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September 14, 2017
Purpose of the AFFH Rule

- Fair housing planning rule
- Clarify existing fair housing obligations
- Set locally-determined fair housing priorities and goals
- Connect fair housing planning to subsequent community planning and development via the Consolidated Plan, Annual Action Plans, and PHA Plans (as applicable)
- Set up a framework for taking meaningful actions to affirmatively further fair housing
City of L.A. AFH: Low Poverty Index
City of L.A. AFH: Housing Rights Center Complaint Data
City of L.A. AFH: Ellis Act Eviction Data
City of L.A. AFH: Lead and Healthy Homes Data
City of L.A. AFH: Soft Second Loans and Mortgage Credit Certificate Data

MCC and Soft Second Loan Density
- High
- Low
- RECAP
- Freeways
- CPA Boundary
City of L.A. AFH: Rent Stabilization Ordinance Properties
City of L.A. AFH: Low-Poverty Index and At-Risk Properties
City of L.A. AFH: Affordable Housing Trust Fund Properties and Low-Poverty Index
City of L.A. AFH: Housing Choice Voucher Recipients by Census Tract
# Contributing Factors – Draft Findings

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<th>Contributing Factor</th>
<th>Analysis</th>
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| Loss of Affordable Housing                  | • Housing prices ↑ 4x’s faster than incomes (~ 2000)  
• 2/3 of all HHs in the City are housing burdened  
• 2010-15, % of people in poverty increased by 17.5%  
• 11,771 units at risk of conversion in next 5 years |
| Displacement of Residents due to Economic Pressures | • Decades of insufficient housing production  
• Displacement in Echo Park, Koreatown, Mid-City  
• Communities of color more vulnerable to displacement |
| Lack of Access to Opportunity Due to High Housing Costs | • Lower paid residents endure longer commutes  
• Larger families and persons with disabilities segregated  
• Siting of LIHTC concentrated in lower resourced areas |
| Impediments to Mobility                     | • CFEH Act defines "source of income" to exclude HCVs  
• HCV holders denied opportunity to live in integrated areas and areas of opportunity |
| Location of public housing                  | • Less than 10% of LA’s population live in R/ECAPS, but more than 58% of HACLA’s public housing is located in R/ECAPs |
### Balanced Approach

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

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

**Mobility strategies may include but are not limited to:**

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

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<tr>
<th>Goal</th>
<th>Strategy</th>
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| 1. Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity. | • Adopt and enforce affordable housing unit set-aside requirements for homeownership in new housing developments, land-use plans, and financing programs. *(Place-Based & Mobility)*  
• Adopt an Affordable Housing Linkage Fee to fund the City’s Affordable Housing Trust Fund. *(Place-Based & Mobility)*  
• Acquire and reserve land for affordable housing, particularly in current and emerging high-opportunity areas. *(Mobility)*  
• Remove barriers to producing affordable housing, especially in high-opportunity neighborhoods. *(Mobility)*  
• Engage the homeless and formerly homeless community and homeless service providers in discussion around siting and design of Measure HHH housing units. *(Place-Based & Mobility)*  
• Increase the stock of affordable housing for people experiencing homelessness by implementing Measure HHH. *(Place-Based & Mobility)* |
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| 1. Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity. | • Engage underrepresented groups during predevelopment to promote more inclusive and equitable development that creates diverse, affordable housing options throughout the city, especially in rapidly developing areas. *(Mobility)*  
• Increase the stock of affordable, accessible housing (10% mobility accessible units and 4% sensory accessible units). *(Place-Based & Mobility)*  
• Enforce no net loss of affordable housing policies in land-use plans, State and local laws, development projects, and in specific geographic areas including higher opportunity areas and areas experiencing significant public and private investment. *(Place-Based & Mobility)*  
• Improve enforcement of rules and regulations around habitability. *(Place-Based)*  
• Strengthen active monitoring of affordable housing at risk of converting to market rents. *(Place-Based)* |
| 2. Preserve the existing stock of affordable rental housing           |                                                                                                                                                                                                          |
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<td>2. Preserve the existing stock of affordable rental housing.</td>
<td>- Provide owners incentives to maintain affordable housing and assist tenant-approved non-profits to purchase units or buildings at risk of conversion. (Place-Based)</td>
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<td>- Expand and strengthen support against unjust evictions, including just cause evictions, rent control policies. (Place-Based)</td>
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<td>- Establish a working group comprised of tenants, landlords, attorneys and judges to explore the creation of a rent court. (Place-Based)</td>
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<td>- Protect tenants’ legal rights. (Place-Based &amp; Mobility)</td>
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<td>- Strengthen comprehensive tenant outreach and education on tenants’ rights, obligations, and resources in multiple languages; prioritize resources in areas most likely to experience displacement. (Place-Based &amp; Mobility)</td>
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<td>- Improve Housing Authority programs (HQS violations, RSO exemptions) to reduce displacement. (Place-Based)</td>
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<td>3. Prevent displacement of low and moderate income residents.</td>
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| 3. Prevent the displacement of low and moderate income residents.     | • Explore implementation of property tax cap for seniors and low-income residents. (Place-Based)  
• Develop, fund and implement a flexible subsidy program to stabilize low-income renters and homeowners and/or elderly residents. (Place-Based)  
• Use best practice models for meaningful community engagement in planning and development decisions. (Place-Based & Mobility)  
• Require accessibility and fair housing training for housing developers and architects allocated public funds. (Place-Based & Mobility)  
• Expand source of income protections to include Housing Choice Vouchers. (Mobility)  
• Increase penalties for harassment of tenants. (Place-Based) |
| 4. Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents. |                                                                                                                                                                                                                                                                          |
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<td>4. Ensure equal access to housing for persons with protected</td>
<td>• Ensure Housing Authority policies and practices advance equal access to housing (reasonable accommodation, eligibility discretion, partnership with law enforcement in evictions, use of arrest records). (Place-Based &amp; Mobility)</td>
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<td>characteristics, lower-income, and homeless residents</td>
<td>• Train LAPD in Fair Housing Laws and resources. (Place-Based &amp; Mobility)</td>
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<td>• Enforce fair housing protections for transgender persons. (Place-Based &amp; Mobility)</td>
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<td>• Strengthen fair housing protections for undocumented immigrants. (Place-Based &amp; Mobility)</td>
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<td>• Partner with LAUSD to explore ways to expand access to proficient schools through housing and community development programs and activities. (Mobility)</td>
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<td>• Increase developer incentives to promote increased local hiring preferences on all housing projects. (Place-Based)</td>
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<td>• Target workforce development resources in R/ECAPs to improve economic mobility. (Place-Based)</td>
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| 5. Expand access to opportunity for protected classes | - Provide additional educational resources for public housing residents to improve educational outcomes including Saturday and Summer programs. *(Place-Based)*  
- Implement Equitable Transit-Oriented Development. *(Place-Based & Mobility)*  
- Monitor and evaluate the success of the California Climate Investments Fund to improve environmental health in disadvantaged communities. *(Place-Based)*  
- Ensure members of protected classes have equitable access in decision-making process for environmental policies, programs, and services. *(Place-Based & Mobility)*  
- Develop partnerships that improve environmental and health outcomes for low-income and public housing residents. *(Place-Based)*  
- Encourage mobility among residents living in subsidized housing in areas of poverty, particularly in R/ECAPs. *(Place-Based)* |
LA Assessment of Fair Housing Calendar

**Mid-August**
- Draft for Public Comment

**Late-September**
- Housing Committee Hearing
- Public Comment Period ends

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

**Early-November**
- Submit to HUD