

FAIR HOUSING GOALS

FAIR HOUSING GOAL MATRIX

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

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

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

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

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

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

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

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

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
1.1	High	Expedite the construction, acquisition and/or rehabilitation of affordable housing units through a variety of funding streams, with a focus on housing in high opportunity and gentrifying areas	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	<ul style="list-style-type: none"> a. Using the Affordable Housing Linkage Fees, HOME, SB2/Permanent Local Housing Allocation (PLHA), and other available funds, leverage local and state funding sources (including tax credits) to produce additional affordable housing units annually. Prioritize projects in higher opportunity areas and as part of Transit-Oriented Communities (TOC), with a goal of locating at least 8% of units in high opportunity areas and 80% of units within one-half mile of high-quality transit. b. Recommend to the Mayor and City Council a Housing Capital Funding Plan annually to refine priorities focused on funding for low- and moderate-income rental and homeownership housing, preservation of affordable housing in gentrifying communities, and housing production in high opportunity areas. c. Track location of high opportunity areas or non-high opportunity areas with incentivized development or in high-quality transit areas on an annual basis. 	LAHD Partners: LA City Planning
1.2	High	Identify and facilitate the use of City-owned and other public land suitable for affordable housing development, particularly in high opportunity or gentrifying areas	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	<ul style="list-style-type: none"> a. On an on-going basis, evaluate City-owned land to identify affordable housing opportunity sites and identify strategies for streamlining affordable housing development on public land. b. Develop and maintain a publicly accessible citywide inventory of publicly owned sites. 	CAO, LAHD, City Council Partners: LA General Services Department, LA City Planning, Mayor’s Office

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
1.3	High	Implement the 2021-2029 Housing Element Rezoning Program strategies to create development capacity, including new opportunities for deed-restricted affordable housing, and complete Community Plan updates in compliance with the City’s New Zoning Code	Disparities in access to opportunity, Segregation/ integration, Disproportionate housing needs	<ul style="list-style-type: none"> a. Based on the Housing Element’s Inventory of Candidate Sites for Rezoning, fairly identify and rezone key sites to support additional housing capacity. b. Develop and implement a Citywide Housing Incentive Program (CHIP) Ordinance to align with State Density Bonus Law, which includes incentives for 100% affordable housing projects, specific target populations, parking reductions, etc. Also, to establish and clarify definitions, revise menu of incentives to include 3.0 FAR bonus on all commercial corridors and provide updates to facilitate predictable and streamlined project approval by the end of 2024. 	<p>LA City Planning</p> <p>Partners: LAHD, City Council, Mayor’s Office</p>
1.4	High	Expedite permitting and other clearances for shelters and 100% deed-restricted affordable housing developments as outlined in Mayor Bass’ Executive Directive 1 (ED1)	Disproportionate housing needs, Location and type of affordable housing	<ul style="list-style-type: none"> a. In 2024, adopt the proposed Affordable Housing Streamlining Ordinance to codify the main provisions of ED1. b. Create a new Administrative Review Process for 100% affordable housing projects consisting of a ministerial review process for compliance with objective zoning requirements. This review process would not include public hearings, noticing requirements, or an appeal process. c. Provide applicants with all required changes or amendments within 30 days of a complete application submission and issue all appropriate approvals within 60 days. 	<p>Mayor’s Office, City Council, All City Departments</p> <p>Partner: LAHSA</p>
1.5	Medium	Complete inclusionary zoning study and evaluate recommended strategies for potential implementation	Disparities in access to opportunity, Segregation/	<ul style="list-style-type: none"> a. Complete and review results of the feasibility study currently underway regarding citywide inclusionary zoning requirements. 	<p>LA City Planning, LAHD, City Council, Mayor’s Office</p>

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				<ul style="list-style-type: none"> d. HACLA to maximize utilization of 290 Mainstream Housing vouchers to assist non-elderly persons with disabilities. 	
1.9	High	Explore approaches to improve and expand the City’s Accessible Housing Program’s (AcHP) Affordable and Accessible Housing Registry (AAHR)	Disproportionate housing needs/ housing accessibility, Disparities in access to opportunity	<ul style="list-style-type: none"> a. Continue to expand the AAHR to add new, existing, and retrofitted accessible units in covered housing developments; ongoing annually. b. Improve the user interface and experience of the AAHR by 2025, and undertake improvements to the platform to enable the expansion of the AAHR to include covenanted affordable units in projects that are not covered housing developments on an ongoing basis. c. Continue and expand marketing of the AAHR to persons with disabilities, seniors, and housing advocates through Fair Housing and Disability trainings and other approaches. d. In partnership with CIFD’s FamilySource Centers, establish locations for assistance in applying for affordable and accessible housing. 	LAHD Partners: HACLA, CIFD
1.10	Medium	Track housing proposed through planning entitlements for Density Bonus (DB) and Transit Oriented Communities (TOC) Incentive Program	Location and type of affordable housing	<ul style="list-style-type: none"> a. Continue to maintain a dashboard to display an in-depth accounting of affordability levels, geographic locations, and more housing information for DB and TOC housing units. b. Utilize the dashboard to study trends across the City of Los Angeles and understand how and where incentive programs are helping to add affordable housing into the market. This is to be evaluated on an ongoing basis during the five-year period. 	LA City Planning Partner: LAHD

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

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

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

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

¹⁹⁰ 2022 APSH; 2020 Census Table H1

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

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
2.1	High	Preserve deed-restricted affordable housing units and monitor at-risk affordable housing developments by providing 12-month and 6-month advanced noticing for all impacted parties	Disproportionate housing needs, Location and type of affordable housing, Displacement due to economic pressures	<ul style="list-style-type: none"> a. Using funding from the Affordable Housing Linkage Fee (AHLF) and SB2 Permanent Local Housing Allocation (SB2 PHLA) to preserve and/or extend the affordability period of deed-restricted affordable housing units per year. b. Identify deed-restricted units at-risk of affordability protections expiring within the next 5 years and deploy a mix of strategies for preservation, including engaging with property owners and residents to discuss preservation options, inter-agency collaboration, and offering potential gap financing for rehab needs. c. Develop initiatives that would require affordable housing projects with expiring federal and/or state subsidies and/or affordability protections to be offered 	<p>LAHD</p> <p>Partners: CBOs, legal aid and tenants’ rights organizations</p>

¹⁹¹ 2015-2019 CHAS, Table 3

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				<ul style="list-style-type: none"> c. Ensure the Code Enforcement Program properly serves and is sensitive to residents from a variety of cultures and who speak different languages. d. Consider a plan for regular cultural competency training for inspectors and other staff serving members of the public. Also, identify and implement potential program improvements, and monitor complainant satisfaction in proceeding years to evaluate their efficacy. 	
2.4	High	Identify Rent Escrow Account Program (REAP) improvements to better ensure long-term improvements in housing quality	Disproportionate housing needs, Housing quality, Fair housing outreach and enforcement	<ul style="list-style-type: none"> a. Continue to administer REAP and monitor active cases for compliance and timely closure. Through the Utility Maintenance Program, prevent 50 essential service shut-offs per year in cases where owners fail to pay utility bills, beginning in 2024. b. Working with local housing advocates and tenant outreach organizations, gather feedback on the efficacy of REAP and its impact on housing quality. Explore potential approaches to strengthen the program and prevent recurrence of habitability issues following closure of REAP cases. Adjust REAP procedures as needed to implement those approaches identified as most suitable by 2026. 	LAHD Partners: CBOs

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

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

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

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

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

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

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

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
3.1	High	Prioritize funding to support education, outreach and enforcement activities related to recently-enacted Just Cause Eviction protections	Displacement due to economic pressures, Fair housing outreach and enforcement	<ul style="list-style-type: none"> a. Implement a schedule of ongoing advertisement and outreach activities designed to inform City of Los Angeles residents, landlords/property managers, and community organizations about the Just Cause Ordinance for Tenant Protections and available resources for more information or enforcement assistance. b. Request additional funding for enforcement of the Just Cause Ordinance and eviction defense. Identify additional partners to build capacity, ensuring that tenants are able to connect with providers when seeking assistance. c. Working with local housing advocates and tenant outreach organizations, gather feedback on the efficacy of the Just Cause Ordinance in 2024. Explore potential approaches to strengthen education about and enforcement of the ordinance. Adjust procedures as 	LAHD Partners: HACLA, HRC, Eviction defense providers

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				needed to implement those approaches identified as most suitable by 2025.	
3.2	High	Develop a displacement prevention tool to identify highest risk areas and parcels	Disproportionate housing needs, Displacement due to economic pressures, Fair housing outreach and enforcement	<ul style="list-style-type: none"> a. Develop a displacement prevention tool that identifies areas and parcels at greatest risk of displacement, including those with higher percentages of naturally occurring affordable housing, lower homeownership rates, higher foreclosure rates, older housing stock and increased neighborhood investment. b. On an ongoing basis, use the displacement tool to identify potential areas for affordable housing development, acquisition and/or rehabilitation and for outreach to tenants regarding information about SRO, Just Cause Eviction, and Tenant Anti-Harassment protection. 	<p>LAHD</p> <p>Partner: LA City Planning, legal aid and tenants' rights organizations</p>
3.3	Medium	Evaluate the possibility of a local Tenant/Community Opportunity to Purchase Ordinance (TOPA/COPA)	Disproportionate housing needs, Displacement due to economic pressures	By 2025, evaluate the potential of enacting legislation that would give tenants and community organizations first opportunity to purchase residential buildings, including rental housing with expiring federal and/or state subsidies and/or affordability protections, provided purchasers maintain long-term affordability for the units.	<p>LAHD</p> <p>Partners: CBOs, Mayor's Office, City Council</p>
3.4	High	Improve enforcement of the Tenant Anti-Harassment Ordinance (TAHO)	Displacement due to economic pressures, Fair housing outreach and enforcement	<ul style="list-style-type: none"> a. By 2025, consider possible revisions to TAHO to clarify ambiguous language and improve the enforceability of the ordinance. Forward suggested revisions to the Mayor and City Council for consideration. b. Continue and expand education efforts to tenants, landlords, community based-organizations, other community leaders/LAHD partners regarding rental 	<p>LAHD</p> <p>Partners: City Attorney's Office, Mayor's Office, City Council, CBOs</p>

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				rights and responsibilities, including TAHO. In tenant education, include information about how to make a TAHO complaint, including the documentation needed to support a claim.	
3.5	High	As described in Strategy 2.2, acquire existing affordable housing, including unsubsidized/ naturally occurring affordable housing units in neighborhoods vulnerable to gentrification	Location and type of affordable housing, Displacement due to economic pressures	<ul style="list-style-type: none"> a. Create public and private partnerships to preserve naturally occurring affordable housing by removing it from the private market, with the goal of acquiring 5,000 units by 2030. b. In addition to using existing resources and programs for acquiring units, explore new partnerships with equity investors, lenders, nonprofit and for-profit sponsors, community land trusts, and others. 	<p>HACLA</p> <p>Partners: Lenders, Public investors, CBOs</p>
3.6	High	Explore a citywide Local Preference Policy to prevent displacement throughout the City, but most specifically in rapidly gentrifying neighborhoods	Displacement due to economic pressures	<ul style="list-style-type: none"> a. Seek federal approval and guidance to explore a local preference policy for City residents and City workers to rent units in Los Angeles; execute a policy that provides first priority consideration as an anti-displacement effort for the most vulnerable residents, and to provide housing opportunities in neighborhoods undergoing reinvestment (i.e., Watts, Boyle Heights, etc.) b. Require owners' Tenant Selection Plan (TSP) to also include an affirmative marketing and local outreach plan that clearly demonstrates actions to be taken to encourage City residents and/or workers to apply for the project's restricted units and must be consistent with applicable law. c. Regardless of City Local Applicant status, households with persons who have mobility/hearing/sight impairments will have priority for any restricted units 	<p>LAHD</p> <p>Partners: Mayor's Office, City Council Offices, Watts Rising Collaborative, HACLA</p>

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

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

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

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

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

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

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

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.1	High	Continue and expand enforcement of federal, state, and local fair housing laws, with particular focus on source of income protection	Fair housing enforcement, Outreach and capacity resources	<ul style="list-style-type: none"> a. Support fair housing enforcement partners in developing an approach for better enforcing source of income protection for renter households by 2025. Potential approaches may include action by the City Attorney’s office or the City’s Civil + Human Rights and Equity Department (CHRED) to inform property owners/managers of the law and potential consequences for violations. b. Consider funding a fair housing testing study to evaluate the incidence and methods of source of income discrimination in L.A., in order to better inform enforcement efforts. c. Continue to fund complaint investigation and enforcement services by a nonprofit partner annually through 2028. As CHRED’s efforts advance, clarify roles between the two agencies to prevent duplication 	LAHD, HACLA Partners: City Attorney’s Office, City Council, CHRED, Housing Rights Center (HRC)

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				<p>of effort and confusion among residents, housing advocates, and other stakeholders.</p> <ul style="list-style-type: none"> d. Through HACLA, continue landlord outreach and streamlining of the Section 8 voucher program. e. Require landlords/property managers to distribute information about tenants’ rights and resources available at the city, county, or federal level when signing a new lease or on a yearly basis to existing tenants. f. Through HACLA, adopt or implement landlord incentive programs and mobility assistance for families with children and Section 8 voucher holders who experience greater hardship in utilizing a Section 8 voucher especially in low R/ECAPs. 	
4.2	High	Address existing concerns relating to discrimination in the tenant screening process	Housing accessibility, Fair housing enforcement, Outreach and capacity resources	<ul style="list-style-type: none"> a. Hold discussions with stakeholders to discuss how to provide additional housing access to tenants and require that landlords assess applicants holistically instead of relying exclusively on credit reports, consumer reports, or other third- party tenant screening reports when deciding whether to rent to prospective tenants. The goal is to support the development of a City policy which aligns with SB 267 that was signed into law by the Governor, which provides limitations on the use of a person’s credit history if a prospective tenant is a recipient of a government subsidy. b. Hold discussions with stakeholders to discuss a plan which prohibits landlords from inquiring about an applicant’s criminal history or using an applicant’s 	<p>City Attorney’s Office, LAHD, CHRED</p> <p>Partners: Mayor’s Office, City Council Offices, HRC, CAO, CBOs, legal aid agencies, and other community organizations</p>

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

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

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

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				<p>families, homebuyers and homeowners living in the city; (4) Utilize resources such as LAHD employees whose language skills have been certified and speak foreign languages. Also, seek third-party services from translation contractors for ELL persons whose languages are not spoken by any LAHD staff, as well as the City’s Department on Disability for sign language interpretation.</p> <ul style="list-style-type: none"> c. LAHD and all LAHD-funded programs to operate in compliance with HUD’s advised 5% “safe harbor” threshold for written materials by translating vital documents into the Tier 1 languages (i.e., Spanish, Korean, Armenian, Chinese, Tagalog, and Farsi), accompanied with a Notice of Free Access to Translations in all Tier 1, 2, and 3 languages. d. LAHD will provide oral translations for all ELL persons by either staff receiving a telephone call from a client or by a client visiting LAHD in person. e. LAHD will provide Department-wide training for telephone communication; Department staff who speak another language besides English; and Department managers to assess vital documents. f. LAHD to enhance current marketing and outreach efforts to ensure that ELL clients who seek LAHD program services know they can receive language assistance services. Utilize marketing and outreach for data gathering purposes to better understand the public’s needs for language services. 	

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				<ul style="list-style-type: none"> d. Identify or develop resources that serve transgender, gender non-conforming/nonbinary, and intersex (TGI) individuals who are experiencing homelessness or at-risk of homelessness. Ensure Coordinated Entry System processes match TGI individuals with resources appropriate to their gender identity. e. Encourage housing entities and other organizations that provide housing or services to homeless individuals to participate in cultural competency training to promote safety and equitable treatment of those they serve. f. Increase outreach and relationship building with LGBTQ+ organizations and community members to better understand needs related to housing and homelessness and to provide information about programs available through LAHD and HACLA. g. Enact Coordinated Entry System changes to expedite lease-up and shorten the length of time individuals and households experience homelessness by identifying applicants who are actively engaged with LAHSA and move-in ready. Make use of recently-announced exemptions to HUD requirements regarding identification, documentation, and income verification for homeless individuals to expedite the move-in process. Continue following national developments regarding the potential lifting of inspection requirements prior to move-in. h. Provide 7,500 referrals annually to supportive services, such as job search assistance and financial education; 	

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
				<p>mental health support; resources for individuals struggling with substance use, trauma, and other conditions that limit self-sufficiency; and public health resources.</p>	
4.8	High	Address housing access barriers faced by Latinx people experiencing homelessness	Disproportionate housing needs/ housing accessibility	<ul style="list-style-type: none"> a. Track program outcomes within the homelessness system by race/ethnicity to inform and improve engagement, retention, and housing results. b. Enhance cross-system collaboration and partnerships to more effectively prevent and reduce the time spent in homelessness and improve housing retention and stability for Latinx people experiencing homelessness. c. Target homelessness outreach resources to majority Latinx neighborhoods by partnering with nonprofits and local churches to more intentionally reach the homeless Latinx community that is known to be less likely to use shelters and homeless services. d. Integrate language access consideration into homelessness programming. Service providers to hire bilingual staff and make documents available in Spanish to better engage homeless Latinx. e. Support federal affordable housing funding for multigenerational living that accommodates large family households that are prevalent in the Latinx community. f. Create low-barrier rental assistance programs for Latinx households that do not meet traditional eligibility requirements. 	<p>LAHSA, Mayor’s Office, CAO</p> <p>Partners: LAHD, HACLA, City Council, CHRED, CIFD, CBOs</p>

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.9	High	Address permanent housing and retention needs for Black population as recommended by the 2018 Ad Hoc Committee on Black People Experiencing Homelessness	Disproportionate housing needs/ housing accessibility	<ol style="list-style-type: none"> a. Continue to expand tenant protections at the local level and advocate for changes at the state and federal level where applicable to ensure more robust protections within the private market as well as within public housing and voucher programs, including: <ul style="list-style-type: none"> • Protections to preserve the rights of tenants living in public housing • Right to counsel and financial assistance for eviction proceedings • Stronger protections against landlord retaliation b. Enhance funding for Fair Housing investigations and enforcement (to include Section 8 and other sources of income discrimination) and for ongoing education about tenants’ rights. c. Increase the quality of housing retention services in PSH and rapid re-housing (RRH) through training, data collection, and evaluation. d. Ensure that RRH programs provide the maximum support possible to adequately prepare and support people through their transition to independent housing stability. e. Continue efforts to strengthen housing location and landlord engagement practices to support permanent housing programs (both within CES and other public and affordable housing programs). f. Implement targeted efforts to support homeownership and other wealth-building initiatives, including by linking Family Support Service Programs to 	<p>LAHD, LAHSA</p> <p>Partners: CHRED, CIFD, Mayor’s Office, City Council, CBOs, Department of Aging, HACLA</p>

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

Goal	Priority	Strategy	Related Fair Housing Issues	Metrics, Milestones and Timelines	Responsible Parties/ Partners
4.10	Medium	Address disparities in access to homeownership, mortgage lending, and fair appraisals	Disproportionate housing needs, Access to homeownership	<ul style="list-style-type: none"> a. Using AHLF and SB2/PLHA to fund 90 purchase assistance loans each year for first-time, low- and moderate-income households. This is to be completed through the Moderate-Income Purchase Assistance (MIPA) Program, which serves households with incomes from 81% to 150% of AMI, and the Low-Income Purchase Assistance (LIPA) Program, which serves households with incomes below 80% of AMI. Coordinate homebuyer education courses through City partners. b. Partner with community organizations and homebuyer education providers, especially in gentrifying communities and communities of color, to connect prospective homebuyers with resources regarding homeownership and increased equity and wealth creation. c. Explore options for expanding existing homeownership programs to provide more opportunities for multi-generational families to qualify for assistance in purchasing larger or multi-unit properties. d. Consider options for City partners to collaborate with local colleges to increase outreach about the appraisal industry, pathways to certification, apprenticeships, and other opportunities for more BIPOC individuals to enter the field. e. The City and its partners are to monitor the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) for best practices for promoting equitable appraisals. 	<p>LAHD</p> <p>Partners: Community organizations, Financial Institutions, Mayor’s Office, City Council</p>

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

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

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

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

Education:

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

Employment:

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

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

Transportation:

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

Neighborhoods with Concentrated Poverty:

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

Environmental Health:

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

Health and Mental Health Care:

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

Grocery Stores and Fresh Food:

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

Parks and Open Space:

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

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

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

Goal	Priority	Strategy	Related Fair Housing Issue	Metrics, Milestones and Timelines	Responsible Parties/ Partners
5.1	High	Increase access to proficient schools for protected classes	Disparities in access to opportunity	<ul style="list-style-type: none"> a. Partner with the Los Angeles Unified School District (LAUSD), Los Angeles Public Library (LAPL), and other community stakeholders, and others to provide facilities, resources, and services to students attending lower-performing schools. These may include basic school resources and supplies, school readiness, mentoring and tutoring, family engagement and literacy, health services, behavioral and social supports, enrichment programs, programs to increase food security and access, support for ESL students and students with disabilities, resources for students experiencing homelessness, and other resources and services; Ongoing beginning in 2024. b. Convene appropriate public partners to identify LAUSD properties near proficient elementary schools eligible for potential development of affordable housing; Ongoing beginning in 2024. 	<p>LAUSD, CIFD</p> <p>Partners: LAHD, CAO, LAPL, Youth Development Department (YDD)</p>
5.2	Medium	Implement place-based community investment strategies to increase labor market engagement and access to jobs in R/ECAPs and low- and moderate-income census tracts	Disparities in access to opportunity	<ul style="list-style-type: none"> a. Continue to prioritize revitalizing low-income neighborhoods and improving local employment for low-income residents through the City’s Consolidated Plan priorities and goals and Annual Action Plan projects; Ongoing beginning in 2024. b. Partner with the Economic and Workforce Development Department, Youth Development Department (YDD), educational institutions, and other local partners to invest in workforce development, paid job training, and programs to increase educational 	<p>Economic Workforce Development Department (EWDD), Educational institutions, CIFD, Youth Development Department (YDD), and Los Angeles Development Fund (LADF)</p>

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

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

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

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

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

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				<ul style="list-style-type: none"> k. Collaborate with community-based organizations to provide culturally relevant constituent engagement for major transportation investments; ensure familiarity with available transportation services such as EV car share, transit, bikeways, and bike share; and to address barriers to using these services, programs and infrastructure; Ongoing beginning in 2024. l. Continue to reduce parking supply in order to increase the amount, and viability of, affordable housing developments and units by applying all applicable local and state policies related to parking reductions. 	
5.4	High	Improve environmental quality and access to parks and greenspace, particularly in neighborhoods with high pollution burdens	Disparities in access to opportunity	<ul style="list-style-type: none"> a. Maximize and secure fair share of funding from the State of California’s Cap & Trade Program (Greenhouse Gas Reduction Fund), to improve housing opportunities, increase economic investments and address environmental factors in disadvantaged communities; Ongoing beginning in 2024. b. Continue to implement the Clean Up Green Up (CUGU) Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses. Evaluate the effectiveness of the pilot program. Consider expanding the ordinance to cover additional neighborhoods with high levels of pollution burden; Ongoing beginning in 2024. c. Continue to partner with and provide support for neighborhood groups in applying for funding as well as administering and implementing Transformative Climate Communities, Urban Greening, and similar 	<p>LAHD, Mayor’s Office, City Council, L.A. Sanitation & Environment (LASAN), Department of Recreation & Parks</p> <p>Partners: California Air Resources Board; California Strategic Growth Council; California Natural Resources Agency; neighborhood organizations focused on Boyle Heights, Pacoima/Sun Valley, Wilmington, and other participating</p>

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

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