homelessness, 1-10 Years	HCIDLA, HACLA

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
1.6	Increase the stock of affordable, accessible housing (10% mobility accessible units and 4% sensory accessible units)	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Access to publicly supported housing for persons with disabilities; Access to transportation for persons with disabilities; Lack of affordable, integrated housing for individuals who need supportive services; Lack of assistance for housing accessibility modifications; Location of accessible housing; Regulatory barriers to providing housing and supportive services for persons with disabilities; Community Opposition	Number of accessible units created, 1-5 Years	HCIDLA, HACLA

Discussion

Background

Los Angeles (LA) has a significant shortage of housing affordable to lower-income households. There are 713,710 households in the city that make less than 80% of Area Median Income (AMI).¹ Housing prices in Los Angeles have grown four times faster than incomes since 2000. And almost two-thirds of all households in the City are rent burdened (meaning they spend more than the recommended 30% of their income on rent or mortgage payments).² This shortage of affordable homes disproportionately affects people of color and individuals with disabilities. Within both the City of Los Angeles and the broader region, most racial or ethnic minority groups experience higher rates of housing problems, including but

¹ Publicly Supported Housing Analysis

² Disproportionate Housing Needs Analysis

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not limited to severe housing cost burden, than do non-Hispanic White households.³ And there is a significant need for accessible housing in the City of Los Angeles. Over 200,000 Los Angeles households include an individual with an ambulatory disability, and over 170,000 include an individual with a visual or hearing disability. People with mobility and sensory disabilities face unique disadvantages when seeking affordable, accessible, community-based housing, not only due to cost, but also because most housing does not include necessary accessibility features. This is especially significant in affordable housing, given the large percentage of people with disabilities whose income is below the poverty line.

However, the existing stock of affordable housing falls well short of the need. As of 2016, the total stock of all housing units in Los Angeles was 1,453,271.⁴ The total stock of Publicly Supported Housing (including public housing, project-based Section 8, and other HUD multifamily units) is 34,661 units.⁵ There are 28,830 low-income units in Low Income Housing Tax Credit (LIHTC) developments in the City of Los Angeles.⁶ However, between 2017 and 2020, 24% of units are set to expire, with another 35% expiring between 2020 and 2025, and 36% expiring between 2026 and 2030.⁷ And there are approximately 46,000 Housing Choice Vouchers (HCVs) in use in Los Angeles.⁸ Adding all these sources together, the existing stock of affordable homes and Housing Choice Vouchers accounts for only about 8% of all housing units in the City of Los Angeles and, therefore, can serve only a small fraction of households making less than 80% of AMI.⁹ There are also roughly 631,000 units that fall under the City's Rent Stabilization Ordinance (RSO).¹⁰ However, due to vacancy decontrol, where rents can be increased to market rate if a tenant voluntarily moves out or is evicted with cause, it is unclear how many of those units are affordable to lower-income households since the RSO does not require that tenants qualify to rent based on their income. The high percentage of households who are rent burdened indicates that, while RSO housing can help keep rents below market by preventing sharp rent increases, many RSO renters may still be cost-burdened.

In addition, the affordable housing that does exist is disproportionately concentrated in R/ECAPs, which are some of the lowest-opportunity neighborhoods in Los Angeles.¹¹ For example, 9,533, or 27.5%, of the 34,611 Publicly Supported Housing units are in R/ECAPs while only 9.75% of the City's population resides in R/ECAPs.¹² Public Housing and LIHTC housing in particular are largely located in segregated, predominantly Hispanic, Asian, and Black neighborhoods. HCV usage is largely located in segregated, predominantly Black neighborhoods on the western side

³ Disproportionate Housing Needs Analysis

⁴ <https://www.scag.ca.gov/Documents/LosAngeles.pdf>

⁵ Publicly Supported Housing Analysis

⁶ Disability and Access Analysis

⁷ <https://www.realtor.com/mpf-research/where-affordable-housing-greatest-risk-expiring/>

⁸ Publicly Supported Housing Analysis

⁹ Over 700,000 households in the City of Los Angeles make less than 80% AMI as per the Publicly Supported Housing Analysis.

¹⁰ <http://HCIDLAla.lacity.org/What-is-Covered-under-the-RSO>

¹¹ Disparities in Access to Opportunity Analysis

¹² Publicly Supported Housing Analysis

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of the central part of the City.¹³ By contrast, notably less affordable housing is available in neighborhoods of high opportunity in the Northwest and West parts of Los Angeles. Several factors likely contribute to protected classes concentrating in areas that have high exposure to poverty and less access to other amenities such as proficient schools and access to grocery stores and fresh produce.¹⁴ The high cost of land and community opposition from residents in high-opportunity creates barriers to affordable housing there.

Strategies

Adopt and enforce affordable housing unit set-aside requirements in all housing developments,¹⁵ land-use plans, and financing programs.

Adding new homes throughout the City has the *potential* to address disparate housing needs by reducing housing costs for households with high housing cost burdens—if those new homes are affordable to those households. And adding new homes in neighborhoods with good schools and access to jobs and transportation options has the *potential* to reduce disparate access to opportunity by allowing households with historically less access to opportunity the potential to live in neighborhoods of high opportunity—if those homes are affordable to and affirmatively marketed to those households.

Upzoning or other increases in density provide additional value to landowners and developers by allowing them to build and sell or rent more units on a given piece of land. Because that additional value is the result of a public action (upzoning), it makes sense for the public agency to “recapture” some of that increased value for the provision of public benefits such as affordable housing. For example, Los Angeles’ Measure JJJ requires that developments that require zone changes or General Plan amendments make a percentage of those units available to lower-income households. Measure JJJ also created a “Transit Oriented Communities (TOC) Affordable Housing Overlay” within a half-mile radius of major transit stops. The TOC Overlay makes additional incentives available to developments that provide on-site affordable housing of between 8-25% depending on depth of affordability, proximity to transit, and transit type.

The Los Angeles County Department of Public Health, in a Health Impact Assessment (HIA) of Measure JJJ, projected that over 10 years the TOC Overlay would create “approximately 8,000 very low-income or approximately 14,000 low-income units, or some combination of the two. This is equivalent to housing up to approximately 24,000 very low-income families/households or up to approximately 43,000 low-income people.” The HIA noted that “These projections are conservative—they are based on the assumption that current production trends will level off rapidly over the next 10 years rather than continue to climb.”

Applying similar affordability requirements in Community Plans and Transit Neighborhood Plans that increase density on a neighborhood-wide basis could create a substantial number of affordable homes in the coming decades. The Mayor’s Sustainable City pLAN calls for 275,000 new homes by 2035, with 65% of them (178,750) within 1,500 feet of transit. If we consider that number a conservatively low proxy for the number of

¹³ Publicly Supported Housing Analysis

¹⁴ Disparities in Access to Opportunity Analysis

¹⁵ Based on California Supreme Court ruling in case S212072, June 2015.

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homes that could be created through density increases in neighborhood plans, applying the Measure JJJ TOC Overlay affordable housing ratios could create up to 44,688 affordable homes.

The City is in the process of significantly revising multiple land-use plans. In addition to the Transit Neighborhood Plans, there are 35 Community Plan areas in the City. In February 2017, the Council voted to require Community Plans to be updated every six years; under this policy, all 35 Community Plans will be updated by 2024. Community Plan updates are currently underway in nine Community Plan areas. The City is also in the middle of a comprehensive zoning code revision, re:code LA. Many of these planning efforts will involve or benefit from upzoning to allow more development. The City, working in partnership with relevant stakeholders and advocates, will seek to engage the residents of higher-opportunity areas regarding the benefits of increased density and more affordable housing in their communities to mitigate community opposition.

Other proven strategies to increase the stock of affordable housing throughout the City, especially in neighborhoods of opportunity, is inclusionary zoning policies which require a certain percentage of new housing to be made available to lower-income households at below-market-rate prices. Los Angeles is anticipating significant growth in the coming years and the LA Value Capture Ordinance would amend Sections 12.24, 14.00, and 14.3.1 of the Los Angeles Municipal Code to clarify existing regulations and align affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning.¹⁶ The ordinance will ensure the creation of affordable housing through certain conditional use permits and public benefit projects. The Mayor's Sustainable City Plan calls for 150,000 new private market units by 2025 and 275,000 new private market units by 2035, with a target of 15,000 affordable units preserved or created with public funding. Many of these new homes will be in high-opportunity areas; for example, the City is working to create Transit Neighborhood Plans around 26 existing and future transit stations, including stations in high-opportunity areas such as neighborhoods in West Los Angeles along the Exposition Line and Purple Line extension.

To ensure this significant new market-rate development supports the creation of new affordable housing, the City is in the process of adopting its first mandatory inclusionary program, called the Affordable Housing Linkage Fee. Both new commercial and new residential development generate a need for more affordable homes, either for low-income workers employed in new commercial buildings or for low-income workers needed to provide local services (such as child care, restaurant workers, and landscape workers) to residents of new residential buildings. This puts additional strain on the existing limited affordable housing stock. A linkage fee is an essential tool to address the affordable housing demand created by new commercial development and by new market-rate rental development. In addition to charging a linkage fee on new commercial and single family developments, the proposed linkage fee policy will provide an exemption for all new multifamily residential development, both homeownership and rental developments, that include a certain percentage of their units as covenanted affordable housing, with 40% of total units affordable at moderate income levels, 20% at low income, or 11% at very low income levels. In-lieu of providing those units on-site, developers can choose to pay a fee that was deemed feasible by an independent economic analysis.

¹⁶ <http://planning.lacity.org/ordinances/docs/ValueCapture/ProposedOrdinance.pdf>

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After one year of the linkage fee's implementation, the City will commit to studying the economic impacts of the policy, and whether or not the market could support stronger on-site affordability requirements and/or fee levels in particular submarket regions.

Alternatively, the City could study the adoption of a mandatory inclusionary zoning policy *without* an in-lieu fee option as proposed for the Affordable Housing Linkage Fee. This policy proposal has its challenges, however, because of a prior court decision precludes the City from implementing such a mandatory inclusionary policy on rental developments across California. However, there is State legislation, AB 1505 (Bloom),¹⁷ that was recently introduced to authorize cities to adopt inclusionary zoning ordinances that require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower-income, very low-income, or extremely low-income households. The City of Los Angeles took a position in support of this legislation and has similarly gone on record supporting past bills with the same intent. If this statewide legislation is passed, the City will include a mandatory inclusionary option without an in-lieu option in its analysis of the Affordable Housing Linkage Fee policy.

Similarly, the City is considering how to prioritize meaningful inclusionary requirements and affordable housing funding within any tax increment financing (TIF) program adopted by the City such as Enhanced Infrastructure Finance Districts (EIFDs) and Community Revitalization Investment Areas (CRIAs). However, the limitations on this approach should be noted--EIFDs are adopted by resolution, do not have a mandatory affordable housing set-aside and may take upwards of a decade to generate meaningful returns. EIFDs are not required to have affordable housing set-asides but may include these on an ad-hoc basis.

The monitoring and enforcement of any mandatory inclusionary zoning policies will be particularly important to determine whether and to what extent these measures are producing the desired outcomes.

Acquire and reserve land for affordable housing, particularly in current and emerging high-opportunity areas

One significant barrier to increasing the stock of affordable housing is access to land. The City is exploring mechanisms to reserve publicly-owned land, especially in neighborhoods of opportunity, for affordable housing. These mechanisms include the Naturally Occurring Affordable Housing (NOAH) pilot program and the disposition of former Community Redevelopment Agency of the City of Los Angeles' land for affordable housing. The City is also exploring ways to support strategic land acquisition by nonprofit developers and community land trusts, including by acquiring smaller multi-family properties that currently provide below market rents and converting them into regulated affordable housing. The New Generation Fund could support these acquisitions, in part, but additional funding sources would need to be identified to support this effort. Flexible funding from a Linkage Fee could support this type of program.

¹⁷ https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB1505

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Remove barriers to producing affordable housing, especially in high-opportunity neighborhoods

To make it easier to build affordable housing throughout the City, and particularly in high-opportunity areas, the City is working to reduce barriers that make affordable housing more difficult to build, costly, and time-consuming to produce. California Government Code Section 65915, the Density Bonus Program, already offers a menu of incentives to developers to build affordable housing units, while reducing some of the barriers to do so. In addition to the density bonus, these include reduced parking requirements, additional building height, and more. The City will continue to remove barriers that increase the cost and reduce the feasibility of affordable housing production. The City understands the need to rezone appropriate areas and parcels for multi-family housing and make changes to the development and permit process that reduce the cost or time or increase the amount of land where affordable housing can be developed.

Increase the stock of affordable housing for people experiencing homelessness by implementing Measure HHH

The permanent supportive housing to be created through Measure HHH funding is intended to provide housing for people experiencing homelessness and in need of service enriched housing, including health services and mental health programs on-site. Homeless families and individuals are a group that consists of predominantly people with disabilities, people of color, and families with children--all are protected under federal fair housing laws. In the coming months, the City Council will review a draft ordinance to streamline the administrative clearance process for qualifying Permanent Supportive Housing projects. This is designed to facilitate construction of Measure HHH projects. To affirmatively further fair housing it is essential that this ordinance is finalized and passed to ensure the creation of this housing throughout the City.

Increase the stock of affordable accessible housing

The City has agreed to establish and enforce a threshold requirement that subsidized housing be meaningfully accessible to people with mobility and sensory disabilities. City agencies, including the Housing Authority, are under an existing federal mandate to ensure that at least 5% of subsidized housing units are accessible to people with mobility disabilities and at least 2% are accessible to people with sensory disabilities. The CA Tax Credit Allocation Commission and the City of Los Angeles, through a settlement, have agreed to double those percentages. The settlement agreements states: “The City shall require developers to contract at least 10% of units to comply with UFAS requirements for mobility accessibility and an additional 4% of units to comply with UFAS requirements for sensory accessibility, and to ensure that they are affordable for households with incomes at 30%, 50%, and 80% of area median income.”¹⁸ The City’s policy outlines procedures to ensure that people with disabilities who need the accessible features are given priority for units with those features in all programs and make clear how those priorities are implemented in the various waiting lists and processes.

¹⁸ Independent Living Center of Southern California et al vs. City of Los Angeles, and Community Redevelopment Agency of the City of Los Angeles. Case No: 12-CV-00551 FMO (PJWx). “Settlement Agreement and Release of Claims.” 2016. (page 17)

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GOAL 2: PRESERVE THE EXISTING STOCK OF AFFORDABLE RENTAL HOUSING

Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
2.1	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	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Lack of private investment in specific neighborhoods; Location and type of affordable housing; Availability of affordable units in a range of sizes	Net change in affordable housing in applicable geographic areas, 1-5 Years	HCIDLA, DCP,
2.2	Improve enforcement of rules and regulations around habitability	R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Location and type of affordable housing; Displacement of residents due to Economic Pressures; Community Opposition; Impediments to mobility; Lack of access to opportunity due to high housing costs	Quality and quantity of enforcement actions brought, rates and timeliness of compliance, 1-3 Years	HCIDLA

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
2.3	Strengthen active monitoring of affordable housing at risk of converting to market rents	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility; Quality of affordable housing information programs	Publication of reports documenting at risk affordable housing, annually within the 5-year period of time	HCIDLA
2.4	Provide owners incentives to maintain affordable housing and assist tenant-approved non-profits to purchase units or buildings at risk of conversion	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Location and type of affordable housing; Lack of access to opportunity due to high housing costs; Loss of Affordable Housing	Number of developments preserved, separately tallying developments preserved through incentives to owners and developments purchased by tenants, adoption of a local State Notification Ordinance, 1-5 Years	HCIDLA, HACLA

Discussion

Background

As noted above, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, than do non-Hispanic White households.¹⁹ Given the shortage of housing affordable to lower-income households, to reduce (or at least not exacerbate) these disproportionate housing needs, it is essential that the existing stock of affordable housing be preserved. However, affordable units are at risk of being lost through multiple mechanisms.

¹⁹ Disproportionate Housing Needs Analysis

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Regulated apartments in some neighborhoods have an economic incentive to exit from government restrictions and increase their asking rents to market-rate levels. This is particularly true in desirable, high-opportunity neighborhoods where apartments can command a high, market-rate rent. A series of affordability regulations on deed-restricted affordable units, particularly LIHTC-funded units, are set to expire over the next five years. The California Housing Partnership Corporation projects that about 14,000 units spread across 232 buildings in Los Angeles County are at "very high" (within 1 year) or "high" (between 1-5 years) risk of being converted to market rates over the next five years with a significant percentage of those units residing within Los Angeles City limits.²⁰ Within City limits, there are 11,771 units that are at "very high" risk (3,992 within 1 year) or "high" risk (additional 7,779 between 1-5 years) of being converted to market rates over the next five years with expiring HUD Rental Assistance Contracts and Maturing Assisted Mortgages. These properties also contain another 3,388 homes that do not receive rental assistance but often provide housing to low-income households and are also at-risk.²¹ These units have been priced at below-market rates for typically 30 to 40 years as a condition of getting financing or permission to build. But with these expiring affordability restrictions, some are deciding to take advantage of the County's hot housing market.²² The City is already experiencing a loss of rent-stabilized units; from 2001 to June 2017, the City of Los Angeles has lost 22,131 Rent Control Units from the rental market for permanent removal or demolition.²³

In addition, as described above, the City is in the process of significantly revising multiple land-use plans to allow more development. New development in neighborhoods that have under-resourced schools and lack access to adequate jobs and transportation options has the potential to increase access to opportunity for current residents of those neighborhoods—for example, new commercial space can bring new job opportunities to the neighborhood—if those current residents can afford to stay in the neighborhood when investment occurs. On the other hand, if existing affordable homes are demolished to accommodate newly-planned development, reducing the total stock of affordable homes that have the potential to *increase* housing cost burdens. And demolishing existing affordable homes in neighborhoods of high opportunity would reduce the ability for low-income residents to stay in or move to those neighborhoods, thereby reducing access to opportunity.

Strategies

Enforce no net loss of affordable housing policies in land-use plans, State and local laws, development projects, and in specific geographic areas
To address the challenges posed by the loss of the existing stock of affordable housing and to preserve as many units as possible, the City is considering including a "no net loss" policy, requiring one-for-one replacement of affordable units (public housing, regulated affordable housing, RSO units, and units in areas deemed low-income per State Density Bonus Law) that are to be demolished, have expired covenants/restrictions, and removed from the rental market. A "no net loss" policy could apply to projects that receive public subsidy, zoning benefits, or use of public

²⁰ (California Housing Partnership)

²¹ (Department, HCIDLA Report Back: Regarding Preservation of At-Risk Affordable Housing Initiatives)

²² Disproportionate Housing Needs Analysis

²³ [City of Los Angeles Housing Element](#)

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land. Given the significant number of land-use plans that are being updated in the near future, it is particularly essential that a “no net loss” policy be applied to any plan-wide upzoning or other increases in density.

The City already requires one-for-one replacement of recently constructed affordable, rent-stabilized housing²⁴ for projects that use the density bonus program²⁵ within five years of demolishing the original structure or the Transit Oriented Communities Affordable Housing Incentive program.²⁶ The TOC program also requires one-for-one replacement of units occupied by lower income households.²⁷ These requirements can be expanded to apply more broadly to all types of affordable housing and in broader geographical areas. To prevent the loss of affordable apartments, the City may also consider limiting condo conversions and demolitions—for example, placing a moratorium on condo conversions when a certain vacancy rate is reached—and require a building permit to be secured before issuing a demolition permit.

In addition to “no net loss” on a parcel-specific basis, the City will begin to examine the feasibility of designating “no net loss” zones on an area-wide basis. These zones could be designated based on the Los Angeles Index of Displacement Pressure for example.²⁸ In these zones, the City may consider tracking RSO units removed and the corresponding rental rate at the time of removal. HCIDLA is currently implementing the pilot phase of the new Rent Registry Program that mandates the collection of rental rates for all units subject to the RSO. This new program will enable the City to respond more swiftly and assist in identifying rental rate trends throughout the City to inform future policies to both help protect and build affordable housing.

Enforcement of these policies will require the City to dedicate the necessary resources to monitor and properly enforce existing and newly adopted ordinances and programs to address the potential loss of existing affordable housing.

Improve enforcement of rules and regulations around habitability

One strategy to preserve the existing stock of affordable housing is to ensure those homes remain habitable. The City of Los Angeles has made some notable efforts and improvements in enforcing rules and regulations around habitability. Since 1988, the City has been operating the Rent Escrow Account Program (REAP), which ensures that tenants throughout the City live in safe and habitable units by creating financial disincentives for the delinquent property owners to continue the habitability, health, and safety violations in their multi-family rental properties. By removing the Housing Code violations and maintaining their properties, the property owners restore their rental income, and going forward their rehabilitated properties can benefit from lower maintenance costs and vacancy rates. Consequently, the useful life of rental properties in Los

²⁴ No net less also applies to RSO properties that were demolished and replaced within five years. <http://www.latimes.com/local/lanow/la-me-ln-housing-ellis-act-20170404-story.html>

²⁵ <http://plan.lamayor.org/portfolio/housing-and-development/>

²⁶ https://planning.lacity.org/ordinances/docs/TOC/TOC_FAQ.pdf

²⁷ Ibid

²⁸ <https://www.arcgis.com/home/item.html?id=70ed646893f642ddbca858c381471fa2>

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Angeles is extended. The Los Angeles City Council recognized REAP in 2013 for its contributions to the City's goals of a safe, habitable, and sustainable housing stock.

More recently, the City has implemented an excellent model to proactively inspect properties known as the Systematic Code Enforcement Program (SCEP). The City is planning to transition to a two-tiered system of code enforcement where problematic properties will be moved into an every two-years cycle for inspection, which will be a key step to increasing frequency of inspections. Meanwhile properties adhering to SCEP standards will be on a four-year inspection cycle.

Also, in response to stakeholder input, starting in Fiscal Year (FY) 17-18, HCIDLA will implement an Enhanced Repair Program and regular enforcement of lead-safe work practices utilizing containment. In addition, HCIDLA has established a system of pre-inspection conferences and pre-repair conferences with property owners with the objective of achieving quality repairs. In collaboration with other organizations, HCIDLA has improved and shortened the complaint response time.

The City is assessing the enforcement of its program to track abandoned properties and fine owners. The City is particularly interested in properties that, if brought back into habitable use, could be utilized for affordable housing.

Strengthen active monitoring of affordable housing at risk of converting to market rents

As described above, regulated affordable housing is at risk of being lost to the market as affordability restrictions expire. As the City faces a prolonged affordable housing crisis, the preservation of vulnerable and restricted at-risk housing is critical in preventing the displacement of low income residents. To respond to this issue, HCIDLA early in 2016 established an enhanced preservation program (Program) with the sole purpose of integrating non-financial and policy components with financial initiatives to preserve at-risk restricted affordable housing. The Program staff (Team) consists of two dedicated staff members who leverage HCIDLA resources and work with consultants on an as needed basis. Owners of expiring properties are required to comply with Federal and State noticing requirements. Therefore, occupancy and notification enforcement and tenant outreach initiatives are key strategies to ensuring that properties remain affordable with a minimal risk of tenant displacement. To further the goal of preservation, HCIDLA is working with the City Attorney's Office to build on positive gains to-date.²⁹ The City needs to continue to strengthen its capacity to preserve existing affordable housing by scaling its effort to enforce state notice requirements when owners fail to comply with notice laws, which provide tenants, non-profit housing providers, and local officials the time necessary to develop preservation strategies and acquire necessary and flexible financial resources to incentivize owners of this housing stock. As such, the City Council directed HCIDLA to begin working on a draft local Notice Ordinance to adopt local notification requirements and formally scale the City's enforcement efforts. Meaningful outreach and education to tenants and owners of at-risk subsidized housing typically needs to begin at least three years prior to expiration. To implement these more proactive monitoring activities, the City must add additional dedicated staff and funding to support these efforts.

²⁹ (Department, HCIDLA Report Back: Regarding Preservation of At-Risk Affordable Housing Initiatives)

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Provide owners incentives to maintain affordable housing and assist tenants, tenant-approved nonprofits to purchase units or buildings at risk of conversion

In addition to outreach and education to tenants, the City continues to explore incentives it may provide to owners to cooperate with efforts to maintain subsidies, as well as assist tenants and mission-driven organizations and City agencies in purchasing units and/or buildings at risk of conversion, and set aside funding to support these efforts. For landlords, this may include incentives such as bond financing to rehabilitate their property.

GOAL 3: PREVENT DISPLACEMENT OF LOW AND MODERATE INCOME RESIDENTS.

Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
3.1	Expand and strengthen support against unjust evictions, including just cause evictions, rent control policies	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Location and Type of Affordable Housing; Displacement of Residents Due to Economic Pressures	Introduction (1-4 years) and passage (5-10 years) of proposed ordinance, number of enforcement actions taken to implement new ordinance	HCIDLA, City Council, Mayor
3.2	Establish a working group comprised of tenants, landlords, attorneys and judges to explore the creation of a rent court	Disparities in Access to Opportunity, Disproportionate Housing Needs	Displacement of Residents Due to Economic Pressures	Decrease eviction through alternative resolution	HCIDLA, Mayor, City Council and key City Departments and stakeholder groups

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
3.3	Protect tenants' legal rights	Disparities in Access to Opportunities, Disproportionate Housing Need	Private discrimination; Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Protection for Victims of Domestic Violence; Lack of meaningful language access for individuals with Limited English Proficiency; Impediments to mobility; Quality of affordable housing information programs	Number of clients assisted, overall number of eviction actions citywide, 1-5 Years	HCIDLA, HACLA, City Council, tenants' rights organizations, fair housing agencies, legal services organizations

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
3.4	Strengthen comprehensive tenant outreach and education on tenants' rights, obligations, and resources in multiple languages; prioritize resources in areas most likely to experience displacement	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Private discrimination; Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Protection for Victims of Domestic Violence; Lack of meaningful language access for individuals with Limited English Proficiency; Impediments to mobility; Quality of affordable housing information programs	Number of events held and publications created, number of attendees at events, number of copies of publications distributed, geographic location of in-person events, 1-5 Years	HCIDLA, HACLA, City Council, tenants' rights organizations, fair housing agencies, legal services organizations
3.5	Improve Housing Authority programs (HQS violations, RSO exemptions) to reduce displacement	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Public and Private Discrimination; Displacement of Residents Due to Economic Pressures; Availability of Affordable Units in a Range of Sizes; Location and Type of Affordable Housing	1-2 Years	HACLA, HCIDLA

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
3.6	Use best practice models for meaningful community engagement in planning and development decisions	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Displacement of Residents Due to Economic Pressures; Availability of Affordable Units in a Range of Sizes; Location and Type of Affordable Housing; Community Opposition	Adoption of changes to Community Participation Plan, 1-5 Years	HCIDLA, HACLA, DCP

Strategies

Expand and strengthen support against unjust evictions, including just cause evictions, rent control policies, and eviction prevention funds

The City of Los Angeles has a Rent Stabilization Ordinance (RSO) and requires "just cause" before tenants in rent-controlled buildings can be evicted. The City also has adopted numerous ordinances to strengthen its RSO in the past year and a half, including: Tenant Buy-out Notification Program, 14 RSO Technical Amendments, and RSO Ellis Amendments. The L.A. Rent Registry Ordinance went into effect in October 2016, began implementation in 2017, with tenant notifications scheduled to go out in 2018. The City is also reviewing additional motions and recommendations to expand protections against unjust evictions.

These protections preserve and create more affordable housing and make it harder to displace, otherwise compliant, low-income tenants. The City may explore expansion of the “just cause” eviction policy beyond just RSO units. Given the correlation between race and income in the City, this often means people of color being pushed out and White people moving in. Additionally, voucher holders with disabilities are being evicted before they can find alternate housing, effectively forcing tenants to move outside of LA City or LA County and, thereby increasing lengths of commutes and travel costs, and potentially rendering some of the City’s most vulnerable residents homeless. If people cannot afford to live close to their employment it makes LA less competitive as it becomes increasingly difficult for corporations attract talent due to the lack of affordability. The City is advocating for state repeal of the Costa-Hawkins Act, and continues to pursue ways to strengthen its RSO should such state action occur the City will consider applying the RSO to new rental properties, including single-family homes.

Protect tenants’ legal rights

Thousands of residents are displaced annually due to evictions. According to the LA Superior Court, 55,160 eviction actions were filed in LA County in 2016. In past years, that figure has surpassed 72,000. These numbers do not account for tenants that have other types of problems

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including illegal lock outs, illegal utility terminations, notices to quit, severe breaches of warranty of habitability leading to “slum” conditions, and discrimination cases. The Eviction Defense Network (EDN) reports a sharp increase in actions by landlords to force tenants to move out and landlords seeking civil harassment restraining orders with “move out” orders rather than filing eviction actions.

Per tenants’ rights advocates, many evictions occur because tenants do not understand their rights and/or their obligations and because they lack representation even though California’s Sargent Shriver Civil Counsel Act provides low-income tenants free legal representation in all eviction matters, including nonpayment of rent. In 2016, existing services met just under 13% of the needs of tenants facing eviction, leaving an “access to justice” gap of 87%. This is a marked improvement from 2002 when 72,000 evictions were filed and 1,300 households were represented, leaving an access to justice gap of more than 98%. This decrease in the number of filings is likely the result of increased representation; New York City had a similar experience as representation increased.

The Inner City Law Center estimates that 98% of tenants who go to court without representation lose, even when they have a viable defense. On the other hand, studies have found that evictions decrease by 77% when tenants have access to a lawyer.³⁰ The Inner City Law Center reports that, of the clients it represents, 42% defeat eviction and 58% negotiate a “soft landing” where clients settle with a transition plan to ensure stability. Eviction Defense Network (EDN) also reports that, while in previous years 96-99% of its clients settled with a transition plan that ensured stability to the household, in the first quarter of 2017, 87% of the EDN caseload was waiting for a trial assignment rather than settling. This dramatic shift is the result of acutely escalating rents in the last quarter of 2016 which is forcing tenants to fight to remain in their units.

Although the Sargent Shriver Civil Counsel Act expanded resources for eviction defense in Los Angeles, the level of state funding provided is not sufficient to ensure that representation is a right that can be fulfilled on demand. Legal services providers in Los Angeles do not currently have the resources to guarantee representation to every income-eligible tenant involved in an eviction proceeding. Measure H funding for homelessness prevention can be used for outreach, education, and tenant legal representation in eviction proceedings.

Rent Courts have proven to be an effective tool to reduce evictions by providing alternative resolutions. The first step toward creating a Rent Court in LA would be to establish a working group comprised of tenants, landlords, attorneys and judges to assess its feasibility and applicability. The goal of the rent court would be to reduce the number of evictions by:

1. Increasing renters’ access to information, legal advice, and representation;
2. Providing one-time emergency assistance to low-income tenants to stop evictions from proceeding;
3. Encouraging fair out-of-court resolutions through negotiation and mediation;

³⁰http://www2.nycbar.org/pdf/report/uploads/SRR_Report_Financial_Cost_and_Benefits_of_Establishing_a_Right_to_Counsel_in_Eviction_Proceedings.pdf

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4. Reducing legal fees for landlords associated with evictions by simplifying the eviction process;
5. Explore the establishment of escrow accounts for conditions that constitute a threat to life, health, or safety when the landlord fails to repair serious or dangerous defects in a rental unit.

Ensure other public programs provide funding and incentives for displacement prevention

The City is researching if Metro’s Measure M transportation funding measure and any new tax increment financing (TIF) programs established by the City may be able to set aside resources to fund displacement prevention programs. The City will work with stakeholders to identify the most impactful uses of Measure M’s local return funds (Mayor and City Council make final decisions on the use of these funds) including, potentially, leveraging the funds for City-level displacement prevention policies. Such a program could be modeled on similar provisions in the One Bay Area Grant program run by the Metropolitan Transportation Commission in the San Francisco Bay Area.³¹

GOAL 4: ENSURE EQUAL ACCESS TO HOUSING FOR PERSONS WITH PROTECTED CHARACTERISTICS, LOWER-INCOME, AND HOMELESS RESIDENTS.

Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
4.1	Accessibility and fair housing training for housing developers and architects allocated public funds	Disparities in Access to Opportunity, Segregation/Integration, Disproportionate Housing Needs	Lack of affordable, accessible housing in a range of unit sizes	Increased number of housing developers and architects trained in fair housing and accessibility requirements, 1-2 years	HCIDLA

³¹ http://mtc.ca.gov/sites/default/files/RES-4202_approved.pdf

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
4.2	Expand source of income protections to include Housing Choice Vouchers	Segregation/Integration, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility; Lack of access to opportunity due to high housing costs	Introduction and passage of proposed ordinance, reduction in number of facially discriminatory housing advertisements, 1- Years	HCIDLA, HACLA, City Council
4.3	Increase penalties for harassment of tenants	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility; Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking	Introduction and passage of proposed ordinance, degree of increase in fines assessed, 1-3 Years	HCIDLA, HACLA, City Council

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
4.4	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)	Segregation/Integration, R/ECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Public and Private Discrimination; Displacement of Residents Due to Economic Pressures; Availability of Affordable Units in a Range of Sizes; Location and Type of Affordable Housing	Incorporation of changes into Annual Plan, ACOP, and Section 8 Administrative Plan, 1-5 Years	HACLA
4.5	Train LAPD in Fair Housing Laws and resources	Disparities in Access to Opportunity, R/ECAPs, Segregation/Integration	Public and Private Discrimination; Displacement of Residents Due to Economic Pressures	Percentage of LAPD who have received training, 1-2 Years	HCIDLA
4.6	Enforce fair housing protections for transgender persons	Disparities in Access to Opportunity	Lack of Local Public Fair Housing Enforcement; Lack of Local Private Fair Housing Enforcement, Private Discrimination	Number of complaints filed with DFEH by HRC, 1-5 Years	HCIDLA, HACLA, Mayor, City Council
4.7	Strengthen fair housing protections for undocumented immigrants	Disparities in Access to Opportunity	Lack of Local Public Fair Housing Enforcement; Lack of Local Private Fair Housing Enforcement, Private Discrimination	Introduction and passage of proposed ordinance, number of complaints filed, 1-5 Years	HCIDLA, HACLA, Mayor, City Council

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Strategies

Expand source-of-income protections to include Housing Choice Vouchers

To allow more low-income residents who hold Housing Choice Vouchers (HCV) more equal access to housing opportunities, the City acknowledges the value in expansion of source-of-income protections to include Housing Choice Vouchers. Consequently, the City will continue to advocate for State-level legislation providing this protection. Source-of-income protections would greatly increase Los Angeles' HCV success rate from the current 67%, helping 13,000 or more Angelenos with vouchers obtain affordable homes in higher-opportunity areas. This protection would also address pretextual discrimination. Elsewhere in California, Santa Clara County has banned HCV discrimination in its unincorporated areas, Santa Monica has passed a law prohibiting the practice in City limits, and San Jose is considering a similar measure.³² The City is researching the lessons learned from the development, implementation, and enforcement of these measures and apply them to its approach.

Increase penalties for harassment of tenants

There are two proposed City ordinances aimed at addressing gaps in tenant protections against landlord harassment based on national origin. CF # 17-0461 asks the City to mirror and expand protections cited in state bill AB 291, a bill which the City supports. CF #14-0268-S13 asks the City to, based upon a review of other California cities' ordinances, protect tenants from harassment that forces them to "voluntarily move out" rather than being evicted. The City is evaluating the potential of combining both motions.

Ensure Housing Authority policies and practices advance equal access to housing

The Americans with Disabilities Act and Section 504 of the Rehabilitation Act require that federally-assisted programs like the Housing Authority provide reasonable accommodations for persons with disabilities. HACLA has a policy and mechanism in place to grant reasonable accommodations when clients request them. While the policy indicates that "it is the responsibility of the Client to identify the type of accommodation best suited to their disability needs," the policy also states that "HACLA will seek to identify and eliminate conditions that create barriers to equal opportunity and, whenever possible, will make physical and procedural changes in order to reasonably accommodate people with disabilities."³³ The latter part of their responsibility suggests HACLA also take a proactive approach in identifying issues that might require reasonable accommodation.

HACLA is interested in working with disability advocates to minimize termination of tenancy, when avoidable, for disabled residents/participants.

This is especially critical for participants with disabilities that inhibit their ability to complete their housing search before their voucher expires and for participants who require additional time to complete renewal paperwork because of their disabilities.

³² Disability and Access Analysis

³³ Nondiscrimination on the basis of disability and reasonable accommodation policy. (2013)

<http://www.hacla.org/Portals/0/Attachments/Residents/MPP%20125%20-%201-11-2013%20FINAL.pdf>

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As part of the 2018 Agency Plan process, the Housing Authority is proposing to amend the criminal background screening for HCV admissions. If approved by HUD, prior drug-related and violent criminal activity will not be grounds for denial of admission.

HACLA continues to work with law enforcement to incorporate reasonable safeguards and it conducts, annually, a review to ensure compliance with the HUD guidance including its compliance regarding the use of arrest records in housing decisions, including terminations.³⁴

Provide/fund housing mobility counselors to help voucher-holders find housing, ideally in high-opportunity areas

As described above, even after obtaining a HCV, many people throughout the City are unable to find housing because landlords choose not to participate in the HCV program. This reality, in combination with time limits imposed on voucher holders for finding and securing housing, may result in the return of the housing voucher despite the voucher holder's need for affordable housing. Regions across the country are adopting the use of housing mobility counselors to assist people-- especially seniors and people with disabilities-- in locating units for which their vouchers will be accepted, and in advising them about the mobility benefits of obtaining housing in a higher opportunity neighborhoods.³⁵ First-time voucher holders and tenants looking to move or "port" their vouchers benefit from housing mobility counseling. Through the Affordable Housing Trust Fund the City may be able to prioritize HCV holders in project wait lists.

Decriminalize homelessness

While Measure H is designed to fund homeless services and prevention, there remain many people today for whom homelessness is their only option. When individuals experiencing homelessness are cited for sleeping, sitting, or standing in public spaces or for sleeping in their cars, that creates further barriers to accessing housing. Similarly, if the property of a person experiencing homelessness is destroyed and that property includes items related to obtaining housing (e.g. identification, Section 8 applications, job applications, etc.), that creates further barriers to obtaining housing.

Expand and enforce fair housing protections for transgender persons and gay men's fair access to housing

Transgender persons, particularly African American and Latina transgender women, face additional barriers to accessing affordable housing. As noted above, the discrimination that many within this group have faced have led transgender women to turn to illegal ways to earn income. This criminal activity, consequently, may reduce their chances at accessing publicly-supported housing that requires a criminal background check. The City of Los Angeles is interested in partnering with advocates of transgender persons to review and, potentially, revise policies that disproportionately impact their ability to access, safe, decent, and affordable housing.

³⁴ U.S. Dept. of Housing and Urban Development, Guidance for Public Housing Agencies (PHAs) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, November 2, 2015, available at <http://portal.hud.gov/hudportal/documents/huddoc?id=PIH2015-19.pdf>

³⁵ <http://www.housingmobility.org/>

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The Urban Institute study demonstrates that gay men and transgender persons are disproportionately discriminated against in access to housing compared to cisgender³⁶ and straight men. The City must better enforce fair housing laws and regulations with respect to this protected class.

Strengthen fair housing laws for undocumented immigrants

The City supports the passage of Assembly Bill 291³⁷ to strengthen legal protections for immigrants. This bill would:

- Prohibit landlords from threatening to report tenants to immigration authorities, either in retaliation for asserting their rights or to evict them.
- Bar landlords from disclosing a tenant's immigration status.
- Allow tenants to sue landlords who disclose their immigration status to law enforcement.
- Prohibit questions about a tenant's immigration status during a trial.
- Prohibit attorneys from reporting or threatening to report the immigration status of people involved in housing cases.

The City is also supporting AB-686 Housing discrimination: affirmatively further fair housing
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180AB686

AB-686 would require public agencies to administer housing and community development programs and activities in a manner to affirmatively further fair housing, and to not take any action that is inconsistent with this obligation. Failure to meet this standard would be a discriminatory act under the California Fair Employment and Housing Act. The bill would define the term “public agency” to mean any state or local agency, regional transportation agency, or council of governments.

³⁶ Denoting or relating to a person whose sense of personal identity and gender corresponds with their birth sex

³⁷ https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180AB291

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GOAL 5: EXPAND ACCESS TO OPPORTUNITY FOR PROTECTED CLASSES

Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
5.1	Partner with LAUSD to explore ways to expand access to proficient schools through housing and community development programs and activities	Disparities in Access to Opportunity; R/ECAPs; Segregation	Location and Type of Affordable Housing; Quality of Affordable Housing Information Programs; Source of Income Discrimination	Convene appropriate parties from HCIDLA and LAUSD to identify at least one LAUSD owned property near a proficient elementary school eligible for potential development of affordable housing, 1-2 years	LAUSD, City
5.2	Increase developer incentives to promote increased local hiring preferences on all housing projects	Disparities in Access to Opportunity	Location and Type of Affordable Housing; Location of Employers	Adoption of local hiring policies for specific types of projects beyond residential projects requiring a zoning change or an amendment to the City's General Plan, number of low-income residents hired, 1-5 Years	HCIDLA, Economic Development Department
5.3	Implement Equitable Transit-Oriented Development	Disparities in Access to Opportunity	Location and Type of Affordable Housing;	Increase percentage of units within TOD projects that are affordable, increase depth of affordability of affordable TOD units, 1-5 Years	HCIDLA, DCP

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Goal	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
5.4	Monitor and evaluate the success of the California Climate Investments Fund to improve environmental health in disadvantaged communities	Disparities in Access to Opportunity; R/ECAPs; Segregation	Location and Type of Affordable Housing; Location of Environmental Health Hazards; Quality of Affordable Housing Information Programs; Source of Income Discrimination	Publication of report documenting effects of California Climate Investments Fund investments, 1-5 Years	HCIDLA, DOT, LA METRO, and other key City Departments, Mayor, City Council

Strategies

Remove barriers to employment in low-income neighborhoods

One strategy to prevent displacement of existing low-income residents when new investment is directed to their neighborhoods is to use the new development as an opportunity for residents to gain employment and therefore improve their ability to afford housing. The City has already adopted Measure JJJ which sets affordable housing mandates and hiring restrictions favoring local laborers working on residential projects requiring a zoning change or an amendment to the City’s General Plan. This approach can be expanded to pursue local hiring policies for all new development projects (i.e. commercial) along with investment in local workforce development programs to ensure a pipeline of skilled workers for the newly-created jobs.

Develop and Implement Equitable Transit Oriented Development Plans

Transit Oriented Development is happening in Los Angeles. The City seeks to ensure that any plans that are developed and implemented also focus on equitability. In addition to Measure JJJ’s Transit Oriented Communities Affordable Housing Overlay noted above, the City is seeking to apply similar affordability requirements to Transit Neighborhood Plans. The Mayor’s Sustainable City pLAN calls for 275,000 new homes by 2035, with 65% of them (178,750) within 1,500 feet of transit. Applying the Measure JJJ TOC Overlay affordable housing ratios more broadly could create up to 44,688 affordable homes.

With the passage of Measure M, the sales tax increase to expand transit in LA, it is critical to ensure that housing is at the center of the planning process for expansion project. Considerations for affordable housing preservation and developing additional affordable units near transit will help ensure that low income households currently living near transit stations are not displaced. Early data analysis demonstrates that recent changes to

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public transportation routes and schedules reduced efficiency of some of the primary bus lines servicing major corridors. Bus ridership declined by 8.9% while subway and light rail increased by 4.4%; which is largely attributed to the Gold Line and Expo Line extensions.

Monitor and evaluate the success of the California Climate Investments Fund to improve environmental health in disadvantaged communities

The California Climate Investments Fund may contribute to a place-based strategy to improve the environmental health of disadvantaged communities. However, the program is nascent, so no results have been produced. As the program progresses, the City will monitor and evaluate it to determine whether the hoped-for improvements in environmental health are occurring or not; and if not, why not.