

The City of Los Angeles' 2017 Assessment of Fair Housing (AFH) Plan identifies fair housing issues and develops strategies to reduce existing barriers throughout the City. Granted the important role of housing when considering approaches to prevent or address poverty, the AFH includes many goals that focus on preventing poverty. The following goals and strategies from the [Fair Housing Goals and Priorities](#) were adopted by the Los Angeles City Council and Mayor as part of the AFH on October 25, 2017 and contribute to Los Angeles' ongoing efforts to address poverty, racial/ethnic segregation, and/or equity issues. The following strategies highlight a portion of the more than 50 total strategies in the adopted AFH Plan:

**I. GOAL 1: Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity**

**Strategy 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.*

**Status:** After three decades, the Affordable Housing Linkage Fee ("Linkage Fee") was adopted by Los Angeles City Council and Mayor on December 13, 2017. The adoption of the Linkage Fee created the City's own local source of permanent funding for affordable housing. As of July 2018, the City has collected over \$6 million in revenue from the Linkage Fee that will prioritize new affordable housing construction, affordable housing preservation, and homeownership purchase assistance loans.

**Strategy 1.3:** *Identify and allocate city-owned land for affordable housing, particularly in current and emerging high-opportunity areas.*

**Status:** The City's Naturally Occurring Affordable Housing (NOAH) Program provides subsidy to finance small to medium size multifamily housing projects. The goal of the NOAH Program is to promote mixed-income neighborhoods by preserving long term affordability in communities experiencing gentrification. The NOAH Program's initial phase is underway and HCIDLA will issue a recommendation for the first set of NOAH projects in Fall 2019.

**Strategy 1.4:** *Remove barriers to producing affordable housing by streamlining the development process, including in high-opportunity neighborhoods to decrease segregation and increase integration of protected classes (e.g., people with disabilities).*

**Status:** On May 28, 2018, the City adopted a Permanent Supportive Housing Ordinance ([No. 185492](#)) (PSHO) to help streamline and expedite the development of permanent supportive housing.

**Strategy 1.5:** *Increase the stock of affordable housing for people experiencing homelessness using the following tools/resources: Proposition HHH, Transit Oriented Communities Program, Updated-Density Bonus, Unpermitted Dwelling Unit Ordinance, Shallow Subsidy Program, and Comprehensive Homeless Strategy.*

**Status:**

- As of August 2019, the City has committed a total of \$807M in HHH dollars to fund 79 projects and 5,387 units. Of this total, 4,114 units are supportive housing units and 1,186 units are non-supportive housing units. Approximately 2,000 units are scheduled to open each year over the next three years.
- Since 2018, 2,393 units of affordable housing have been produced using Transit Oriented Communities (TOC), density bonus, or other land use incentives - of which 899 units are in primarily market-rate developments. Approximately 343 of the affordable housing units (14%) are in the highest or high opportunity areas, and an additional 507 (21%) are located in moderate opportunity areas.

## II. GOAL 2: Preserve the existing stock of affordable rental housing and rent stabilized housing

**Strategy 2.3:** *Extend affordability restrictions through loan extensions, workouts and buy-downs of affordability.*

**Status:** For FY 2019-20, the City has proposed approximately \$1M of Affordable Housing Linkage Fee (AHLF) revenue funds towards the Rental Preservation Program to extend and preserve affordable housing at-risk of losing its affordability restrictions by assisting property owners, tenants, and developers.

**Strategy 2.5:** *Enhance enforcement of codes and regulations around habitability.*

**Status:** HCIDLA's Systematic Code Enforcement Program's new "TIER II" inspection program has identified approximately 1,200 properties that will be inspected on a two year cycle versus a four year cycle of inspections. As of today, HCIDLA has approximately 100 properties under TIER II scheduled and or inspected.

## III. GOAL 3: Prevent displacement of low–and moderate income residents

**Strategy 3.1:** *Expand and strengthen support against unjust evictions, including just cause evictions, rent control policies.*

**Status:**

- HCIDLA completed and submitted its [Anti-Tenant Harassment transmittal](#) to City Council in winter 2018.
- Ordinance ([No. 185797](#)) adopted in 2018 establishes legal protections against the disclosure of a tenant's information or citizenship status to third parties.

**Strategy 3.3:** *Explore the feasibility of a "Right to Counsel" Ordinance to protect tenants' legal rights.*

**Status:** HCIDLA is in the process of drafting a transmittal and proposed Eviction Defense Program to transmit for City Council review and adoption.

- In spring 2019 the City Council allocated an additional \$2M from the City's General Fund for an Eviction Defense Program - resulting in a total of \$3.087M dedicated to assisting tenants in eviction prevention and eviction response services in FY 2019-20.

**Strategy 3.7:** *Stabilize families and neighborhoods by increasing homeownership opportunities to residents of the City of Los Angeles*

**Status:** On July 3, 2019, Motion ([CF19-0778](#)) introduced to recommend expansions in funding for the City's Moderate Income Purchase Assistance (MIPA) program. The MIPA program provides up to \$60,000 in purchase assistance to people of 81-120% AMI, and up to \$35,000 in purchase assistance to people of 121-150% AMI, and the Low Income Purchase Assistance (LIPA) program provides up to \$90,000 in purchase assistance to people of 80% AMI.

## IV. GOAL 4: Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents

**Strategy 4.2:** *Expand source of income protections to include Housing Choice Vouchers and seek improvements to the Section 8 program to incentivize landlords to participate in the program.*

**Status:** Ordinance ([No.186191](#)) adopted in 2019 to protect affordable housing opportunities for persons using rental assistance and other sources of income, such as Section 8 vouchers, as payment for rent. City policy to take effect on January 1, 2020. The Housing Rights Center to provide education and enforcement of the adopted ordinance. In addition, in September 2019, state lawmakers also passed SB 329 which amends the California Fair Employment and Housing Act to include source of income as a protected class.

This would significantly expand the City's [Source of Income ordinance](#) and allow for statewide enforcement and investigation if signed by Governor Newsom.

**V. GOAL 5: Expand access to opportunity for protected classes**

**Strategy 5.1:** *Implement Equitable Transit-Oriented Development utilizing Measure JJJ and TOC.*

**Status:** HCIDLA and the L.A. Department of City Planning (DCP) are working on a citywide equitable development policy that would incentivize affordable housing development in higher opportunity areas through: multifamily zoning, affordable housing streamlining, inclusionary housing (either mandatory or incentive-based) and prioritized local funding for affordable housing projects located in higher opportunity areas.

**Strategy 5.2:** *Maximize and secure fair share of funding from the State of California's Cap & Trade Program (Greenhouse Gas Reduction Fund), to improve housing opportunities, increase economic investments and address environmental factors in disadvantaged communities.*

**Status:** Round 4 of the Affordable Housing and Sustainable Communities (AHSC) program resulted an award of \$84.9 million on June 21, 2019. Round 5 of the AHSC program is currently underway with an expected \$550 million funding amount.

**Strategy 5.9:** *Target workforce development resources in R/ECAPs<sup>1</sup> to improve economic mobility.*

**Status:**

- The Economic and Workforce Development Department's (EWDD) adopted 2019 Citywide Comprehensive Economic Development Strategy includes strategies supporting a more inclusive economy by investing in a multifaceted approach to remove barriers to workforce participation and leverage funding and existing programs to build a pipeline of skilled workers from currently underrepresented groups.
- The Housing Authority of the City of Los Angeles (HACLA) leverages its existing Watts/Los Angeles WorkSource Center for Section 3 local hire and other system-involved populations by training and placing hard-to-hire clients in growth sector employment industries (construction and healthcare). HACLA also administers its Summer Youth Employment Program which targets youth in the public housing developments.

**VI. GOAL 6: Increase community integration for persons with disabilities**

**Strategy 6.4:** *Increase access to integrated employment for persons with intellectual and developmental disabilities by partnering with the regional centers to connect individuals to job opportunities with public entities*

**Status:** HACLA's Watts/Los Angeles WorkSource Center partners with the state's Department of Rehabilitation (DOR) to provide job opportunities for the intellectually and developmentally delayed. The DOR provides educational benefits as well as job development support for this population.

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<sup>1</sup> R/ECAPs – A census tract based definition developed by the U.S Department of Housing & Urban Development (HUD) that reflects areas that are 50% non-white and more than 40% impoverished (or areas with poverty rates more than three times the regional average).