



CITY OF LOS ANGELES
2023-2028 ASSESSMENT OF FAIR HOUSING
APPENDIX

JANUARY 2024

APPENDIX A:
Record of Community Meetings

COMMUNITY MEETING NOTES

Session	Number of Attendees	Summary of Comments Received
North Valley	10	<ul style="list-style-type: none"> ● Gentrification is becoming a larger issue <ul style="list-style-type: none"> ○ Newer buildings and units are priced higher and out of reach ● Gaps in public health services <ul style="list-style-type: none"> ○ Inequitable access particularly for the large migrant/undocumented population ● Limited walkability and accessibility <ul style="list-style-type: none"> ○ Limited public transit ○ Sidewalks are not accessible particularly for disabled residents and seniors (unsafe for people who use wheelchairs/canes/walkers, etc.) ● Increased homelessness and stigma against unhoused people are an ongoing issue <ul style="list-style-type: none"> ○ Parks are seen as “unsafe” by some people in the community if there are several unhoused neighbors using them ● Widening income gap <ul style="list-style-type: none"> ○ Income gap translates to a larger rent gap between middle class and low-income communities ● Increase in discriminatory practices against diverse neighbors <ul style="list-style-type: none"> ○ Ex: transphobia and homophobia; Youth of color or trans youth do not feel comfortable in certain neighborhoods due to over policing ● Housing discrimination and housing barriers <ul style="list-style-type: none"> ○ Seniors on fixed income or hardships with rental history ○ Younger people with limited rental history and do not have someone who can cosign. ○ Criminal records ○ Barriers against who can qualify for housing vouchers. ○ Racial discrimination against people of a different race moving into a neighborhood where there is a predominant race ○ Property owners are unwilling to accept tenants with vouchers ○ Rents are too high and vouchers are not enough to qualify for the units ● Limited housing availability and limited choice <ul style="list-style-type: none"> ○ Existing housing programs are difficult to get into ○ Housing choice voucher recipients do not have the choice to live where they want

Session	Number of Attendees	Summary of Comments Received
South Valley	18	<ul style="list-style-type: none"> ● Inconsistent quality of infrastructure across the Valley <ul style="list-style-type: none"> ○ Northridge is desirable and has good infrastructure vs Encino whose infrastructure has declined in the last 25 years ● Areas of the City and Valley feel unsafe <ul style="list-style-type: none"> ○ City needs to address rising mental health issues ● Ineffective Section 8 program <ul style="list-style-type: none"> ○ Understaffed case management: difficult for tenants to access information ○ Limited neighborhood choice/options ● Lack of affordable housing <ul style="list-style-type: none"> ○ Limited affordable units for people with a housing choice voucher ○ Need to build more affordable and homeless housing particularly in Sherman Oaks ○ Increasingly difficult for people to afford to remain in L.A. ○ Rental increases make it impossible for people to remain in the same unit for more than a year or more. ● Housing disparities <ul style="list-style-type: none"> ○ Most homeless shelters are being built in industrial zones instead of residential areas (limited access to amenities and opportunity) ○ Zoning only allows certain types of housing in many areas of the City, leading to more affluent residents concentrating in single family zoned areas ● Housing discrimination ● Credit history used as an excuse by landlords particularly for people of color

Session	Number of Attendees	Summary of Comments Received
South L.A.	20	<ul style="list-style-type: none"> ● Inequitable access to healthy food markets <ul style="list-style-type: none"> ○ Food desert; only fast-food options or mini marts within proximity ● Inefficient or unenforceable ordinances <ul style="list-style-type: none"> ○ Landlords have a way of getting around these ordinances and continue to discriminate against low-income tenants and tenants with low credit scores ○ Rent stabilization enforcement is not consistent across the City; protections don't apply to those who are not in RSO units ● Predatory housing practices particularly for low-income tenants <ul style="list-style-type: none"> ○ Background checks, credit checks, etc. ○ Fees for checking credit, applying for apartments, etc. ● Motels serve as important sources of housing for very low-income/unhoused folks due to the weekly/monthly/daily payment models, but rates are very high now
Harbor	8	<ul style="list-style-type: none"> ● Lack of efficient and accessible public transit options; Ongoing traffic issues are intensified with the increase in new housing construction; Less parking on the street is available and buses have also been reduced ● Notable increase in homelessness over the past two years <ul style="list-style-type: none"> ○ Increase in tents around Granada Hills particularly around businesses like Target and others ● Cost and availability of housing <ul style="list-style-type: none"> ○ Housing costs continue to increase; availability is limited ○ People are forced to rent because mortgage prices are too high; increases demand on rental units ○ Application process is expensive; people must pay several application fees and don't get selected to rent ○ Rent is high even for the middle-income class ○ There is no / not enough rent stabilization, particularly in senior mobile home parks ● Inefficient voucher process and ongoing stigma <ul style="list-style-type: none"> ○ The process takes too long ○ Property owners choose tenants who have a security deposit first ○ Many landlords will not accept tenants with vouchers ○ Landlords are also hesitant to rent out to tenants with vouchers due to shortage of mental health outreach staff as they do not trust efficient case management from outreach teams

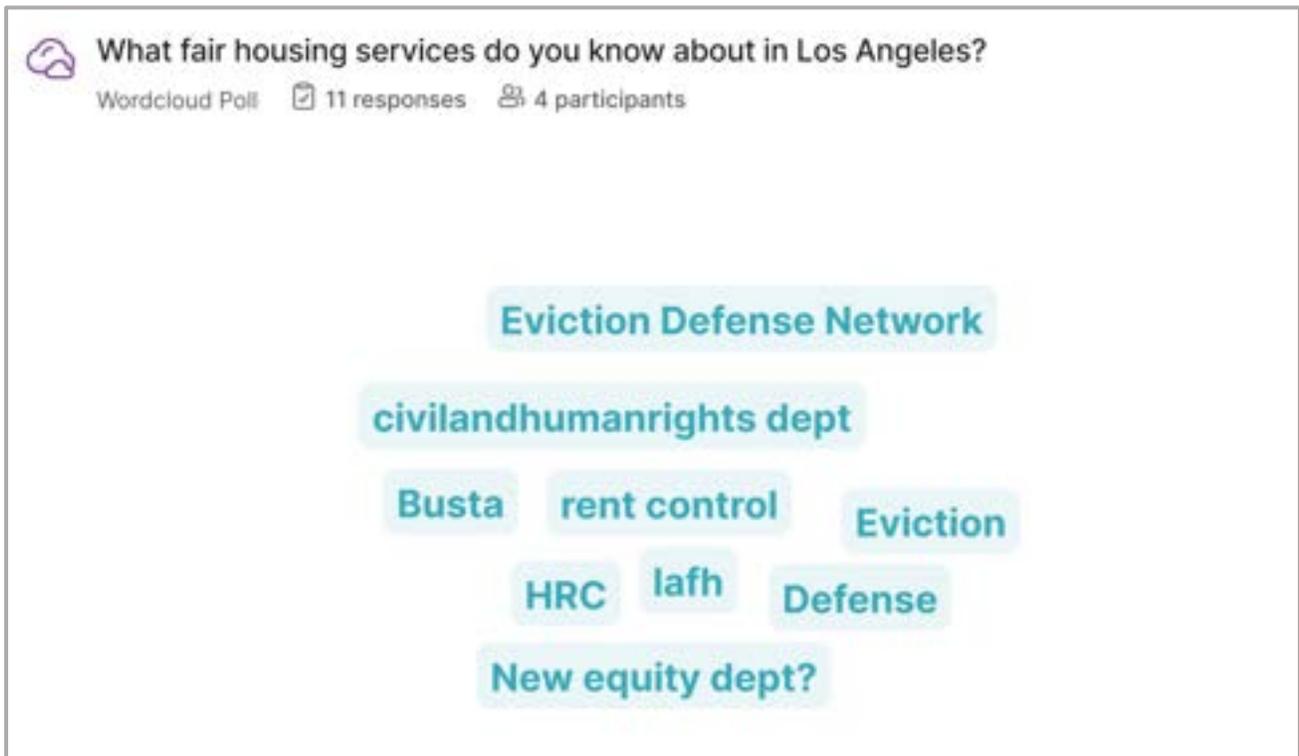
Session	Number of Attendees	Summary of Comments Received
		<ul style="list-style-type: none"> ● Housing discrimination <ul style="list-style-type: none"> ○ Applicants with low credit scores are turned away even when they were paying on time at their previous residence ○ Credit ratings, background checks, criminal records, age, vouchers, etc. are conditions that result in this discrimination ● Inaccessible housing services and resources <ul style="list-style-type: none"> ○ People are not aware of the resources available to them and don't know how to access them ○ City agencies/housing providers are understaffed and cannot distribute information or provide assistance effectively, which is essential to prevent homelessness and evictions ○ Inner city and neighborhood legal services have extensive waitlists ○ Vulnerable populations such as undocumented residents are afraid to use existing resources ● Existing ordinances need to be reviewed and ensure they are effective and enforceable <ul style="list-style-type: none"> ○ There needs to be improved enforcement of existing laws particularly around housing choice vouchers ● Lack of affordable housing for vulnerable or marginalized populations, low-income residents, seniors, people in need of ADA accessibility
Central L.A.	23	<ul style="list-style-type: none"> ● Lack of affordable housing for households earning 0-30% Area Median Income (AMI) <ul style="list-style-type: none"> ○ Central LA has excessive luxury housing ○ Need: affordable units for larger families (2-3+ bedrooms instead of studios/1 bedrooms) ● Lack of mid-level income housing ● Lack of housing for disabled residents <ul style="list-style-type: none"> ○ Section 8 is needed to support people with mental and physical disabilities ● Housing resource programs/HUD policy do not address disproportionate access for people with developmental and intellectual disabilities <ul style="list-style-type: none"> ○ People with developmental and intellectual disabilities are often overlooked compared to people with physical or mental disabilities ● Existing ordinances need to be reviewed and ensure they are effective and enforceable <ul style="list-style-type: none"> ○ <i>Example 1:</i> The "Anti-Tenant Harassment Ordinance" is not enforceable because harassment is defined as a civil issue and not a crime. It does not prevent income/racial discrimination ○ <i>Example 2:</i> COVID-19 Rent Moratorium only distributed to older buildings or very-low-income tenants while newer buildings saw a rent increase

Session	Number of Attendees	Summary of Comments Received
		<ul style="list-style-type: none"> ● Existing housing services do not adequately account for all existing affordable units in the City <ul style="list-style-type: none"> ○ Ex: The Affordable Housing Registry does not include mixed-income units ○ Transit-oriented incentives are not being set aside for affordable housing units ● Tenants do not have access to information regarding their housing programs/resources <ul style="list-style-type: none"> ○ Better outreach/education needed to ensure tenants have access to information regarding their contracts and structure of their programs (vouchers, rental assistance, etc.) ● Housing discrimination is both intentional and a precaution measure <ul style="list-style-type: none"> ○ Property management/landlords are not willing to accept Section 8 vouchers, tenants with low credit scores or criminal record to avoid the risk ○ Income discrimination is seen across the City, racial discrimination exists but less common ● Transit improvements needed to improve walkability and reduce car dependency
East L.A.	16	<ul style="list-style-type: none"> ● Digital skills gap across the community <ul style="list-style-type: none"> ○ Low-income, homeless residents don't have access to computers, WiFi (barrier to participating in virtual meetings or accessing housing resources) ● Inaccessible and ineffective housing resources and online services <ul style="list-style-type: none"> ○ Websites are difficult to navigate and difficult to find information due to outdated links and pages. ○ Hotline numbers are time consuming, and people do not receive the help they're looking for ○ People don't know their rights ● Housing instability for low-income and vulnerable populations <ul style="list-style-type: none"> ○ Displacement across the City is causing concerns about eviction ○ COVID-19 placed an economic burden on people ○ Homeless residents are most in need and resources are not reaching them ● Lack of affordable housing: <ul style="list-style-type: none"> ○ More housing is needed for low-income, displaced/vulnerable populations ● More housing needed to accommodate large families

Session	Number of Attendees	Summary of Comments Received
West L.A.	25	<ul style="list-style-type: none"> ● Concerns of displacement and rising costs in the community <ul style="list-style-type: none"> ○ Need for conserving low-income households ○ Many low-income households who have lived in the area for 20+ years cannot afford to stay and also can't afford to live anywhere else ○ Distrust regarding improvements; residents fear this will come at a higher cost to them and being forced to move ● Increasing homelessness <ul style="list-style-type: none"> ○ Inhumane policies and pressures on people to pay the high cost of living they can't afford ● Housing discrimination <ul style="list-style-type: none"> ○ Many properties receive tax subsidies but do not accept people with Section 8 vouchers ● Lack of affordable housing for vulnerable groups <ul style="list-style-type: none"> ○ More senior housing, housing for domestic violence survivors, people with disabilities ● Existing ordinances need to be reviewed and ensure they are effective and enforceable <ul style="list-style-type: none"> ○ Very difficult to prove discrimination and makes it difficult to have a case and enforce housing rights ● Stigma around public housing communities ● Public housing residents are constantly moved around when improvements are implemented

SLIDO IN-MEETING POLL RESULTS

SOUTH LOS ANGELES COMMUNITY MEETING (12/06/2022)



**What fair or affordable housing needs do you see in your community?**

Open text poll 29 responses 9 participants

- Security deposit amounts
- Return of security deposits
- Rents on properties changing weekly due to the market. Price lower income individuals and families out of the market
- Credit checks that have no relevance to home or apartment rentals
- Credit check fees
- Annual reports provided by property management, owners, developers, and the community agency who ensures fair and equitable housing
- Outreach efforts and accountability reports geared towards providing access to affordable housing for local community resident
- Citywide But especially South LA needs in particular — which has experienced the greatest disinvestment
- These all are the characteristics that make for thriving healthy communities
- Lack of bike lanes
- All of those items x 10 Affordable housing citywide
- Knowledge of community locations to filing housing complaints
- Lack of green areas
- Housing with services
- Non-walkable sidewalks (no ADA)
- Affordable housing for all
- Lack of banks
- Acceptance of Section 8 vouchers
- Lack of healthy restaurants
- More & better food options
- Affordable senior housing
- Disabled/elderly housing
- A place/authority to report potential violations when a tenant feels that their fair housing rights are violated
- Access to internet
- Non-walkable sidewalks (no ADA)
- Safety – lack of lighting
- Transportation bus benches
- Lack of grocery stores
- No housing/access for people with disabilities

HARBOR COMMUNITY MEETING (12/08/2022)



What do you like best about your neighborhood?

Wordcloud Poll 10 responses 5 participants



What fair housing services do you know about in Los Angeles?

Wordcloud Poll 3 responses 1 participant



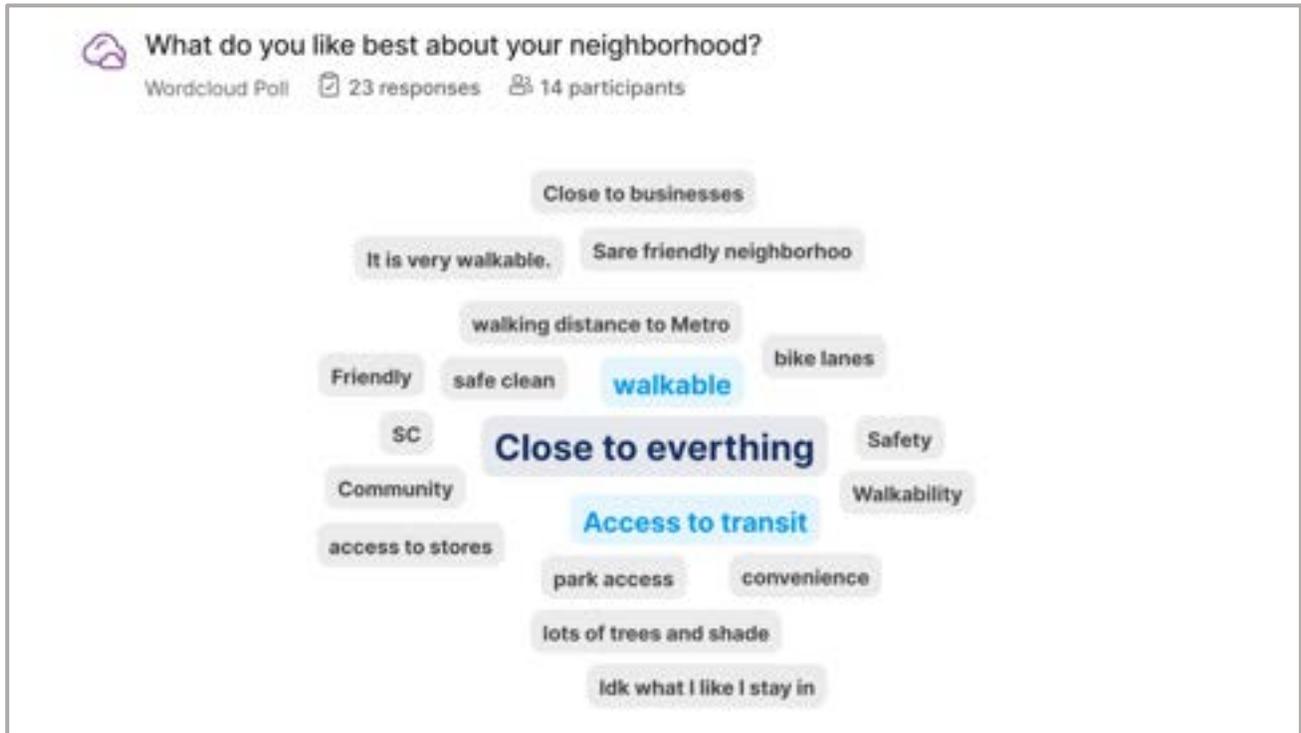


What fair or affordable housing needs do you see in your community?

Open text poll 12 responses 5 participants

- Property management and Owners need to stop price gouging
- In Inglewood the homes have sky rocket in pricing. They are going for \$1,000,000. It's very hard to get a loan for that much.
- Incentivize people with homes to rent out rooms - home sharing programs are needed.
- More monitoring for landlords so it is equitable and fair
- Rent is too high
- I've seen very few senior housing. There's a lot of new buildings, but the rent is sky high and not affordable to many families. For example, the building will have 20 units and only make 3 units affordable housing.
- The inventory for affordable rental homes/apartments is limited
- More ADUs and financial assistance to build ADUs
- Agree with lack of affordable housing
- Need more ADA available units
- Lack of affordable housing
- Need more senior housing and a higher percentage of low-income units in all new construction

CENTRAL LOS ANGELES COMMUNITY MEETING (12/12/2022)



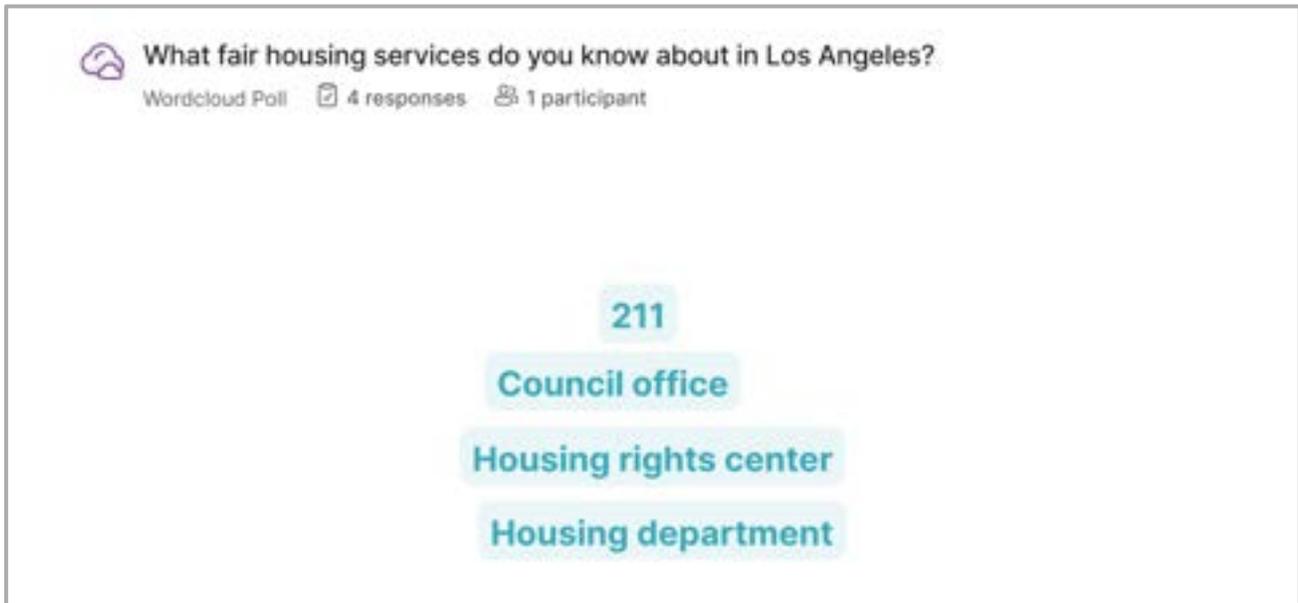
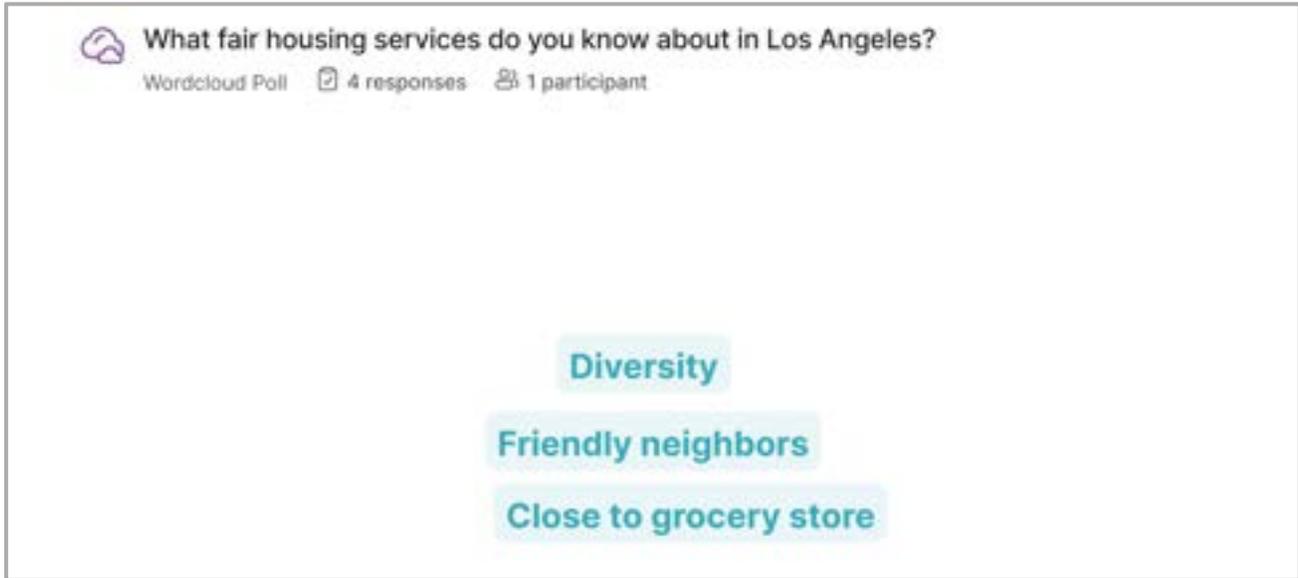


What fair or affordable housing needs do you see in your community?

Open text poll 22 responses 16 participants

- Accountability for tenants that do not maintain their units or create a nuisance.
- Anything other than "luxury" apartments
- Lots of affordable housing available for persons with disabilities - limited units available for persons with intellectual & developmental disabilities
- More dense housing; ability to build more units on areas designated as single family housing
- Tenants don't keep their units in good condition
- For disabled people
- We have plenty of luxury housing but not enough affordable housing in 0-30% AMI
- Affordable houses
- More family housing and senior independent housing
- Landlords don't make repairs
- Different types of affordable units
- Permanent supportive housing
- Affordable housing for students
- More units of affordable housing and maintaining affordability upon vacancy and yearly rent increases.
- Housing where I can have SOME impact as to who my neighbor is
- The city does NOT do enough to build or purchase RENT CONTROL buildings
- We have plenty of affordable senior housing but not enough housing for 0-30% AMI families and individuals
- Combat historical legacy of redlining
- Moderate-income housing needs
- Affordable housing for larger families (more bedrooms/unit)
- Affordable units for large households
- MORE HOUSING at ALL LEVELS

EAST LOS ANGELES COMMUNITY MEETING (12/13/2022)





What fair or affordable housing needs do you see in your community?

Open text poll



4 responses



3 participants

- Immigrants often knock on my door looking for a room to rent
- Technological access and support for those without computers or those who aren't technologically literate
- Not just for students or singles
- Affordable for big families

WEST LOS ANGELES COMMUNITY MEETING (12/15/2022)



What fair or affordable housing needs do you see in your community?

Open text poll 2 responses 2 participants

- We need more housing for youth ages range from 18-25
- Lack of affordable housing in general, not just for low income but all housing levels

COMMUNITY MEETING PRESENTATION



This meeting is being recorded.

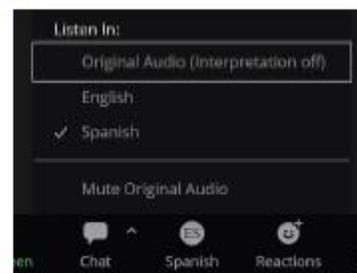
City of Los Angeles
Assessment of Fair Housing

Community Meetings
December 2022




Spanish Interpretation Available

Tenemos interpretación en español disponible



Before we get started, everyone needs to select a meeting channel at the bottom of the screen: English or Spanish.

Antes de comenzar, todos necesitamos seleccionar en la parte de abajo de la pantalla el canal para la junta: inglés o español.

Before We Get Started

Raise your hand during discussion to share a question or comment (Reaction > Raise Hand)



Mute and video buttons to control if people can hear or see you



Send comments or questions using the CHAT button at bottom of screen



From a phone use *6 to mute/unmute and *9 to raise hand

Introductions

- The Assessment of Fair Housing (AFH) is an analysis of the fair housing landscape in the City of Los Angeles required by the U.S. Department of Housing and Urban Development (HUD)
- Led by the City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA)
- Conducted with assistance from Mosaic Community Planning
- Contact: lahd.afhpolicy@lacity.org



Tonight's Agenda

1. About Your Neighborhood
2. What is Fair Housing?
3. What is the Assessment of Fair Housing?
4. Next Steps
 - How Can I Continue to Participate in the Assessment of Fair Housing?

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What do you like best about your neighborhood?

Start presenting to display the poll results on this slide.

What is Fair Housing?

A person's right to own, sell, purchase, or rent housing of their choice without fear of unlawful discrimination.

Fair access to housing – including sales, rentals, insurance, and lending – is protected by federal, state and local laws.

Who is Protected by Fair Housing Laws?

The federal Fair Housing Act prohibits housing discrimination based on:

Race or ethnicity

Color

Religion

National origin

Sex (including sexual harassment)

Family status (families with children)

Disability (including mental and physical disabilities)

Who is Protected by Fair Housing Laws?

California state laws also prohibit housing discrimination based on:	
Marital status	Gender expression
Age	Genetic information
Ancestry	Source of income
Immigration status	Veteran / military status
Language	Lawful occupation
Sexual orientation	Other arbitrary factors
Gender identity	

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Examples of Housing Discrimination if Based on Protected Class

- Saying that housing is not available when it really is
- Denying mortgage loan applications
- Applying different terms or rules to a lease or mortgage loan
- Steering home buyers or renters to certain neighborhoods
- Refusing a request for a reasonable accommodation due to a disability
- Refusing to accept Section 8 Housing Choice Vouchers

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Affirmatively Furthering Fair Housing

In 2015, HUD adopted a new fair housing rule called Affirmatively Furthering Fair Housing (AFFH) calling on cities and counties to take meaningful actions to:

- Overcome patterns of segregation
- Foster inclusive communities
- Reduce affordable housing needs
- Address barriers that reduce access to opportunity

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What fair or affordable housing needs do you see in your community?

Start presenting to display the poll results on this slide.

What is the Assessment of Fair Housing?

An analysis of the fair housing landscape in the City of Los Angeles and a plan for how the City will expand fair housing through 2028.

All cities and counties that receive grant funds from HUD are required to complete a fair housing study every five years demonstrating how they will affirmatively further fair housing.



What Will the AFH Include?

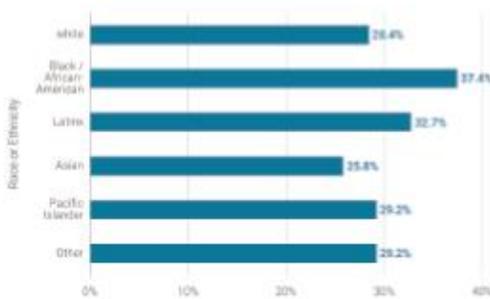
- Assessment of Fair Housing Analyses
- Demographic Summary
- Segregation and Integration
- Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)
- Racially Concentrated Areas of Affluence
- Access to Opportunity
- Disproportionate Housing Needs
- Publicly Supported Housing
- Disability and Access
- Fair Housing Activities and Resources

Community input will inform all AFH components



AFFH Analysis Example: Housing Affordability

Chart 1.1.4 City of Los Angeles Renter Occupied Severe Housing Cost Burden



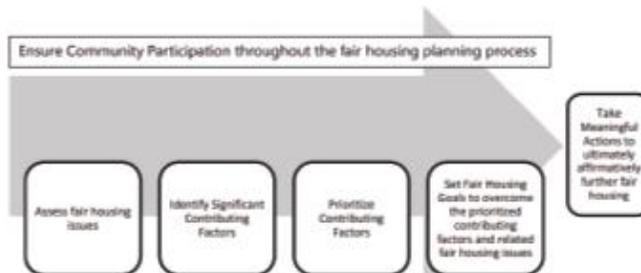
- Households that spend more than one-half of their income on housing have a severe cost burden
- About 37% of Black/African-American renters have a severe cost burden
- About 33% of Latinx renters have a severe cost burden
- About 28% of white renters have a severe cost burden

Source: 2018 ACS 1-Year Summary

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What Will the AFH Fair Housing Plan Include?

- Fair housing issues
- Contributing factors
- Goals and strategies for addressing issues
- Metrics and timeframes
- Responsible parties



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Why is the AFH Important?

- Built on community input gathered throughout plan development
- Advances past fair housing efforts
- Action-oriented plan to address fair housing issues and factors that contribute to them
- Impacts decisions about HUD grant spending and other projects, programs and policies
- Represents a commitment by the City and HACL A to expand fair housing for all residents and stop future housing discrimination



Appendix II
Housing Element
Assessment of
Fair Housing

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Example: Local Fair Housing Efforts



Stay Housed LA

Eviction defense program providing outreach to landlords and tenants and legal assistance to renters facing eviction

Example: Local Fair Housing Efforts

Tenant Anti-Harassment Ordinance
 City of Los Angeles law passed in 2021 designed to prevent landlords from engaging in repeated acts that substantially interfere with the comfort, peace or quiet enjoyment of a tenant's rental unit.

Housing Rights Hotline • 800-471-2007 • 311-1-211-2007 • www.housingrights.org

Tenant harassment is a crime.

Under the Los Angeles Tenant Anti-Harassment Ordinance, it is illegal for a landlord to harass a tenant by:

- Taking away services that are part of the lease, like parking
- Ignoring needed repairs
- Entering tenants' homes excessively or taking unnecessary photos
- Refusing to accept rent payments
- Asking about immigration status, or threatening to report it
- Offering money to move out without offering tenants of their rights
- Interfering in tenant organizing

Report harassment. It's a crime.

- City of Los Angeles Housing & Community Investment Department

Assessment of Fair Housing Timeline



Email lafd.afh@cityofla.org to join the mailing list!

Questions?

Raise your hand during discussion to share a question or comment (Reaction > Raise Hand)



Mute and video buttons to control if people can hear or see you



Send comments or questions using the CHAT button at bottom of screen



From a phone use *6 to mute/unmute and *9 to raise hand

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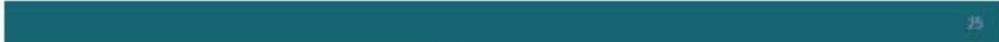
What fair housing services do you know about in Los Angeles?

Start presenting to display the poll results on this slide.

Fair Housing Discussion

How Can I Continue to Participate in the Assessment of Fair Housing?

housing.lacity.org/residents/assessment-of-fair-housing



LA FAIR HOUSING STUDY

COMMUNITY MEMBER SURVEY

The Los Angeles Housing Department (LAHD), in partnership with the Housing Authority of the City of Los Angeles (HACLA), is developing the 2020-2026 Assessment of Fair Housing (AFH) for Los Angeles, which will assess whether everyone has equal access to housing regardless of protected class. Federally protected classes include race, ethnicity, national origin, sex, religion, disability, and family with children. California state law also prohibits discrimination on housing for other protected classes including age, ancestry, citizenship and immigration status, gender identity or expression, genetic information, marital status, language, national origin, source of income, and veteran status. The assessment will set fair a plan to address fair housing issues in the city.



An important part of this study is hearing from members of the public on issues of fair housing and housing choice. The feedback collected will be used to inform recommendations to address fair housing issues in the city. This survey is one way we'll gather input.

Your answers are confidential. We'll only report this information in combination with other survey responses and is necessary to protect your privacy. Please do not enter your name or other personal information anywhere on the survey. You may stop the survey at any time. If you have questions, contact Maria Contreras at info@housingassessment.lacity.org or the Los Angeles Housing Department at lahd.afhpolicy@lacity.org.

Estimated time to complete: 7-10 minutes

ABOUT YOUR NEIGHBORHOOD

1. How satisfied are you with the neighborhood where you live?

Very satisfied Somewhat satisfied Somewhat dissatisfied Very dissatisfied

2. In your neighborhood, do you have access to the following community resources?

	Yes	Somewhat	No	I Don't Know
Quality public schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reliable public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Places to shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Places to bank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Take the Survey

- Take the survey and visit the project webpage: housing.lacity.org/residents/assessment-of-fair-housing
- Surveys for residents and organizations are available in 7 languages
- Join the mailing list or send your fair housing ideas to us by emailing: lahd.afhpolicy@lacity.org

Next Steps

- Please stay involved and let your voice be heard! Everyone's input makes the fair housing study stronger
- Project website and survey: housing.lacity.org/residents/assessment-of-fair-housing
- Join the mailing list or send your ideas: lahd.afhpolicy@lacity.org
- You can also share your email by chat to be added to the mailing list

Thank You!



APPENDIX B:

Record of Consultation Meetings

CONSULTATION MEETING NOTES

Session Topic	Number of Attendees	Participant Agencies, Groups and Organizations	Summary of Comments Received
Neighborhoods, Transit & Environmental Health	9	<ul style="list-style-type: none"> • City of Los Angeles Empowerment Congress Central Neighborhood Council • Independent Living Center of Southern California (ILCSC) • LA City Mayor's Office • LA City Planning Department • Southern California Resource Service for Independent Living 	<p>Neighborhoods and Access to Resources</p> <ul style="list-style-type: none"> • A lot of need for transit throughout the City and particularly the Northeast Valley; light rail is coming to the Valley but it's a few years away • Public transit safety is an issue; lack of lighting and lack of places to sit • South LA has uprooted sidewalks or gaps in cement, while West Side of LA does not have these issues • Other areas are more walkable than South LA; there are areas in South LA with little coverage from the sun; lack of safety for walking • Alleyways in South LA are a huge problem; alleys are not accessible; overgrown with vegetation; flooding during raining; often can't access your own garage • Bus shelters/sidewalks exist but they are inaccessible, non-existent infrastructure; some parks (Tobias Park) are unusable; some parks are near unhoused neighbors and are used for temporary shelters; safety and maintenance concerns have come up; do not meet the needs of residents • In need of urban design components that give shade • Increase in folks owning dogs and dog walking but not enough facilities for animals exist; in need of greenspace for dogs • Lack of tree canopy • Not enough cooling centers to meet the needs of people without AC and unhoused neighbors <p>Approaches the City Can Take to Improve Access Across the City</p> <ul style="list-style-type: none"> • Consider proactive approaches rather than waiting for the community to come with issues; if the City had a dedicated team that went once a week to survey these neighborhoods and get to know the community on a firsthand basis they could identify and address a lot of needs/issues • Increase communication over existing resources • Community is tired of participating in surveys constantly without seeing results • Requests submitted to the City Council are not being fulfilled and are being closed

Session Topic	Number of Attendees	Participant Agencies, Groups and Organizations	Summary of Comments Received
			<p>Challenges in Access for People with Disabilities</p> <ul style="list-style-type: none"> • Bus stops don't have shade; bus benches are removed and not replaced • Sidewalk repairs needed especially for people with mobility issues • Maintain public right of ways • Accessible ramps are missing in some areas; people in wheelchairs are forced to go out into traffic
Education, Employment & Housing	7	<ul style="list-style-type: none"> • ILCSC • LAUSD Division of Adult and Career Education • LA City Planning Department • UCLA 	<p>Fair Housing Needs</p> <ul style="list-style-type: none"> • Need to consider the impacts of zoning on segregation; 80% of land in high opportunity areas is zoned single family, while 80% of land in RECAPs is zoned multifamily • Need to consider the impact of policing; Analyzing budget/public spending is also important • UCLA has been good at dorm building and doing better than other University of California campuses; UCLA happens to be part of an affluent portion of the City with mansions next to a giant university • Common barriers for people accessing adult education resources • Unaffordability in LA is impacting people in different ways • General problem of housing scarcity is creating separate impacts, but the root is lack of housing <p>Approaches the City Can Take</p> <ul style="list-style-type: none"> • Open up to housing opportunities near universities; commuter schools are shifting to having a student body who wants to live near campus • Success of ADU programs statewide; ADUS can be prone to more discrimination because the owner is the occupier renting out housing in the backyard

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Rental & For-Sale Housing Access	30	<ul style="list-style-type: none"> • Apartment Association of Greater Los Angeles (AAGLA) • Arbor Financial • Asia Pacific Capital Company • City Morph Studio • East LA Community Corporation • Equity Smart Home Loans • Greater LA Realtors • Habitat for Humanity of Greater Los Angeles • ILCSC • Los Angeles Local Rental Owners Coalition (LROC) • LA City Planning Department • Marymont • Mettle LLC • Shalom Center • Smartaira • Southern California Resource Service for Independent Living 	<p>Neighborhood Accessibility</p> <ul style="list-style-type: none"> • Many cities in California are unaffordable for low- or moderate-income buyers • Homebuyers tend to be in San Fernando Valley, higher income buyers can afford condos with HOAs <p>Homeownership Needs</p> <ul style="list-style-type: none"> • LA needs a "spectrum of housing"; rental protections can't keep up because of the lack of housing stock available • Homeownership is not ideal for everyone and should not be pushed on everyone • More housing rental and for-sale housing stock is needed • Large influx of investors and companies come in and convert properties into investments or Airbnb • Costs of services and maintenance is going up and no one is helping small property owners • There have been issues with insurance companies no longer covering apartments in South LA due to the area being classified as dangerous; many insurers are leaving California in general • There is a need for assistance programs focused on multi-unit properties for multi-generational families • Few programs for people without legal status who do not qualify for 3-5% down payment options; causes financial barriers • More support for people with disabilities <p>Home Appraisals in LA</p> <ul style="list-style-type: none"> • Primarily Black neighborhoods in LA have been unfairly impacted by below value appraisals • Need to help diversify the field of appraisers or help BIPOC residents enter the field <p>Rental Policy Needs and Challenges</p> <ul style="list-style-type: none"> • Small property owners have difficulty getting loans because of the caps that are placed on rent controlled units; Small property owners need assistance with utility bills and taxes

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			<ul style="list-style-type: none"> • Many property owners feel they are not receiving assistance from City staff to deal with tenant problems, including mental health crises • Wrong types of developers are being incentivized to demolish affordable housing and put up new, luxury buildings • A lot of regulation has been placed on property owners and costs have increased drastically • Landlords have been wrongfully vilified in the last few years; they are important housing providers apart from the government; they provide rental housing for market rate and participate in Section 8 housing, but they cannot do it all • Better communication and more partnerships with City staff and agencies are needed for property owners
Housing Development & Finance	27	<ul style="list-style-type: none"> • A Community of Friends • Women Organizing Resources Knowledge and Services (WORKS) • San Gabriel Pomona Regional Center • Southern California Association of Nonprofit Housing (SCANPH) • ONEgeneration • National Development Council • Los Angeles County Development Authority • Innovative Housing Opportunities • Hollywood Community Housing Corporation • Highridge Costa • CRCDC Partners, LLC 	<p>Barriers in LA’s Current Affordable Housing Landscape</p> <ul style="list-style-type: none"> • High cost of acquiring land; limited locations where land is available • HUD limitations on funding sources (example: HOME funding sets purchase price limits, first-time homebuyer programs with several restrictions) • Limited resources available around affordable housing, high concentration of liquor stores but lack of art and entertainment • More affluent neighborhoods have more resistance against affordable housing developments • City needs more vouchers; rent is too high; those on social security assistance do not qualify for certain assistance • The process for occupying senior property with units that had caregivers attached was timely and restrictive; difficult and confusing, uncoordinated • Higher material costs lead to a delay in development for affordable housing • The City does not have any funding available to rehab aging affordable housing developments that are in need of repair or can convert SRO units to complete units <p>Challenges in Operating and Maintaining Units</p> <ul style="list-style-type: none"> • Challenges around managing tenants with special needs; limitations on what the development management can do to help

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		<ul style="list-style-type: none"> • Community Corporation of Santa Monica • LA City Planning Department • LA Community Investment for Families Department 	<ul style="list-style-type: none"> • Case managers for formerly homeless individuals do not follow through with the care individuals need causing problems to their overall wellbeing <p>Fair Housing Issues</p> <ul style="list-style-type: none"> • People with limited skills often cannot read or understand lease agreements • People have difficulty determining what kind of voucher they have or understanding program requirements • Income verification is challenging; if a unit is priced at \$800, a tenant is still required to earn \$2,400 to qualify • No landlords are willing to accept people with an eviction within a year • City needs to make sure program language is simple and not too complex • The processing timing regarding voucher holders is too long; months long process to approve someone for a unit, receive RTA package, find an inspector, etc. • Communication challenges with HACLA • Need a centralized listing for when units will open their waiting list; have a unified method on how to access open waiting lists • The outreach and marketing efforts need improvement; not much attention given to when units are available • High need to expand funding for ADU placement-type programs for older adults, transitional housing placement • No affirmative allowance through Section 8 funding; lack of housing for persons with disabilities

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LGBTQ+ TGI Awareness & Housing Access	14	<ul style="list-style-type: none"> • Bienestar • Commission on Disability • Equality California • Latino Equality Alliance • Los Angeles LGBT Center • Special Services for Groups (SSG) • Access to Prevention, Advocacy, Intervention & Treatment (APAID) • The TransLatin@ Coalition • The Wall Las Memorias Project (TWLM) 	<p>Homelessness Needs for LGBTQ+ TGI Clients</p> <ul style="list-style-type: none"> • LGBTQ+ TGI defined as Trans, Gender Non-Conforming and/or intersex community • Clients working with LAHSA are chronically homeless • Providers such as LAHSA work with other organizations and often go back and forth in assisting clients but this is only a temporary band aid and not long-term efforts, limited in what they can do. • People do not know how to navigate the system • LGBTQ+ TGI are not labeled as a class and cannot access federal funding so they are not at the table • People still need some type of income to support living where these existing programs are located. • LGTBQ+ clients often do not have real income or have several years of unemployment • Existing programs are not realistic because they are not sustainable • Clients get rejected because of their records even when they have a job and can pay rent • Immigrant populations are also struggling and cannot access the same funding assistance. • Several problems among people who are houseless are around substance abuse • City needs a navigator at every office where Section 8/Public Housing is used and provide resources for substance abuse/mental health assistance/workforce opportunities, etc. • Many housing entities are being run by religious organizations that do not adequately serve LGBTQ+ residents, which is why many LGBTQ+ people end up on the street • Segregated facilities (male vs female); example: a woman’s shelter focuses on women but does not take into consideration the diversity of what it means to identify as a woman • Clients are not navigating the City by location; culturally competent services need to be spread out • High discrimination in Downtown LA even though there are more services for homeless individuals there

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			<ul style="list-style-type: none"> • Many LGBTQ+ TGI people do not reach elderly age at 65, the median age is late 30s or early 40s because they are impacted by sex work, HIV, mental health issues, health concerns, discriminated in health care settings too; cannot reach age 65 to enroll in programs that are readily available for other seniors • High level of income discrimination prevents LGBTQ TGI members from being able to participate in lotteries • Cultural changes are needed for people working with clients who are LGBTQ+ and/or TGI; need to rethink what access looks like • No permanent supportive housing exists • Lack of financial literacy among homeless individuals or the process to make or pay rent due to months of unemployment and homelessness • City needs to create case management to support those who do not have financial literacy <p>Needs for LGBTQ+ Elderly Community Members</p> <ul style="list-style-type: none"> • Elderly LGBTQ+ people are also impacted; this housing crisis is another traumatic event for them after having experienced the AIDS epidemic; many need to retire but cannot afford to • An LGBTQ+ senior is 5x less likely to receive federal funding than other peers; they are being priced out of the City • Not many senior apartments offer low AMI rents; affordable housing requirements often require 60% AMI, which is around \$50,000 and not many seniors make this as 50-60 years old; seniors should have their own AMI brackets <p>Approaches the City Can Take</p> <ul style="list-style-type: none"> • Offer people a safety net such as pausing rent while they find tenant support • Increase case management and legal services to avoid problems such as names not matching birth documents, etc.

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Fair Housing & Tenant Advocacy	17	<ul style="list-style-type: none"> • BASTA Universal • BASTA, Inc. • LA Community Action Network (LA CAN) • LAUSD Division of Adult and Career Education • Neighborhood Legal Services of Los Angeles County (NLSLA) • Physicians for Social Responsibility Los Angeles (PSR-LA) • Public Counsel • Strategic Actions for a Just Economy (SAJE) • Western Center on Law and Poverty • Mayor’s Office of Public Engagement • LA City Planning Department 	<p>Fair Housing Issues</p> <ul style="list-style-type: none"> • Laws and policies prohibiting income discrimination have loopholes and a lack of enforcement mean that income discrimination is still a problem in L.A. • 3x or more income requirements are a way for landlords to practice income discrimination • Many people exiting homelessness do not have the documentation to prove income • Tenants often talk about how they endure the harassment and habitability issues with their current housing because they know that they won't be able to qualify to apply to other housing (income requirements). • City Council has too much power over creating laws and ordinances that impact the housing crisis (shared with a link: https://share.newsbreak.com/390da8tn) • Landlords may accept Section 8/housing choice voucher holders because they are required to, but will then harass these tenants disproportionately, which is another form of income discrimination • Simply increasing tenants’ knowledge of their own rights, including the right to sue, can do a lot to address income discrimination • Landlords should be more heavily penalized for harassment or discrimination – the City does not enforce anti-harassment laws very well and should pursue more prosecutions • Many inspections for Section 8/HCV units are not thorough, leading to bad conditions for these tenants • Need for a better documentation system for issues and complaints for tenants who may not have access to legal assistance • Need for a more comprehensive and easily accessible guide for tenants on what resources are available and how to access them • Section 8 tenants have to pay their security deposit in full when they move in somewhere new; the deposit isn’t subsidized by the voucher like the rent is, making it very difficult for these tenants to leave bad living situations • Past eviction records are a significant barrier, especially as many low-income tenants are evicted for reasons that are not their fault; some landlords retaliate to tenants filing complaints with attempted eviction

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			<ul style="list-style-type: none"> • Many tenants are unwilling to fight eviction because they are afraid it will impact their credit score if they don't comply <p>City Renter Protections</p> <ul style="list-style-type: none"> • Enforcement is a major factor; landlords will not comply if they don't believe there will be consequences • Clear communication with landlords is important, especially on new requirements; smaller landlords may be unaware of new regulations • There needs to be a more comprehensive and easily accessible place for landlords to keep up with new regulations • Language inclusivity is important when providing renter's rights education • Landlords frequently fail to provide required information and postings to tenants with no repercussions • Mailing information to renters and school outreach could be ways to distribute tenants' rights information • Funding organizations who do renter education programs is important <p>Neighborhoods and Displacement</p> <ul style="list-style-type: none"> • Near the university & on the East side prices are causing displacement • People outside City limits do not have the same access to resources to prevent displacement as people inside City limits • Black communities in particular face a lot of displacement, even communities that have lived in the same place for generations • Tenants with disabilities tend to face more frequent displacement • Section 8 tenants may face displacement due to harassment • Limited English proficiency (LEP) immigrants face displacement & harassment and may be less likely to know their rights or how to access resources due to language barriers • Developers should be incentivized to provide jobs to people in the area in order to reduce the impact of gentrification

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			<ul style="list-style-type: none"> • The City should make it more difficult for landlords to win eviction cases; the burden of proof needs to be on the landlord, and tenants should be able to get attorney fees from landlords when the tenant wins the case • Consequences to landlords are important here, especially corporate landlords - it should be more difficult for corporate landlords to come in and buy up properties • The South LA Community Plan just passed a motion requiring landlords to inform tenants that they can return to new low-income housing after displacement from development
Racial Inequity & Housing Access	17	<ul style="list-style-type: none"> • Black Women for Wellness • Coalition for Human Immigrant Rights (CHIRLA) • InnerCity Struggle • Korean Immigrant Workers Alliance (KIWA) • RozsCauses • Southeast Asian Community Alliance (SEACA) • The TransLatin@ Coalition • SSG • APAIT • LA Civil Rights Department • LA City Planning Department 	<p>Fair Housing Issues</p> <ul style="list-style-type: none"> • Some rental properties seem to serve primarily one population group; for example, one building with majority Russian tenants, another with majority Hispanic tenants; Managers themselves often only speak one language; Property owners/managers should work with prospective tenants of any language, especially when buildings use public funds • Ensure people are using waitlists properly • Need linguistically diverse cultural programs and services; the City’s language interpretation is poor and interpreters misinterpret things; some meetings provide the wrong language; Makes it difficult for people to navigate the system which is also very web-based and a problem for low-income households impacted by the digital divide • Inspections bring a lot of fear for immigrant communities who are overpoliced; pressure is added on them to defend their living conditions that are driven by slum housing, fears of evictions, and other repercussions • Many people are too poor to even pay the minimum rents in affordable housing projects <p>Rental Housing Quality for BIPOC Residents</p> <ul style="list-style-type: none"> • Quality of apartment complexes changes drastically based on the location you are in and the kind of landlord you have • There tends to be a segregation within racial groups and other racial groups are afforded better quality of life type of services within the spectrum of race

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			<ul style="list-style-type: none"> • Many landlords do not take into consideration the circumstances of their housing (infestation of bed bugs, roaches, etc.) • Not enough housing navigators, especially for people dealing with mental health episodes that can be caused by these infestations and compromise their health • Dozens of apartment complexes in Chinatown with tenants experiencing decades of habitability issues and landlord abuse; at least one being a HUD-managed/funded building • Tenants are gaslit when they try showing City housing inspectors the issues with their housing, but inspectors make discouraging remarks about not seeing the problems • Tenants in lower-rent units often resign themselves to the state of their units because they have few other housing options available to them given the limited supply of affordable housing • There needs to be tenant-based enforcement that is focused on tenants’ needs in terms of remedies needed, how tenants will find a resolution, and if the resolution leads to permanent fixes • Existing HUD scoring and the REAP programs have numerous shortcomings and could be revised to better serve residents • Shifts in responsibilities happen so the homeless population is constantly being pushed in and out of the City boundaries; municipalities are not holding themselves accountable for resolving these issues and providing resources • Need improved coordination and communication between municipalities so they better connect people to services <p>Neighborhoods Experiencing Underinvestment or Reduced Access to Resources/ Services</p> <ul style="list-style-type: none"> • No full-service grocery store in Chinatown or a hospital; land and property owners in the neighborhood are not willing to provide housing, medical care, food, or basic needs because they are not deemed profitable • Investors are driven to further gentrify the neighborhood with market-rate housing and entertainment spaces, unaffordable restaurants, shopping plazas, etc., for people who don’t live here

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			<ul style="list-style-type: none"> • People don't often know if they have a mental health issue or where to access help • Need more designated social workers who focus on navigating the systems • Access to jobs in terms of proximity does not mean the same as having the ability to get those jobs due to language, education, and or documentation barriers or living wage jobs <p>Additional Concerns</p> <ul style="list-style-type: none"> • COVID-19 pandemic impacted many vulnerable people and there are many who are dealing with an illness and struggling to afford rent • LGBTQ+ TGI community members and undocumented community members are afraid to speak up because they don't want to risk losing their dwellings that are sponsored by someone else or living with someone else • L.A. Housing staff need to clearly instruct people how to submit a complaint and provide more outreach and engagement around workshops on tenants' rights and on how to protect yourself • Lack of information regarding programs for homeless mothers/soon to be mothers, victims of domestic violence, women, etc. • Lack of affordable housing for single individuals in need of low-income housing • Existing programs and services are still not enough and are not solving the problem; there are a lot of people falling through the cracks and the City needs to design a system for the individuals we are speaking about • People are labeled homeless by the City's definition but they do not identify as homeless so those who are at-risk have to become homeless before they apply to services
Homelessness & Social Services	45	<ul style="list-style-type: none"> • A Meaningful Goal Housing Shelter • A Step to Freedom • Abundant Housing LA • Amity Foundation • Beauty Behind the Bricks • Black Women For Wellness 	<p>City Protections for Households At-Risk of Homelessness</p> <ul style="list-style-type: none"> • The number one request for assistance received in at the domestic shelter based in San Fernando Valley is related to eviction • Protections for COVID-19 pandemic have been lifted so many clients are impacted once again • Finding housing is an issue for people who are evicted or coming from a shelter

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		<ul style="list-style-type: none"> • Can I Live, Inc. • Coalition to Abolish Slavery & Trafficking • El Centro Del Pueblo • Haven Hills • Heritage Housing Partners • Homeless Outreach Program Integrated Care System (HOPICS) • ILCSC • Jenesse Center, Inc. • Los Angeles Homeless Services Authority (LAHSA) • LA Community Investment for Families Department • LA City Planning Department • National Development Council • New Directions for Veterans • NoHo Home Alliance • Safe Place for Youth • San Fernando Valley Rescue Mission • San Gabriel Pomona Regional Center • Sycamores • The People Concern • The TransLatin@ Coalition • Watts Rising Collaborative • Watts/Century Latino Organization 	<ul style="list-style-type: none"> • Often cases males are moving into units they are not supposed to be in; women are scared of speaking up so they do not lose their unit • Lack of protections allow someone else to move into the home who is not officially on the lease; a victim has the inability to move forward because they could be penalized, their funds cut and then forced to subject themselves to men who are not married or committed to the household • Women/domestic violence victims need to have proper protections, so they are safer from the violence of men • Once clients find employment they should not be forced to be cut off from protections • Rent increases also impact a domestic violence victim’s ability to move • Single units are being priced as \$1,500 and higher when they used to be \$1,200 or less • It’s difficult to help underserved people to find places for them to stay when landlords are asking for someone to make 2-3x the rent in income • Even though grants come in, the limited small property owners makes it harder because corporate management wants more income • Large management companies are taking over complexes that were previously made more affordable • COVID’s rental assistance had a large impact; clients were not paying so landlords were going to court to evict their tenants • Difficult for providers to advocate for programs because landlords and clients have both lost trust • People are being forced to move out of areas (ex: San Fernando Valley) because they are becoming too expensive; people then lose their previous support systems • Relocation assistance still does not guarantee a person will be able to move because moving is expensive; some clients have to leave their existing communities; a lot of clients are moving out of state completely <p>Better Enforcement of Existing Renter Protections</p> <ul style="list-style-type: none"> • More information is needed on where people can go for assistance

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			<ul style="list-style-type: none"> • Providers have difficulty knowing where to refer people to, particularly those being threatened with eviction • Provider works with legal agencies but has no other access to local City departments or agencies they can refer to because it requires a timely process <p>Fair Housing Issues</p> <ul style="list-style-type: none"> • Victims of trafficking are often discriminated against • Abusers/traffickers are often taking out leases/credit cards in victims’ names which impacts their records • Lack of employment is a barrier and a history of employment is needed to be shared with landlords • Tenants can fall into a cycle of homelessness if they aren’t earning 3x the rent <p>Approaches the City Can Take</p> <ul style="list-style-type: none"> • City needs to make it clear how questions can get answered and the right people to ask for help; emails are lost easily in exchanges online • TV commercials or radio commercials can help disperse information and have it available for those who do not know about existing services or resources available • Provide training for case managers to learn about the different resources available • Improve safety across the City; there are many places in the City that are unsafe for clients to live in because of trafficking; undocumented clients are also difficult to place because of their situation • Expand housing in neighborhoods and municipalities that need affordable housing such as East LA, Glendora, East Covina, and Rolling Heights; transit is an issue because there’s no rail line on the southeast part of LA County, only buses • Increase access to resources in the Valley • Increase childcare programs for families who don’t have access to school if they have to commute; childcare is very expensive • Improve outreach so people know about the resources available to them • Provide funds for transportation or some type of program that helps clients access the resources they need if they have to drive far or take the bus far

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Disability, Mental Health & Housing	28	<ul style="list-style-type: none"> • Alliance for Housing and Healing (AHH) • Disability Rights California • Eastern Los Angeles Regional Center • Commission on Disability • ILCSC • LAHSA • LA County Department of Mental Health • San Diego Regional Center • Westside Regional Center • San Gabriel Pomona Regional Center • SEACA • LA Department on Disability • LAHD Accessible Housing Program (AChP) 	<p>Accessible Housing Needs</p> <ul style="list-style-type: none"> • More people are becoming disabled or have mental health challenges because of the housing shortage • Many families cannot afford family-sized units • Many families with family members with a disability are not allowed to access small units because they are considered “overhoused” but there are no larger units available • Low-income families with children or family members with a disability have a large need for housing • Many family members of people with disabilities are caretakers and therefore cannot work and earn more money • Adults with mental disabilities also need more set aside housing options • SSI and SSA amounts are very low (\$1,100/month), impossible to find housing at LA rent prices with this income • People with disabilities struggle more than usual to access vouchers • There is also not enough support for adults with disabilities who wish to learn to live independently • California is expensive and the annual income changes from inflation/cost of living has not been readjusted for income qualifications and is not linear to the actual cost of living in California • Senior housing is very unavailable • Multifamily units are not accessible for someone with an ambulatory disability, especially on multi-story buildings • People with live-in aides are sometimes disqualified from vouchers due to the aide’s income • Income eligibility for subsidized units accessible to physical disability is mismatched with the actual income of people who need those units • We need more shelter housing, affordable housing, and PSH for formerly and currently homeless clients living with disabilities, including the need for support with activities of daily living • Many clients with disabilities don’t or can’t drive and transit becomes even more of an issue

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			<ul style="list-style-type: none"> • Developers will put all accessible assets into one single unit to meet accessibility quotas, which is unrealistic • There is not enough temporary housing or shelter that accommodates individuals and families with disabilities; available housing cannot accommodate medical needs or conditions are not good/safe for their disability <p>Housing Discrimination</p> <ul style="list-style-type: none"> • Elevator issues are prevalent and impact people with mobility impairments • Issues with support and service animals being refused • Landlords are abusing the documentation process to require tenants to disclose medical information to prove their need for their animal. • Many protected classes including people with disabilities are disproportionately impacted by credit screenings • Rental history requirements are also difficult as many people with disabilities live with their families or experience homelessness at a greater degree and may not have the rental history • Higher costs for accessible units may constitute class discrimination • Luxury units have things like wider hallways, working elevators, etc., but are too expensive • Low-income units are often inaccessible and bad living conditions can contribute to mental health issues • Sometimes landlords will discriminate against applicants who they think may have autism • Lots of applications get “lost” or landlords try to steer tenants to other developments • Tenants will be advised on legal rights but generally do not want to make waves or complain • Extremely low-income tenants do not have the leverage to advocate for themselves • Landlords also do not want to work with accessibility requirements because inspectors are overbearing • Stereotypes against people with disabilities lead to more nuisance evictions. Nuisance notices are often very vague and based on these stereotypes.

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			<ul style="list-style-type: none"> • L.A. has a crime free ordinance which can be harmful for minority tenants and used as a basis for discrimination <p>Approaches the City can take to Encourage Production of Accessible Units</p> <ul style="list-style-type: none"> • There is a need for a study to refine income eligibility income requirements • More subsidy on existing units may be more important than creating new units • Potential elevator solution is getting vouchers to temporarily relocate individuals with disabilities on higher floors with nonfunctional elevators; relocate them to hotels etc., until elevator is fixed • Need for more communication, public announcements, and transparency from leaders on what is actually law • Try to house people with mobility aids on first floor in case of emergencies <p>Improvements City can make on the City of LA’s Affordable and Accessible Housing Registry (AAHR)</p> <ul style="list-style-type: none"> • Needs more marketing • Unsure of outcomes, long wait lists • The problem is not that people cannot find existing housing, it’s that not enough exists • Registry is not a solution for the problem of not enough housing • We need data on how many accessible units are vacant because of complicated eligibility requirements • Educate more property managers on the laws under all target populations, especially on discrimination laws and by laws • An ADA section should be added in all the public affordable housing unit listings • A vacancy fee or tax would be more helpful when it costs more for the landlord to pay than to keep units vacant <p>Access to Community Resources and Assets for Residents with Disabilities</p> <ul style="list-style-type: none"> • Medical provides many services, including transportation. • In-home supportive services can be accessed through social security businesses • Department of Public Health also provides some services

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			<ul style="list-style-type: none"> • LAHSA and HACLA provide lots of resources but low staff due to COVID is inhibiting agencies' ability to provide services • Many disability resources forget about visually impaired people • Accessible housing is too concentrated to specific areas of LA, not a lot in poverty areas, feels like redlining • The City removing all COVID guidelines and not permanently integrating procedures/practices for COVID safety is a barrier and risk for immunocompromised people, and for us all, to navigate and navigate public spaces <p>Fair Housing Knowledge</p> <ul style="list-style-type: none"> • People have a vague understanding; they know they have rights but do not really know specifics or how to enforce them • Most landlords and property owners are getting their training and info from landlord representation attorneys, meaning it is not from an advocate or a neutral party • The City should provide neutral party training • Wider language translation of materials is needed and in-person outreach <p>Other Comments</p> <ul style="list-style-type: none"> • More tiny homes, harm reduction, vouchers, trainings, and public announcements are needed

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Aging Network	21	<ul style="list-style-type: none"> • St. Barnabas Senior Services • Partners in Care Foundation • WISE & Health Aging • Jewish Family Service LA • Kaiser Permanente • Huntington Hospital Senior Care Network • Angel Step Inn • LA County Community and Senior Services • LA County Aging and Disabilities Department • LA Department of Aging • LAHD Accessible Housing Program (AChP) 	<p>Housing Needs or Barriers</p> <ul style="list-style-type: none"> • Technology; a really big struggle with older adults not only in application process but also includes using washers/dryers, etc. • Extended case management because we want to help seniors age in place • Senior affordable housing and accessible housing • Waitlists also have issues because information can change and might not update, so people can get lost on the list • Physical environment is a problem, making it difficult for people to leave their house if they live on the second story, etc. • Very difficult to age in place when a property is not safe • There is no way of responding when a crisis occurs in high rise buildings, elevators break, etc. • Need storage services for those who are on waitlist and do not have housing <p>Housing Types That Can Better Serve Residents as they Age</p> <ul style="list-style-type: none"> • The City had a successful ADU program that might not be receiving funding anymore • Universal design standards that won't cost much money to the builders • Allow people to bring small pets to their units • Temporary and permanent shelter options that allow for multigenerational housing as well • More horizontal-design buildings for senior quality of life, café-like amenities, gardens, greenspace, etc. • Need retrofitting programs to keep seniors safe as their physical needs are impacted <p>Access to Community Resources/Services</p> <ul style="list-style-type: none"> • Older people have lots of trouble accessing resources because they lack connections to people who know how to access resources • Immigration status; people are fearful that if they access housing resources that might lose other assistance or that they'll be reported to ICE • Language is a barrier • Communication is a barrier, not just in terms of language; Lack of understanding from property management staff of the unique difficulties that seniors face; They

Session Topic	Number of Attendees	Participant Agencies, Groups and Organizations	Summary of Comments Received
			<p>need some sensitivity training on how to communicate with seniors and persons with disabilities</p> <p>Other Comments</p> <ul style="list-style-type: none"> • Elder abuse is not treated the same way that other types of abuse are treated, not enough similar protections • Too many City websites with information that is inaccessible (PDFs), people do not know how to navigate them • HACLA should have a leader who understands the aging population and the implications it has for housing; Are there ways for a central staff person to advocate for the aging population in housing? • Coordination is needed across departments and providing services/resources to people
RAC Leadership Meeting	30	<ul style="list-style-type: none"> • HACLA • RAC Members 	<p>Resources Needed</p> <ul style="list-style-type: none"> • Parking controls, speed controls when there are school programs nearby • Need to fix streetlights • Need to improve parking; people park boats and mobile homes and take up too many parking spaces from residents • Lots of littering • Gardens • Lots of vandalism in the area <p>Fair or Affordable Housing Needs</p> <ul style="list-style-type: none"> • Single fathers need affordable housing and frequently cannot access shelters the way single mothers can • People who have been evicted, even 10+ years ago, are still being rejected because of their eviction records; need for programs to help people pay back fines and remove eviction records • Lack of affordable housing at all levels, not just low-income; housing for youth age 18-25 • Many issues surrounding disability accommodations

Session Topic	Number of Attendees	Participant Agencies, Groups and Organizations	Summary of Comments Received
			<p>Other Comments</p> <ul style="list-style-type: none">• Housing Authority needs to promote meetings and surveys better• RAC needs more opportunities for discussion like this• RAC needs more information on rights and regulations at local, state, and federal levels• Pueblo del Sol has huge issues with management harassment towards residents and RAC members right now• Many issues with rent prices, repairs, and contracts• Many examples of discrimination as previously mentioned

WRITTEN INPUT PROVIDED IN RESPONSE TO CONSULTATION MEETING QUESTIONNAIRES

EDUCATION, EMPLOYMENT, AND HOUSING ACCESS (1 RESPONSE)

1. Community input and past research identifies fair housing barriers related to high housing costs, housing instability and homelessness, overcrowding, and difficulty securing rental housing due to source of income discrimination and other barriers. Are these issues you see amongst the people you serve (students, employees, or clients)? Are there other forms of housing discrimination or barriers that you see? How do large educational institutions such as USC and UCLA impact the availability of workforce housing in their neighborhoods? Who is most impacted by these issues and how?
 - High housing costs, housing instability and homelessness, overcrowding, and difficulty securing rental housing due to source of income discrimination and other barriers are issues that I see amongst the people I serve. The other forms of housing discrimination or barriers that I see is the lack of equitable employment that pay a high enough wage to warrant the meaning "living wage". I hear about a lack of free resources, and assistance for the unhoused to navigate where they can stay while they are waiting for housing, I hear about a lack of free resources, and assistance on a lack of places that the unhoused can go to gain skills and experience to offer to high paying employers. I hear about a lack of free resources, and assistance for hygiene, food, education, drug rehabilitation, interim housing, employment opportunities, mental health assistance, and child care costs.
2. Thinking about workforce development and adult education resources in LA, what are the most common barriers people face in accessing these resources (e.g., cost, time, location/transit accessibility, childcare, awareness, etc.)? What groups are most impacted by these barriers? Are there areas in the City that lack access to these types of resources? What resources are missing?
 - I encounter constituents that vary from students to older adults, and the common barriers I hear are living cost, location/transit accessibility, childcare, health care, lack of quality employment, lack of qualifications and skills for high paying employment.
3. How do school performance and resources vary by geography in the City of LA? Are there areas that have higher or lower performing schools? How do unified enrollment and other LAUSD policies encourage school choice, including among magnet and charter schools? What are the most common barriers families face in accessing the school of their choice? What groups have the least access to high performing schools?
 - Many of the individuals that I hear from that recently graduated have told me that LAUSD underperforms in getting their students ready for the modern workforce. Also that there wasn't a system in place during the pandemic that was developed or created with enough forethought to navigate the ongoing circumstances that the global pandemic brought.
4. What types of barriers impact LA residents' ability to access jobs with livable wages and benefits in the City (e.g., job locations, transit/transportation accessibility, skills mismatch, etc.)? Are any groups particularly impacted by these barriers? Are there particular in-demand skills or training types that employers are seeking and could expand access to higher paying jobs in LA?
 - The barriers that impact LA residents' ability to access jobs with livable wages and benefits in the City are job locations, transit/transportation accessibility, skills mismatch, quiet/hidden discrimination, opportunities in skill or experience training. The groups that I have helped served range from young adult to older adults, individuals with disabilities, and individuals that identify with various minority groups.
5. How successful have LAUSD, USC, and UCLA employee housing efforts been? Is there interest among other employers in LA in developing employer-led programs to expand housing access for lower wage workers? Are there

policies or programs at the City of LA and/or HACLA that you would like to see created or changed to improve the jobs-housing connection in the City?

- What were LAUSD, USC, and UCLA employee housing efforts? Where is the data? What was the result of their efforts? How much funding and resources were utilized? I believe that it is a more complex and integrated range of issues than job-housing connection that is affecting the individuals you hope to assist.
6. How well-known are fair and affordable housing laws and resources among students, educational institutions, businesses, and other organizations? How can the City and HACLA improve how they get information to these groups? Is there a role your agency plays or can play in helping to publicize information about City housing resources?
- Not well known at all.
7. Is there anything that we haven't discussed yet that you feel is important for us to know for the fair housing study?
- What policies and systems will be put in place so that instances with employees such as Nury Martinez will not happen or continue to happen?

RENTAL AND FOR-SALE HOUSING (1 RESPONSE)

1. As a landlord or property manager, what are some of the biggest challenges in providing low/moderately priced housing in LA?
 - Discrimination against small business owners, application frauds, tremendous amount of taxes, mortgage, insurance, utility bills with no assistance from the City while we are facing a huge loss of income from moratoriums.
2. Thinking about rental housing applications, community meeting participants noted that credit history, past evictions, criminal background checks, and incomes less than three times the rent were common barriers to obtaining housing. Does that align with your experience? Are there other common reasons residents may have difficulty obtaining rental housing?
 - We have had application frauds, tenants taking advantage of governmental programs, breach of lease.
3. Are there approaches that the City, HACLA or other partners could explore in working with landlords or property managers to house higher risk tenants or reduce barriers to obtaining rental housing (ex: risk mitigation fund, landlord incentives, etc.)? Are you familiar with incentives currently offered by the City or HACLA?
 - Funding on rental assistance, utility bills, insurance, mortgage and taxes. Education on financial planning and house rules (community rules), LA sanitation rules.
4. Are there approaches that the City or other partners could explore for reducing rental housing application costs? For example, exploring the option of creating a standardized rental application and background check system that prospective tenants could use to apply to multiple rental properties.
 - A systematic strategy that can prevent fraud on applications. Also avoid the criminals (sex offenders, human trafficking and drug dealers) in the community to keep families safe.
5. What is your experience with HACLA's Housing Choice Voucher program? How could the program be improved to increase landlords' willingness to rent to HCV holders? Are there improvements HACLA could make in how it communicates and works with landlords?
 - More options for affordable housing and better financial planning education program.
6. Thinking about home mortgage loan applications, what barriers do you most frequently see homebuyers face in obtaining loan approval? What programs have the most success in assisting first-time homebuyers? Are there changes the City of LA should consider to its first-time homebuyer programs (Low-Income Purchase Assistance (LIPA) and Moderate-Income Purchase Assistance)?
 - High interest rates, down payment, and the inflation with the current economy.
7. What neighborhoods/areas of LA are most accessible to first-time or low-/moderate-income homebuyers? Do these neighborhoods typically have access to a variety of community assets and resources (i.e., good schools, jobs, transit, healthcare, grocery stores, parks, etc.)?
 - San Fernando Valley, District 6.
8. Are there approaches the City or other partners should consider to expand homeownership opportunity among groups with lower homeownership rates, including BIPOC (Black, Indigenous, and People of Color) households, in LA?
 - Using the funds that have already been assigned.

9. As housing industry professionals, how do you stay up-to-date on housing laws, policies and programs in the City of LA? Are there topic areas you would be interested in learning more about?
 - AOA and AAGLA.
10. Is there anything that we haven't discussed yet that you feel is important for us to know for the fair housing study?
 - More mental health professionals, social workers, security and law enforcement to help with homeless issues.

LGBTQ+ AWARENESS AND HOUSING (1 RESPONSE)

1. In community meetings and surveys, participants identified things like source of income discrimination, tenant harassment, and rising rents/displacement as barriers to fair access to rental housing, with disproportionate impact on several protected classes. Does that align with your experience? How can the City or HACLA make it easier or safer for residents to report discrimination or harassment?
 - Yes. One way to make this easier would be for the City or HACLA to build out their networks with community resource centers, like LGBTQ+ centers and advocacy organizations, who regularly provide public education and resources to community members. Hot lines, etc. will feel more accessible by residents if it's coming from a trusted source.
2. What other issues related to fair housing access, particularly for LGBTQ+ residents, do you see in LA? This could include barriers to rental housing or homeownership. What enforcement agency does your organization refer residents to when they may be experiencing discrimination while trying to access housing?
 - An undocumented immigration status can make access to housing nearly impossible for folks. Legal name changes can also create difficulty, as there aren't strong processes in place for name changes to be reflected in credit scores, and people can find their credit scores ruined if they have gone through a legal name change process as part of a gender transition. The processes that are in place largely assume heteronormative reasons for name change, such as marriage and update of a surname. We refer folks to CA vs. Hate and the Department of Civil Rights, as well as LA vs. Hate, for local folks in Los Angeles.
3. Knowing that LGBTQ+ community members, particularly youth, have an increased likelihood of facing homelessness, how well do local homeless housing and services providers serve these community members? What barriers are there to accessing these services (i.e., emergency shelter, transitional housing, etc.)? Are there approaches the City or HACLA could take to improve access?
 - We have done extensive work to try and arrange LGBTQ+ competency training for homeless service providers, based on research indicating that providers do not have regular access to basic training on LGBTQ+ identities and the specific challenges faced by our community. More of this would be helpful, particularly in supporting housing and overnight shelters looking to improve their policies for placing transgender and gender expansive folks in overnight beds, and in addressing bullying and harassment, on the basis of gender or sexual orientation, from staff and clients.
4. How accessible are housing and services offered by HACLA, LAHD and other City departments to LGBTQ+ residents in LA? Are there policies or programs that should be changed or added to better serve all residents in the City?
 - Gendered housing and services can be difficult to access for transgender and gender expansive folks. It will be critical for the City and its various agencies to think about safety, privacy, and quality of housing in ways that do not rely merely on separating people by gender. Threats of violence and harassment can be directed from a person of any gender to another person of any gender. Splitting people up according to a pre-determined binary does not solve that problem. More creative situations, centering individual persons and situations, are necessary.
5. How well-known are fair housing and tenant protection laws and resources among City of LA residents and community organizations? How can the City and HACLA improve how they get information to residents and organizations?
 - A general knowledge of some protections and resources exist, but most residents do not have an extensive, or even useful rudimentary, understanding of their rights and the resources available to them, until after they are already struggling to retain or find housing that it has been difficult for them to retain or find.

DISABILITIES, MENTAL HEALTH, AND HOUSING (1 RESPONSE)

1. The City of LA's 2021-2029 Housing Element identified an acute shortage of affordable housing for people with disabilities, including larger units suitable for families with a person with a disability or people with disabilities who have a live-in aide. Recognizing that a range of housing types is needed to meet the variety of needs and preferences among people with disabilities, are there particular accessible housing types for which there is a greater need in LA? Consider people with physical disabilities, people with mental disabilities or other mental health needs, people with intellectual and developmental disabilities, housing for people with HIV/AIDS, and other groups that may have specific housing needs.
 - It seems as though there is a lack of intention and focus on helping to house people with mental health disabilities, including those who refuse services due to their mental condition.
2. What are the most common barriers to housing access for people with disabilities? Considering housing discrimination complaints/grievances by people with disabilities, what issues are most prevalent? Are issues related to reasonable accommodations or modifications common?
 - Lack of awareness regarding resources; Lack of enough well-staffed, well-run developments.
3. In addition to meeting the 2019 Voluntary Compliance Agreement's goal of 4,000 accessible units in covered housing developments, what other approaches can the City of LA and HACLA take to encourage production of these types of units (i.e., those identified in response to question 1)?
 - Provide incentives for developers to go above and beyond the minimum number of accessible units in each of their developments; create a culture where providing accessible housing units is something that people want to do vs have to do.
4. How well does the City of LA's Affordable and Accessible Housing Registry (AAHR) function as a method for housing advocates or individuals with disabilities to find and apply for available units? Are there improvements the City of LA can make to the AAHR?
 - It could be more user friendly and make the process of applying and/or being on a waitlist/lottery etc. more clear.
5. How well-known are fair housing laws and resources, including those related to accessible housing, among City of LA residents and members of the housing industry? How can the City and HACLA expand local knowledge about these topics?
 - There are pockets of knowledge amongst those who are mostly affiliated with non-profits, but the overall knowledge of the above is lacking within the general public.

HOUSING CHALLENGES FOR THE AGING NETWORK (3 RESPONSES)

1. Thinking about the senior population in Los Angeles, what types of housing needs or barriers are most common? How will these change as the population ages and the number of older adults increases? Are issues related to reasonable accommodations or modifications common?
 - The barrier that the current senior population is facing is currently affordable housing. Most seniors that we assist in services are individuals whose income is below \$1.1k a month and cannot afford current rent prices.
 - The barrier that the current senior population is facing is currently affordable housing. Most seniors that we assist in services are individuals whose income is below \$1.1k a month and cannot afford current rent prices.
 - Yes. Increased parking. While some of the elderly may not be necessarily 'handicapped' visibly, they are slower to move and we need to assess maybe if someone is over 75 or 80 and allow for parking if needed. We have plenty of handicap ramps, health industry needs more geriatricians. And, increased support for dwelling units to have bars in showers, baths, etc. Education for intergenerational dwellings. For those with extended families to consider downstairs bedrooms for example even those purchasing larger homes who plan to retain homes when they retire.
2. Are there particular housing types that there is a greater need for in LA to better serve residents as they age? For example, units that meet universal design standards, accessible units suitable for families or seniors with a live-in aide, accessible units located along transit routes or near key community resources, etc.
 - We need housing near community resources since most of these seniors do not drive.
 - All units should be built to universal design standards and should have walk-in showers. Space for aids should be included in all housing for older adults. All buildings should have onsite resident service coordinators.
 - Yes. As above, and also aides and live ins. Also protection for seniors. Increased education on technology this newly aging in generation is knowledgeable but once a person stops working they may not be in the know. Do not treat all seniors like Old People. They are not. The secret sauce in many countries, is intergenerational dwelling keeps the spirit alive. When you put a healthy person amongst the ill they may eventually become ill, also the same with spirit and mentality of aging. The key is to mix it up so all generations benefit. 75 for one person can be another's 55 or 60. For example my dad's 70 year old wife had less life than he did. He was 90 and could drive and she was afraid.
3. How well do existing City of LA or HACLA programs serve older adults and/or people desiring to age in place? Are there improvements that could be made to these programs to better serve residents as they age? Are there new programs or approaches to serving older adults that you would like to see the City or HACLA consider?
 - Evaluate the needs for hours for older adults seeking caregiving. Oftentimes hours do not meet the need of the residents to stay in their homes.
 - I believe it is more about education and possibly evolution to include technology in the home.
4. How well known are City of LA housing programs and fair housing resources among residents and local organizations, particularly those that serve older adults? How could the City improve its outreach to this population? Are there specific partners that should be engaged or engaged more?
 - The City should partner with senior centers to provide information and resources to under privileged communities.
 - Place more service representatives out in the community spaces such as community and senior centers. Supply housing navigators for those looking for affordable housing. It is too difficult to access.
 - Maybe additional services to support those who are not able to walk quickly like aides, but this is the case for handicap so maybe adjusting the name for service and Handicap or Special Needs including the Aging who have impaired vision or hearing. It is important to address carefully. DIGNITY you want to PRESERVE DIGNITY. I am bothered that we label the aging as if they are a different species and that results in ageism because many who

are aging are capable of handling many functions better than those who are just out of school. We need to be cautious and create a positive American culture which diminishes ageism and embraces intergenerational activities for adults of all ages and adults and children.

5. How familiar are you with the City of LA's Affordable and Accessible Housing Registry (AAHR)? Does it work well as a method for housing advocates or individuals to find and apply for available units? Are there improvements the City of LA can make to the AAHR?
 - No it does not. As an advocate for individuals with disabilities my clients have been denied placement on some waitlist to accommodate people who are experiencing homelessness. LAHSA should partner with LAHD and create their different registry.
 - Often times, there are not units available when people call. A centralized housing registry would be helpful.
 - Somewhat. Increased advocacy a plus.

6. One component of the fair housing study will look at how well residents are able to access different community resources, like transit, good jobs, a healthy environment, support services and City or County facilities. Are there barriers older adults face in accessing community resources in LA? How could the City make it easier for residents to access these types of resources?
 - Expand more access transportation. Seniors who use these forms of transportation are always complaining of the long wait time.
 - Seniors would like to work at part-time jobs, having an internship program for seniors would be helpful.
 - I believe we may want to leverage church communities of all denominations, also synagogues, mosques, etc. to spread the word, as well as promote at community fairs.

CONSULTATION MEETING PRESENTATION

This meeting is being recorded.

City of Los Angeles
2023-2028 Assessment of
Fair Housing

Consultation Meetings
March 2023

Spanish Interpretation Available
Tenemos interpretación en español disponible

Before we get started, everyone needs to select a meeting channel at the bottom of the screen: English or Spanish.

Antes de comenzar, todos necesitamos seleccionar en la parte de abajo de la pantalla el canal para la junta: inglés o español.

Today's Agenda

1. Introductions
2. Fair Housing Study Overview
3. Fair Housing Discussion
4. Next Steps to Stay Involved

Introductions

4

Fair Housing Study Overview

5

Fair Housing

A person's right to own, sell, purchase, or rent housing of their choice without fear of unlawful discrimination.

Federally Protected Classes	State of California Protected Classes	
Race or ethnicity	Marital status	Gender expression
Color	Age	Genetic information
Religion	Ancestry	Source of income
National origin	Immigration status	Veteran / military status
Sex (including sexual harassment)	Language	Lawful occupation
Family status (families with children)	Sexual orientation	Other arbitrary factors
Disability (including mental and physical disabilities)	Gender identity	

6

Affirmatively Furthering Fair Housing

In 2015, HUD adopted a new fair housing rule called Affirmatively Furthering Fair Housing (AFFH) calling on cities and counties to take meaningful actions to:

- Overcome patterns of segregation
- Foster inclusive communities
- Reduce affordable housing needs
- Address barriers that reduce access to opportunity

Assessment of Fair Housing Report Components

An analysis of the fair housing landscape in the City of Los Angeles and a plan for how the City will expand fair housing through 2028.

Assessment of Fair Housing (AFH) Components

Community engagement summary	Access to affordable housing opportunities
Demographic summary	Access to homeownership and economic opportunity
Segregation and integration	Disability and access to housing and community assets
Race, ethnicity and income	Fair housing policies, practices and resources
Access to community assets and opportunities	Fair issues, goals and strategies

Why is the AFH Important?

- Built on community input
- Advances past fair housing efforts
- Includes action-oriented plan to address fair housing issues
- Impacts decisions about HUD grant spending and other projects, programs and policies
- Represents a commitment by the City and HACLA to expand fair housing for all residents and stop future housing discrimination



Housing Element
Assessment of
Fair Housing

Assessment of Fair Housing Timeline



Questions?

Raise your hand during discussion to share a question or comment (Reaction > Raise Hand)



Mute and video buttons to control if people can hear or see you



Send comments or questions using the CHAT button at bottom of screen



From a phone use *6 to mute/unmute and *9 to raise hand

Fair Housing Discussion

Stay Involved with the Assessment of Fair Housing

housing.lacity.org/residents/assessment-of-fair-housing

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LA FAIR HOUSING STUDY

COMMUNITY MEMBER SURVEY



The Los Angeles Housing Department (LAHD), in partnership with the Housing Authority of the City of Los Angeles (HACLA), is conducting the 2022-2024 Assessment of Fair Housing (AOFH) for Los Angeles, which will examine various important factors related to housing opportunities for all residents. Factors that are being examined include race/ethnicity, sexual orientation, religion, disability, and family with children. LAHD also has the opportunity to conduct a survey for additional groups: language/culture, ancestry, citizenship and immigration status, gender identity/expression, genetic information, marital status, language, marital/partnership status of housing unit, and other status. The assessment will help LAHD better address housing needs in the city.

An important part of the AOFH is sharing the results of the study to our residents and housing partners. The feedback collected is used to inform our operations and address housing issues in the city. The survey will help us do this.

Your answers are confidential. We do not report the information you provide to other housing agencies and we do not share it with other city agencies. There are no costs for you to take the survey. We will contact you again in the coming months regarding the survey. For more questions, contact Maria C. Gonzalez, Housing and Affirmative Action Compliance Officer at the Los Angeles Housing Department at maria.gonzalez@lacity.org.

Contacted between 11/15/2022 and 1/15/2023

ABOUT YOUR NEIGHBORHOOD

1. How well do you know the neighborhood you live in?

Very well Somewhat well Somewhat not well Not at all

2. In your neighborhood, do you know anyone in the following categories?

	Yes	Somewhat	No	Not at all
Family and friends	☑	☐	☐	☐
Neighbors and acquaintances	☑	☐	☐	☐
City government	☐	☐	☐	☐
Businesses	☐	☐	☐	☐
Religious groups	☐	☐	☐	☐
Community groups	☐	☐	☐	☐
City and County	☐	☐	☐	☐

Share the Survey

- Share the survey with clients, residents, colleagues, social media followers, others:
 - housing.lacity.org/residents/assessment-of-fair-housing
- Surveys for residents and organizations are available in 7 languages
- Request hard copies via email to:
 - lahd.afhpolicy@lacity.org

Next Steps

- Please stay involved and let your voice be heard! Everyone's input makes the fair housing study stronger
- Project website and survey: housing.lacity.org/residents/assessment-of-fair-housing
- Join the e-mail list or send your ideas: lahd.afhpolicy@lacity.org
- You can also share your email by chat to be added to the mailing list

Thank You!

APPENDIX C:

Liberty Hill Community Engagement Report



City of Los Angeles Assessment of Fair Housing 2023 Community Engagement

Compiled by Jessa McCormack

Edited by Almas Sayeed and Yulissa Alvarez

June 2023

In Collaboration with:

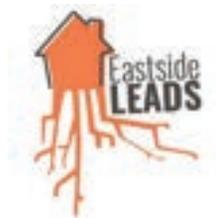


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Introduction

I come from the Kizh People. My community and those in the Gabrielino Tribe were on this land and in this community long before others, and yet, it is nearly impossible to find housing, much less housing where we can be together as a community.

- Participant from UAll focus group

The City of Los Angeles Housing Department contracted with the Liberty Hill Foundation in 2021 to provide community engagement services for the City of Los Angeles 2021-2029 Housing Element and the City of Los Angeles' 2023-2028 Assessment of Fair Housing. The purpose of this paper is to capture feedback for the City of Los Angeles' 2023-2028 Assessment of Fair Housing from City of Los Angeles residents who are traditionally underrepresented in large-scale public engagement initiatives, particularly low-income people, Black, Latinx, Indigenous, and AAPI communities, elders, and youth. Liberty Hill subcontracted with eight local community organizations to do this work: Alliance of Californians for Community Empowerment (ACCE), Eastside LEADS, LA Forward, LA Community Action Network, NoHo Home Alliance, Strategic Actions for a Just Economy, Strategic Concepts in Organizing and Policy Education (SCOPE) and United American Indian Involvement (UAll). Liberty Hill also conducted a one-hour interview with the Executive Director of the Southeast Asian Community Alliance (SEACA) to get a sense of the challenges facing low-income community members in Chinatown. Together, this feedback paints a fuller picture of how the City's most vulnerable residents attempt to access fair housing.

Based on the feedback from community members, Liberty Hill has identified five major themes:

- *Housing is not affordable for most protected groups because of historic and current systemic exclusion and racism.*
- *Available housing is far away from resources like food, education, green space, and cultural networks.*
- *For many, the housing that is affordable is low quality or uninhabitable with persistent and complex challenges, including plumbing issues, mold, the need for repairs and rodent infestations.*
- *People with different physical, emotional, and social abilities still face significant challenges in accessing housing.*
- *Protected groups feel they have nowhere to go and have lost faith in public institutions who are not able to enforce existing laws.*

Community members uplifted the following solutions and next steps for the Los Angeles Housing Department:

- *Develop and execute more effective communication strategies aimed at the most vulnerable residents of Los Angeles, particularly tenants.*
- *Regulate development to ensure affordability for current residents, especially in formerly redlined communities that have been historically disenfranchised from wealth creation.*
- *Improve community access to services and quality of life without spurring displacement.*
- *Properly staff and resource City Departments to enforce existing laws and programs.*

This report provides more detail on the themes and recommendations outlined above. The first section provides more information on the methods and curricula developed for each focus group. The second section expands on the major themes identified across all focus groups, and the last section describes the solutions and action steps residents would like to see from the City to affirmatively further fair housing. The appendix following this report includes relevant notes, transcriptions, and sample material.

Community Engagement Methods

Liberty Hill worked with eight community organizations to host twelve focus groups with 178 community members from across the City. Table 1 provides an overview of the organizations, their focus groups, target geography, and target populations.

Table 1 – Summary of Focus Groups Held by Community Organizations

Organization Name	Geography	Date of Focus Group	Target Population	Format	Total Number of Attendees
Alliance of Californians for Community Empowerment (ACCE)	South LA	3/11/2023	Elder Latinx Residents	Virtual	53
Eastside LEADS	Boyle Heights	4/28/2023	Latinx Tenants in East LA	In-person	12
LA Forward	Westside	3/4/2023	Low to Moderate Income Tenants	Virtual	17
LA Community Action Network (LA CAN)	Downtown + Skid Row	2/7/2023, 2/14/2023, 2/21/2023	Unhoused people and SRO Tenants	In-person	36
NoHo Home Alliance	North Hollywood	3/9/2023	Tenants with Disabilities	Virtual	12
Strategic Actions for a Just Economy (SAJE)	South LA	2/13/2023, 2/15/2023	Low-income tenants, Landlords who own less than two units	Virtual	16
Strategic Concepts in Organizing and Policy Education (SCOPE)	South LA	2/15/2023, 3/8/2023	Low-income Tenants, predominately Black + Latinx tenants	In-person	22
United Americans for Indian Involvement (UAI)	East and South LA	4/28/2023	Indigenous-Identified Tenants	In-person	13
Participant Grand Total					181

Liberty Hill also conducted a one-hour interview with the Executive Director of the Southeast Asian Community Alliance to understand challenges to accessing fair housing in Chinatown. The interview was transcribed using zoom and included in the appendix.

Facilitators from each community organization were trained to deliver a short presentation using popular education materials created by Liberty Hill, Western Center on Law and Poverty, Dianne Prado (Consultant), and LAHD. The curriculum defined fair housing and how it is implemented in

California, then used several questions to prompt discussion and get input from community members about how LAHD can further fair housing. Discussion questions included:

- What are other factors that impact fair housing?
- What do you think about what you have learned so far?
- What questions do you have?
- Based on the City's goals we discussed earlier, what are some meaningful steps the City can take to affirmatively further fair housing?

Each session included a note taker or utilized an online transcription service, when available. The comments were then grouped by primary topic and theme.

A full list of key comments is available in the appendix.

Common Themes

Overall, most of the participants who attended community focus groups had experienced at least one barrier to stable and secure housing in the City of Los Angeles. Tenants brought to light their experience searching for housing they could afford, attempting to file complaints with the agency about their housing conditions or landlord, waiting for a response regarding these complaints, and other experiences that are unequal to whiter and wealthier peers. Liberty Hill has reviewed the comments from each session and identified four key themes. Each theme is detailed in this section.

- *Housing is not affordable for most protected groups because of historic and current systemic exclusion and racism.*
- *Available housing is far away from resources like food, education, green space, and cultural networks.*
- *For many, the housing that is affordable is low quality or uninhabitable with persistent and complex challenges, including plumbing issues, mold, the need for repairs and rodent infestations.*
- *People with different physical, emotional, and social abilities face significant challenges in obtaining affordable, accessible housing.*
- *Many group participants articulated feel they have nowhere to go and have lost faith in public agencies who are not able to enforce existing laws.*

Theme 1: Housing is not affordable for most protected groups because of historic and current systemic racism.

The lack of affordable, safe, and stable housing was highlighted by every participant in every focus group. Participants' concerns include:

- Application and qualification – Participants noted several challenges in applying to units in their neighborhood that prevented them from accessing housing.
 - Lack of upfront cash or meeting yearly income requirements. Some landlords require tenants to earn three times the yearly rent, which is out of reach for many people in protected classes.
 - No access to legitimate credit building opportunities.
 - Unclear process for applying to affordable units in newer developments.
 - Landlords asked about prior housing status, including how long someone had been unhoused.
- Increased rents in historically affordable neighborhoods
- Mismatch between wages and housing costs. Tenants were confused by how the Los Angeles Average Median Income (AMI) could be so much higher than what most

people in their neighborhoods were making every year. Parents were concerned their adult children could not find independent housing in their neighborhood. Young adults expressed skepticism about being able to stay in Los Angeles or have the same quality of life as their parents.

Theme 2: Available housing is uninhabitable and far away from resources like food, education, green space, and cultural networks.

Most comments at the focus groups connected access to fair housing and access to vital resources that increase quality of life, like food, education, green space, and cultural networks. Participants grappled with the unique challenge facing them – their existing communities often lack sufficient grocery stores or parks but are home to deeply rooted social networks. Participants lamented that improving their own neighborhood would most likely end with community displacement, increasing property values and unregulated development that leaves no room for them. Common themes include:

- Neighborhoods where participants live lack reliable, quality, and culturally relevant food.
 - One participant noted, “I have to go out of the area to buy everything. None of the money is going back to my community. Instead of just liquor stores or big market stores, we should have other stuff, too.”
- Neighborhoods lack sufficient healthcare services, especially doctors and pharmacies that provide services in the community’s primary language.
- For communities that do have small businesses or other services, particularly those that are culturally specific, the fear of being displaced or moved to a neighborhood with “higher opportunity” is predicated on the possibility of not living near these resources anymore. Being far away from doctors or grocers that speak the same language as you would create social and physical isolation. Residents noted that they would tolerate bad housing conditions because the prospect of leaving behind their community was far worse. Participants voiced concern that they have to make a choice between dignified living conditions and their community that other more privileged social groups do not have to make.
 - “You lose part of your identity when you are forced to move far away from everything you know.” - Youth participant from SCOPE focus group
 - “The reality is that if [our community] moved to San Marino or Arcadia or Beverly Hills, or wherever there is higher quality housing and higher quality schools, the reality is that they wouldn’t be able to afford it...and they wouldn’t necessarily have access to the programs and resources that improve their quality of life. Because we’re talking about immigrant and

refugee communities that have limited English proficiency so moving them to a “high opportunity” neighborhood means linguistic isolation, social isolation, and lack of access to culturally and linguistically competent resources.” – Sissy Trinh, Executive Director of SEACA

- Few neighborhoods have sufficient green space, and the existing green space does not feel safe for residents.
 - “Our parks aren’t like other parks. There is no maintenance. They are scary. No one comes back to fix things. It’s almost like we don’t matter.” - Participant from SCOPE focus group
- Residents in single-resident occupancy (SRO) buildings felt that the lack of privacy, especially for personal spaces like bathrooms, leads to more confrontations with landlords. One resident noted that the landlord was resistant to gender neutral bathrooms, which caused unnecessary tension.

Theme 3: People with different physical, emotional, and social abilities still face significant challenges in accessing housing.

Participants at the LA CAN and LA Forward workshops shared concerns and challenges facing people with different physical, emotional, and social abilities. Mental health challenges were a specific focus. Themes included:

- Participants with services animals noted that it was harder for them to find housing that accepted their pet, even with the appropriate paperwork.
- Participants who have previously tried to help neighbors with mental health issues felt like their landlords targeted them after trying to access services for their neighbor.
- Tenants who have been incarcerated felt a distinct lack of social services or community when trying to find housing. “It’s hard for people not to fall back into the criminal system when there is no housing.” - Participant in LA Forward Workshop

Theme 4: Protected groups feel they have nowhere to go and have lost faith in public institutions who are not able to enforce existing laws.

In many workshops, participants voiced frustration. They felt abandoned by their City, left to figure out their housing solutions on their own. When existing City processes and protections were brought up, tenants shared experiences where existing systems fell short or were not fully enforced. Common issues included:

- Complaints filed with LAHD were unheard or investigators simply checked boxes. Participants want more interaction with investigators so their issues can be addressed.

- Section 8 vouchers are routinely refused because there is no meaningful enforcement.
- Participants felt that existing “solutions” were Band-Aids that didn’t address bigger issues of inequity within housing.
- No one knows where complaints go when they are filed, or who is really looking at the complaints.
 - “I don’t know who is receiving the complaints...in the City, we don’t know. We don’t have a connection. When we make a complaint, they are not answering the phone. We file complaints and it’s not helping us...The housing department does not have a good system in place.” - Participant at Eastside LEADS focus group

Recommendations

Overall, participants urged the City to prioritize outcomes over access when considering ways to affirmatively further fair housing.

So much of the existing work to end discrimination is about access and not about outcomes. What if we could conceptualize fair housing as about outcomes? For example – do you have the opportunity to rent? If the only options are \$2,000 per month and you make \$1,000 per month, you do not have a real ability to rent in your community. How willing are we to find creative solutions that will create meaningful outcomes?

- Sissy Trinh, Executive Director of SEACA

Participants in the focus groups recommended the following goals and action steps to further fair housing in the City of Los Angeles:

Recommendation 1 – Develop and execute more effective communication strategies aimed at the most vulnerable tenants.

When participants described their housing experience most voiced some confusion or frustration at the lack of communication from relevant City partners. They felt in the dark about their rights, where affordable housing is located, and how they could qualify for affordable housing. They suggested the following ideas to make communication between the City and constituents more effective:

- Increase outreach and information sharing to zip codes affected by housing plans or other development.
- Launch an online map that clearly shows the amount of affordable housing available in every zip code, including the qualifications for the housing and any relevant dates or application procedures.
- More template letters or other template communications to show tenants how they can communicate with their landlord to notify them of things like a reasonable accommodation.
- Ensure public meeting times are held when working tenants are more likely to be available.
- Increase the amount of face-to-face communication between agencies, elected officials, and tenants.

Recommendation 2 – Regulate development to ensure affordability for current residents, especially in formerly redlined communities that have been historically disenfranchised from wealth creation.

Participants clearly connected the lack of fair housing in their neighborhoods to an influx of development that they felt was not sufficiently regulated. The shared skepticism and confusion about who the housing was being built for, and where the people who owned the housing lived. They felt that people who were not from the neighborhood had less of a stake in keeping local housing accessible to the community.

Participants suggested:

- Prohibit buyers who are not natural persons (for example, LLCs) located in the neighborhood where they wish to buy property.
- Increase public or community ownership of deeply affordable housing.
- Limit the number of units developers can own.

Recommendation 3 – Increase quality of life without spurring displacement.

Community members at each focus group recognized that fair housing was not just about their brick-and-mortar dwelling, but expanded their definition of housing to include the places they work and play. Participants identified patterns of displacement that were often brought on by development of new amenities that then increased property prices and led to deteriorating rental conditions and increased harassment, eviction, and policing. Community members repeated that they also want better amenities for their neighborhood that can increase quality of life, but it should not come at the cost of being displaced and made to feel unwelcome in their own neighborhood.

- Commit to completing a *racial impact analysis* for new development in historically redlined communities. The City should be responsible for conducting the analysis in a timely manner in order to avoid unnecessary delays or increased costs of producing affordable housing.
- Expand tenant protections and rent stabilization to the maximum extent under state law.
 - Ensure affordable units are available at deeply affordable levels (15% AMI).
- Expand opportunities for long-time residents from protected classes to own in communities at risk of displacement.

Recommendation 4 – Properly staff and resource City Departments to enforce existing laws and programs.

Participants at over half of community focus groups shared experiences of filing a complaint or otherwise contacting City departments without sufficient City follow-up. Tenants were sympathetic with staff who are likely managing multiple competing interests, but noted how that affected their inability to access fair housing. For example, one resident noted that they filed multiple habitability complaints but the inspector who handled their case did not speak the same language as the tenant and the case was deprioritized. Residents want to see services that are more inclusive and effective. This came up most often when discussing code enforcement and the tenant anti-harassment ordinance.

- Ensure housing investigators have access to interpretation and translation when necessary and are trained in how to conduct investigations when there is no shared language.

- Work in coordination with the Office of Immigrant Affairs to create a centralized language bank that would increase accessible services for all agencies within the City and/or County.
- Train frontline staff in more effective conflict remediation and trauma-informed communication practices.
- Prioritize hiring staff that are from the City of Los Angeles and/or have lived experience with housing insecurity.

Appendix

Exhibit A - Focus Group Presentation



How do we Improve Access to Fair Housing in Los Angeles?

[Insert Date of Presentation Here]

Interpretation // Interpretación

1.



Click on language interpretation button

Haga clic en el botón de interpretación.

2.



Select your preferred language

Seleccione su idioma preferido.

3.



If you are choosing Spanish, make sure you make the Original Audio so you will only hear the Spanish audio

Si elige el español, asegúrese de poner en atención al audio original para que sólo oiga el audio en español.

ZOOM SETUP // CONFIGURACIÓN DE ZOOM

-  **Join Audio // Conecte Su Audio**
-  **Mute & Unmute // Poner En Mudo & Remover El Mudo**
-  **Add Or Remove Video // Comparte Su Video Imagin**
-  **Participate In Chat // Participe En La Caja De Comentarios (Chat)**

Who are we?

- [Insert org mission here]
-



[Insert Host Org] is working with Liberty Hill Foundation in collaboration with the City of Los Angeles Housing Department and the Housing Authority of the City of Los Angeles to get YOUR input on how to reduce housing discrimination and foster inclusive communities.






Community Agreements - Acuerdos comunitarios

<ul style="list-style-type: none"> • ONE MIC: One person speaks at a time • Interpretation (speak slowly) • Respect • Assume best intentions • Safe and inclusive space for everyone: LGBTQ, race, ethnicity, physical ability, language, etc. • Be present • Make Space / Toma Space 	<ul style="list-style-type: none"> • UN MICRÓFONO: Una persona habla a la vez • Interpretación (habla despacio) • Respeto • Asuma las mejores intenciones • Espacio seguro e inclusivo para todos: LGBTQ, raza, etnia, habilidad física, idioma, etc. • Esté presente • Tómese espacio / Haga Espacio
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GOALS

- ★ Understand "fair housing" and why it matters
- ★ Gather your feedback on how to improve fair housing



AGENDA

- ★ Learn the Meaning of Fair Housing
- ★ What does the City of Los Angeles have to do?
- ★ Your Role!
- ★ Questions and Discussion

Your voice matters!

- With your help, the City of Los Angeles will identify ways to make housing fairer in all communities.
- The City is required to consider your feedback. The Assessment of Fair Housing requires a robust community engagement process.
- Your feedback and comments will be used to build an overall housing plan, which will inform five year plans, like the Consolidated Plan.
- The most valuable part of this process is **YOU**; your participation and how you think the city can address fair housing constraints. We look forward to your feedback and participation.

What is Fair Housing?

- **Fair housing** is the right to choose where you want to live without discrimination.
- **Federal, state and local laws protect** renters and homeowners from discrimination.
- **Fair housing laws** prohibit property owners, realtors, lenders, and insurance companies from discriminating against people with certain characteristics.

Which Characteristics are Protected under Fair Housing Laws?

The Federal Fair Housing Prohibits Discrimination based on the following

Race or Ethnicity
Color (as distinguished from race)
National Origin
Sex (including sexual harassment)
Family Status
Disability
Religion

Which Characteristics are Protected under Fair Housing Laws?

Protected Characteristics under California Law

Marital Status	Gender expression
Age	Genetic information
Ancestry	Source of income
Immigrant Status	Veteran/military status
Language	Lawful occupation
Sexual orientation	Other arbitrary factors
Gender Identity	

Fair Housing Laws include...

Federal

- Title VIII of the Civil Rights Act of 1968, Fair Housing Act
- Interim Rule Restoring Affirmatively Furthering Fair Housing Obligations and Certifications
- Civil Rights Act of 1964

State

- Fair Employment and Housing Act (FEHA) and implementing regulations
- Unruh Civil Rights Act
- Affirmatively Furthering Fair Housing Mandate
- Planning & Zoning Requirements (Housing Element Law)

Which of these is an example of behavior explicitly prohibited by fair housing laws?

- A. A city denies a housing organization's application to build affordable housing
- B. A landlord takes a very long time to fix a tenant's broken sink
- C. A bank offers different interest rates to people based on their credit score and lending history
- D. A landlord uses language in notices, statements and advertisements that states she will only rent to people without children

What is the City of Los Angeles required to do to affirmatively further fair housing?

The City of LA is required to make a plan to further fair housing

The City must develop a five year plan to **Affirmatively Further Fair Housing**. The plan must demonstrate **how the City will**:

1. Overcome patterns of segregation, and
2. Foster inclusive communities free from barriers that restrict opportunity based on protected characteristics



What is in the Assessment of Fair Housing?

- A **summary** of fair housing issues
- Federal, state, and local data to **identify patterns of segregation or discrimination**
- Identification of **contributing factors** that impact fair housing
- **Set goals and strategies** to address fair housing barriers.
- Identify **meaningful actions** the City can take to affirmatively further fair housing

The City is required to carry out this assessment every five years

Examples of "Contributing Factors" that Impact Fair Housing Issues

- No access to grocery stores, health clinics
- Pollution from nearby factories or oil drilling sites
- Few job opportunities with living wages
- Limited resources for people with physical or mental disabilities

What are other factors that impact fair housing?

Examples of Previous City Housing Goals

Goal 1 Increase the stock of affordable housing throughout the city, particularly in neighborhoods of opportunity.	Goal 2 Preserve existing stock of affordable rental housing and rent stabilized housing.	Goal 3 Prevent displacement of low and moderate income tenants.
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What has the City already done to address these priorities?

- Established **Stay Housed L.A.** to support tenants in the eviction process
- Passed a **tenant anti-harassment ordinance**
- Prohibited **Section 8 voucher** discrimination
- Invested resources** to prevent Section 8 discrimination based on race
- Strengthened enforcement** of the Ellis Act

What are some challenges with these new policies?

- Unmute and share your responses!

Questions// Preguntas

As we prepare for discussion, think about your questions



Discussion Questions

- What do you think about what you have learned so far?
- What questions do you have?
- Based on the City's goals we discussed earlier, what are some meaningful steps the City can take to further fair housing?

Timeline and key events

 Goal Setting and Community Engagement Planning Jun to Sept 2022	 Community Engagement, Community Planning, Solicitation Strategy, Roundtable and Survey Oct 2022 to Jan 2023	 Policy Report and Draft Ordinance Issued and Consulting Period Dec 2022 to Apr 2023	 Ordinance Proposed, Public Hearings, Review and Strategic Feedback and Approval May to Jun 2023	 Ordinance Adoption, House Bill Pass, Measure Certification, Final Review and Implementation Jun to Jul 2023	 Annual Report, Community Planning, Coordination and Submission to the AAR Aug 2023
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This is where we are in the process

Exhibit B – Meeting Agenda

Each focus group had the same agenda to ensure consistency across organizations.

- Welcome (5 minutes)
- Participant Introductions + Icebreaker Question (10 Minutes)
- Formal Presentation (30 Minutes)
 - Definition of Fair Housing
 - City of Los Angeles Obligations
 - Community Participation in the Assessment of Fair Housing
- Discussion (30 Minutes)
- Survey Administration (15 Minutes)
- Closing (5 Minutes)

Exhibit C - Focus Group Facilitator Script

**Note to facilitator: Make sure you have a designated note taker and fill out the Google form indicating the number of people in attendance and the demographics of attendees.

Slide 1	<p>Welcome to all of you. Tonight, we will be discussing an issue critical to our communities: fair housing. The City of Los Angeles has an important role in ensuring everyone has access to fair housing free from discrimination and segregation. You have an important role in ensuring in providing suggestions and feedback to help the City's fair housing plan.</p> <p>First, some housekeeping rules.</p> <p>Bienvenidos sean todos. Esta noche, discutiremos un tema crítico para nuestras comunidades: vivienda justa. La ciudad de Los Ángeles tiene un papel importante para garantizar que todo el mundo tenga acceso a vivienda justa sin discriminación ni segregación. Usted tiene un papel importante para garantizar que se proporcionen sugerencias y comentarios para ayudar al plan de vivienda justa de la Ciudad.</p> <p>Primero, algunas reglas sobre la logística.</p>
Slide 2	<p>Before we get to start, we wanted to go over the Zoom and interpretation instructions. If you have not used Zoom before, go to the bottom of the screen. You will see the symbol of a microphone. If you click on this, you will be muted. If you unclick, everyone can hear you when you speak. If you click on the text bubble, a chat box will appear.</p> <p>In this box, you can share your comments, feedback and ask questions.</p> <p>Antes de comenzar, queríamos repasar las instrucciones de Zoom e interpretación. Si no ha usado Zoom antes, vaya a la parte inferior de la pantalla. Verá el símbolo de un micrófono. Si hace clic en esto, se silenciará. Si hace clic, todos pueden escucharle cuando habla. Si hace clic en la burbuja de texto, aparecerá un cuadro de chat.</p>

	<p>En este cuadro, puede compartir sus comentarios, opiniones y hacer preguntas.</p>
Slide 3	<p>We have [insert language] interpretation available. Everyone will need to select the language they would like to hear the meeting in. This also includes English. You can do this by going to the bottom right corner of your screen and choosing which language best suits your needs.</p> <p>Tenemos interpretación al [insertar idioma] disponible. Todos deberán seleccionar el idioma en el que les gustaría escuchar la reunión. Esto también incluye inglés. Puede hacerlo yendo a la esquina inferior derecha de su pantalla y eligiendo el idioma que mejor se adapta a sus necesidades.</p>
Slide 4	<p>We wanted to introduce ourselves. My name is [INSERT NAME] and I am an organizer with [INSERT ORG NAME], a community organization in LA. Our goal is to ensure tenants know their rights and are able to [Add information about organization mission, your role in community, etc.]</p> <p>Queríamos presentarnos. Mi nombre es [INSERTE EL NOMBRE] y soy organizadore con [INSERTE EL NOMBRE DE LA ORGANIZACIÓN], una organización comunitaria en Los Ángeles. Nuestro objetivo es garantizar que los inquilinos conozcan sus derechos y puedan [Agregar información sobre la organización misión, su rol en la comunidad, etc.]</p>
Slide 5	<p>We are doing this presentation in collaboration with Liberty Hill Foundation. We are conducting this AFH presentation in collaboration with the Los Angeles Housing Department, the Housing Authority of the City of Los Angeles, and the Liberty Hill Foundation.</p> <p>Estamos haciendo esta presentación en colaboración con la Fundación Liberty Hill. Estamos realizando esta presentación AFH en colaboración con el Departamento de Vivienda de Los Ángeles, la Autoridad de Vivienda de la Ciudad de Los Ángeles y la Fundación Liberty Hill.</p>

	<p>The City of Los Angeles Housing Department (or LAHD) will be leading the development of this study in partnership with the Housing Authority of the City of Los Angeles (or HACLA) to ensure that the City is tackling problems that prevent communities' access to fair housing. Compliance with the Affirmatively Furthering Fair housing rule is important so the City can receive federal money for important projects.</p> <p>El Departamento de Vivienda de la Ciudad de Los Ángeles (o LAHD, por sus siglas en inglés) liderará el desarrollo de este estudio en asociación con la Autoridad de Vivienda de la Ciudad de Los Ángeles (o HACLA, por sus siglas en inglés) para garantizar que la Ciudad esté abordando los problemas que impiden el acceso de las comunidades a vivienda justa. El cumplimiento de la regla de Promoción Afirmativa de la Vivienda Justa es importante para que la Ciudad pueda recibir dinero federal para proyectos importantes.</p>
Slide 6	<p>We are hoping for a lot of discussion for this session. But before this, we wanted to go over some community agreements with all of you.</p> <p>Each of these community agreements ensures that everyone has the chance to listen to the presentation, engage in the discussion and ask questions. We will go over each of the agreements on the slide.</p> <p>*Facilitator to read community agreements</p> <p>Esperamos mucha discusión para esta sesión. Pero antes de esto, queríamos repasar algunos acuerdos comunitarios con todos ustedes.</p>

	<p>Cada uno de estos acuerdos comunitarios asegura que todo el mundo tenga la oportunidad de escuchar la presentación, participar en la discusión y hacer preguntas. Repasaremos cada uno de los acuerdos en la diapositiva</p> <p>*Facilitador lee los acuerdos comunitarios</p>
Slide 7	<p>Now, we want to go over the goals of the presentation with you.</p> <p>Today we will be covering what we mean by fair housing, examples of fair housing policies and goals. We will also review actions and activities that are illegal under fair housing law. Finally, we will review Los Angeles' City's priorities and goals in furthering fair housing policies and practices.</p> <p>Ahora, queremos repasar los objetivos de la presentación con ustedes.</p> <p>Hoy cubriremos a los que nos referimos por vivienda justa, ejemplos de políticas y objetivos de vivienda justa. También revisaremos acciones y actividades que son ilegales bajo la ley de vivienda justa. Finalmente, revisaremos las prioridades y objetivos de la ciudad de Los Ángeles para promover políticas y prácticas de vivienda justa.</p>
Slide 8	<p>This is our agenda for today. First we'll review what Fair Housing and Affirmatively Furthering Fair Housing mean. Then we'll talk about the Assessment of Fair Housing, look at some examples of how the Assessment's goals and strategies create change in our communities, and then we'll get your input on what the next plan should aim to do.</p> <p>Esta es nuestra agenda para hoy. Primero revisaremos lo que significan Vivienda Justa y Promoción Afirmativa de la Vivienda Justa. Luego hablaremos sobre la Evaluación de la Vivienda Justa, veremos algunos ejemplos de cómo las metas y estrategias de la Evaluación crean cambios en nuestra comunidades, y luego obtendremos su opinión sobre lo que el próximo plan debería tratar de hacer.</p>
Slide 9	<p>Your input today is important. The City recognizes that you all are experts in your own experience, and that as residents of this City you have insights that few other people do. We want to hear your ideas for how the City can create more inclusive and just neighborhoods. Your feedback will help guide the Assessment of Fair Housing, which will then inform other documents like the City's housing plan. It will</p>

	<p>also help LAHD form their funding recommendations, which puts money towards projects our communities need.</p> <p>Your experience with housing can also be included in a community survey. We will share the link at the end of the presentation.</p> <p>Su aportación de hoy es importante. La Ciudad reconoce que todos ustedes son expertos en su propia experiencia y que, como residentes de esta Ciudad, tienen conocimientos que pocas personas tienen. Queremos escuchar sus ideas sobre cómo la Ciudad puede crear vecindarios más inclusivos y justos. Sus comentarios ayudarán a guiar la Evaluación de la Vivienda Justa, que luego informará otros documentos como el plan de vivienda de la ciudad. También ayudará a LAHD a formar sus recomendaciones de financiación, que destinan dinero a proyectos que nuestras comunidades necesitan.</p> <p>Su experiencia con la vivienda también se puede incluir en una encuesta comunitaria. Compartiremos el enlace al final de la presentación.</p>
Slide 10	<p>When we talk about fair housing, we’re talking about everyone’s right to participate in the housing market – to rent, own, sell or purchase housing of their choice – without fear of unlawful discrimination. That includes things like renting or buying a home, obtaining homeowners or renters insurance, having access to housing loans, and having fair property appraisals. Fair housing law protects communities who have been historically excluded from fair housing access. This includes communities of color, those of limited English proficiency, and people with disabilities.</p> <p>Cuando hablamos de vivienda justa, nos referimos al derecho de todos a participar en el mercado de la vivienda: alquilar, poseer, vender o comprar la vivienda de su elección, sin temor a la discriminación ilegal. Eso incluye cosas como alquilar o comprar una casa, obtener un seguro para propietarios o inquilinos, tener acceso a préstamos para vivienda y tener tasaciones justas de propiedad. La ley de vivienda justa protege a las comunidades que históricamente han estado excluidas del acceso a una vivienda justa. Esto incluye comunidades de personas racializadas, aquellas con dominio limitado del inglés y personas con discapacidades.</p>

	<p>The federal government (Biden Administration) also understands the importance of fair housing so we want to make this clear. The City is adhering to federal requirement as part of its five year housing plan.</p> <p>This presentation and discussion is for you, your family and community. The City wants to hear from and consider your feedback as it develops its plans. We hope that you will share your questions and feedback about what fair housing means to you.</p> <p>El gobierno federal (Administración Biden) también comprende la importancia de la vivienda justa, por lo que queremos dejar esto claro. La ciudad se adhiere al requisito federal como parte de su plan de vivienda de cinco años.</p> <p>Esta presentación y discusión es para usted, su familia y la comunidad. La Ciudad quiere escuchar y considerar sus comentarios a medida que desarrolla sus planes. Esperamos que comparta sus preguntas y comentarios sobre lo que significa una vivienda justa para usted.</p>
<p>Slide 11</p>	<p>Fair housing laws prohibit people from considering certain characteristics when renting or selling housing, or in lending or providing insurance. We refer to these as “protected characteristics.”</p> <p>Under the federal Fair Housing Act, everyone is protected from housing discrimination based on race or ethnicity, color, religion, national origin, sex, family status, and disability. We refer to these as “protected classes” because people are protected from housing discrimination based on these specific characteristics or classes.</p> <p>Las leyes de vivienda justa prohíben que las personas consideren ciertas características al alquilar o vender una vivienda, o al prestar o proporcionar un seguro. Nos referimos a esto como "características protegidas".</p> <p>Según la Ley federal de vivienda justa, todos están protegidos contra la discriminación en la vivienda por motivos de raza o etnia, color, religión, origen nacional, sexo, situación familiar y discapacidad. Nos referimos a estos como "clases protegidas" porque las personas están protegidas contra la discriminación en la vivienda en función de estas características o clases específicas.</p>

	<p>This means, for example, that a landlord cannot refuse to rent to people who are of a certain religion; that a real estate agent cannot show you properties only in certain neighborhoods based on your race; that a bank can refuse to lend to you because you were born in a different country or speak a language other than English; and that an insurance provider cannot charge your higher rates or refuse to provide insurance because you have a disability. In California, you cannot be discriminated against based on your source of income, including state assistance and vouchers.</p> <p>Esto significa, por ejemplo, que un propietario no puede negarse a alquilar a personas que son de cierta religión; que un agente de bienes raíces no puede mostrarle propiedades solo en ciertos vecindarios en función de su raza; que un banco puede negarse a prestarle porque nació en un país diferente o habla un idioma que no sea el inglés, y que un proveedor de seguros no puede cobrarle tarifas más altas o negarse a proporcionarle un seguro porque tiene una discapacidad. En California, no puede ser discriminado en función de su fuente de ingresos, incluida la asistencia estatal y los vales.</p> <p>*For Facilitator: Go to the end of the script for additional information about the history of these characteristics. This is for information only.</p> <p>*Para el facilitador: vaya al final del guión para obtener información adicional sobre el historial de estas características. Esto es solo para información</p>
Slide 12	<p>In addition to the Fair Housing Act, many states have additional protections.</p> <p>California has a series of laws that expanded fair housing protections to include several more protected classes that you see here: marital status, age, ancestry, immigration status, language, sexual orientation, gender identity and expression, genetic information, veteran/military status, occupation, and other arbitrary factors.</p> <p>California also protects people from discrimination based on their source of income, which includes the use of Section 8 Housing Choice Vouchers or other similar types of housing assistance. As you can see, you have 8 considerable additional fair housing protection under California laws.</p>

	<p>Además de la Ley de Vivienda Justa, muchos estados tienen protecciones adicionales.</p> <p>California tiene una serie de leyes que ampliaron las protecciones de vivienda justa para incluir varias clases más protegidas que puede ver aquí: estado civil, edad, ascendencia, estado migratorio, idioma, orientación sexual, identidad y expresión de género, información genética, estado de veterano/militar, ocupación y otros factores arbitrarios.</p> <p>California también protege a las personas de la discriminación basada en su fuente de ingresos, lo que incluye el uso de Vales de Elección de Vivienda de la Sección 8 u otros tipos similares de asistencia de vivienda. Como puede ver, usted cuenta con 8 protecciones adicionales considerables para vivienda justa bajo las leyes de California.</p>
Slide 12	<p>In addition to the Fair Housing Act, many states have additional protections.</p> <p>California has a series of laws that expanded fair housing protections to include several more protected classes that you see here: marital status, age, ancestry, immigration status, language, sexual orientation, gender identity and expression, genetic information, veteran/military status, occupation, and other arbitrary factors.</p> <p>California also protects people from discrimination based on their source of income, which includes the use of Section 8 Housing Choice Vouchers or other similar types of housing assistance. As you can see, California residents have important additional protections.</p> <p>Además de la Ley de Vivienda Justa, muchos estados tienen protecciones adicionales.</p> <p>California tiene una serie de leyes que ampliaron las protecciones de vivienda justa para incluir varias clases más protegidas que puede ver aquí: estado civil, edad, ascendencia, estado migratorio, idioma, orientación sexual, identidad y expresión de género, información genética, estado de veterano/militar, ocupación y otros factores arbitrarios.</p> <p>California también protege a las personas de la discriminación basada en su fuente de ingresos, lo que incluye el uso de Vales de Elección de Vivienda de la Sección 8 u otros tipos similares de asistencia de vivienda. Como puede ver, usted cuenta con 8 protecciones adicionales considerables para vivienda justa bajo las leyes de California.</p>

Slide 13	<p>Fair housing law includes the federal and state laws on this slide. Each plays a different role in protecting people from discrimination.</p> <p>While each of these laws is important, Title VII of the Civil Rights Act, a federal law, and the Unruh Civil Rights Act, a state law, are very important for communities.</p> <p>La ley de vivienda justa incluye las leyes federales y estatales en esta diapositiva. Cada una juega un papel diferente en la protección de las personas contra la discriminación.</p> <p>Si bien cada una de estas leyes es importante, el Título VII de la Ley de Derechos Civiles, una ley federal, y la Ley de Derechos Civiles Unruh, una ley estatal, son muy importantes para las comunidades.</p> <p>Title VIII of the Civil Rights Act came out of the civil rights movement and is central to all federal laws that protect people from being discriminated against. Title VIII of the Civil Rights Act of 1968, Fair Housing Act prohibits discrimination in the sale, rental or insuring of housing based on race, color, religion, gender and sexual orientation. These protected classes are now protected under the Fair Housing Act.</p> <p>The Unruh Civil Rights Act is part of California law. It prohibits discrimination by all businesses, including the housing industry, based on age, ancestry, race, disability, national origin, religion, gender and sexual orientation.</p> <p>El Título VIII de la Ley de Derechos Civiles surgió del movimiento de derechos civiles y es fundamental para todas las leyes federales que protegen a las personas contra la discriminación. El Título VIII de la Ley de Derechos Civiles de 1968, Ley de Vivienda Justa, prohíbe la discriminación en la venta, alquiler o asegurar la vivienda en función de la raza, el color, la religión, el género y la orientación sexual. Estas clases protegidas ahora están protegidas por la Ley de Vivienda Justa.</p>

	<p>La Ley de Derechos Civiles de Unruh es parte de la ley de California. Prohíbe la discriminación por parte de todas las empresas, incluida la industria de la vivienda, por motivos de edad, ascendencia, raza, discapacidad, origen nacional, religión, género y orientación sexual.</p>
<p>Slide 14</p>	<p>Now that we've done a quick review of what Fair Housing means, let's put our knowledge to the test. Which of the following is an example of behavior that is PROHIBITED by fair housing laws?</p> <p>**Facilitator reviews multiple choice answers on slide.</p> <p>Ahora que hemos hecho una revisión rápida de lo que significa Vivienda Justa, pongamos a prueba nuestro conocimiento. ¿Cuál de los siguientes es un ejemplo de comportamiento que está PROHIBIDO por las leyes de vivienda justa?</p> <p>**El facilitador revisa las respuestas de opción múltiple en la diapositiva.</p> <p>The answer is D. In this example, a landlord indicates she does not want to rent to people with children. This is discrimination and it is not allowed under the various Fair Housing rules we covered today.</p> <p>People can challenge such conduct either through a complaint to the California Civil Rights Department, or through a private lawsuit filed in state or federal court. In the City of Los Angeles, the Housing Rights Center supports people who have housing discrimination claims.</p> <p>La respuesta es D. En este ejemplo, un propietario indica que no quiere alquilarle a personas con niños. Esto es discriminación y no está permitido según las diversas reglas de vivienda justa que cubrimos hoy.</p> <p>Las personas pueden impugnar dicha conducta ya sea mediante una queja ante el Departamento de Derechos Civiles de California o mediante una demanda privada presentada en un tribunal estatal o federal. En la Ciudad de Los Ángeles, el Centro de</p>

	<p>Derechos de Vivienda apoya a las personas que tienen reclamos de discriminación en la vivienda.</p>
<p>Slide 15 (transición on slide)</p>	<p>Now we will discuss the actual process Los Angeles must undergo for this assessment.</p> <p>Ahora discutiremos el proceso que debe seguir Los Ángeles para esta evaluación.</p>
<p>Slide 16</p>	<p>The state and federal government need to know how the City plans to implement all these fair housing rules, so it requires the City to make a plan every five years that details what actions they will take to enforce fair housing law and comply with federal rules. Observing these regulations is important for the City’s federal funding.</p> <p>El gobierno estatal y federal necesita saber cómo la Ciudad planea implementar todas estas reglas de vivienda justa, por lo que requiere que la Ciudad elabore un plan cada cinco años que detalle qué acciones tomarán para hacer cumplir la ley de vivienda justa y cumplir con las reglas federales. El cumplimiento de estas normas es importante para el financiamiento federal de la Ciudad.</p> <p>In addition to enforcing fair housing law, the City must also “Affirmatively Further Fair Housing.” This takes the idea of fair housing one step further, because it requires the City to decide how they will overcome patterns of segregation and how they will foster inclusive communities.</p> <p>This is very important, because it focuses on not just the actual house that you live in, but all the other important things in our community that make it <i>home</i>. It requires the City to look at access to community resources and opportunities. For example, things like access to good schools and jobs, low-cost transit, grocery stores, health care facilities, and a clean environment. Everyone should have equal access to neighborhoods with these types of opportunities, regardless of their race, ethnicity, or any other protected class.</p> <p>Además de hacer cumplir la ley de vivienda justa, la ciudad también debe "Fomentar afirmativamente la vivienda justa". Esto lleva la idea de vivienda justa un paso más allá, porque requiere que la Ciudad decida cómo superarán los patrones de</p>

	<p>segregación y cómo fomentarán comunidades inclusivas. Esto es muy importante, porque se enfoca no solo en la casa en la que vives, sino en todas las demás cosas importantes en nuestra comunidad que la convierten en tu hogar. Requiere que la Ciudad analice el acceso a los recursos y oportunidades de la comunidad. Por ejemplo, cosas como acceso a buenas escuelas y empleos, tránsito de bajo costo, supermercados, centros de atención médica y un entorno limpio. Todos deben tener el mismo acceso a los vecindarios con este tipo de oportunidades, independientemente de su raza, etnia o cualquier otra clase protegida.</p> <p>All this information is put into the Assessment of Fair Housing. The last Assessment was published in 2018, and the City is currently writing an updated Assessment. That's why we are all here today!</p> <p>Toda esta información se incluye en la Evaluación de Vivienda Justa. La última Evaluación se publicó en 2018, y la Ciudad actualmente está escribiendo una Evaluación actualizada. ¡Es por eso que todos estamos aquí hoy!</p>
Slide 17	<p>So how does this Assessment of Fair Housing actually work?</p> <p>First, the report identifies fair housing issues. These are conditions that restrict people from accessing fair housing or opportunity. As I review this information, you should start thinking about what restrictions you, your family, or your community have experienced.</p> <p>Entonces, ¿cómo funciona realmente esta Evaluación de Vivienda Justa?</p> <p>Primero, el informe identifica problemas de vivienda justa. Estas son condiciones que restringen el acceso de las personas a una vivienda justa u oportunidades. Mientras repaso esta información, debe comenzar a pensar en las restricciones que usted, su familia o su comunidad han experimentado.</p>

	<p>Then, the report takes those Fair Housing Issues and identifies Contributing Factors, or why people are experiencing fair housing issues. If you’ve already identified some fair housing issues from your own experience, start to think about why you may have experienced those issues.</p> <p>Luego, el informe toma esos problemas de vivienda justa e identifica los factores que contribuyen, o por qué las personas están experimentando problemas de vivienda justa. Si ya identificó algunos problemas de vivienda justa a partir de su propia experiencia, comience a pensar por qué puede haber experimentado esos problemas.</p> <p>Lastly, the report had to identify meaningful actions. These are the next steps the City wants to take that will, if completed, help solve the fair housing issue. We are going to spend a lot of time on meaningful actions in our discussion today. Start thinking of what actions YOU want the City to take to help reduce fair housing issues.</p> <p>Por último, el informe tenía que identificar acciones significativas. Estos son los próximos pasos que la Ciudad quiere tomar que, si se completan, ayudarán a resolver el problema de la vivienda justa. Vamos a dedicar mucho tiempo a acciones significativas en nuestra discusión de hoy. Comience a pensar en las acciones que USTED desea que tome la Ciudad para ayudar a reducir los problemas de vivienda justa.</p>
Slide 18	<p>Facilitator’s note:</p> <p>*If Virtual - Have co-facilitator stop sharing screen and add bullet points to the slide to capture feedback.</p>

*If in-person - Have Facilitator or Co Facilitator capture notes on a piece of chart paper.

Here are some examples of “contributing factors” to Fair Housing Issues.

Nota del facilitador:

*Si es virtual: haga que el cofacilitador deje de compartir la pantalla y agregue viñetas a la diapositiva para capturar comentarios.

*Si es en persona: haga que el facilitador o el cofacilitador tomen notas en una hoja de papel cuadriculado.

Estos son algunos ejemplos de "factores que contribuyen" a los problemas con la vivienda justa.

Would anyone like to share a Fair Housing issue or a contributing factor you have seen or experienced?

Great, thank you for sharing. These are serious issues that need to be addressed. In order to do that, the Assessment creates two important things: goals and strategies.

The goals are what the city is aiming to accomplish, and the strategies are how the city will achieve these goals.

¿Alguien quisiera compartir un problema con la vivienda justa o un factor contribuyente que haya visto o experimentado?

	<p>Genial, gracias por compartir. Estos son problemas graves que deben abordarse. Para hacer eso, la evaluación crea dos cosas importantes: objetivos y estrategias.</p> <p>Los objetivos son lo que la ciudad pretende lograr y las estrategias son cómo la ciudad logrará estos objetivos.</p>
Slide 19	<p>These are some of the goals from the 2018 Assessment of Fair Housing.</p> <p>[Facilitator to review each goal]</p> <p>As the City updates the report, they will decide what their new goals will be. Do you think they should keep any of these goals? Is there something you would like them to add?</p> <p>Additional follow-up question if time: Which of these do you think is the most important, meaning that if it were achieved, it would make your everyday life better.</p> <p>Estas son algunas de las metas de la Evaluación para la Vivienda Justa de 2018.</p> <p>[Facilitador para revisar cada meta]</p> <p>A medida que la Ciudad actualice el informe, decidirán cuáles serán sus nuevas metas. ¿Cree que deberían mantener alguno de estos objetivos? ¿Hay algo que le gustaría que agregaran?</p> <p>Pregunta de seguimiento adicional si hay tiempo: ¿Cuál de estos cree que es el más importante, lo que significa que si se lograra, mejoraría su vida cotidiana?</p>
Slide 20	<p>The City has taken some steps to advance these goals. Here are some examples:</p>

	<ul style="list-style-type: none"> ● Strengthened eviction defense programs to prevent eviction and keep people housed (Stay Housed L.A.) ● Passed a tenant anti-harassment ordinance ● The City released Section 8 vouchers for low-income tenants. ● Invested resources to prevent Section 8 discrimination based on race. ● Strengthen enforcement of the Ellis Act to prevent landlords from displacing tenants, <p>The City is also working to preserve affordable housing, make housing more affordable and create new affordable housing</p> <p>La Ciudad ha tomado algunas medidas para avanzar en estos objetivos. Aquí hay algunos ejemplos:</p> <ul style="list-style-type: none"> ● Programas de defensa de desalojo más fuertes para prevenir el desalojo y mantener a las personas alojadas (Stay Housed L.A.) ● Aprobó una ordenanza contra el acoso de inquilinos ● La Ciudad lanzó vales de la Sección 8 para inquilinos de bajos ingresos ● Recursos invertidos para prevenir la discriminación de la gente en Sección 8 basada en la raza ● Fortalecer la aplicación de la Ley Ellis para evitar que los propietarios desplacen a los inquilinos <p>La ciudad también está trabajando para preservar la vivienda asequible, hacer que la vivienda sea más asequible y crear nueva vivienda asequible.</p>
Slide 21	<p>From your experience with housing, what are some challenges with the steps the City has taken to improve fair housing?</p> <p>What meaningful actions do YOU all think the City should take to make more equitable communities? Remember, meaningful actions are steps the City can take to help solve some of the fair housing issues our community experiences.</p>

	<p>Según su experiencia con la vivienda, ¿cuáles son algunos desafíos con los pasos que ha tomado la Ciudad para mejorar la vivienda justa?</p> <p>¿Qué acciones significativas creen USTEDES que la Ciudad debería tomar para hacer comunidades más equitativas? Recuerde, las acciones significativas son pasos que la Ciudad puede tomar para ayudar a resolver algunos de los problemas de vivienda justa que experimenta nuestra comunidad.</p> <ul style="list-style-type: none"> ● Facilitator note: If the group is struggling to come up with relevant feedback, guide them to the following areas: <ul style="list-style-type: none"> ○ What do you think the City can do to keep housing affordable? ○ Are there enough grocery stores, parks, etc. in your neighborhood? Should there be more? ● Nota para el facilitador: si el grupo tiene dificultades para generar comentarios relevantes, guíelos a las siguientes áreas: <ul style="list-style-type: none"> ○ ¿Qué cree que la Ciudad puede hacer para mantener la vivienda asequible? ○ ¿Hay suficientes supermercados, parques, etc. en su vecindario? ¿Debería haber más?
Slide 22 (transition slide)	<p>Think about your questions for us</p> <p>Piense en sus preguntas para nosotros</p>
Slide 23	<p>We wanted to open up the discussion and get your feedback.</p> <p>What questions or reflections do you have about the presentation?</p> <p>What do you think are some meaningful steps the city can take to further fair housing?</p>

	<p>Queríamos abrir la discusión y obtener sus comentarios.</p> <p>¿Qué preguntas o reflexiones tiene sobre la presentación?</p> <p>¿Cuáles cree que son algunos pasos significativos que la ciudad puede tomar para promover una vivienda justa?</p>
Slide 24	<p>Ok. Before we close for today we have just a few more slides.</p> <p>We wanted to share the overview and timeline for the Affirmatively Furthering Fair Housing Assessment</p> <p>Here’s a brief overview of the City’s timeline for the 2023 Assessment.</p> <p>Ok. Antes de cerrar por hoy, solo tenemos algunas diapositivas más.</p> <p>Queríamos compartir la descripción general y el cronograma de la evaluación de Promoción Afirmativa de la Vivienda Justa.</p> <p>Aquí hay una breve descripción general del cronograma de la Ciudad para la Evaluación de 2023.</p>
Slide 25	<p>There are lots of ways that you can stay involved in this process.</p> <p>First, if you feel like you didn’t get to say everything you wanted to today, or maybe you go home and think of another idea - you can still share! LAHD has created this survey to capture additional comments. We would like to take some time for everyone to fill out the survey. Ask your family, friends, and neighbors to fill one out too.</p>

	<p>Hay muchas maneras en las que puede mantenerse involucrado en este proceso.</p> <p>Primero, si siente que no pudo decir todo lo que quería hoy, o tal vez se va a casa y piensa en otra idea, ¡todavía puede compartir! LAHD ha creado esta encuesta para capturar comentarios adicionales. Nos gustaría tomarnos un tiempo para que todos completen la encuesta. Pida a su familia, amigos y vecinos que también llenen una.</p> <p>Second, you can sign up for LAHD’s email list to automatically receive updates about AFH.</p> <p>And third, you can visit LAHD’s website to learn more about what the City plans to do to make our communities more equitable for all.</p> <p>Thank you for attending today!</p> <p>En segundo lugar, puede registrarse en la lista de correo electrónico de LAHD para recibir automáticamente actualizaciones sobre AFH.</p> <p>Y tercero, puede visitar el sitio web de LAHD para obtener más información sobre lo que la Ciudad planea hacer para que nuestras comunidades sean más equitativas para todos.</p> <p>¡Gracias por asistir hoy!</p>
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Added facilitator’s notes:

When FHA passed in 1968: prohibited discrimination on basis of race, color religion & national origin.

Note: “color” is *not* a synonym of race; discrimination based on light skin/dark skin

Note: “religion” – includes all religions. When passed, discrimination against Catholics and Jewish persons was prevalent in certain communities in US; beliefs, creed, place of worship.

Note: “national origin” - birthplace, ancestry, culture, linguistic characteristics, accent [perception of being a particular national origin counts]

Notas adicionales sobre la diapositiva 11:

Se agregaron notas para el facilitador:

Cuando FHA pasó en 1968: prohibió discriminar por motivos de raza, color, religión y origen nacional

Nota: “color” no es sinónimo de raza; discriminación basada en piel clara/piel oscura

Nota: “religión”: incluye todas las religiones. Cuando se aprobó, la discriminación contra a gente católica y judía prevalecía en ciertas comunidades de EE. UU.; creencias, credo, lugar de culto

Nota: “origen nacional”: lugar de nacimiento, ascendencia, cultura, características lingüísticas, acento [la percepción de ser un origen nacional en particular cuenta]

1973 – “sex” added to federal law

(Result of women’s equality movement)

Includes prohibition of sexual harassment b/c statistically women are the target of sexual harassment.

1973 - "sexo" agregado a la ley federal

(resultado del movimiento por la igualdad de las mujeres)

Incluye la prohibición del acoso sexual porque estadísticamente las mujeres son el objetivo del acoso sexual

1988 – familial status and disability added to federal law.

“Familial status” is whether a household has one or more children under age 18. Families with children are protected from discrimination under the fair housing laws. The children must be residing in the household either with a parent or guardian or with the written permission of a parent or guardian. The law also covers people waiting to adopt or give birth to a child.

Why? Familial status proxy for discrim against single moms/on basis of race/nat'l origin.

1988: estado familiar y discapacidad agregados a la ley federal.

El “estado familiar” es si un hogar tiene o no uno o más niños menores de 18 años. Las familias con niños están protegidas contra la discriminación bajo las leyes de vivienda justa. Los niños deben residir en el hogar ya sea con un padre o tutor o con el permiso por escrito de un padre o tutor. La ley también cubre a las personas que esperan adoptar o dar a luz a un niño.

¿Por qué? Proxy de estado familiar para discriminar a las madres solteras/por motivos de raza/origen nacional.

“Disability” discrimination includes physical and mental disability. Whether or not you have disability can just as much determine your economic and housing situation. [deep dive later]

Discriminación por “discapacidad”: incluye la discapacidad física y mental. Tanto si tiene una discapacidad como si no, puede determinar su situación económica y de vivienda. [inmersión profunda más tarde]

States permitted to provide more protection (not less).

California law adds protections - See Govt Code sect. 12927

Ancestry: one's family or ethnic descent.

Estados autorizados a proporcionar más protección (no menos).

La ley de California agrega protecciones: consulte la sección del Código de Gobierno. 12927

Ascendencia: descendencia familiar o étnica.

Marital Status: If applicant or renter is married, widowed, divorced, single or unmarried with a same-sex or opposite-sex partner, and the housing provider uses that information in making decisions about renting, or applies different terms & conditions, it is considered marital status discrimination.

Estado civil: si la persona solicitante o arrendatario está casada, viuda, divorciada, soltera o soltera con una pareja del mismo sexo o del sexo opuesto, y el proveedor de vivienda usa esa información para tomar decisiones sobre el alquiler, o aplica diferentes términos y condiciones, es se considera discriminación por estado civil.

Under Cal law, "sex" includes, but is not limited to, the following:

- (A) Pregnancy or medical conditions related to pregnancy.
- (B) Childbirth or medical conditions related to childbirth.
- (C) Breastfeeding or medical conditions related to breastfeeding.

"Sex" = "Gender", and includes a person's gender identity and gender expression. "Gender expression" means a person's gender-related appearance and behavior whether or not stereotypically associated with the person's assigned sex at birth.

Bajo la ley de Cal, "sexo" incluye, entre otros, lo siguiente:

- (A) Embarazo o condiciones médicas relacionadas con el embarazo.
- (B) Parto o condiciones médicas relacionadas con el parto.
- (C) Lactancia materna o condiciones médicas relacionadas con la lactancia materna.

"Sexo" = "Género", e incluye la identidad de género y la expresión de género de una persona. "Expresión de género" se refiere a la apariencia y el comportamiento relacionados con el género de una persona, ya sea que estén o no asociados estereóticamente con el sexo asignado a la persona al nacer.

"Religious creed," "religion," "religious observance," "religious belief," and "creed" include all aspects of religious belief, observance, and practice, including religious dress and grooming practices. "Religious dress practice" shall be construed broadly to include the wearing or carrying of religious clothing, head or face coverings, jewelry, artifacts, and any other item that is part of the observance by an individual of his or her religious creed. "Religious grooming practice" shall be construed broadly to include all forms of head, facial, and body hair that are part of the observance by an individual of his or her religious creed.

Credo religioso", "religión", "observancia religiosa", "creencia religiosa" y "credo" incluyen todos los aspectos de las creencias, la observancia y la práctica religiosas, incluidas las prácticas religiosas de vestimenta y arreglo personal. La "práctica de vestimenta religiosa" se interpretará de manera amplia para incluir el uso o portación de vestimenta religiosa, cubiertas para la cabeza o la cara, joyas, artefactos y cualquier otro artículo que sea parte de la observancia de un credo religioso por parte de un individuo. La "práctica de arreglo personal religioso" se interpretará en sentido amplio para incluir todas las formas de vello en la cabeza, la cara y el cuerpo que forman parte de la observancia de un individuo de su credo religioso.

(s) "Sexual orientation" means heterosexuality, homosexuality, and bisexuality.

(s) "Orientación sexual" significa heterosexualidad, homosexualidad y bisexualidad.

(i) "For the purposes of this section, "source of income" means lawful, verifiable income paid directly to a tenant, or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f). *The point of this protection is to protect individuals using a public voucher or subsidy for payment.*

(i) "Para los fines de esta sección, "fuente de ingresos" significa ingresos legales y verificables pagados directamente a un inquilino, o a un representante de un inquilino, o pagados a un propietario de vivienda o arrendador en nombre de un inquilino, incluida la asistencia pública federal, estatal o local, y los subsidios de vivienda federales, estatales o locales, incluidos, entre otros, los vales de asistencia federal para la vivienda emitidos en virtud de la Sección 8 de la Ley de Vivienda de los Estados Unidos de 1937 (42 U.S.C. Sec. 1437f). *El objetivo de esta protección es proteger a las personas que utilizan un bono público o un subsidio para el pago*

(g) (1) "Genetic information" means, with respect to any individual, information about any of the following: (A) The individual's genetic tests. (B) The genetic tests of family members of the individual. (C) The manifestation of a disease or disorder in family members of the individual. (2) "Genetic information" includes any request for, or receipt of, genetic services, or participation in clinical research that includes genetic services, by an individual or any family member of the individual. (3) "Genetic information" does not include information about the sex or age of any individual.

(g) (1) "Información genética" significa, con respecto a cualquier individuo, información sobre cualquiera de los siguientes: (A) Las pruebas genéticas del individuo. (B) Las pruebas genéticas de los miembros de la familia del individuo. (C) La manifestación de una enfermedad o trastorno en los miembros de la familia del individuo (2) "Información genética" incluye cualquier solicitud o recepción de servicios genéticos, o participación en investigaciones clínicas que incluyan servicios genéticos, por parte de un individuo o cualquier miembro de la familia del individuo. (3) "Información genética" no incluye información sobre el sexo o la edad de ningún individuo.

Exhibit D – Focus Group Summaries and Notes

Alliance of Californians for Community Empowerment (ACCE)

Date: March 11, 2023

English Focus Group

Total Attendees: 12

Attendee List: This meeting was virtual and did not have an attendee list. Names are included in the transcript where available.

Video Transcript:

Check In: (5 minutes) Introduction, Community Agreements, Goals, Agenda

- Aprender el significado de "Vivienda Justa"
 - 10:42 [REDACTED] *pienso que la vivienda justa es que el gobernador, todos los legisladores se pongan a hablar, que habemos mucha gente es que no ganamos lo suficiente para pagar un costo de renta muy elevado a como están ahorita las cosas está muy elevado la rentas. Como yo soy una madre soltera, yo tengo a mi nieto. Yo trabajo por mi misma. Soy una vendedora ambulante y pienso yo que ellos tienen que hablar todos para que hablen y más el gobernador tiene que apoyarnos y dar el sí a que está apoyando la- la protección de los inquilinos. Pienso yo que eso es.*
 - 12:55, [REDACTED], *buenos días a todos. Mi nombre es [REDACTED] [REDACTED] Yo en mi opinión, yo creo que nos merecemos una vivienda justa lo digo esto en una manera puede ser con coraje porque en la vivienda nos hacen acepción de que o no tienen los recursos para pagar y los vamos a desalojar. No tienen el recurso. Hay una palabra que yo siempre uso, si nos cobran impuestos no hacen acepción en persona. Allí sí todo, y no nos quieren casi ni esperar un poquito. Teniendo un poco de dinero, ya van tras de uno, y ya te cobran impuestos que pasastes ya te toca pagar medical ya no calificas por este recurso, porque te pasaste este para gente de bajos recursos. Es lo que a mi me molesta, perdón por mi expresión. Pero la verdad, ya estamos cansados porque no nos dejan prosperar un poco y nos tienen, trabaje y trabaje, pero nos quitan todo en la mano, esa es mi opinión. Gracias.*
 - 17:08, *Hay un alto porcentaje de dueños que son abusivos o vivienda que están en malas condiciones? Qu piensan?*
 - Si
 - Si
 - Si
 - [REDACTED] *Tenía una pregunta? ¿O tiene su mano para arriba?*
 - 17 [REDACTED] *No, si, osea mi comentario que si los hay y yo pienso que el gobierno también debe de tomar cartas en el asunto. De castigar a los dueños de casa, a los dueños de edificio, que no están cumpliendo con lo que debe de ser. Y que están maltratando y abusando a los inquilinos. Porque solamente ellos tienen protección y nosotros no? Esto debe de ser equitativo.*
 - [REDACTED] *Ah, creo que esas leyes están muy bien. Pero también creo yo que no se están cumpliendo, verdad? Existen pero no se implementan. Entonces a*

raíces, todo eso, de que no se inforsan. Están pasando todo lo que pasa y todo esa gran discriminacion de todas las maneras que usted ya mencionó de todo que esta discipulado creo yo que a nosotros pertenece nos toca que nos [] y evitando o disminuyendo esa gran discriminacion porque como les digo yo los estoy viviendo y yo pago mi renta a tiempo, yo trato de no dar problemas y siempre esta pasando eso. Y no mas a mi, a muchísimas familias, la mayoría de familias, y yo conozco familias que están pasando todo esto y los desalojan por lo mismo porque las discriminan y les meten miedo las intimidan les están ajustando, les dan muchas a las veces notificaciones ni que son legales entonces a raíz de eso y uno a veces no tiene documentacion legal te estan sacando, echando en la calle aunque te estés cumpliendo con todo. Muchas de las veces aunque estés pagando tu renta nada más quieren aumentar algo o meter a otra persona y te sacan entonces creo yo que tenemos que luchar mano a mano y en colaboración como siempre lo emos echo y seguir empeorando las familias, seguir trabajando en las comunidades haciendo foros no se, yendo a las escuelas para llevar talleres de la venda y emprodando todas esas familias para que se pueden defender porque como estamos mirando hay grandes [] y hay grandes corporaciones que nos están desplazando muchísimo y eso va seguir pasando y tenemos las calles llenas de personas sin vivienda y con lo de la pandemia va seguir incremendando creo que nosotros tenemos que hacer algo para disminuir o se puede evitar todo esa desplazamiento y todo esa gran discriminacion en las familias. Gracias.

- o [REDACTED] Se me hace, osea, todo esta maravilloso que haiga inclusividad en vivienda en trabajo en educación en salud. Mi problema que tengo es sobre siempre la implementación y quien por ejemplo para demandar cuando hay una violacion a los derechos, ¿verdad? Estoy hablando especificamente de un caso de unos inquilinos con desabilidad Y nuestra batalla fue Sí se hizo la queja Sí pero la batalla encontrar un abogado que pudiera demandar entonces podíamos decir en forzamiento en ese aspecto porque de los 23 años que tengo trabajando con lo que es vivienda solo he visto un caso que fue muy exitoso en discriminación y es el edificio que nuevos dueños este de otra raza desalojaron a los que vivían ahí que Porque eran de diferente raza y empezaron solamente a admitir de la propia raza de los de los dueños Entonces ese Yo pienso porque como fue tan tan grande este o sea y tan obvio que ese caso sí se sí se logró y Y sí este y sí se pudo demandar a los dueños que que discriminaron y y este y cambió mucho entonces creo que necesitamos mirar también de este esforzar implementar porque las cosas están pasando pero de la manera de que o sea se hace cada queja de discriminación y el proceso o protocolo que que tiene que seguir a eso para asegurar que si está pasando la discriminación y todo eso buenísimo Pero ya cuando venimos con todas las pruebas de que sí está pasando la discriminación a veces ahí paramos Porque no tenemos lo suficiente recursos verdad O sea ya sea este del estado o de Federal para tener abogados para hacer esos casos de discriminaciones yo creo que sí vamos es bueno luchar y trabajar en todo eso pero también tenemos que agregar esa otra partes.
- o [REDACTED] Buenos días mi nombre [REDACTED] también pienso que también tenemos problemas en las nuevas viviendas en las que están construyendo o recientemente que no tenemos control de renta y nos están subiendo demasiado agresivamente la renta y desgraciadamente no podemos estar pagando las rentas y no tenemos Cómo ampararnos para para que nos

ayuden a pelear eso que necesitamos viviendas pero con bajo costo y no no nos están incrementando las rentas a bruta mente.

- [REDACTED] este en eso de las viviendas verdad que se están construyendo caras en ese contexto ayer escuchamos en colisión con los miembros del distrito 8 en colisión de Us y por una una carta de poder que están empujando que se llama ave 1630 que va a incrementar viviendas de estudiantes alrededor de las universidades públicas privadas y este y del Estado verdad y comunitarias entonces sabemos que eso va a ayudar aquí a la universidad de crear más viviendas de que ya están haciendo verdad para solamente estudiantes y el gobierno le va a estar dando el dinero esto lo lo pasó una asambleísta Eduardo García que es el del distrito 36 de la asamblea del distrito verdad que viven cochella en una área donde básicamente verdad está afectando todos a nivel Estatal verdad porque él quiere que sea creada estas viviendas de estudiantes y tenemos que estar ahí adentro en esa conversación para para que podamos adoptar verdad conversaciones legales donde no nos afecte aquí en el sur de Los Ángeles y que nos desplacen más de lo que ya estamos haciendo desplazados y cobren viviendas donde no podemos vivir ahí Eso es lo que ocupamos necesitamos recursos para poder tener a conversaciones con este asambleísta verdad Eduardo García donde podamos convencerlo.
- [REDACTED] Buenas tardes Mi nombre [REDACTED] quería compartir una una situación en la que yo en la que yo estoy viviendo Y qué es lo que pasa siempre que los dueños quieren estar comentando la la renta hostigando quieren no más así porque ellos quieren se les da la gana y por eso hay mucha gente viviendo en las calles niños con sus familias en los trailers y pues tienen que pagar todo esto que son la organización que estamos y también otra cosa que por ejemplo como en mi situación así desbancado más y pedir dinero prestado aquí allá para agarrar una un abogado para que me defienda de El hostigamiento y hasta golpes que llegaron a extremo de golpear el dueño me golpeó y todo eso es un de ridículo Ya es demasiado sí pedir prestado \$5000 yo pienso y por un abogado eso no tenemos que agarrar abogados que en verdad nos ayude y que no haya favoritismo eso es lo que pienso Gracias.
- [REDACTED] Buenos días mi nombre [REDACTED] estaba escuchando ahorita el compañero de que tiene tuvo problemas con el dueño que lo golpeó y todo eso Y sí es cierto estaba pasando todo eso porque yo tuve una situación con mi hijo también que el dueño también me lo golpeó y no es justo que los dueños hacen lo que ellos quieran con los inquilinos me ayudó mucho me agarré mi caso y todo pero el dueño según se está haciendo que ya se murió para que no le hagamos a él sobre lo que le pasó a mi hijo porque fue una situación muy fea humillante que humilló tan feo en el pavimento tiene dolor de cabeza tiene miedo que venga el dueño y lo golpeé y no no crea una situación muy duro Yo entiendo este hombre y lo comprendo tanto dinero pagar abogado y que el dueño esté cruzando las manos.
- ¿Qué tiene que hacer la Ciudad de Los Ángeles?
 - [REDACTED] Bueno pues creo que ya hemos hablado y repasado lo que es vivienda justa lo entendemos Pero creo que es tiempo de armar un plan fuerte y cuando hablo de esto me refiero a que la ciudad o el departamento de vivienda cree un sistema para dirigir a nuestros inquilinos que tienen problemas o que enfrentan este problemas en sus hogares Y van a hacer una queja ante el departamento de vivienda y tienen un mal servicio no los atienden bien no hablo inglés Perdón no hablo español etcétera va el inspector y se presenta un

inspector que ignora el inquilino que no lleva un caso adecuado Entonces es donde hablamos en en forzar los códigos para esta vivienda y creo que la gente se merece ser escuchada de lo que ha vivido con el inspector se han hecho la reparaciones correctas me atendieron bien entonces para resumir necesitamos crear algo no sé que le echen coco piensen donde la gente se pueda quejar donde la gente pueda decir no ha pasado nada todo sigo igual mi trabajo me ignoró realmente va el inspector hace la inspección y ahí queda no sigue nada no hay seguimiento Entonces qué pasa con esto tenemos que crear algo.

- *Lo que la ciudad de Los Ángeles o sea estamos hablando este quienes representan nuestras comunidades como los concejales el alcalde tienen que crear leyes inclusivas que las y crear ese reforzamiento verdad que sí se este podríamos decir Bueno yo como organizadora siempre voy a pensar este este nombres de campañas verdad podemos decir este Los Ángeles libre de discriminación en todos los en todos los a este tipos verdad este y sobre todo en vivienda crea o sea sabemos que tenemos unas crisis de vivienda no tenemos suficientes viviendas para la gente que lo necesita verdad Entonces crear un un o sea una ley un programa de este de viviendas y otra cosa que siempre es un como una piedrita en el zapato es de que cuando hacen viviendas económicas Cómo este la son selectivos de que tiene que ser que tienen que ganar cierta cantidad para poder entrar a vivir en esas viviendas de bajo supuestamente de bajo costo pero la gente trabajadora que gana mínimo y que apenas puede ir sobreviviendo no califican para esas viviendas Entonces tenemos que crear la accesibilidad de vivienda para este los tipos de económicos que tienen las familias porque si no nunca vamos a tener una vivienda justa para todos*
- *Sí bueno Muchas gracias por el tiempo estoy de acuerdo con lo que la compañera acaba de decir tenemos que juntarnos y planear verdad lo que se está hablando aquí porque la verdad que hemos sido ignorados por parte de las personas que tienen cargos públicos de la ciudad entonces también cuando vamos a querer platicar con ellos nos ignora la accesibilidad a la vivienda lo que pasa en Los Ángeles también pasa aquí en el Valle San Fernando los afecta a todos y la representación que tenemos miramos que ellos se se van a más a favor de los de la gente pudiente verdad los que tienen aquí el poder el dinero entonces el uno de trabajador siempre y sobre todo los emigrantes Pues que ellos dicen que somos en somos emigrantes porque los que nacimos aquí en este continente somos nativos de este continente entonces necesitamos una representación inclusiva verdad una representación digna en cargos públicos y que se nos tome en cuenta*
- *Hey good morning everybody it's clear that we absolutely need representation we absolutely need enforcement but what we really need aside from Tahoe is a system of checks and balances for landlords a lot of evictions a lot of evictions there should be like a three strikes rule where you can't be a manager of an apartment complex anymore and you have to let the city manage it but there has to be something for a landlord Behavior besides a tenant harassment where if they're caught doing it their legal repercussions police side with landlords when they come out to places I heard the woman's story earlier about how they were hit with a hammer and I wonder where the police were and why no arrest was made, and why they had to pay to hire a lawyer, and why prosecutres arent handling it this is unacceptable and we need law enforcement is involved when they do bad acts in the falling of you know filing a false paperwork or failure to serve and all of those things should be penalty by fine and*

that after a certain number of offenses it's there should be a system like reap where they have to have other managers they shouldn't be allowed to interact with folks like that.

- o [REDACTED] Sí mi nombre [REDACTED] el departamento de vivienda de la ciudad de Los Ángeles sí debería de de ver los inspectores que vienen acá a chequear Cuando uno hace el el reporte sí de que tienen que arreglarle algo sí y ver esos inspectores los que sí trabajan y están a que no están con los dueños ni con los inquilinos que sean honestos Sí porque hay muchos que están con los sueños por ese lado y para que uno se sienta cómoda en hacer el reporte porque así uno ya dice pues de todas maneras viene el inspector y no pues no hace nada Sí el dueño pues hasta se ríe de uno por lo mismo porque no agarran las cosas en serio unos inspectores sí y este pues si fuera diferente en quien forzaran las leyes como deben de ser Sí todos estuviéramos viviendo una mejor calidad de vida sí tanto como para los dueños como para los inquilinos Sí porque también como nosotros inquilinos le ayudamos a pagar su apartamento o su casa como sea
- o [REDACTED] Okay I'm going to be very brief just [REDACTED] said that landlords when they when they falsely accusing they should be punished I'm going to the same thing you all guys know it's been four times that I've been you know in the court and all of them is last lies and more lies I wonder when the the judge is going to say okay enough is enough and that's one of the things that we should be able to let it the judges know what is going on with landlords and tenants
- o [REDACTED] Sí algo breve rápido De acuerdo con ella sí siempre la policía la ley toma la la ventaja de los dueños Entonces me dice cómo una persona de 78 años te puede golpear me dijo Nosotros también vamos a ver las cámaras y tú lo golpeaste también saliendo del hospital vas allá a la cárcel al señor se hizo al enfermo nunca lo arrestaron ni nada si yo la había golpeado ahí me haga nada me hayan dado tiempo en el cárcel y a él bien gracias a él nunca nunca lo metieron a la cárcel entonces ahí ahí están eres una un ejemplo de la ambulancia Oh no tienes nada no tienes nada y llegando al hospital yo Mejor se fue y no me quiso dar su información.
- o 1:04:15, {Name}: Buenas Buenos días Miren el detalle Yo creo que es simple No a lo que dijo la [REDACTED] y la otra señora que también le golpearon a su hijo simple si yo tengo problemas con el dueño yo lo golpeo a mí si yo tengo problemas con el dueño y lo golpeo me llevan a la cárcel verdad Entonces de qué cosa el dueño en este caso él sí puede golpear al inquilino y no lo llevan a la cárcel o por qué Creo yo que se debe luchar No porque si el dueño viene y me golpea no lo llevan a la cárcel Pero si yo golpeo al dueño de la casa a mí es el que me llevan a la cárcel primerito y después me botan de la casa entonces porque cuando el dueño golpea a un inquilino no lo llevan a la cárcel está claro las autoridades el 80% están con el dueño cuando hay muchas evidencias de muchos inquilinos. Y como defendemos nosotros. Nosotros tenemos que aguantarnos. Tenemos que comer nuestro coraje y todo Y ellos Sí ellos pueden decir decir decir decir decir decir decir decir pruebas y pruebas y no le hacen nada pero nosotros a la primera que hagamos ahí está desalojo Ah y si le pegaste pues ya es simple ya nada más cárcel y desalojo automático ya ni siquiera necesita demanda verdad Entonces Creo yo que el detalle es más unión entre nosotros verdad más más esté propuestas de que si existe la ley para que te pueda castigar un dueño cuando está molestando al inquilino pero no se está haciendo Entonces de qué no sirve que esté ahí No no sirve de nada. [REDACTED] dice Al de la ambulancia Y tú qué eres eres doctor eso es lo que tenemos que

tener nosotros Yo también me puse con un inspector [REDACTED] sabe mi mi todo mi caso yo no tuve miedo porque sabía que estaba arropado a cobijado con la organización y sobre todo con abogada porque ella es la que lleva a nosotros de la mano ahora recordemos siempre que tenemos una raya donde no nos tenemos que pasar pero también acordémonos de que el dueño también tiene una raya donde no se tiene que pasar con nosotros Gracias y debemos estar bien listos con esos inspectores abusivos también y digo lo digo así porque ellos supuestamente llegan a revisar las casas hay daños y qué pasa nomás con unas cerradita de ojos del dueño la dueña al Inspector y los pasan los que necesitamos reparaciones somos nosotros todo eso debemos debemos de hablar para que oiga nuestra voz y decir tal Inspector vino y no me hizo bien el trabajo ellos también tienen a alguien que lo manda tienen alguien que está más arriba siempre debemos de reportar todo eso creo yo verdad Entonces le cedo la palabra porque yo yo no acabo.

- o [REDACTED] Buenos días a mi nombre [REDACTED] yo vivo aquí en la ciudad de la Puente California Yo también quería comentar y estoy de acuerdo con lo que comentó Nancy Yo también me dieron la carta de desalojo era mucho acoso mucho abuso incluso mucha discriminación del dueño yo no sabía dónde acudir y lo primero que hice verdad fue acudir al city hall de aquí de la Puente la cual me dieron la información de que tenía que llamar al departamento de vivienda de los Ángeles y yo pertenecía a Los Ángeles igual no me hicieron caso llamé dos veces. Porque no no tenía este no me hicieron caso ellos me dijeron que tenía que ir al Siri de aquí de la Puente regresé así dijo antes la Puente a comentarles mi problema tengo muchas cosas que le hacen falta a la vivienda que no están adecuada hay muchas cosas que le falta de arreglar apenas también vino al dueño me insultó porque yo tenía un carro que yo iba a salir y él venía llegando y me insultó me gritó Y como dice [REDACTED] a la policía porque siempre le dan el derecho a ellos como dueños y el dueño Lamentablemente por lo que yo sé es que es oficial él nos dijo que es de policía pero lamentablemente yo no lo he mirado y no sé de qué oficial sea pero si quisiera que en eso estuviéramos apoyando a que el departamento de vivienda no se escuche y que todos estemos unidos para que podamos salir adelante porque nosotros pues sí no queremos estar en la calle con nosotros como familia y todos que sabemos que mucha mucha gente mucha familia estamos en muchos problemas diferentes verdad Pero sí en muchos muchos problemas Muchas gracias compañero
- o [REDACTED] Mi nombre [REDACTED] y yo soy de la ciudad de Montebello Yo quiero decir algo acerca de lo que dijo la compañera Nancy hay un lugar a mí se me acosaba mucho no por la renta yo [REDACTED] nunca he tenido problemas de renta fue porque yo tenía un gato ese gato yo lo registré Como animal de compañía y después la la [REDACTED] me dijo que la que mi animal se había convertido en una medicina el dueño el hijo de la dueña empezó a acosar acosar y hubo un momento que yo ya no aguanté y hablé por teléfono de Los Ángeles me dieron una cita y les una persona me habló puse una queja de que era acoso de que yo ya no podía porque ella era acoso y acoso y acoso y él tuvo el sí mismo de decirme que en realidad me quería sacar porque quería subir las rentas entonces lo que a mí me gustó del housing fue esto la persona que a mí me atendió me dijo desgraciadamente su caso no es de un acoso muy grande pero pasa esto me dijo aquí en el housing se queda su caso amputado me dieron el número de caso y me dijo la próxima vez que él vuelva a molestarla usted nos vuelve a llamar y ya hay una referencia A mí me gustó eso él paró

gracias a Dios bendito mi Dios él paró ahorita ya no me ha molestado pero en el housing ahí quedó el el número de caso que yo levanté en contra de él y si él vuelve a molestarme el housing ya sabe de lo que se trata ahora también hay que ser bien honestos estaban diciendo que cómo se puede promover una vivienda que todo mundo la pueda pagar el problema compañeros A veces somos nosotros mismos yo soy enfermera y yo voy a las casas de los pacientes y yo he visto que hay cuatro o cinco familias en un departamento Y qué pasa así le suban 300 \$500 ellos van a seguir pagando y eso ha ocasionado de que las rentas también se suban porque los dueños mañosos saben que la gente está pagando y contra de eso debe de haber leyes las hay pero no las mueven porque en realidad la gente que está en la ley y la gente que puede hacer algo si nos ayuda pero solo Cuando les conviene Esa es la verdad Solo cuando nos conviene 2 años lucha por las personas pero nosotros también debemos de ayudar ACCE es un grupo de personas no nada más unas cinco o 15 o 30 o 40 que estén luchando por otras que no están ayudando Ese es mi humilde opinión y buenos días.

- Preguntas y Discusión

- [REDACTED] Si miren yo yo este pienso bien y yo estoy analizando ahorita y siempre lo he analizado cuando yo he ido verdad a las a las tú a las Y así también en las charlas que nos conectamos Entonces yo he analizado que en primer lugar todos los inquilinos de bajos recursos merecemos un abogado gratis porque o es la renta que tenemos que pagar o es la comida de nuestra familia y hay algo que me ha impactado mucho que he escuchado verdad ahí en las reuniones que envió el comentario una persona y dijo que cada minuto están desalojando una persona y se está haciendo homeless está viviendo en la calle eso a mí me impacta mucho cuando dicen que cada minuto también está muriendo una persona porque le da covid porque con esos tiempos de lluvia entonces a mí eso me impacta mucho porque no quisiera yo nadie Quisiera pasar por esos momentos cuando ya hay personas que lo están viviendo Entonces yo digo que que yo estoy aquí apoyando los tonos este yo no no verdad gracias a Dios no y no Espero que no verdad este tenga uno pero como dicen yo nunca esperaba llegar a tener a vivir afuera pero ahora que lo estoy viviendo La verdad sí es horrible es feo por qué Porque somos de bajos recursos y también como los dueños y como los los que exigen los impuestos a ti también estamos al pie de la letra así también deberían de ponerse al pie de la letra con uno cuando les pedimos como verdad que nos espere para pagar la renta No es que queramos gratis todo somos gentes trabajadoras y tenemos que pagar porque sabemos que es una deuda que se está acumulando pero ni siquiera nos diera la chanza verdad no es que queramos vivir de una vez de gratis apoyando Unidos Unidos haremos la fuerza y comunicaciones necesitamos mucha comunicación como compañeros y verdad.

- [REDACTED] Si también opino con la señora [REDACTED] siento que también o sea como nosotros que somos y uno de working Classic y estamos trabajando duro para nuestras familias y todo eso pero a veces muchos de nosotros a veces vivimos en como en un en un apartamento donde tenemos a un poco más familias y todo eso pero a veces para para tratar de rentar un apartamento o una casa de dos cuartos en la renta Está demasiado para arriba o a lo mejor los landlords suben la renta demasiado o no sé qué es lo que piensan o es para para que cubran su el O sea si renta una casa es como para cubrir algo así como toda todo el morgage de ellos pero pero también no se necesitan necesitan tratar de invertir también en nosotros o sea como nosotros como yo estoy

tratando de buscar ahora un apartamento de tres cuartos pero veo que la renta Está demasiado alta para eso no todavía nos quedamos en uno de a dos porque la renta o sea también necesitan invertir nosotros en la gente está trabajando también porque también nosotros nos podemos podemos perder nuestra vivienda Pues nos podemos quedar homeless y ya no necesitamos ya tenemos suficiente gente que está viviendo en la en la calle con familias en los carros y yo lo he visto y no necesitamos que se expanda eso más.

- [REDACTED] A mí me gustaría platicar un poquito de lo que realmente me ha impactado alrededor de la comunidad del distrito 9 de los miembros que existen por ahí y muchos más creo que un gran desafío que tenemos También nosotros es el salario el salario que tenemos es muy bajo ese salario que que llevamos a nuestros hogares realmente no ajustan para que la gente tenga una calidad de vida súmele el costo de vida que está ahorita quién puede sobrevivir quién puede tener una buena vivienda de calidad y tener que pagar \$3000 \$2500 rentas ridículas y con un salario de 13 15 17 dólares nadie lo puede hacer realmente necesitamos también movilizar que hay un cambio Es difícil entonces son muchas situaciones obviamente pero esto esto nos impacta demasiado está en silencio no lo escuchamos
- [REDACTED] En la comunidad del 108 este hemos mirado que mucha de la gente que organizamos nosotros son personas indocumentadas y ese es el salario verdad que ellos afortunadamente siempre es el mínimo o abajo del mínimo porque es en Cash verdad o abusan por los trabajos que tienen y no es imposible ya se ha hecho esto en California ya se ha hecho esto en Los Ángeles con uniones de labor para subir el mínimo lo queremos subir más eso no es imposible esto se puede hacer verdad simplemente tenemos que juntarnos verdad como organización con esas luchas para poder subir ese mínimo para tener beneficios para la gente indocumentada para tener derechos en el mercado de construcción para la gente que trabaja en las personas indocumentadas en verdad las personas que gocen como magdalena verdad que tengan derechos a nivel Estatal y que tengan beneficios de Unión verdad con un plan de retenimiento con un salario que se le suban cada año verdad con vacaciones sí se puede solamente tenemos que juntarnos a nivel Estatal nomás en local para poder pasar esos derechos para la gente indocumentada hoy en día la gente documentada puede llegar a una posición política porque pasamos leyes Entonces sí se puede no es imposible porque ya lo estamos haciendo solamente tenemos que enfocarnos en hacer esas cosas.
- Sí Primero quiero este quiero dar un comentario yo creo que no solamente le dan referencia a la gente que tenga dinero creo no solo a ellos tienen que hacer caso y a ellos le está van a favor de ellos y nosotros Porque no tenemos y nos dejan por último creo yo eso es un comentario y otro de las cosas que quiero yo comentar es de que los dueños de casa ahora lo que están haciendo es pueden rentar la casa a las personas ahorita que están buscando viviendas primero lo que ellos quieren saber es si la persona que está buscando vivienda si tiene cuenta de banco Si no tienen cuenta de banco Igual yo ignora no rentan la casa porque no tienen cuenta de banco no todas las personas de bajo recursos tienen cuenta de banco o lo sentimos mucho no tiene en cuenta de banco y eso es lo que nos está haciendo uno otra manera nos están la verdad explotando mucho porque no tenemos el recurso Y eso es lo que se está viendo hoy en día Y lamentablemente lo que la gente nos están tratando Muchas gracias.

- o [REDACTED] So I'm going to come at you at a different way one thing about it I do know that my grandmother always taught me be able to vote put yourself in a position to vote because just like we're doing what we did Saturday voting for that you have to be able to vote if you can get you I know some people please vote because they're so important I know that sounds a little bit way out there cuz a lot of people can vote for different reasons but I've been you know I've been in citizens and don't forget it or twisted I've struggle ever since I've been here I had six units in Inglewood and lost them because I couldn't afford to be because my tenants were paying and I just moved on to something smaller that I can handle better and this lady this was me now she works everyday so everybody's situation is different and we have to work whatever capacity that can help your situation you have to do that we all you know I can play myself because even running so it's not easy for none of us so what I'm saying is whatever you can do to enhance yourself do it cuz I mean we're all in this together and if we work together but I know voting will help.
- o [REDACTED] Yo quiero también comentar acerca del caso del compañero [REDACTED] a él dos veces para servir un un papel que es el citatorio que él tenía para este hombre que lo agredió y lo atacó al compañero el señor [REDACTED] en estas ocasiones pero yo sentí como él andaba porque cuando él mencionó verdad su familia y su niño esté yo ya ahí ya cuando sentí la palabra de un padre verdad me me conmovió [REDACTED] y eso pues este quiero decir aquí a los compañeros que pues yo estoy [REDACTED] y con ustedes y vamos a hacer que nuestra voz sea escuchada porque tenemos dignidad verdad es un punto y Y gracias por la reunión y estoy aprendiendo mucho compañeros y estamos en la lucha verdad y hay que recordar siempre a otros grandes compañeros de nosotros a César Chávez que también luchó y pues este unidos podemos es lo que quiero decir.
- o [REDACTED] Disculparán si mi comentario está fuera de lugar he estado en ratitos dentro de la reunión en ratos me salgo entonces a lo mejor no va a coincidir no más voy a comentar a lo que he escuchado creo que se necesita primero una campaña fuerte donde nos eduquen a nosotros donde nos creo que tenemos que darnos un poquito de amor a nosotros mismos quitarnos el miedo y hacernos entender los problemas que estamos teniendo porque es de todos los trabajos están pagando menos de lo que se tiene que pagar yo estaba ganando ya \$18 la hora Lamentablemente el trabajo ahorita no hay donde yo estaba tuve que buscar otro me habían dicho que me iban a pagar a 1650 a la mera hora el cheque sale de 16 la hora y la renta imaginense me dan 4 horas 5 horas 4 días a la semana a la quincena me sale el cheque de 400 y todavía debo renta se me está juntando entonces hay que empujar a los residentes a la comunidad a que tenemos que pelear que la renta no sigan aumentando porque la renta Está carísima he buscado cuartos de o apartamentos de tres cuatro recámaras cada recámara Viene saliendo más de \$1000 y es una exageración la comida está carísima O sea primero creo que hay que empujar a la comunidad a que hay que luchar a que hay que no esperar a que ya estemos en el problema a que ya nos estén sacando para poder ir a pelear junto con la organización yo no he estado muy activa últimamente pero la Cuándo fue que fuimos [REDACTED] cuando fuimos aquí siempre son las mismas personas siempre no veo caras nuevas entonces necesitamos empujar a más personas a los miembros que ya están que inviten a más gente y hacerle saber hacerles conocer los problemas que se están viniendo y no esperar al momento en que ya nos están sacando o que ya nos están cobrando la renta más de lo que se debía creo que es todo

- o [REDACTED] *Mi comentario compañeros No hay ninguna otra persona que está ahí no okay Este es mi comentario algunas cosas que quisiera yo ver en lo que es mejorar la vivienda número uno y muy importante porque yo lo miro y nosotros lo miramos de verdad que acá en Los Ángeles desafortunada a la representación de la gente sin vivienda es desproporcionadamente representada por nuestros hermanos y hermanos afroamericanos representan un 8% de lo que es la comunidad en Los Ángeles pero son 45% de la población sin vivienda eso es una un punto de historia que viene desde cientos de años que han hecho un sistema que está hecho basado racial verdad y de ahí es donde sale las raíces de la vivienda injusta en Los Ángeles Está basado en contra primeramente afroamericanos indígenas y después de ahí seguimos nosotros a inmigrantes los sistemas que usan en contra nosotros los inmigrantes están basados en lo que es la contra la comunidad afroamericana es ahí donde originó todo esto verdad la razón que tenemos mala vivienda la razón que no tenemos acceso es porque Cuando comenzó las leyes de excluir a nosotros también los latinos inmigrantes primer grupo que usaron esas leyes fueron contra afroamericanos y indígenas de este país Ahí es donde salió la raíz de contra nosotros verdad Tenemos que tener un programa que está estabilizado para estabilizar a nuestra comunidad afroamericana porque la verdad es que cuando podamos a levantar la comunidad afroamericana vamos a poder a levantar a todas las comunidades verdad a todos vamos adelante la razón que tenemos el derecho de votar acá en este país es porque la comunidad afroamericana luchó por los derechos civiles verdad Y eso es una de las grandes razones que tenemos muchos muchos derechos civiles acaso hay que siempre tener eso enfocado la segunda cosa es la historia de generaciones en lo que es en Los Ángeles vivimos en comunidades que estaban excluidas de lo que era los derechos de la economía en nuestras comunidades no iban inversiones de parques no iban inversiones de infraestructura no iba a inversiones de escuelas por generaciones Y entonces se mira eso tu guía Solo que necesitamos en las áreas que son son margen irisadas históricamente Debe de ver un enfoque donde nos de nosotros primariamente ahorita los recursos primero para poder rectificar esta injusticia que se hizo cuando es contra nuestras comunidades acá en el sur de Los Ángeles en el este de Los Ángeles porque está escrito la razón que estamos haciendo esto acá es porque por generaciones tenían leyes donde prohibía atender construcciones nuevas parques nuevos vivienda buena en nuestras áreas y entonces lo que necesitamos es definitivamente que las nuevas inversiones lleguen a nuestras comunidades primero verdad y la tercera cosa es que tengan buen sistema de comunicación los proyectos de ley es porque todo lo que hemos ganado si no lo hablan Quién va a saber verdad ninguno Lo va a saber Verdad Entonces tendrán que tener la ciudad un buen sistema de comunicación con la comunidad porque si no es como si estuvo estuvimos en mutuo son mis comentarios por ahorita*
- o [REDACTED] *There's power in numbers and guess what people we have the numbers I don't care if you're black brown, asian, The number so it's so important to get engaged and deal with these people when I said we need to vote because that's where we get our power don't you get it I mean yes we can sit back and I mean you have to do certain things to get what you want and ask me I've been struggling and I finally found a way to do it but it still wonky but I'm still into it so if we fight we win.*
- o [REDACTED] *Just one other comment. Very quick. Let's make another revolution.*

Eastside LEADS

Date: 4/27/2023

English Focus Group

Total Attendees: 12

Attendee List: Attendee list not available for this focus group.

Discussion Notes

- Tenants Responses to Curriculum
 - Question from participant to other participants: What is fair housing?
 - Comment: We say we have it but it's not reality.
 - Comment: There is no enforcement of the laws.
 - Comment: People who receive Section 8, I know a lady that had a voucher and she said, "I don't lease to Section 8." The law is there but there is no follow up. It's all just words. The government is not working for us. They say they have fair housing for us but it's a lie. There are a lot of conditions just to lease. I think the government should have equitable housing so we can live with dignity at a fair cost.
 - Question from Facilitator: How many agree with that comment?
 - Six tenants agree (by raise of hands)
 - Question from Participant: Landlords and property owners in LA say you have to earn three times what rent is to qualify. Is that illegal? Isn't that connected to income discrimination and status?
 - Facilitator: I do not know if that is illegal, but I agree that it is deeply inequitable.
 - Comment from another participant: When I first got here, I didn't have an SSN and now I have a place. Sometimes you must borrow, sometimes you must have a co-signer, but if the contract isn't in your name, they just evict you.
 - Comment: There are countries in the world where housing is a human right. How do we get that? Maybe as we push for rent control we should also keep pushing for social housing, where communities take possession of housing. Then we would not feel harassed, and we wouldn't feel like we're just fighting for more and more rights that don't get enforced. If we

had social housing, we wouldn't have to fight abuse from landlords and corporations. If we had social housing, fair housing, there would be less injustice.

- Comment: We would be healthier and have better mental stability if we had better housing conditions. Bad conditions affect our mind and spirit. We'd be better in many ways.
- Comment: People want to have control over their housing. We want to buy the place, so we do not have to deal with more harassment.
- Comment: It all comes down to housing shouldn't be for corporations. It shouldn't be a business. Because then it's just about making money. Because corporations wouldn't have to be so interested in investing in housing if they didn't make money from it.
- Comment: They just buy lots and develop it and they put it in luxury housing. The housing prices are expensive. When I bought my duplex, I bought it because I needed someone to help me when my children were small. For me, it wasn't a business. I couldn't pay the mortgage by myself.
- Comment: And many people don't have that opportunity now because they can't afford it. The Reyes case - the property owner rented a five-room unit and gets more than what the monthly payment is; she's becoming a little corporation and wants to make money off that place. And because housing is just a market, a way to do business, we fall into the same thinking.
- Comment: It is very concerning as an organizer to inform tenants about their rights when we don't have any money to enforce those rights! They still fight for their rights, but it's harder to win. They end up being displaced and they have that on their record for many many years. You can tell people about their rights but if you can't back them up then what do we do?
 - Response: It's still important to inform people so that they can join us, so they know what we are doing. There is so much ignorance out there. There is still a lot of information that needs to be provided so that, in a way, you know about your rights and at the same time they can help us win fair housing.
- What are the contributing factors you have experienced or witnessed?
 - Comment: The laws we have don't protect us until we go to court. They don't prevent the landlords from trying to evict people. And most of the tenants are not educated because of language equity, because of lack of

transportation, because lack of understanding the court system, so how can we just stop people from evicting people?

- Response: Enforcement! A right to counsel! Social housing!
- Comment: Who is doing the work right now when the lawyers can't? The community. The non-profits, the community organizers. We also want a fair wage for every organizer. We should be earning what the unions are earning. We need a good wage because we are the ones picking up the slack, and we deserve retirement and benefits, too.
 - Response: Everything is so expensive, \$30/hr should be the minimum wage, especially since housing is so expensive. That should be standard.
- Comment: The police play a very important role in these illegal lockouts. For example, the police intimidate people to leave. There is fear. The fear to fight and to have an eviction on your record. It's scary to have an eviction on your record.
 - Response: The police get most of the funds. And LAHD says that they don't have funds. The mayor says she wants to end homelessness and then she gives more money to the police. That's not right.
 - Response: We need to have a fairer budget.
- **What are some challenges with fair housing? Something you have experienced, seen, or heard?**
 - Question from Facilitator: What should the City do to encourage fair housing?
 - Response: Enforce our rights!!! We must share information AND enforce laws.
 - Response: Support social housing, like in Austria.
 - Response: Help housing not be a business.
 - Response: Right to Counsel.
 - Response: I think that we should work on a system where all the vacant units should be full. It's not that we don't have housing, it's that we don't fill the vacant units.
 - Response: Corporations have a lot of units, the big corporations. Can we push for a law that says if you don't have people living there, you must have someone who is currently not housed. I don't know, would that work? Could we tax them?
 - Response: In Mexico we had squatter's rights.

- Response: NO VACANCIES. That happened in El Sereno. How many units are empty? Why are they so angry that they leave the units vacant?
 - Response: In El Sereno, we took those empty houses and then they closed the housing. They took them away from us. They would rather pay to keep them empty than give them to us. There is not a lack of housing, they just don't want us to live in it. In downtown, the real luxury places are empty but we just can't pay for that.
 - Response: Vacancy tax or turn them into a land trust.
- Response: There is a law, called TOPA, when there are more than two units being sold the first buyers should be the tenants. The tenants should get help with purchasing. It's important that the first opportunity goes to tenants.
- Comment: I wanted to say something about where we live, in Tokyo Hotel. They don't want to accept the rent anymore. We are concerned because they say they want to take us to court. What do we do? Is that legal?
 - Response: No! It's part of the TAHO in the city and in the county. You could take the landlord to court for a civil case, you can take it to the housing department.
 - Response: Get money orders so you have proof from every month. Buy them at the post office so they don't expire and then you have a record. It's your tool. You can send a message to the property manager and then you have a text in your phone.
 - Response: He has a year to pay the past due rent - it's not all due right away.
 - Response: And you can send money order through certified mail, you get a receipt, too.
 - Response: One time I was going to be evicted and I said I just needed time. They only gave me 30 days. They told me - buy the money order, it's their problem if they don't take it. You are not resisting you argue that you tried to pay in court, but you need to have proof.
- Comment: What if we asked LAHD to take tenants' rent and then make the landlords take it? How can LAHD help us?
- Comment: We also need Stay Housed LA, we need a direct connection to LAHD. I don't know who is receiving the complaints. It's different in the county, we know them, but in the city, we don't know. We don't have a connection.

- Response: When we make a complaint, they do not answer the phone. We file complaints and it's not helping us. The people I try to help aren't tech savvy, they don't know how to do it. The housing department doesn't have a good system in place. We have seen the LAHD not actually giving fines to landlords.
 - Response: The mayor has said that LAHD isn't doing this - but others have said the opposite.
 - Comment: For me....my first bad experience with housing was mold and I couldn't breathe. I was so afraid. I had little kids.
 - Comment: We are also experiencing that a lot of tenants are filing complaints, sometimes an investigator comes, but then the investigators don't do anything because of the language barrier. And then they don't follow up! If the tenant doesn't answer in 15 days, then their file is closed. But the tenant may have never known about it.
 - Comment: We just want empathy. They tell us all the time "just leave". I came back from the laundromat once, and I fell. I told her, "Hey can you move your truck, I just fell?" She said – "Well if you don't like it you can leave." She snapped her fingers and walked away. We must come together because I know that they see us and are against us, but when they see us when we come together, the government starts listening. We must join forces so we can change this.
 - On a scale of 1-10 how would you rate the city?
 - Like a four. They aren't trying very hard.
- **What actions do you think the City can take to further fair housing?**
 - *Noted in conversation above.*

LA Forward

Date:3/4/23

English Focus Group

Total Attendees: 17

Attendee List: Attendee list not available for this focus group.

Summary: Participants of the LA Forward focus group started the meeting by focusing on lack of access to Mental Health resources and services to tenants and how access to affordable housing worsens mental health. There were also mentions about how mental health is a contributor to homelessness, therefore it is an important topic to discuss. In addition, other factors that lead to homelessness include having a record, which might cause people to go back into the system due to lack of housing, having a record can also include past evictions. Participants discussed lack of access to Section 8 and long waiting lists as a barrier to housing. There was also a concern about lack of access to housing for someone facing domestic violence issues and for someone facing issues of substance abuse. Participants highlighted concerns with displacement due to proximity to Inglewood stadium, new transit projects and the upcoming Olympics. The participants also voiced concerns with who the city is benefiting from instead of tenants. The participants had recommendations on how the city could expand more information to community members such as having a resident-formed stakeholder group, big billboards for popular education and for the City of Los Angeles staff to make meeting times more accessible to community members.

Discussion Notes

- Tenants Responses to Curriculum
 - Comments from participants
 - Regarding the fair housing law part of the presentation:
 - “And yet every one of these prohibitions is violated on a regular basis ... Section 8 vouchers routinely refused because there is no meaningful enforcement.”
 - Other factors that impact fair housing?
 - Examples: No access to grocery stores ...
 - Comments from participants:
 - Gentrification
 - Rent is too damn high.
 - No constraints to developers and no consequences for keeping available dwellings on the market with people in them.
 - And we pay for this –not just in lost lives as Covid shows – those 2 things just make me so angry.

- How much of city hall and the state is in the pocket of these developers.
- All the “solutions” from the city have just been band aids.
- As a Section 8 recipient in the lowest income areas, I experience:
 - Lack of transportation
 - I’m in housing right now and have been for 4.5 years after being homeless. I’m at risk of displacement of the development around the area.
 - The transportation that is provided is different. On Wilshire and 6th (a block apart), the busing on Wilshire caters more to the upscale people – I’m on there often and see the people riding – compared to the “lesser” but mass routes like on 6th caters to people who are lower economically. Services on the bus are different depending on where you are.
- If someone doesn’t appear to be of a certain class even though they can afford to pay, they are rejected. Need a class analysis.
 - Is there a difference between small landlords vs. big developers because they are also rejecting people based on class circumstances/positionality.
- What are some challenges with fair housing? Something you have experienced, seen, or heard?
 - Comment: A person who has a history of seeking out mental health help for PTSD and other things. The person was villainized for trying to speak up and self-advocate. People need mental health assistance, and this is very connected to housing. When people want others with mental health illnesses out of the building, it seems like they will use their mental health against them to push them out.
 - Comment: If you try to seek mental health help for you or your neighbors, you get a file on you. That piles on to more issues and then your rent jacks up a lot since we don’t have covid 19 rent protections anymore.
 - Comment: Mental health illnesses can be turned against you even if you’re just trying to seek help.
 - Comment: I want to emphasize that the mentally ill people we see homeless are just the surface of the problem. For example, there are foster care situations where single moms lose their kids because they cannot afford the rent.
 - Comment: Inability to get housing is worsening mental health

- Response: Person is former foster youth and formerly incarcerated. Was told to wait 7 years to get into Section 8. Came here with family and there is no hospitality from the community. It is hard for people to not fall back into the criminal legal system when they do not have access to housing.
 - Comment: We need a tenant right to counsel (a free attorney) in the City of Los Angeles to deal with evictions. The County wants it for unincorporated areas.
 - Other comments from the chat
 - Utilities inflation
 - Lack of greenspace, unequal city services, well-funded schools
 - Housing being turned into short-term rentals as opposed to long-term housing.
 - Seems council members serve developers before constituents.
 - There is no differentiation between mom-and-pop landlords who do a lot more for the community and huge developers who don't care about communities at all and have the funding to weather other financial challenges.
 - Availability and frequency
 - Hedge funds and foreign speculators (who launder money but don't rent out their dwellings which remain uninhabited)
 - Metro prioritizing commuters over transit dependent folks. The north-south lines are the worst! No accident that these lines serve lower wage workers. THERE IS NO ENFORCEMENT.
 - Enforcement of landlords rejecting those who were impacted by the criminal justice system or rejecting applications of those with vouchers.
 - Convictions are extraordinary barriers to rental housing! And evictions are impossible to overcome.
 - People's criminal records shouldn't follow them for the rest of their lives. The questions shouldn't be legal for employment or housing.
 - We must insist that the recipient of programs have a seat at the table and a vote about what works.
 - Fair housing means CANCEL THE OLYMPICS!
- What actions do you think the City can take to further fair housing?
 - Response: Need more cohesion across the city.
 - Response: The displacement wrought in Inglewood by the football stadium is criminal. The Olympics, and the greed that it will inspire, will be a poor renter's catastrophe. And I'm a sports fan but let Italy have them.

- Response: Ultimately these new apartments take units off the market ... is the city enacting any new legislation to stop units from being turned into short term rentals? Concerned about this because of the Olympics coming up.
 - Facilitator Response: Yes, but it seems like there is a significant gap in enforcement.
- Response: I hope all the unhoused come out for the Olympics and take over the stadiums.
- Response: It's very difficult and impossible for people trying to escape intimate partner violence to find safe and quality housing
- Response: Landlords have a lot of leeway to displace you if you sign a lease for less than a year. I have seen 11-month leases.
- Response: We need a billboard campaign or a campaign for fair housing popular education.
- Comment: I'm not sure if the City of LA already has a committee that is comprised of a diverse group, meaning real community members as stakeholders who have firsthand experience with these issues. Can we create this if it doesn't exist yet? Members of this call should be invited to participate on that committee for the long term, not just one time.
 - Response: Those meetings do not exist but they should. And they should be scheduled for working people who cannot go to City Hall in the middle of the day.
- Comment: We need more resources for people who are homeowners and are willing to expand and include housing. My daughter was homeless and suffered from substance addiction for 10 years. Now she is in recovery. I have a real concern for everyone in the same position. There needs to be resources out there.

LA Community Action Network

Date: 2/8/2023

English Focus Group

Total Attendees: 12

Attendee List: See PDF

Discussion Notes

- Tenants Responses to Curriculum
 - Question from participant: What if you're getting harassed by your neighbors, and the landlord doesn't act on it?
 - Question from participant: Even if you can show you have a doctor's permit, is it discrimination to say you're not allowed to have a pet?
 - Follow-up question: What if somebody needs a dog for disability, health reasons, depression, a support animal, could that be a form of discrimination to not rent to someone?
 - Comment: Containment zones created by discrimination through busing, bus service designed to keep people in a certain zone.
 - Comment: "Food desert community" – discriminatory factor, the quality of local grocery stores.
 - Comment: Environmental racism: Factories that emit toxic things into the air, put them mostly in Black communities. Noticed them around Skid Row, billows of smoke in the air, making all types of noise, alarms going off. This stuff isn't gonna happen in Westwood, for instance, they wouldn't stand for that.
 - Response: NIMBY factor
 - Comment: Credit scores. When I was searching for housing, I didn't know why, any time I would go to meet a realtor, or call them. All of a sudden, they wouldn't be picking up my calls, or showing up for tours, they'd see my credit score, it would quadruple the initial payment.
 - Response: I don't think credit score should be an issue with finding a place to live. It's used as an excuse to discriminate.
 - Comment: People shouldn't be thrown out for not being able to afford their rent because of COVID, or of health conditions in general.
 - Comment: Lack of universal rent control is a contributing factor to lack of access for fair housing.

- Comment: Bring back rent freeze program, for people on disability, or 65+ years of age.
- **What are some challenges with fair housing? Something you have experienced, seen, or heard?**
 - Response: Timing. How long is this gonna take? 3 mayors saying the same thing, 12 years later we're in the same situation; mayoral candidates say the same thing just to get elected, they get their votes for that, but to me, it's just timing, that's a big challenge.
 - Response: Discrimination. It's a problem everywhere, and it's getting out of control, feeling profiled as a renter.
 - Response: Vouchers taking too long: I need emergency housing, in the heart of Skid Row, I am constantly in fear because of the lack of resources that drives up community need, and subsequently violence. I don't feel safe in my own community because we all are waiting so long to get things we need.
 - Response: LANGUAGE JUSTICE – Getting the word out: finding everybody, making sure they get the message, and then the education that goes with it, making sure everybody understands everything in all the languages. We've got a lot of different languages, not everybody speaks the same language. You've got to make sure the Koreans, Japanese, Black folks, everybody understands.
 - Response: The criminal justice system: those that have criminal backgrounds, disqualifying them from housing and making it difficult to obtain housing.
 - Response: Asking about renting history, e.g., "When was the last time you were housed?" And practices like that. When I just wanna have a roof over my head!
 - Response: Prop 47: criminal history, misdemeanors. People say to hell with the system, that it's failed. South Central, Imperial Courts. It's a war zone out there. When the banks came in and started repossessing folks who were behind, people lost their housing and properties. The financial institutions dangled second mortgages in front of folks, a lot of folks lost their homes because of the capitalist system.
 - Response: Preparation: generations coming after us, preparing them for the real world. Preparation is everything regarding home ownership. We need to get the land through community land trusts. Allow the tenants to organize and take ownership of the land. If we're talking about improving conditions. It's about sustainability, we're taking 1 step forward, 2 steps back, we're losing everything. Housing should be a human right. This is LA, not Memphis, not Las Vegas, not Salt Lake City.
- **What actions do you think the City can take to further fair housing?**
 - Responses:

- Stop criminalizing the homeless
- Healthcare justice and harm reduction
- Stop the war on drugs, it drives up drug-related violence.
- Convert old buildings into housing.
- Use vacant buildings for housing.
- Get creative with regards to housing, use reusable resources to create more affordable housing.
- Public education: More outreach programs just like what we're doing here today, spread the word that what the City is doing so far is not enough.
- ANY QUESTIONS FOR THE CITY
 - How do we make our communities safer through community safety initiatives, not more policing?
 - How do we promote public and community safety with policing?
 - Harm reduction: take care of our drug users, teach how to use drugs safely.

Focus Group

Date: 2/14/2023

English Focus Group

Total Attendees: 12

Attendee list: See PDF

Summary

Discussion Notes – See PDF

2/14 FOCUS GROUP

FACTORS THAT PREVENTED FAIR HOUSING

- Finding a job
- Lack of job opportunities
- Grocery stores but ones without healthy alternatives
- Pollution from nearby factories
- One mental health facility (this point was echoed a few times)
 - Busy, inaccessible to others in the community

WHAT 3 THINGS SHOULD THE CITY FOCUS ON FOR THE NEXT 5 YEARS?

- More buildings for low-income
- More face-to-face meetings between people facing difficult getting fair housing and politicians (this point was echoed many times)
 - Regular check-ins with people with lived experience, to adjust to factors changing in the community
- City needs to recommit to the previous 5 year's goals, because they fell short
- What happened to Skid Row Housing Trust, why is it closing down if the City was committed to preserving the affordable housing stock they had, # 2 from 2018?
- Commit to a plan to measure success for building and maintaining low income housing
- Bring opportunity to neighborhoods that have low-income housing but no opportunities that more affluent neighborhoods have (this point was echoed a couple of times)
- Services for those with advanced mental health illness to prevent them from being evicted (this point was echoed a few times)

MOST IMPORTANT CITY COMMITMENT FROM LAST 5 YEARS

- Protect tenants
 - Protect people living in neighborhoods from gentrification forcing them out

CHALLENGES THE CITY FACED CARRYING OUT THE 3 ITEMS FROM 5 YEARS AGO

- The balance of power still favors landlords and forces tenants to fight more and defend from eviction

WHAT MEANINGFUL ACTIONS CAN THE CITY TAKE

- Come to community meetings and listen to input from those with lived

- experience (this point was echoed many times)
- Open dialogue with tenants
- Ensure renting communities have local resources (this point was echoed a few times)
- Ensure buildings are taken care of by landlords, and fine landlords who neglect their tenants and properties

WHAT QUESTIONS SHOULD THE CITY BE ASKING

- How do you plan to help people struggling to find housing?
- The structural racism built into the system is bigger than the City: the neighborhoods they house people in, identifying “neighborhoods of opportunity” as places that deserve low-income housing
 - This whole process almost needs to be completely done over
 - What does the City have in place to combat structural racism?
 - “Diversity and Inclusion” department is responsible to a gigantic amount of people

WHAT QUESTIONS/REFLECTIONS DO YOU HAVE ABOUT THIS PRESENTATION?

- Get more people involved
- Have City officials here for a sit-down discussion, a workshop setting to increase comfort around talking about these topics (this point was echoed a few times)
 - Seeing someone’s face goes a long way in following through and understanding what people are going through
- Make the language more plain and simple
- More info. on laws and protections that were put in place the previous 5 years, more details about where the process has been since last Assessment
- Only make laws that accurately reflect struggles people with lived experience are going through, and that protect them

Focus Group

Date: 2/21/2023

English Focus Group

Total Attendees: 12

Attendee List: Attendee list not available.

Summary

Discussion Notes

- Tenants Responses to Curriculum
 - None
- What are some challenges with fair housing? Something you have experienced, seen, or heard?
 - Community member (CC): lack of healthcare Healthcare that is trauma informed + for people of diff. Backgrounds (LGBTQ, racial, etc) People are using drugs and that comes from not accessing healthcare Fair housing does discriminate against people who used drugs, outside alcoholism Get targeted from police + other barriers. Really unfair that this discrimination is baked into the law Solutions: Access to safe consumption sites Access to overdose prevention sites at shelters.
 - Community member:
 - For me fair housing will be well to put affordable housing but for me that is just a strategy from the government to tell people that everybody can pay for this apartment *but affordable housing according to whom*. Fair housing for me would be for people who earn a minimum wage + can pay for transportation + food + clothing and what is left for that can pay the rent.
 - This is what fair housing is for him.
 - If these people can afford this, *then this is fair housing for everyone*.
 - Community member:
 - I think SROs should be shut down.
 - If you do not have a kitchen and your own toilet/bathtub, then it is not fair housing. Sometimes you get sick, and it is just unreasonable to expect to use the one toilet on the floor.

- Had to scream at landlord to use women’s room key and not men’s room key. This is ridiculous too. They are all single occupancy so it should be gender neutral.
 - The housing in Skid Row is a complete joke.
 - DQ: SO, is it fair to say that as a contributing factor, the Cty doesn’t have the housing that can work for all occupants.
 - Response from community member:
 - A personal bathroom is the only thing that makes logical sense in a housing situation that is supposed to be permanent.
- Community member:
 - They can’t build the buildings like they used to (in response to the above). They are taking measures to change that. They will eventually be torn down/gutted and then must put a kitchen, shower, bathroom in each room/unit.
- Community member:
 - Looking more at the actions/thinking from the 10,000 ft view from what policies and laws we can have from this, something along the lines of using federal or state money to purchase and publicly own apartment buildings or construct new housing locations for people who can live in/getting housing vouchers can be able to collectively own the building. This will help with accessing it and building a stable financial life.
 - Will help if you have trouble finding work, substance issue, bad living situation that wipes someone out financially.
- Community member
 - It is inaccessible and impossible to prove discrimination is happening to you. This is another barrier.
- Community member
 - The City does not realize we are not human circus animals when someone has an issue with their application. Too much work. Must get it in the mail, sign it, bring it in, etc. Took me from September to finally get into the apartment. Still homeless. Apartment failed inspection.
 - Urban Futures
 - Urban Futures Bond Admin Inc
 - 515 S Flower St 18th floor
 - To clarify, the apartment she is waiting for is listed as \$2000 a month but she would qualify for \$1400.
 - Result of all the high rises in DTLA
- Community member

- Need a simplified system so normal people can understand.
- Community member
 - Before, Section 8 only required 3 days of homeless verification. I don't know if they can investigate that/still have a program that can look into that.
 - Question: Does anyone know a lady named Alice Calahan? She is the one who came up with SROs from the state/country money and stuff, but they do not give that skid row housing trust.
 - She is an ex-nun and she decided to build Skid Row Housing Trust buildings.
 - It was never no good, but you had somewhere to stay.
 - 2 different entities. They are not both the same.
 - They wanted to put a place to buy alcohol in the same building. How was that any good? If it's in the same building, people will become addicts.
 - That's how it was. Doesn't know how it is now.
 - Any other entity that does only 3 days for homeless verification. You never know unless you go ask somebody.
- What actions do you think the city can take to further fair housing?
 - *Focus Group ran out of time before getting to this question.*

NoHo Home Alliance

Date: 3/9/23

English Focus Group

Total Attendees: 12

Summary:

NoHo Homes hosted one focus group on March 9th, 2023. Participants named concerns with discrimination based on Section 8 as a factor that impacts fair housing. In addition, Participants shared the ways that lack of access to grocery stores, healthy food, healthy living environments, and accessible commutes have affected their mental and physical health and therefore relate how fair housing impacts communities. Participants had recommendations to how the city of Los Angeles can take actions to remove barriers to fair housing such as prohibiting landlords from being able to use credit scores, background checks, and income requirements which are used as ways that often are barriers to how people can access housing in Los Angeles. Another recommendation from the group was to have the City of Los Angeles incentivize more Section 8 voucher use so that property owners are more open to accept section 8 vouchers. At the end of the focus group, participants had more information about the process and mechanisms the City of Los Angeles must enforce and create fair housing.

Discussion Notes – Notes are not available for this session due to technical issues.

Strategic Actions for a Just Economy

Date: 2/13/23

Spanish speaking Focus Group

12 attendees

Summary: Members of the focus group highlighted many of the current issues they are facing as tenants in the city of Los Angeles. Participants raised concerns with not being able to afford housing and in the increase of housing cost in the city in addition to overcrowding of their homes due to the cost or rents. Many participants voiced concerns with the current process in which they can report what they believe are violations of harassment or code enforcement in their units. Some participants in the focus group are currently facing legal issues and have open cases for inspection of their apartment units. Participants liked the goals set for the future for Affirmatively Furthering Fair Housing but have doubts on how the city will implement and enforce laws.

Discussion Notes

- Tenants Responses to Curriculum
 - none
- What are some challenges with fair housing? Something you have experienced, seen, or heard?
 - “He sido constantemente hostigada. El dueño dijo que según iba a inspeccionar, pero en vez de eso, pusieron 5 cámaras. Después de las cámaras, nos sentimos acosados cuando ellos vienen. Me dijo que según yo estaba hostigando a las otras personas. Dueño dijo que según yo lo había arañado y me acusó con la policía.”
 - *Translation: She's served her community and now she's getting treated like this by her landlord. Landlord harassing her and not giving her what she pays for rent. She's been living there since 1986. Someone told her that the three units were empty when she first lived there. They've been constructing more schools over the years (USC) and she's seen development, but they've been suffering social problems: on Hoover, Exposition, and Vernon. Landlord wants to evict her and she's waiting but when she leaves her place, it can be against her because due to her landlord, she might have a record although she did no wrong.*
- What actions do you think the city can take to further fair housing?
 - Koreatown is an expensive area. We want affordable housing in that area. It's frustrating that LAHD and other departments close the cases (when there's

complaints). They don't ask the landlords for enough evidence. I want the investigators to inspect because tenants suffer through this, and the landlords are the ones who'll come out winning.

- Tenants don't simply complain. If there's a complaint, there's a problem. They should pay us more attention.

Date: 2/15/23

English Focus Group

Total Participants: 8

Summary: The second focus group held by SAJE was made up of 8 participants. The participants were 100% tenants. The participants were concerned with lack of information or awareness, resources to apply for affordable housing as well as concerned with the cost of living in the City of Los Angeles. On particularly recurring theme is that of access to Section 8 both in terms of the opportunities for tenants to qualify for Section 8 and for property owners to accept Section 8. While participants see many housing developments being constructed in their neighborhood, there are concerns with lack of awareness and information to apply. Common barriers for access to housing included: lack of information and resources, credit score, as well as discrimination. Participants had recommendations that include, more transparency from the city to apply for affordable housing such as a map that people have access to learn about how to apply as well as recommendations for the LA Housing Department to do more investigations into property owners that are not treating tenants well.

Discussion Notes

- Tenants Responses to Curriculum
 - There should be special consideration for moderate and low-income tenants- especially for elderly people that property owners are trying to pay out to leave. Families are also being paid out to leave.
 - Pathway to homeownership for tenants
 - Pausing development of expensive housing
 - Prevention of foreclosure or loss of housing
 - Seniors in Chinatown are being displaced like this.
 - Stop building high income housing (3k a month)
 - Wrap Around services.
 - People need housing and they can't afford it.
 - Housing for college students to support their growth, specifically community college students. No more USC housing since it's too expensive.
- What are some challenges with fair housing? Something you have experienced, seen, or heard?
 - People can't get housing (even section 8)
 - Open Section 8 again; voucher is stuck, and the application has been closed since August.

- Lots of buildings are going up but renting them is not affordable. Not even the students can afford to get in these places. Not enough affordable housing for everyone. Before kids used to be able to move out of parents' homes; now it's not possible.
- The trend is to have developers build expensive housing; poor people get priced out.
- We should get assistance to apply for section 8: they applied but didn't get accepted. They needed support because they couldn't find somewhere to stay. Said that they had to live at a shelter to move out, but they can't move back in with their parents.
- Experience with qualifications for affordable housing: credit scores weren't that good.
 - Proof of disability is required, and there's people that don't have access to health care: instead of this having an assessment of health would be better.
- If we had something where we were given skill sets so people can increase their income.
- There's a cap to be able to remain in section 8 housing or affordable housing: it is very difficult because if you earn too much money, you're not able to qualify anymore.
- If you make too much money you're cut off from benefits. This can cause you to be houseless again.
- Fair housing should be fair for everyone, and rents are too high. The city should hold landlords more accountable for harassment and not fixing issues. If landlords aren't doing their jobs, they should.
- What actions do you think the City can take to further fair housing?
 - Focus on landlords and property owners that are doing a good job in supporting their tenants: showcase them so we can give an example.
 - Creating a map that pinpoints all of the affordable housing that's available.
 - User friendly map that allows you to put your status and have it generate what you qualify for
- LAHD needs better ways to help us as tenants because some of the caseworkers don't push the landlords enough to do what's in the leases. Also, when transitioning new owners, making them do estoppel certificates.
- Affordable housing for students that go to community colleges specifically: dormitory style housing.
- Laws that are supposed to protect from discrimination.

- The housing projects that Mayor Bass wants to build are a good idea because at least that would push away from luxury housing and would move towards low-income housing.
- Rent-to-own program for long term renters that have invested in the community for a long time. These Renters should have priority for the program.
- The City should balance the amount of affordable housing developed. Affordable housing hasn't been able to develop because others don't want them to ("Not in My Backyard" people). We don't want South Central to be a pass-through community: we want to stay where we're at.
 - Student housing is revolving door (people come and go from the community)
 - Although people have invested in the community, they can't afford rent.
- We lack a lot of green spaces.
 - There must be development with the consideration of nature (the endeavor at science center).
- Maybe making things easier to notify landlords of being disabled.
- City should hire locally: a lot of employees are not from community: if they were to hire from here, people would understand tenants more.
- Less policing and less criminalizing of our communities.

Strategic Concepts in Organizing and Policy Education (SCOPE)

Date: 2/15/23

Focus Group conducted in Spanish with English Interpretation

Total Attendees: 10

Attendee List: Not available

Summary: SCOPE hosted a focus group in Spanish with English interpretation with 10 participants. Many of the concerns focused on lack of access to affordable housing that is being developed in their own neighborhoods. Community members are seeing new developments, but even when existing community members apply, they are not selected to apply to housing or do not know how to apply to all the housing that exists. Participants mentioned that because of the lack of affordable housing, many applicants submit a lottery application for a very limited number of units. Housing that exists is not close to parks. In addition, most housing do not accept animal companions. There are also concerns about how families are not able to live together, for example if they have additional children they have to pay an extra amount to be able to live in their apartments. There were concerns raised regarding safety in their neighborhood including theft. Recommendations included more resources and information for people to apply to housing and to know their rights such as knowing how to read their lease.

Discussion Notes

- Tenants Responses to Curriculum
 - There are families that are living in different places, and this has to do with what the rules and laws are about where those families live?
 - Yes. It means that an owner cannot deny you an apartment because you have kids, or a realtor cannot refuse to show you houses in certain neighborhoods. We're talking about those laws.
 - For example, where I am living, the owner told us that she was going to charge us more because of a child that was born while the parents were living in an apartment.
 - Can't charge for the first child but could charge for each additional child – there may be limit or percentage. The Housing Department could let you know if your unit is protected or if your landlord is doing the right thing.
 - Landlord can charge up to 10% for additional children after tenant occupies unit for more than 30 days.
 - What happened to me was that people came to visit me for three days, and the landlord said that was a problem. That the landlord needed to know the dates when people are coming and going.

- Need to look at your lease and what your lease says regarding guests. If it's not in your lease, then it's not a problem. (Gave this person phone number to HRC)
 - Gloria asked if this community had equal access to amenities?
 - No, the parks are not safe.
 - (Person 1) Housing is expensive, we don't have access to low-income housing. Developers come and build something that is the opposite. They supposedly offer a certain amount for low income, but that's not the truth. For example, 150 people applied for units in one complex, and no one from our own community got the place. There were 200 units. All those opportunities come to our neighborhood, but they don't come to us. I have zero chance of getting a place in my neighborhood. W/resources I have compared to someone from Santa Monica or rich places, I just can't compete. At other times, we know where they are, but we don't know how to request them. Our parks aren't like other parks. There is no maintenance. They are scary. No one comes back to fix things. It's almost like we don't matter. There is a lot of crime going on in this neighborhood. There is a place where every minute I get a notice that there is a theft, an assault, a battery. This is what's going on in our communities and it needs to end. For eight years, I have applied for low-income housing, after eight years I got a call. They just put so many barriers in front of me, there is no way. They said I had to make a certain amount; you couldn't have a pet. There is no choice. It's open and shut. So, for those of us who need animal companions we don't have options.
 - (Person 2) Yes, many times even if we find resources people don't get help.
 - (Person 1) In the past, there were people in power in politics, who were going to make a building. And the person on city council said that we'll get applications, and we were so excited. People started signing up. Then they said it was going to be a lottery. They get us all excited and when the time comes to do it it's not even what they said. They say there is a waiting list. And that's the saddest thing of all. People take advantage of us.
 - (Person 2) there are a lot of people going through this, you used to see it but not as much as now. They ask for credit. You can't qualify because of income or credit.
 - Person 1 – on what basis do they decide in LA City, what is the process? How many people participate in the focus groups? We don't represent the entire City?

- (Jessa answered) – Groups working with LHF will try to reach at least 500 people. The city will reach at least 1,000 people but probably more.
- What are some challenges with fair housing? Something you have experienced, seen, or heard?
 - What kind of people are you interviewing to do this assessment? Low-income or middle class?
 - Liberty Hill has connected with an organization like ours because they know we work with people in the community. There is also a survey, and that survey is public. That is for every single resident of Los Angeles, so it is important for us and for you to share that survey so we can be represented. Otherwise, other people will fill it out.
 - I was filling out an application for an apartment and they required \$3,000 a month as income. How can anyone in this neighborhood qualify? It was a one bedroom, and you needed 3,100 per month to qualify. And I don't make that kind of money, I don't even have work right now, so I can't qualify. But for people with good jobs that's nothing. That's a barrier.
 - My apartment is old, but it is big. If I ask the owner to fix something they do, but they want us to leave because they want to build a different building. But I know the law, I know my rights. But there are others he has already evicted because he knows if people know their rights its harder to evict them. Sometimes people are busy, they are working, they don't want to go to court, they don't want to get in trouble, they are afraid, so they don't complain.
 - The community and low-income people don't make enough to pay high rent. And like she mentioned, we are afraid of complaining. They are afraid they will get evicted. They may end up in some place more expensive if they complain.
 - In the community center when there are papers for low-income housing, they say you need to be ow income to qualify. But then when you fill it out, you must make more than 35k a year. But then others require 150k a year. How is that fair? That's a frustration because they offer but when you apply you find out you don't qualify.
 - Another comment – we will continue working on this, about affordable housing. We tried doing a survey last year – supposedly there was affordable housing.... I asked if they were affordable housing, and they said yes. I asked how much income you needed, and every single house was very nice, everyone was very educated, but everyone there had a good income. I don't understand how they get into affordable housing.

- Affordable housing doesn't exist.
 - Some places don't have rent control, it makes it harder to move.
 - Something someone said about monthly income - \$3,000 is a lot. They should reduce what the minimum income would be to get into a place.
- What actions do you think the City can take to further fair housing?
 - This is really important information. They kick everyone out, they build new bigger buildings. My grandmother had a garage, and they took the garage and built apartments instead. She found the information and supposedly, because there is a lack of housing, it's ok for the City of LA to do.
 - Expand and build more real low-income housing.
 - Lower required monthly income.
 - Developers need to be in touch with what is being offered by the city, and if they don't offer more low-income, at least 60%, then you shouldn't build. Because you're just getting rid of the people and replacing them. Where I live, I see a lot of recovery homes and they are by schools, and our kids are being put in danger. They kick us out and new people come in. The people who live there are naked in the street, and our kids see that. You talk to council members they ignore you; the landlords don't care they need rent. They are building these buildings for people who are drug addicted and in crisis, but not for us. I've seen this in other cities, like Culver City and Santa Monica, people there have more power. And people come here with their new development because they know we'll just lay down. Our community doesn't know, and we need to know more.
 - Bring more fair housing, especially for low-income.
 - We should expand rent control, because they keep increasing our rent over and over and that makes a lot of us run away.
 - It's scary because I tell my manager...there are new people coming in that pay way more and I'm afraid that they'll get rid of me because I pay a little, and they want people who can pay more.
 - Increase justice with fair housing – it's so expensive, we there are no places that are affordable, we are stuck.
 - Better parks, safer parks, we have pretty parks, but no security.
 - Supermarkets. They are low quality markets. I like to buy certain things at whole foods and it's so expensive, but there are certain things, if you want good food, you must pay money. We don't have markets like that that are accessible, where we can get good quality vegetables and fruit. It's not the same.

- Education is important. As a mother, I try to look for good schools so my kids can get quality education, in our area you aren't going to get that. But in WeHo and all those areas, parents send kids to those schools. They wake up early so they can take the bus.
- Holly Mitchell is bringing programs into our area and our community, that's something we didn't have before. We had to ask for it (robotic programs for students) I live next to Jefferson High School, and the moms I know try to look for other places. I don't think we have a good education system.
- Work opportunities – good jobs where you can get good pay. A just and fair salary. We want a high salary and low rent. Where is the balance?
- I found out that there is a lot of contaminants in our area – I'm in a program about mobile justice. They have a good program to help with education, with youth too. So, I think this will create a good path for my community. We need cleaner air. We need to have spaces for bicycles, and that is something that would greatly impact on our community. Many people in our community can't afford electric cars, but we should. We need electric infrastructure.

Date: 3/8/23

English Focus Group

Total Attendees: 12

Summary: SCOPE's second focus group consisted of 12 community members. The Discussion consisted of community members voicing concerns with barriers to housing that included themes such as credit checks, lack of affordable housing and access to applying to affordable housing, barriers especially for youth to be able to afford somewhere to live including barriers to own homes in their community. Community members reflected on how the previous AFFH proposal was written before the pandemic, and how life has been altered Post Covid, for example, higher rents, higher violence, higher transportation costs. Many community members reflected on not being able to feel prepared with access to information on how to purchase properties, and even though there exist home buying assistance programs, they feel that their community doesn't have access to these programs, they do not have access to build their credit. Youth in the focus group felt that their neighborhood was changing because of lack of access to affordable housing. They requested more programs for youth, more civic engagement opportunities to make change in their community. Recommendations that participants had for the city were to have more visibility on information on how to apply for housing, fixing potholes and supporting youth and more services for seniors. Participants mentioned multiple times how they believe their neighborhood is owned by corporate entities, they also had recommendation that the city should establish limits on how much property someone owns or to ensure that only people, not corporations are able to buy property. Participants made a call for the City of Los Angeles to reduce homelessness by listening to community members' concerns.

Discussion Notes

- Tenants Responses to Curriculum
 - Someone brought up a program from Bank of America that is reducing requirements for low-income buyers and restricted to Black/Latino neighborhoods...question around if that is discriminatory or not. Why can't the programs for us allow us to live anywhere, instead of staying in a specific area?
 - Experience having to do background checks for apartments and then finding out that the unit was given to someone else.
 - Discussion about intersection between habitability and fair housing - one landlord took 17 days to fix a sink in participant's unit and it created health issues.
 - What is the difference between home and house?
 - A house is shelter and a home is created through deep memory.
 - Comfort, conveniences, neighbors, safety, stability

- Community stability means insurance (feeling safe in your home), a place where people can communicate with each other, green space, library, banks, stores with good food.
 - How has life changed since 2018?
 - Higher rents, more violence, COVID, higher transportation costs, more unhoused people
 - Racism itself has transformed; discrimination looks different than it did 5 years ago.
 - What are other factors that impact fair housing?
 - Income
 - Requirement to make three times your rent, and its not possible in Los Angeles - inflation plus low wages.
 - Lack of affordable housing specifically for seniors, would have to move far away. There are less options and community in other places. Seniors need to know the people around them to increase safety. Moving somewhere else decreases community.
 - You lose part of your identity when you are forced to move far away from everything that you know.
 - (Youth comment) The stadiums and the new development is raising prices and people who have lived here can't afford it. It leads to gentrification. There are more people pushing renters and homeowners out of flip.
 - (youth) There is no incentive for landlords to keep the rent low because the market is so hot.
 - (youth) Approximately half of the room had friends or family move away because of housing costs.
 - (youth) I want to be able to live where I have roots.
 - (youth) I don't even know where we would find rent that's less than 2K or 2.5K...landlords are always going to go to the people with better credit or more money.
 - We need to start voting for our communities. We used to have rent control - we need politicians who can fight for that. Otherwise, we end up paying for the landlord's lifestyle. So, we must vote. We must start petitioning for certain laws.
 - Then, some youths don't even have the chance to start making their credit score.

- What are some challenges with fair housing? Something you have experienced, seen, or heard?
 - On an individual level, we should encourage people to have better leases and contracts with their landlord.
 - If you get evicted, it shouldn't impact your ability to get a house somewhere else.
 - Affordable housing being built isn't for the community and no one knows why.
 - We need more people who own the buildings or live in the buildings to be connected with organizations like SCOPE.
 - Youth: need more programs to teach people how to own instead of rent, because once you own something in your community you really care about it
 - Youth: after I graduated college, all my friends and neighbors left. My neighborhood was Black and Mexican, and now it's White. We're taught to do better than our parents, but I can't even get on their level. If you are not working in tech or finance, then there is nothing for you here.
 - I have a 28-year-old at home, and I do not think he will ever be able to leave the house. A one bed is \$1,700 and a studio is \$1,300 - how can he afford that?
 - How is the AMI so high when wages are so low? How does that happen? Some landlords will only give you a month-to-month lease when you have section 8. There are so many loopholes in the system. There are supposed to be waiting lists, but in my building, there isn't one. You're supposed to get a slip with a number when you apply, but no one who applies to my building gets that.
 - Developers are getting a lot of money to buy homes that people in our community can never afford.
 - The community isn't aware of what we are supposed to have.

- What actions do you think the city can take to further fair housing?
 - We need more businesses in our community - where I live, I must go out of the area to buy everything. None of the money is going back to my community. Instead of just liquor stores or big market stores, we should have other stuff too, especially pharmacies. We need more services for seniors, we can't go outside our community to get our prescriptions.
 - More communication from the city about what their development and housing plans are. They need to reach out to each zip code in the community and let people know what is happening.
 - I want to know what they are going to do about sanitation. Why aren't they making it nice for people? Fixing potholes, more laundromats, etc.
 - The City needs to reevaluate their first-time buyer program so that people are encouraged to become property owners.

- I want more credit building opportunities so that we can get ahead faster. I want hope. How else am I gonna get a job?
- First time buyer program.
- The people in the room, the people in our communities should get the opportunity to have affordable housing. They should start in our community.
- A lot of the places that are rented out are owned by corporate developers or only a couple extremely rich people. That's not a personal relationship anymore - these guys don't care, it's just about money.
- Limiting the amount of property, you can own as a property owner or developer.
- People are homeless because they can't afford rent - the city needs to pay attention.
- I learned about the difference between fair housing and renters' rights.
- We need more opportunities - more programs for youth, more civic engagement.
- We need the city to listen to what we are saying. They promise that they are going to do something and then they don't. No one holds them accountable.
- If you are a developer, you should not be allowed to buy property in south Los Angeles - you have to be a person to buy here.

United Americans for Indian Involvement (UAI)

Focus Group

Date: 4/12/2023

English Focus Group

Total Attendees: 13

Reflections and Notes from Discussion

- Quality housing in Los Angeles especially in certain parts of the City is impossible to find. Housing is available but it's poor quality
- There is a lot of housing being built in Los Angeles but it is very fancy and expensive
- Many people have been waiting for many years for vouchers
- Four of the participants lived in the UAI building and expressed gratitude for having affordable housing
- Harassment mentioned by almost every participant. One participant with lower market unit described a landlord who followed them through the halls and installed cameras and threatened to decline accepting rent so they can be evicted
- All participants noted that rent amounts are skyrocketing and many people are leaving Los Angeles to survive. Many are going to other counties or outside of LA

Quotes

- "Many people come to talk to us about our situation but we never see real change"
- "There are no brakes in increases in rent in Los Angeles. I have three children and live with my mom who worked but can't work anymore. We are members of a state recognized tribe but don't have access to our own land. I am not sure what will happen to us"
- "I come from the Kizh People. My community and those in the Gabrielino Tribe were on this land and in this community long before others, and yet, it is nearly impossible to find housing, much less housing where we can be together as a community."
- "We should not have to work this hard to stay in our communities"

Exhibit E – Comment Analysis

Chart 1 – Discussion Themes

Topic	Comments	Org
Housing is not affordable for most protected classes because of historic and current systemic racism.		
Application + Qualification	Asking about renting history, eg, “When was the last time you were housed?” And practices like that. When I just wanna have a roof over my head!	LACAN
	- Credit score: when I was searching for housing, I didn’t know why, any time I would go to meet a realtor, or call them. Suddenly, they wouldn’t be picking up my calls, or showing up for tours, they’d see my credit score, it would quadruple the initial payment. I don’t think credit score should be an issue with finding a place to live. It’s used as an excuse to discriminate	LACAN
	- Some landlords will only give you a month-to-month lease when you have section 8. There are so many loopholes in the system. There are supposed to be waiting lists, but in my building, there isn’t one. You’re supposed to get a slip with a number when you apply, but no one who applies to my building gets that.	SCOPE
	o Vouchers taking too long: I need emergency housing, in the heart of Skid Row, I am constantly in fear because of the lack of resources that drives up community need, and subsequently violence; don’t feel safe in my own community, because we all are waiting so long to get things that we need.	LACAN
	Requirement to make three times your rent, and it’s not possible in Los Angeles - inflation plus low wages	SCOPE
	Affordable housing being built isn’t for the community and no one knows why	SCOPE
	Housing is expensive, we don’t have access to low-income housing. Developers come and build something that is the opposite. They supposedly offer a certain amount for low income, but that’s not the truth. For example, 150 people applied for units in one complex, and	SCOPE

	<p>no one from our own community got the place. There were 200 units. All those opportunities come to our neighborhood, but they don't come to us. I have zero chance of getting a place in my neighborhood. W/resources I have compared to someone from SM or rich places, I just can't compete. At other times, we know where they are, but we don't know how to request them. For eight years, I have applied for low income housing, after eight years I got a call. They just put so many barriers in front of me, there is no way. They said I had to make a certain amount; you couldn't have a pet. There is no choice. It's open and shut. So, for those of us who need animal companions we don't have options.</p>	
	<p>in the past, there are people in power in politics, who were going to make a building. And the person on city council said that we'll get applications, and we were so excited. People started signing up. Then they said it was going to be a lottery. They get us all excited and when the time comes to do it it's not even what they said. They say there is a waiting list. And that's the saddest thing of all. People take advantage of us.</p>	SCOPE
	<p>In the community center when there are papers for low-income housing, they say you need to be low income to qualify. But then when you fill it out, you must make more than 35k a year. But then others require 150k a year. How is that fair? That's frustrating because they offer but when you apply you find out you don't qualify.</p>	SCOPE
	<p>We should get assistance to apply for section 8: they applied but didn't get accepted. They needed support because they couldn't find somewhere to stay. Said that they had to live at a shelter to move out, but they can't move back in with their parents.</p>	SAJE
	<p>Why is it so hard to get placed into section 8? Why put people in a shelter for a full year and not be able to get section 8. Frustrated with how the city says that there is housing, but if you call or reach out, they say nothing is available or that you cannot get placed</p>	LACAN
	<p>Oh, God! The fact that our folks are too poor to qualify for affordable housing, you know that's a huge one, right?</p>	SEACA
	<p>I think I told you guys like we paid rent for seniors who couldn't afford a \$4 a month rent increase. And it was just like, are these tenants going to stay in slum housing because it's cheaper than going into subsidized affordable housing. Because of this rent schedule issue. And when I say like, I'm like. Good Lord! Like there's mold on the walls. The landlord, doesn't. There's no refrigerator in the kitchen because the landlord is</p>	SEACA

	retaliating against the tenants. There's holes in the ceiling, you know, and this is like during the rainstorms, right like it's just like the buildings are hot messed, and I know the other buildings are as well right. It's just like. You know, like I'm just electricity goes out for days at a time, just cause, you know, cause it's an old building, right like whatever. And I'm just like the idea that they want. They would rather stay in those buildings, because they can't afford affordable housing, even affordable housing.	
	So, one of the big issues, one of the big things that we've been pushing for, and that, you know, is in the current plan is an incentive program for 15%. Am I. So basically, if you're making like around \$1213,000 a year as a person, right that there's a housing incentive program for that which is huge, right we're talking about residents on SSI on disability, that would now be able to access affordable housing right? Yay. So, the planning department meets with the housing department online twice a year. So, every 6 months to kind of give them an update on the status of the community plans that they're working on, and just the housing policies that they're proposing. ⁵⁶ And every 6 months the housing department pushes back on planning and like, why do you have an incentive program for 15%? Am I? Nobody makes that little.	SEACA
Increased rents in historically affordable neighborhoods	- I have a 28-year-old at home, and I don't think he'll ever be able to leave the house. A one bed is 1700 and a studio is 1300 - how can he afford that?	SCOPE
	- After I graduated college, all my friends and neighbors left. My neighborhood was Black and Mexican, and now it's White. We're taught to do better than our parents, but I can't even get on their level. If you aren't working in tech or finance, then there is nothing for you here.	SCOPE
	14:07:35 Our folks, would love to live in a better school district, love to live in housing that's affordable. That has high quality schools. But the reality is that to be able to move too high a district with high quality schools, you must earn hundreds of thousands of dollars in income, right? Like you have like you have to be able to afford, like, a 2-million-dollar home. That's just not gonna happen for our folks. And so. Providing opportunity doesn't mean that you have meaningful access.	SEACA
	Where we try to make a neighborhood more quote unquote, fair. And then we just jack up property prices and display everyone but anyways, that's those are my own observations.	SEACA

Mismatch between wages and housing costs	<p>· Who is doing the work right now when the lawyers can't? The community. The non-profits, the community organizers. We also want a fair wage for every organizer. We should be earning what the unions are earning. We need a good wage because we are the ones picking up the slack, and we deserve retirement and benefits, too. Everything is so expensive, 30/hr should be the minimum wage, especially since housing is so expensive. That should be standard. (eva)</p>	ESL
	<p>I was filling out an application for an apartment and they required \$3,000 a month as income. How can anyone in this neighborhood qualify? It was a one bedroom, and you needed 3,100 per month to qualify. And I don't make that kind of money, I don't even have work right now, so I can't qualify. But for people with good jobs that's nothing. That's a barrier.</p>	SCOPE
	<p>The community and low-income people don't make enough to pay high rent. And like she mentioned, we are afraid of complaining. They are afraid they will get evicted. They may end up in some place more expensive if they complain.</p>	SCOPE
	<p>Lots of buildings are going up but renting them is not affordable. Not even the students can afford to get in these places. Not enough affordable housing for everyone. Before kids used to be able to move out of parents' homes; now it's not possible</p>	SAJE
	<p>I think about how homelessness is racialized, and that. They're housing, and so much of like our Federal civil rights work is the first of the civil rights is really about access and not about outcomes. You know, and I feel like, if we can conceptualize fair housing as about outcomes, right? It's not about like. Do you have the opportunity to rent?</p>	SEACA
<p>Available housing is uninhabitable and far away from resources like reliable and nutrient dense food, high quality education, safe green space, and cultural networks.</p>	<p>Discussion about intersection between habitability and fair housing - one landlord took 17 days to fix a sink in participant's unit and it created health issues.</p>	SCOPE
	<p>Lack of affordable housing specifically for seniors, would have to move far away. There are less options and community in other places. Seniors need to know the people around them to increase safety. Moving somewhere else decreases community.</p>	SCOPE

	You lose part of your identity when you are forced to move far away from everything that you know	SCOPE
	(youth) I want to be able to live where I have roots	SCOPE
	We need more businesses in our community - where I live, I must go out of the area to buy everything. None of the money is going back to my community. Instead of just liquor stores or big market stores, we should have other stuff too, especially pharmacies. We need more services for seniors, we can't go outside our community to get our prescriptions.	SCOPE
	Our parks aren't like other parks. There is no maintenance. They are scary. No one comes back to fix things. It's almost like we don't matter.	SCOPE
	Supermarkets. They are low quality markets. I like to buy certain things at whole foods and it's so expensive, but there are certain things, if you want good food, you must pay money. We don't have markets like that that are accessible, where we can get good quality veg and fruit. It's not the same.	SCOPE
	The transportation that is provided is different. On Wilshire and 6th (a block apart), the busing on Wilshire caters more to the upscale people – I'm on there often and see the people riding – compared to the "lesser" but mass routes like on 6th caters to people who are lower economically stratified. Services on the bus are different	LA FWD
	14:09:07 There's a lot of amazing things, but the reality is that if we moved our residence to San Marino or Arcadia, or Beverly Hills, or wherever where there's higher quality housing and higher quality schools, the reality is that they wouldn't be able to afford it for one and the other is, they wouldn't necessarily have access to the programs and resources that make improve their quality of life. Right? Because we're talking about immigrant and refugee communities that have limited English proficiency so, moving them into a high opportunity. Neighborhood means linguistic isolation, social isolation, and lack of access to culturally and linguistically competent resources.	SEACA
	14:10:25 So we had one Cambodian family that lived you know, in Solano Canyon, and Danny was one of our High School youth members like he would. He went. He ended up going to Pcc. And all he had to do was just hop on the gold line. Go like 6 stops, and then he was right there at, you know, like take a shuttle to go to Pcc. His family got harassed by the landlord, who, you know, did a legal thing and refused to fix the building, and so they ended up moving out to, I think EI	SEACA

	<p>Monty and they ended up, and this was a family of like I think, 4 or 5 working adults. And then, like a couple of kids. And they own one car, right? And they were able to get around using public transit. They had a lot of Atl, you know. They had community. They had access to all kinds of support, networks and resources. They moved to El Monte for more affordable housing, but they were like over a mile away from the closest bus. Stop. And so, what? When Danny used to take the train from Solano Canyon to Pcc, it would take him like 20 min with Almonte. It was like, okay, you have to walk, and mile and a half, and then you have to take a bus, and then you have to transfer. And all this other stuff, and it ended up taking him, I think, close to 2 h each way, just to go to Pcc. And it was just like what happens if after a while he just gets tired and doesn't feel like he can do it anymore, or the cost of commuting. You know, like so time access to resources is, you know, is a huge issue. And then, of course, because their family was living so far away from any sort of public transit. You know you had a household of like 5 or 4 working adults in one car that they shared amongst themselves. Suddenly, now you have a household where 5 working adults in one college community, college students, all are like trying to save up for a car right? So, it's not so simple as like, well, schools are better in this area.</p>	
	<p>It's like, well, if you're more isolated because you don't have access to other, you know, or like medical providers and other social service providers, right? I think that those are really important, especially, I think, about the seniors that we work with in Chinatown who don't speak English and spend most of their days like going to medical appointments. Let's be real like they're older, right? What if it, you know, took them 2 h to get to medical appointment to someone because of got displaced from Chinatown or the businesses got displaced right? So, there's just like a whole ecosystem that exists here. That fair housing doesn't take into consideration, and fair housing would probably argue, needs to be eliminated.</p>	SEACA
	<p>The only places in and around my neighborhood are liquor stores and fast-food places. I live just outside of Boyle Heights and must travel two miles to get to a grocery store. On the bus, that can take up to 45 minutes, so I buy food from the convenience store but that's not healthy and it's expensive</p>	
	<p>I think that I don't know if there is any way to kind of fit this in a lot of the work we do is in just about housing, Housing Justice I've been characterizing it for the last several years as homelessness prevention, right? Because our folks are too poor to qualify for traditional</p>	SEACA

	<p>affordable housing. Right, and so one of the things I've been trying to work on is getting the city to use its project home key funds to acquire one of the SROs as a homelessness prevention tool and fortunately we were able to confirm that the residents who already lived there can stay! The challenge is, there's a bunch of folks living in slum housing next door across the street who wanna be able to stay in the neighborhood as well? Right like, I said, because they're a social support network. Their social service providers are all in the area and moving out would be detrimental. Right? Like. There was a tenant in one of the buildings that got pushed out or displaced because there was a fire in their unit and their unit was no longer habitable. And so, we were looking for other units that other places where they could live. And so, we are doing a survey of what are the other buildings? How much the rents are and came across little Tokyo Service center. They have an right above, like Far Bar, and they're leasing up. And so we went to the tenants, and we were like, what about here? The rents are gonna be a little bit more expensive but it's gonna be a nicer building. It's super close, and they were like, it's too far. Yeah. And they're like 80, like, you know, far for you, and like little Tokyo, for you and me is like, Oh, that's Super close! But for them it's 2 blocks away, which is too far right. If they are transit, dependent, and they're physically limited by health considerations.</p>	
<p>People with different physical, emotional, and social abilities still face significant challenges in securing housing.</p>	<p>○ Even if you can show you have a doctor's permit, is it discrimination to say you're not allowed to have a pet? What if somebody needs a dog for disability, health reasons, depression, a support animal, could that be a form of discrimination to not rent to someone?</p>	LA CAN
	<p>Houses not easily accessible to individuals who use a wheelchair</p>	SAJE
	<p>A person who has a history of seeking out mental health help for PTSD and other things, when they were housed, they were told you have to go to a place (non-stability building) because there was nowhere else available. Then, she was villainized for trying to speak up and self-advocate. People need mental health assistance, and this is very connected to housing. When people get people with mental health illnesses out of the building, it seems like they will use their mental health against them to push them out This comment was in response to the new state law around forced confinement / service resistant</p>	LA FWD
	<p>If you try to seek mental health help for you or your neighbors, you get a file on you and that piles on to more issues and then your rent jacks</p>	LA FWD

	up a lot since we don't have covid 19 rent protections anymore. Mental health illnesses can be turned against you even if you're just trying to seek help	
	Person is former foster youth and formerly incarcerated Was told to wait 7 years to get into section 8 Referred to fair housing project and was thinking if he gets to hear from other people have to say maybe this will help him get assistance From Texas and then came here with family and here there is no hospitality from community/help Hard for people to not fall back into the crime legal system when they do not have access to housing	LA FWD
	Community member (CC): lack of healthcare. Healthcare that is trauma informed + for people of diff. Backgrounds (LGBTQ, racial, etc.) People are using drugs and that comes from not accessing healthcare Fair housing does discriminate against people who used drugs, outside alcoholism Get targeted from police + other barriers. Really unfair that this discrimination is baked into the law Solutions: Access to safe consumption sites Access to overdose prevention sites at shelters	LACAN
	Had to scream at landlord to use women's room key and not men's room key. This is ridiculous too. They are all single occupancy so it should be gender neutral (re: SRO)	LA CAN
	I think SROs should be shut down. If you do not have a kitchen and your own toilet/bathtub, then it is not fair housing. Sometimes you get sick, and it is just unreasonable to expect to use the one toilet on the floor	LA CAN
Protected groups feel they have nowhere to go and have lost faith in public institutions who are not able to enforce existing laws.	§ We also need in stay housed la, we need a direct connection to LAHD. I don't know who is receiving the complaints. It's different at the county, we know them, but in the city, we don't know. We don't have a connection. When we make a complaint, they do not answer the phone. We file complaints and it's not helping us. The people I try to help aren't tech savvy, they don't know how to do it. The housing department doesn't have a good system in place. We have seen the LAHD not actually giving the fines to those landlords. The mayor has said that LAHD isn't doing this - but others have said the opposite.	ESL
	o We are also experiencing that a lot of tenants are filing complaints, sometimes an investigator comes, but then the investigators don't do anything because of the language barrier. And then they don't follow up! If the tenant doesn't answer in 15 days, then it's closed. But the tenant may have never known about it.	ESL

	Fair housing should be fair for everyone, and rents are too high- city should hold landlords more accountable for harassment and not fixing issues.	SAJE
	Koreatown is an expensive area. We want affordable housing in that area. It's frustrating that LAHD and other departments close up the cases (when there's complaints). They don't ask the landlords for enough evidence. I want the investigators to actually inspect because tenants suffer through this, and the landlords are the ones who'll come out winning	SAJE
	"And yet every one of these prohibitions is violated on a regular basis ... Section 8 vouchers routinely refused because there is no meaningful enforcement"	LA FWD
	All the "solutions" from the city have just been band aids	LA FWD
	City does not realize we are not human circus animals when someone has an issue with their application. Too much work. Have to get it in the mail, sign it, bring it in, etc. Took from September to finally get into apartment. Still homeless. Apartment failed inspection	LACAN
	I come from the Kizh People. My community and those from the Gabrieleno Tribe were on this land and in this community long before others and yet, it is nearly impossible to find housing much less housing where we can be together as a community.	UAI

Chart 2 – Solutions

Topic	Comments	Org
More effective communication from City	More communication from the city about what their development and housing plans are. They need to reach out to each zip code in the community and let people know what is happening.	SCOPE
	Creating a map that pinpoints all of the affordable housing that's available	SAJE
	Maybe making things easier to notify landlords of being disabled	SAJE
	Need a billboard campaign or a campaign for fair housing popular education	LA FWD

	Make meeting times more convenient	SAJE
	More face-to-face meetings between people facing difficult getting fair housing and politicians (this point was echoed many times)	LA CAN
More authentic engagement	Not sure if the City of LA already has a committee that is comprised of a diverse group, meaning real community members as stakeholders who have first-hand experience with these issues → recommends the creation of this if it doesn't exist yet and members of this call should be invited to participate on that committee for the long term not just one time	LA FWD
Expanding opportunity to ownership	The City needs to reevaluate their first-time buyer program so that people are encouraged to become property owners.	SCOPE
	Rent to own program for long term renters that have invested in the community for a long time. These Renters should have priority for program	SAJE
Regulating development	Limiting the amount of property you can own as a landlord or developer.	SCOPE
	If you are a developer, you shouldn't be allowed to buy property in south Los Angeles - you have to be a person to buy here.	SCOPE
	Lower required monthly income	SCOPE
	We should expand rent control, because they keep increasing our rent over and over and that makes a lot of us run away	SCOPE
	Focus on landlords and property owners that are doing a good job in supporting their tenants: showcase them so we can give an example	SAJE
	Looking more at the actions/thinking from the 10,000 ft view from what policies and laws we can have from this, something along the lines of using fed or state money to purchase and publicly own apartment buildings or construct new housing locations for people who can live in/getting housing vouchers can be able to collectively own the building. This will help with accessing it and building a stable financial life.	LA CAN
Increase quality of life	Better parks, safer parks, we have pretty parks, but no security.	SCOPE
	Supermarkets. They are low quality markets. I like to buy certain things at whole foods and it's so expensive, but there are certain things, if you	SCOPE

	want good food, you must pay money. We don't have markets like that that are accessible, where we can get good quality veg and fruit. It's not the same.	
	Education is important. As a mother, I try to look for good schools so my kids can get quality education, in our area you aren't going to get that. But in we-ho and all those areas, parents send kids to those schools. They wake up early so they can take the bus.	SCOPE
	Work opportunities – good jobs where you can get good pay. A just and fair salary. We want a high salary and low rent. Where is the balance?	SCOPE
	I found out that there is a lot of contaminants in our area – I'm in a program about mobile justice. They have a good program to help with education, with youth too. So, I think this will create a good path for my community. We need cleaner air. We need to have spaces for bicycles, and that is something that would greatly impact on our community. Many people in our community can't afford electric cars, but we should. We need electric infrastructure. There is one at USC.	SCOPE
	La Housing needs better ways to help us as tenants because some of the caseworkers don't push the landlords enough to do what's in the leases. Also, when transitioning new owners, making them do estoppel certificates.	SAJE
	Affordable housing for students that go to community colleges specifically: dormitory style housing	SAJE
	We lack a lot of green spaces - There must be development with the consideration of nature (the endeavor at science center	SAJE
	Bring opportunity to neighborhoods that have low-income housing but no opportunities that more affluent neighborhoods have (this point was echoed a couple of times)	L ACAN
	Less policing and less criminalizing of our communities	SAJE
Racial impact analysis	And so, you know, we're part of a coalition called Central City, united with Little, with L. A. Can and little Tokyo Service Center Public Council. And one of the things we've been pushing for, I mean, we've been pushing for a lot of different things. But one of the things we've been pushing for is a racial impact, an analysis and program. So similar to an EIR. But the idea is that the city, as part of the planning process, evaluates the plan, for its likely racialized impacts and impacts on historically excluded communities. Right? Because the thing is, we don't	SEACA

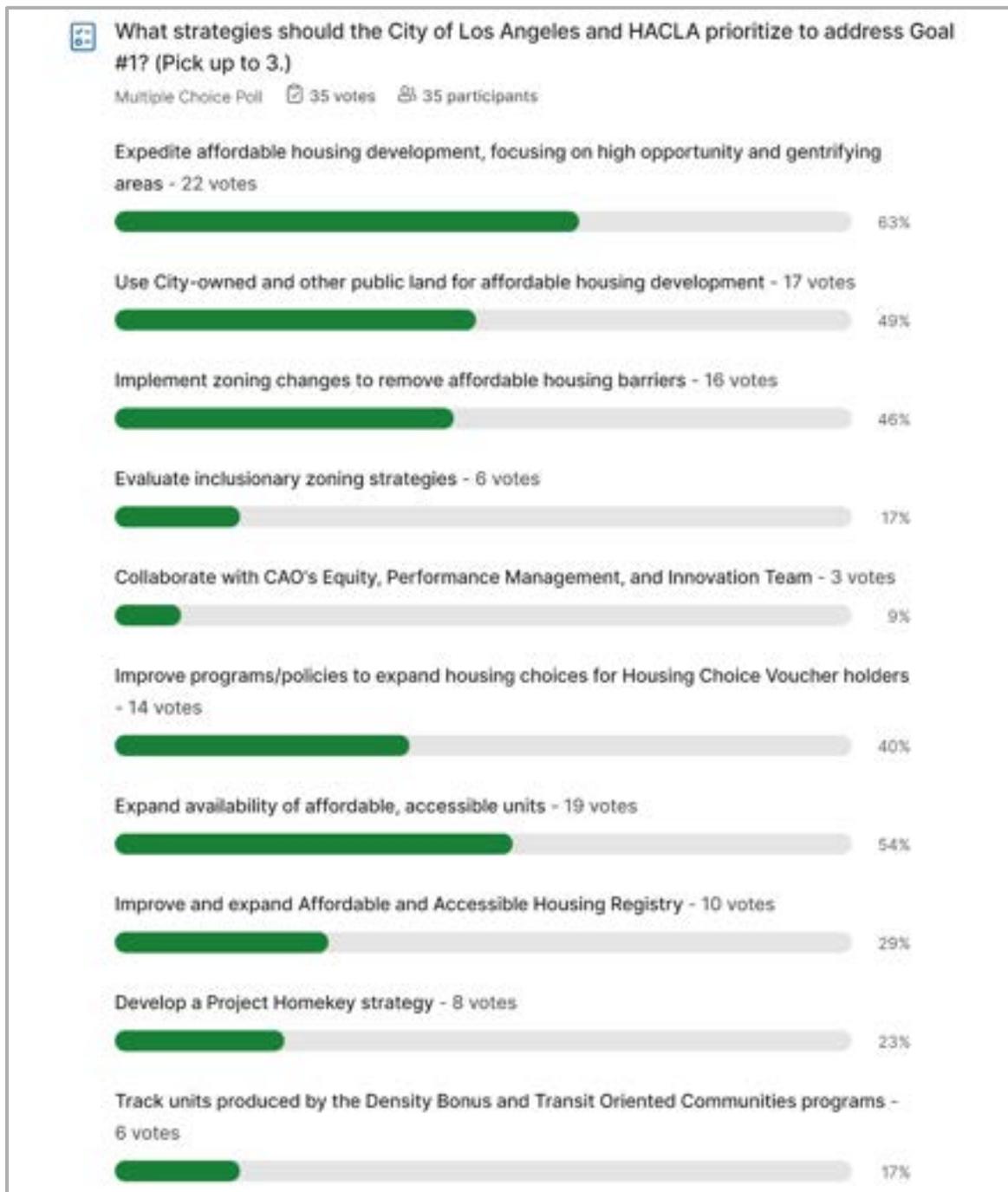
	want it too just be Asian, Black, Latino, but it's also <i>Nope, but you're also low income</i> . But you're also disabled. But you're also queer or gender nonconforming, or, you know, like all those things impact, and especially if your multiple identities you, I mean, you know this just I'm not telling you anything you don't know but the idea is to evaluate whether there would be a racialized impact or an impact. That is disparate, based off whatever identity or identities you have right. ⁶ And then the city would be response for identifying mitigation strategies.	
More deeply affordable housing (15% AMI)	So rent schedules are. So basically, you have affordable housing, and how much you pay in rent is determined by which red schedule your unit is on. So, there's density bonus rents and then there's like tax credits, rents, and the difference between. So even though you're at 30%, am I? Like density bonus rents are sometimes as tax credit rents are as much, sometimes as much as 40 to 50% more than density bonus rents so it was decided quietly to switch over rent schedules for new affordable units, getting built from.	SEACA
More creative solutions that center outcomes	I mean, if there's a way to get this city to get creative in terms of how they do the work they do. You know, I think that would be great. I feel like there are some folks in the city that are willing to do that. It's just like helping them connect the dots towards like impact and operation and outcomes.	SEACA
	Get creative with regards to housing, use reusable resources to create more affordable housing	LA CAN
	Convert old buildings into housing Use vacant buildings for housing	LA CAN
Increase affordability	Make Section 8 vouchers easier to get, and don't make people wait for years to get connected to housing	LA CAN

APPENDIX D:

Record of Public Meeting on Draft Goals and Strategies

PUBLIC MEETING ON DRAFT GOALS AND STRATEGIES SLIDO POLL RESULTS

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

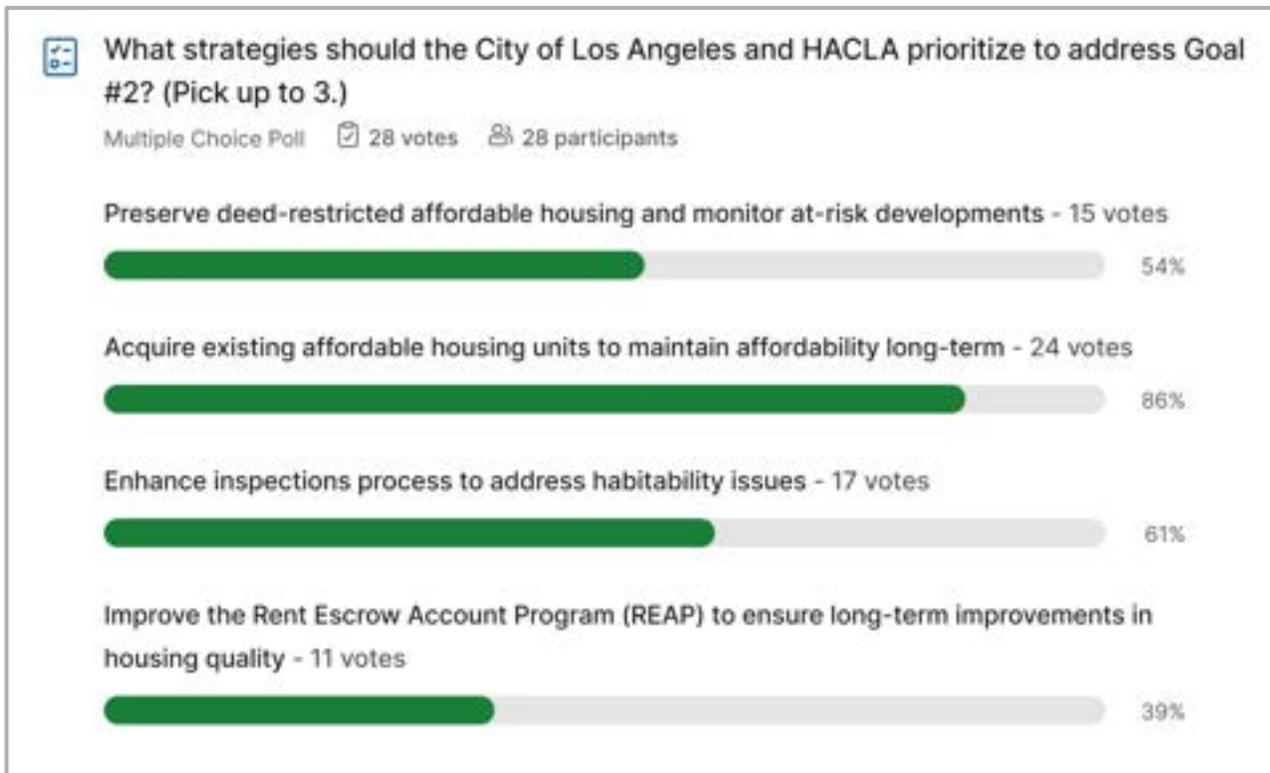


What other strategies should the City and HACLA consider to address Goal #1? (35 responses, 28 participants)

- Prioritizing actual enforcement, investigation and resolution /advocacy processes and accessibility for tenants related to Fair Housing, ADA or unlawful tenant harassment/discrimination or retaliation issues adversely affecting marginalized or victimized housing participants throughout the city- without effective application of these laws or protections.
- Any building that falls under rent control, that is up for sale, the city of LA should have the right to purchase the building first before any other buyer.
- Yo vivo en Jefferson y Normandie las rentas muy caras in accesibles.
- Dramatic expansion of RSO protections for tenants, keeping the amount landlords of RSO units can raise each year extremely low. Los Angeles really seems to lag behind other cities that have robust rent control programs with this regard.
- Expanded and updated rent control to reduce skyrocketing rent costs, especially to units we're already occupying.
- Please bring back the owners line.
- Vouchers given to orgs that serve survivors to distribute. EHV vouchers were not successful.
- The city should make sure that the current tenants that are being displaced from the housing that is being built at rent-controlled apartments have a right of return. There are not many vacant lots where the city can build housing.
- Please bring back walk ins on Tue and Thur.
- It took me one year to find an apartment because my credit score was lower than 600. Now I ended up in a building on West 82 St and Figueroa being over run by an 18 St gang. Why are we being pushed to the worst neighborhood?
- Evaluate possibility of using new 3d printing technology to build new housing economically. See contour crafting company in Silicon Beach.
- Is it discrimination when landlords ask for 2.5 to 3x rent income per month?
- Expand rent control, put a cap on how much landlords can raise the rent each year for any housing.
- Work with landlords on educating them on working with the most vulnerable populations (homeless, survivors, etc.). The credit score, employment, vouchers, rental assistance, etc.
- Rent control.
- More housing vouchers and accessibility to affordable units.
- Strategy to require landlords to accept other section 8 like vouchers. Work with a nonprofit that provides housing vouchers to formerly incarcerated individuals, but often they are refused housing even though they have the payment source.
- Build more condos and townhomes that middle income workers can eventually own. Building apartments keeps a permanent renter class.
- Creating different pilot programs so all organizations are not fighting over same available funds. See which of these programs have a high success rate, to be able to move forward and request additional funding.
- Ensuring actual inclusive, accessible and integrated affordable/low income housing opportunities in any and all new housing options, for low income and ADA disabled housing participants to actually be able to live in integrated, independent and non-segregated settings which is all that is currently available in the forms of supportive or affordable housing. Per actual Fair Housing and ADA compliance.
- There should be more enforcement to prevent homelessness.
- Help housing providers enforce leases, so we can continue providing housing.
- Increase the monetary limit for affordable housing to align with the cost of housing.
- Don't take park land!!!
- Housing for the housing coordinators and managers that help individuals that are unhoused.
- Stronger rent controls for older buildings and a cap of 4% annual rent increases.
- Increased transparency and/different negotiation terms for developers when including affordable housing units.
- Add more units set aside specifically for people with Developmental Disabilities like autism.

- Safe and affordable housing options for survivors of human trafficking, domestic violence, and intimate partner violence.
- Please address the credit score discriminatory ways that building management is using against Section 8 holders.
- Expand RSO to include buildings constructed up to YR2000.
- Housing for teachers/educators.
- For strategy "Expedite affordable housing development, focusing on high opportunity and gentrifying areas," please ensure that the development is focused on deeply affordable units. We do not want more luxury housing in LA.
- Enforcing Landlords to accept Rental Assistance. Our landlord is refusing to take it so he can evict us.
- Rent control taking our current minimum wage into consideration.

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



What other strategies should the City and HACLA consider to address Goal #2? (29 responses, 22 participants)

- Having more controls and inspection to verify the certificates of occupancy are valid, landlords have proper licenses and housing is habitable.
- Maybe having independent businesses, paid by landlords who would pay for independent control and get a certificate that LA City can collect.
- Transition from Fair Housing to Equitable Housing.
- Auditing the costs of affordable housing projects to better control the costs and build more. There shall be a special status on those projects that involve architect's responsibility when the costs are incredibly high.
- City should allow to make more buildings 5 levels or more. That way more people would have an apartment.
- RSOs should not be allowed to raise the rent if habitability standards are not met.
- Adding incentives like tax breaks for renters who rent to vulnerable groups maybe.
- Maybe creating a collateral fund for tenants who could afford to pay rent but have bad credit for exceptional reasons. Also better protect tenants on confidentiality of eviction cases, because it stays on records for 7 years while the reasons that led to eviction might be exceptional. Treat the cause also before eviction than after and participate mediations to relocate people and enforce when landlords are at fault.
- Different tiers for different level of homelessness to mitigate people at risk of Homelessness, and to help have a system and process to support individuals out of homelessness.
- Need to know how all of these outside developers are coming into our community and building. Why isn't the community involved? We just see buildings going up with little input from the community. Couldn't the community be involved in owning the project. How does the community get involved in the construction?

- Oversight for property management companies making spurious addendums and changes to 'Terms of Tenancy' that would protect and insulate them from appropriate legal recourse.
- Respect and not discrimination.
- I think HACLA and the City being 'authorities' or governing entities under HUD to ensure Fair Housing and Accessibility in affordable housing should include reviewing Fair Housing compliance of their own participating partners, landlords/owners, etc. through active investigation and enforcement that they can and should be applying or monitoring as well, to ensure the housing that is administered by their various partners, are actually and mutually required to be in compliance with the same Fair Housing guarantees that HACLA also are required to ensure are administered through their housing programs and partnerships.
- Turning empty commercial spaces into housing since COVID.
- I would love to see a more streamlined, one stop shop/access to the housing resources. I am a case manager who has to support our clients in finding housing and I pretty much feel like I just go in circles of being passed around with little to really no actual resources or clear path forward. So it would be nicer if there was a clear list of resources, options, eligibility, and way to apply.
- Funds for modifications to housing for people with disabilities, so that their current unit fits their needs and can preserve affordability for that tenant.
- I have so many ideas, mayors office keep refusing to meet with me
- ??
- Extend the lottery open system. Shorten the process of waiting 7 years, that is challenging.
- Annual inspections by housing officials. Some landlords are able to buy their way past accountability.
- When private owners fail inspections by HACLA, figure out another way to remedy rather than cancelling HAP contract, which causes tenants to lose the unit, sometimes the subsidy itself if they cannot find a replacement unit in time.
- The City should recognize the Los Angeles tenants union as a legitimate organization. That helps.
- Any building that falls under rent control, that is up for sale, the city of LA should have the first right to buy the property, before any other buyer.
- Allow & support more small to medium size projects for development.
- Work with other organizations and be inclusive on a unified goal, develop some more funding opportunities.
- Home repair program for sustainability.
- Housing owners are given too much leeway when complaints come in.
- Penalties for landlords for ignoring habitability complaints.
- They are not doing anything to prevent eviction!! Even when people are waiting for rental relief.
- Fire Ann Sewill! The GM of LAHD!
- N/A

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

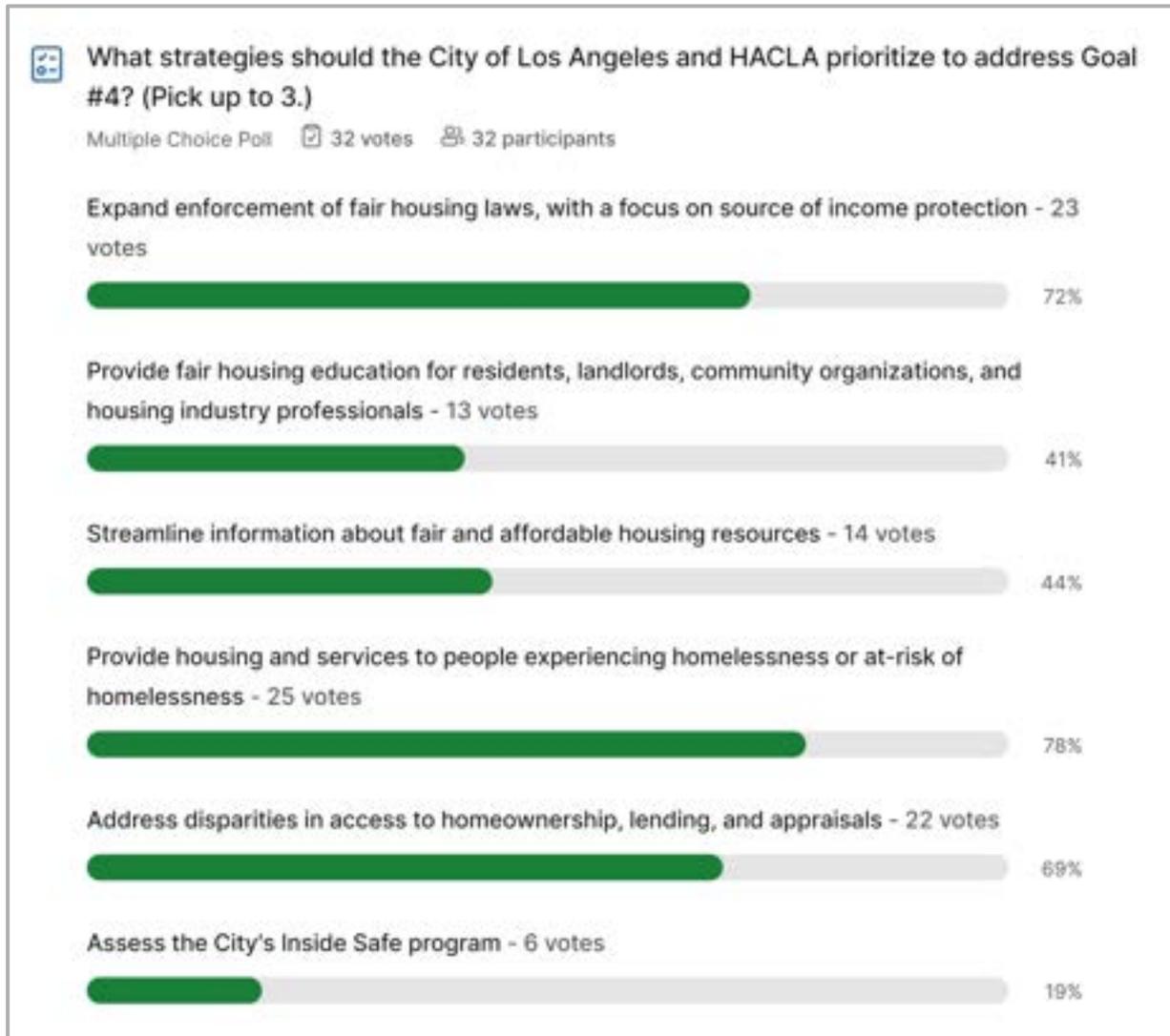


What other strategies should the City and HACLA consider to address Goal #3? (25 responses, 21 participants)

- Enforce Tenant Protections – i.e. Landlords should be required to accept Rental Assistance and quit refusing so they can Evict. Just trying to stay housed until finding affordable housing!
- Encourage multi-generational living.
- Provide meaningful language access for the hundreds of thousands of residents of the City of Los Angeles who do not use English or Spanish as their primary languages and have no or little access to any LAHD or HACLA services, benefits, or programs, in violation of decades of well-established language rights mandates and obligations.
- Educating policymakers on the current issues and measures.
- Anti-displacement measures and provisions to protect the economic stability & cultural environment of should communities should be included within the AFH implementation policies.
- Recognize all human life as more valuable to a community than real estate and capital gains and that a housing crisis is a humanitarian crisis. You'll have no city without the people.

- The City of LA should have the right to purchase any building, that falls under rent control (SRO), before any private buyer or developer.
- Work directly with organizations that serve vulnerable populations to provide rental assistance, dedicated housing buildings/units, and funding to provide services to those tenants to ensure they remain housed.
- Ok, can't respond to anyone, so I'll just do my own thing. ALL landlords should have to register - even SFH. They are not accountable and do terrible things.
- Empower local residents to work towards home ownership. Develop programs geared towards keeping long-term homeowners in these communities in their homes and avoid foreclosures.
- Putting a cap on rent increases each year. Affordable rents rising annually become financially untenable to maintain as costs of living and wages do not increase at the same rate, especially for the average worker.
- As tenants have a background check, there shall be a similar process for tenants to know their landlords and have access of cases of illegal activities such as harassment, illegal eviction, etc.
- Landlords shall be required to provide a certificate that says that housing is safe and legal. If they don't provide it to tenants, then LA City shall enforce severally and made it known.
- Enforcing right of return, TAHO, and other guidelines.
- City should purchase RSO units on the market and convert to co-ops that tenants can then purchase. This allows renters to become homeowners and increase the wealth while providing security. It also allows for the City to break even with costs.
- Educating landlords about working with tenants that are the most vulnerable and needing assistance in paying rent before issuing notices of eviction or pay/quit. Accepting vouchers, etc. Working with organizations to assist with these tenants to find resources and provide in home services.
- Reviewing your current LAHD assigned 'investigations/enforcement' depts. assigned to handle anti-tenant harassment complaints, who are not legitimately investigating or processing or responding to actual complaints and verified unlawful harassment or eviction attempts of landlords, despite supposedly being put in place to do something to help or resolve or intervene tenants affected? Again, a previous commenter indicated what I have learned is also true: They do nothing towards investigation or enforcement except send out a 'standardized' letter just reiterating what is considered 'unlawful tenant harassment,' to landlords reported through their complaint system.
- City should offer those new apartments to tenants living in the area specifically in rent control properties and give them.
- Vouchers to complete the rent if the rent is too high. Tenants that have been living in this area should be the first ones to.
- Move to new apartments building in the area.
- Help singles or small families.
- Easier ways to convert existing vacant commercial properties to housing.
- Stop housing discrimination, class discrimination against the homeless population trying to restart life.
- Housing units with services available to ensure people stay permanently housed.
- Expanding and updating rent control.
- Prevent landlords from raising rents after evicting tenants or after units become empty.
- Fire Ann Sewill!
- Oh, agree to fire Ann Sewill, who is doing NOTHING to help anyone! Anna Ortega, you can go, too.

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

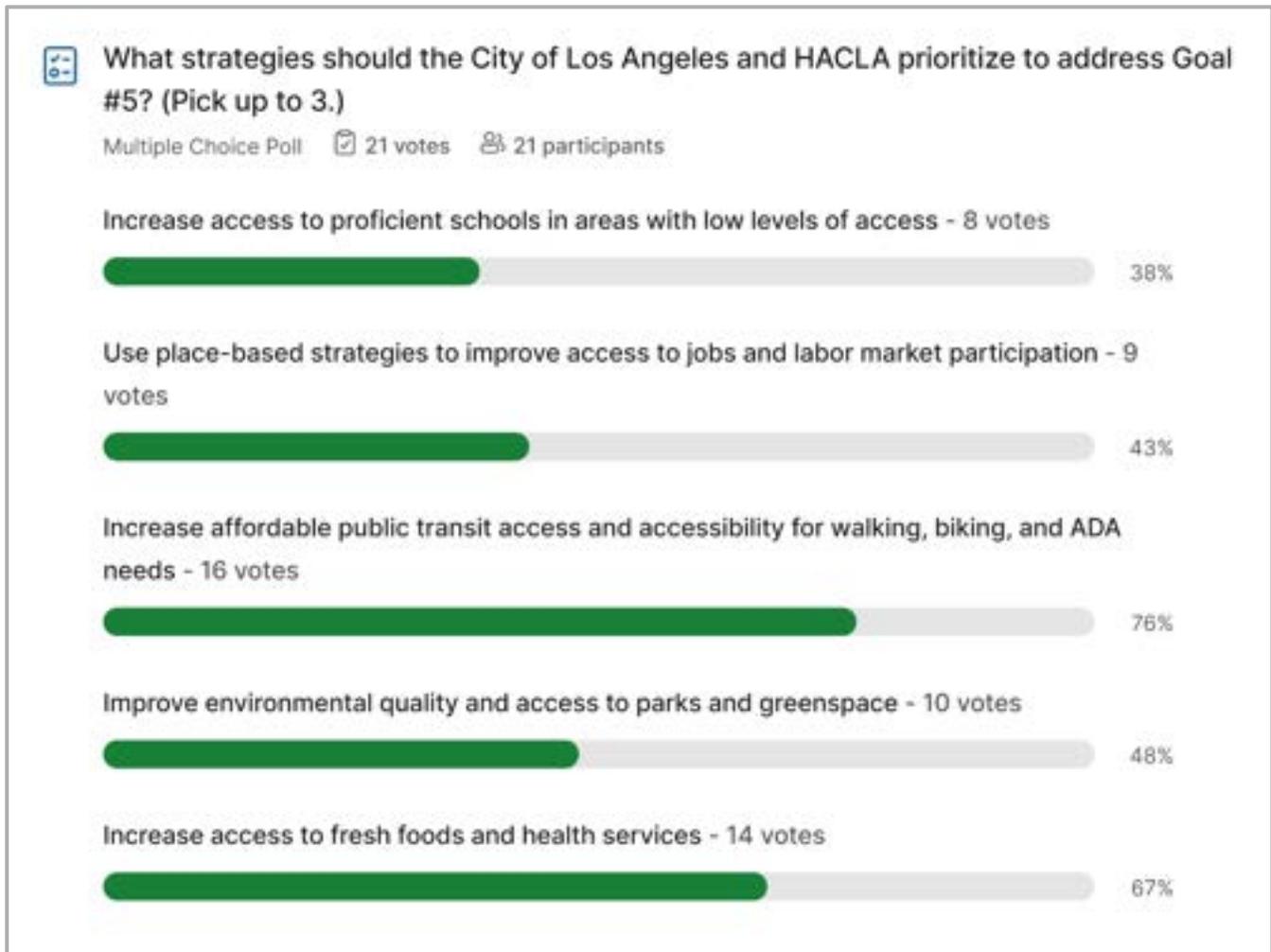


What other strategies should the City and HACLA consider to address Goal #4? (22 responses, 19 participants)

- Remove application fees.
- Rent control and less Air BnBs.
- Eliminating credit history and eviction check.
- Suban el salario mínimo para que la gente pueda tenerme mejores trabajos y puedan moverse a mejores lugares para sus hijos. Más oportunidades para que la gente puede prepararse y tener mejor trabajo. La gente latina NO quiere dinero gratis quiere oportunidades y derecho a trabajar.
- Chair of homelessness Nithya Ramen was on Ad Hoc on Homelessness Committee meeting. Perhaps coordinate with her.
- They should remove the credit check, and look at the payment method.

- Promote language justice in all of the City's and HACLA's services as there is very little linguistic access to any programs, services or benefits other than in English and Spanish. There needs to be strategic language planning for 20-30 languages at least, in respect of our linguistically diverse communities, rather than having it be an afterthought after translating some materials into Spanish. Our community members are routinely turned away and refused interpreters in trying to access LAHD and HACLA. There are over 200 languages and 2 million in the city who use languages other than English.
- More initiatives for "At-Risk" Populations to prevent, avert and redirect downward potentialities. The size of this group is likely to continue to expand exponentially overtime.
- Provide subsidies, grants, etc. to help first time and low income residents to purchase and become homeowners, rather than lifetime renters.
- Eliminate credit checks, background checks, eviction history checks, requirements re rental history - gives so much power to renter screening companies with no oversight.
- Affordable and assisted housing for seniors on fixed incomes. Seniors are ignored!
- Protections for aging populations, especially those who rely solely on social security.
- Get rid of the Inside Safe program, which is patronizing, dehumanizing, and evicts unhoused tenants and cuts them off from the community, social workers, and resources they were in contact with before getting coerced into being displaced.
- Maybe refrain too many buy & flip by mom and pop landlords and let tenants access properties to buy with nonprofits programs that can help them fix and flip their own homes.
- Make services for people enrolled in housing programs actually accessible so that they do not get kicked out of qualifying programs due to noncompliance.
- Eliminate credit score requirements.
- Programs for senior undocumented clients.
- Access to policy makers and City Council.
- Educating policymakers.
- What's goal # 4?
- Please list the goal in the chat so we can remember what it was.
- Can't see any comments until I make one. How is this helpful.

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



What other strategies should the City and HACLA consider to address Goal #4? (26 responses, 17 participants)

- Eliminate property ownership on stolen land.
- More services have to added to equal new housing. Services are being strained.
- I don't see how HACLA would be the responsible organization for implementing or enforcing any of these strategies seeing that it would require interdepartmental cooperation, compliance, and expansion.
- Safe sidewalks, opportunities to actually walk in neighborhoods without fear of cars hitting pedestrians.
- Farmers market opportunities for small businesses.
- Community gardens.
- Accessibility for ADA-disabled tenants, must include viable, integrated and independent living settings within affordable housing or low-income provisions to be able to safely and independently participate in and be housed in.
- Stop pretending LAHD can help landlords and tenants equally. Different goals!!!
- Employment opportunities in areas that pay enough to afford housing in that area where the work is done.
- More community events for tree planting and city beautification.

- Having more community gardens and roof top gardens to sustain health and sufficient food. Increase strategies for homeless students.
- Expand public train lines and no cost parking garages at the stations.
- More trash cans around the city.
- If those of us who are helping need help, there should be help for us providers.
- I think sidewalks that are inaccessible by wheelchair is unacceptable.
- Neighborhood job boards.
- Have viable and accessible affordable/low-income housing opportunities and options in any and all new housing developments that offer low income options to integrated settings/participants.
- Developing more service residences that incorporate access or ease to work, or find work, within residences and shared marketing tools.
- No more bike lanes. Nobody use them and create more traffic. Instead fix the roads.
- Access to health services should include mental health services.
- More community gardens.
- Disability access.
- Work with owners directly.
- I would like to urge the LAHD and HACLA to emphasize equal language access as an important priority. As we work with many limited English proficient Korean American low-income tenants, we witness that LAHD and HACLA are not providing an equal language access to our community members. Many community members share that they felt discriminated against and treated as 2nd class citizens as their request for interpretation and information in Korean were denied.
- Fire Ann Sewill. She is an ally to none.
- Fire Ann Sewill.

PUBLIC MEETING ON DRAFT GOALS AND STRATEGIES PRESENTATION



This meeting is being recorded.

City of Los Angeles
2023-2028 Assessment of
Fair Housing

Draft Goals and Strategies Community
Meeting
October 18, 2023

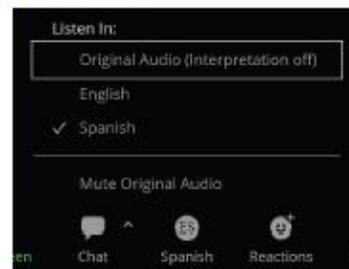
LAHD
LOS ANGELES HOUSING DEPARTMENT

HACLA
Housing Authority of the City of Los Angeles

MOSAIC
COMMUNITY PLANNING

Spanish Interpretation Available

Tenemos interpretación en español disponible

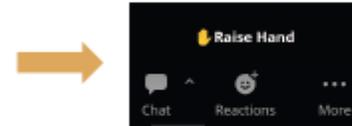


Before we get started, everyone needs to select a meeting channel at the bottom of the screen: English or Spanish.

Antes de comenzar, todos necesitamos seleccionar en la parte de abajo de la pantalla el canal para la junta: inglés o español.

Before We Get Started

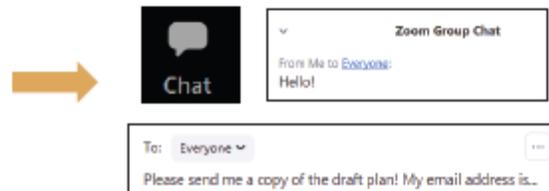
Raise your hand during discussion to share a question or comment (Reaction > Raise Hand)



Mute to control if people can hear you



Send comments or questions using the CHAT button at bottom of screen



From a phone use *6 to mute/unmute and *9 to raise hand

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Today's Agenda

1. Introductions
2. Assessment of Fair Housing Overview
3. Draft Fair Housing Goals and Strategies
4. Next Steps

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Introductions

- The Assessment of Fair Housing (AFH) is an analysis of the fair housing landscape in the City of Los Angeles required by the U.S. Department of Housing and Urban Development (HUD)
- Led by the City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA)
- Conducted with assistance from Mosaic Community Planning
- Contact: lahd.afhpolicy@lacity.org



What is Fair Housing?

A person's right to own, sell, purchase, or rent housing of their choice without fear of unlawful discrimination.

Fair access to housing – including sales, rentals, insurance, and lending – is protected by federal, state and local laws.

Who is Protected by Fair Housing Laws?

The federal Fair Housing Act prohibits housing discrimination based on:
Race or ethnicity
Color
Religion
National origin
Sex (including sexual harassment)
Family status (families with children)
Disability (including mental and physical disabilities)

Who is Protected by Fair Housing Laws?

State laws prohibit housing discrimination based on:		City laws prohibit discrimination based on:
Marital status	Gender expression	Employment status
Age	Genetic information	Citizenship
Ancestry	Source of income	Primary language
Immigration status	Veteran / military status	
Language	Lawful occupation	
Sexual orientation	Other arbitrary factors	
Gender identity		

Examples of Housing Discrimination if Based on Protected Class

- Refusing to accept Section 8 Housing Choice Vouchers
- Saying that housing is not available when it really is
- Denying mortgage loan applications
- Applying different terms or rules to a lease or mortgage loan
- Steering home buyers or renters to certain neighborhoods
- Refusing a request for a reasonable accommodation due to a disability

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Affirmatively Furthering Fair Housing

In 2015, HUD adopted a new fair housing rule called Affirmatively Furthering Fair Housing (AFFH) calling on cities and counties to take meaningful actions to:

- Overcome patterns of segregation
- Foster inclusive communities
- Reduce affordable housing needs
- Address barriers that reduce access to opportunity

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What is the Assessment of Fair Housing?

An analysis of the fair housing landscape in the City of Los Angeles and a plan for how the City will expand fair housing through 2028.

All cities and counties that receive grant funds from HUD are required to complete a fair housing study every five years demonstrating how they will affirmatively further fair housing.

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Why is the AFH Important?

- Built on community input gathered throughout plan development
- Advances past fair housing efforts
- Action-oriented plan to address fair housing issues and factors that contribute to them
- Impacts decisions about HUD grant spending and other projects, programs and policies
- Represents a commitment by the City and HACL A to expand fair housing for all residents and stop future housing discrimination



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Assessment of Fair Housing Timeline



Community Participation



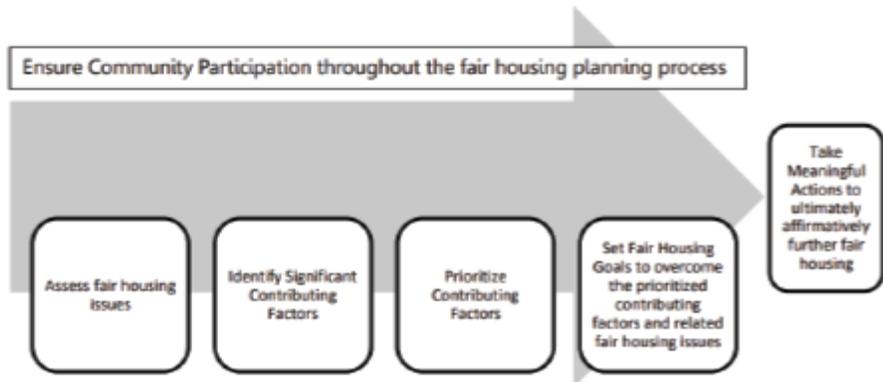
Fair Housing Issues

Key Fair Housing Issues Identified by Community Members

- Limited Availability of Affordable Housing Impacts Protected Groups
- Many Protected Groups Face Significant Barriers to Obtaining Rental Housing
- Need to Address Severe Habitability Issues
- Limited Access to Resources in Historically Affordable Neighborhoods
- Need for Expanded Education, Access, and Enforcement for Existing Fair Housing Laws and Programs
- Housing Challenges for People with Different Physical, Emotional or Social Abilities
- Housing Challenges for People Experiencing Homelessness

What Will the AFH Fair Housing Plan Include?

- Fair housing issues
- Goals and strategies for addressing issues
- Metrics and timeframes
- Responsible parties

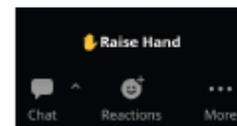


Goals and Strategies Discussion



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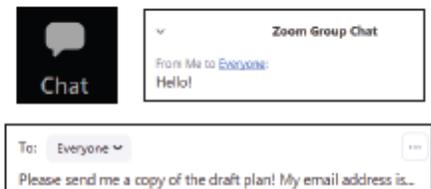
Raise your hand during discussion to share a question or comment (Reaction > Raise Hand)



Mute button to control if people can hear you



Send comments or questions using the CHAT button at bottom of screen



From a phone use *6 to mute/unmute and *9 to raise hand

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Goal #1:

Increase Access to and Supply of Affordable Housing
Especially in Higher Opportunity Areas, where High Housing Costs
are a Significant Barrier

19

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What strategies should the City of Los Angeles and HACL A prioritize to address Goal #1? (Pick up to 3.)

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What other strategies should the City and HACLA consider to address Goal #1?

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Goal #2:
Preserve and Maintain the Quality of Existing Affordable
Housing, Including Subsidized and RSO Units

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What strategies should the City of Los Angeles and HACLA prioritize to address Goal #2? (Pick up to 3.)

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What other strategies should the City and HACLA consider to address Goal #2?

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Goal #3:
Prevent Displacement of People in Protected Classes and
Low- and Moderate-Income Households

25

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What strategies should the City of Los Angeles and HACLA
prioritize to address Goal #3? (Pick up to 3.)

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What other strategies should the City and HACLA consider to address Goal #3?

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Goal #4:

Ensure Equal Access to Housing for People in Protected Classes, Extremely Low- to Moderate-Income Households, and People Experiencing Homelessness

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What strategies should the City of Los Angeles and HACLA prioritize to address Goal #4? (Pick up to 3.)

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What other strategies should the City and HACLA consider to address Goal #4?

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Goal #5:
Expand Access to Opportunity and Community Assets in
Neighborhoods with Limited Resources

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What strategies should the City of Los Angeles and HACLA
prioritize to address Goal #5? (Pick up to 3.)

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What other strategies should the City and HACLA consider to address Goal #5?

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How Can I Continue to Participate in the
Assessment of Fair Housing?

Next Steps

Project website:
housing.lacity.org/residents/assessment-of-fair-housing

- Comment Period and Public Hearing:
 - Late October to Early December 2023
 - Visit project website to download the Draft Assessment of Fair Housing
 - Attend a hearing on November 8, 2023 at LA Trade Tech
 - Provide written comments to lahd.afhpolicy@lacity.org
- Final Revisions:
 - Based on Input from Today and the Public Comment Period/Hearing
- City Council and HACLA Approval Process:
 - January and February 2024

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Thank you!

housing.lacity.org/residents/assessment-of-fair-housing

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APPENDIX E:

Record of Public Hearing on the Draft AFH

PUBLIC HEARING COMMENTS

- “Good evening and thank you for having this hearing. I would like you to consider the Stay Housed LA system. I’m assisting right now with my aunt. That system is grossly flawed. When you call Stay Housed LA, they refer you to an agency to assist you with the eviction process, but if you ask them for an agency for legal counsel, they say the agency we sent you to doesn’t handle legal counsel. The recording says if we refer you to an agency and they can’t help you, ‘we’re sorry, we can’t send you to another agency.’ So when I tried to call Legal Aid of Los Angeles for my aunt, they said ‘oh, we can’t listen to your case unless you’re referred from Stay Housed LA.’

“When you go to BASTA and they say bring all your documents, and they don’t take into consideration transportation to get there, then they tell you, ‘oh well, we’ve accepted your case, but we need what your rent is for a month, we need that as a deposit to retain one of our attorneys to assist you in your eviction.’ So that’s another flaw. It goes on and on. People need legal counsel to go into these courts because you’re dealing with big attorney firms for these owners.

“I’m dealing with another situation, with another agency, where they want you to fill out all the documents, buy their binder, and set up like you’re a paralegal to fight the case for yourself. That’s consuming your time, because evictions are on the clock. You have to file an answer in five days, and hopefully you did it right. The Stay Housed LA program needs to be opened up so that if you’re asking for legal counsel, you’re not just sending me to an agency to help fill out documents. That’s not helping me, I’m still at point A today with my aunt. I’m doing all this running around and hear ‘sorry, we can’t help you.’ And know I’m not the only one that’s dealing with Stay Housed LA. And the thing about it is, they’re getting government funding, but people are still getting evicted. That’s really frustrating. Stay Housed LA needs to be opened up so you can call back and get legal counsel. They said today ‘sorry, we can’t help you with attorneys because you have to come through Stay Housed LA and since they sent you to another agency, our hands are tied.’ We need a fund set up for attorneys to assist in these cases, cause we’re going against these bulldog firms.

“One more thing – the Fair Market Rents needs to be a two-tiered system. HUD goes on Fair Market Rents in Downtown L.A. My aunt stays in Lincoln Heights. She stays in a fixed-income. SSI hasn’t had an increase in like 10 years, yet the rents are going up even during covid, and that’s contributing to the homeless situation. So HUD needs to have a two-tiered assessment of rents – one for low-income or affordable units that’s fixed and one for all the skyscrapers and Downtown LA properties.”

- “I’m going through a situation similar to the person who just spoke, with the difference that they had come to an agreement, but in the moment, they gave her a form of people who can assist her and even attorneys. She knocked on doors, but they only said that for the moment, there is no service. The disability of her not having money or legal status. If it was complicated for him with his documents, than imagine the people who are undocumented. Thankfully to God, she was able to inform and to receive some classes and be able to come to an agreement with the landlord. I’m speaking here tonight, because many of us are silent, and this is the opportunity to be able to know our rights. I work every day and pay my taxes, but then they can just say ‘hey, I want the house.’ I know I haven’t fulfilled, but I know that I will do it because I want a home for my children and the people that are there. Thank you.”
- “I’m having the same problem as the gentleman over here. I don’t see any help at all. I don’t see any help here. Because you need a lawyer. It has to be done with a lawyer. The Housing Department, I got an apartment through their program and the manager was supposed to have Section 8 when I got there. But when I got there, he had no paperwork. So, I’m stuck paying a high rent there for the last two years, and I called the Housing Department and ‘well, I guess you have to move.’ ‘Well, you move.’ That’s what I’m here to tell the Housing Department.

“I don’t want an eviction on me. I paid quite a bit to move to this nice place, brand new apartment, that has a problem with the sound. I don’t know if anyone else has a problem, where you can hear everything in these new

buildings. If someone's walking or talking on the phone or talking a shower. As I was going to work, a man chased me, some man I'd never seen before, talking about 'I don't care if you're going to work.' How can he hear me talking to my boss and telling my boss I'm on my way to work? Something is strange here. I called the Housing Department several times and they say you have to call the inspector. When the inspector comes out, they say we don't inspect for that. So, what's going on in this City of Los Angeles? And that's it, about my money being spent."

- "My comment is that there should be regulations on harassment and bullying against persons that are disabled under the ADA law, such as myself. They should be able to protect us and prevent more people from becoming homeless and avoiding an increase in homelessness.

"We are past the measure ULA and this is more money now. This is a problem for the people now. Say we went to the lawyer but the lawyer is for the state, not for all people in LA. They say only information, but we don't need information, we need help. People are in the streets now. We have families who are low-income in the streets, we have families with kids in the school living in the street or in their car. We are paying taxes but we don't use the money correctly. Please. Thank you."

- "Hi. I'm going to try to make this quick, within two minutes. As I'm looking at the goals for access, here's my concern. I know the payment standard increased for housing with HACLA because rent increased. But I think what wasn't taken into consideration was the people who do not have vouchers. So, I'm wondering what is the City is doing for those that don't have vouchers? Those who are making maybe minimum wage or \$20 an hour and cannot even afford a 1-bedroom apartment now in the City of L.A. I think that's something we need to consider in these goals, because right now housing is not accessible for people who are working. When we increase the payment standard, it increases the payment of housing for those who do not have vouchers. Is HACLA doing anything to provide additional vouchers for those who are on the waiting list?"
- "I'm a student and a mother with a disabled child. I feel everyone over here. So, my question is, I see the program you have up there, but everything is next year. But we need help now. There's no way you can tell me we get all this funding and we have attorneys down there, we have Legal Aid, and yet no one can get help. That's inexcusable. I'm sorry, I'm sure all of you agree with that. And also, I want the housing consideration to understand about these corporations that are coming in and building houses next to other people and hiking up the prices. And they don't serve the disabled. They don't serve African Americans. They don't serve LGBT. But the prices keep going and going and going. I'm with everyone. We pay taxes, we work hard, we come to school, we go to work, we go home to sleep. I have relatives who are homeless right now because they couldn't afford the rent. That's unacceptable and I'm sure it's unacceptable to everyone here. We're not here just to say 'hey' and get some snacks. We're here to tell you we're tired, and we're done. Period."
- "I live in Canoga Park. There are a lot of new buildings around there. A lot of people are low-income, but how can I afford an apartment in the new buildings? There's no way I can afford it. The rent is not going to be close to what I pay now. So, how can I afford it? Is there a percentage of the apartments they are building focused on the low-income people? Is there a law that forces the new builders to leave a portion of those apartments for low-income? We need something like that. We need new buildings, but something that we can afford. Thank you."
- "My question involves the recent Chapter 8 Pilot Program that LA County used public dollars to acquire five apartments that were going to be flipped into a community land trust. And that's a model that is heavily growing throughout the country, and particularly here in California. Has HACLA or the City of LA looked at that model that the County and other cities throughout California have used where apartments are taken into public land and managed by a city or a nonprofit for long-term use? My second question is, there's an increase of ADUs that have been legalized. Is a partnership with ADUs being incorporated with owners to then rent those as affordable housing to people with vouchers? Thank you."

- “I’m going through a very difficult time. I’m staying in a shelter and they have discriminated against me for different reasons. I’m a person that likes to work and also a student and am in a very difficult situation. That’s it.”
- “I live in a rich area between Marina Del Rey and Venice. The problem is the evictions that are taking place in that area. I live in public housing and there’s only three there that are left. The other ones are private. The problem is that when they do the review, they say ‘ok, transfer yourself, there is no problem.’ A year goes by and then they say ‘you’re going to have to leave.’ I am here to inform people that they need more public housing. I always join the Housing Authority meetings, but there are no funds for public housing. There is, but the problem is it’s in Section 8.”
- “I wanted to talk about the fears that I have of rental control and the units of housing being lost. I want there to be protection for tenants. They should have rental assistance and control. I want the City to focus on building homes that are apartments with rent control. As a story of evidence of what some I know is going through, she has more than 20 years living in the house she is renting but the landlord doesn’t fix her home. Her house is full of animals and she’s afraid that they’re going to evict her. They send her notices that she needs to leave so they can fix it, and she’s over the age of 65 and tries to find a way to pay her rent so they won’t evict her. And she works very hard for that. It’s not fair to people who work only for landlords to increase rent and want to evict them. These people have protections because they’re U.S. citizens and they deserve respect and their family shouldn’t be without a home.”
- “Good evening, I would like to say something too because my family and I were going through something similar as the woman over there. We moved to South Central seven years ago and were paying about \$1,800 in rent but the owner didn’t fix anything. The house was in bad condition and had rats. My brother talked to the owner and said ‘you have to fix the house, or we’ll have to move and we’re not going to pay you the rent.’ He didn’t fix anything, and we had to move. So, now we’re living in another house but they don’t have rent control, so my mom and I live with fear because we’re paying \$3,600 every month. When we got to the house everything was looking perfect, but now after a couple months, the house was not in good condition. So, my mom called the people to fix the house and they sent us the bill. They expect us to pay \$700 when we are there less than a month. So, I would like you guys to help us or pass a law to control the rent, because I don’t think it’s fair.”
- “Hi. I want to put on record that last week I went to a meeting for the LACCD, that’s the district over all 9 colleges here in Los Angeles. That includes LATCC, Mission, Pierce, Southwest. I just want it to be put on record that our students are homeless. One of the advocates there was actually homeless and sleeping on the campus. We have students here sleeping on the campus because they cannot afford the rent. So, my question is what are you doing about students here on campus because they can’t afford rent? Also, what are you doing about safety? The houses that are being built, houses in our community, what are you doing about the safety of registered sex offenders being around our children, being around our parks? We’re paying rent we can’t afford, and yet we’re scared for our children. I know we can’t discriminate, but at the same time, we need to understand the safety for our children. But I want to stress that housing for students is very important. How can I go to school and go to work when I have no place to sleep or eat or take a shower? I think we need to do more for our next generation coming up. I’m raising my child and he has a disability. What if he’s discriminated against for housing or a voucher because he has autism. These are important issues that need to be discussed. Like I said earlier, we can’t wait for next year, we can’t wait for next week. There’s a whole family here worried about when they’re going to get kicked out on the street. We can’t wait. So please, please, please, take these comments and let’s put a rush on it. It can’t take seven years to implement. What if everyone in here was homeless and had no place to go? How would you feel?”
- “City of Los Angeles, when developers build all these nice high rises, you need to get that contract out of developers’ contracts that when they’re building housing that housing will stay affordable for ten years and then it goes to current market value. Through the roof. That’s what’s happening to my aunt right now. Here’s another situation. You have to have a hunger and desire to want to change that situation. HUD needs to step up and declare a State of Emergency for Homelessness like Karen Bass did with the moratorium because homelessness is growing. Here’s a solution. You’ve got the County General Hospital, 19 floors, sitting there vacant. If they really wanted to house

homeless people, it's there vacant. The lights are on, the water's on, they have agencies on the first floor. It's vacant. You have to have a desire to help the people, not just sitting in a high rise in Beverly Hills. But that contract for developers needs to be taken out that says we only stay affordable for ten years and then it goes to market rent. My beautiful City of Pasadena is amazing, because they mandate you have to put affordable housing units in every property. We have to do better, we've got so many resources in California, and we have to do better. Thank you."

- "It's the Housing Department, they're not looking into these places. I have one of these apartments for the very low-income. I went there, I signed my paperwork for the Housing Department, they were supposed to take Section 8 there, and the people don't have the paperwork for Section 8. I got caught up there for two years. And then they made me sign some addendum against Section 8, which is against the law. I have all that paperwork, but I need a lawyer. What's going on with the lawyers? The Housing Rights Center just sent me something through my email, but I need to go in with my paperwork hands on and see about a lawsuit against this place. That's the only remedy that you have is a lawsuit. I went to the apartment; the people don't have the paperwork and I'm stuck. And I call the Housing Department and they say then you have to move out. You move out. I need a lawyer that's reasonably priced and to get my money back. That's supposed to be the law. Source of income. They say it's the law, but it's not the law. No one's putting any money behind it. This is nothing but rhetoric. So, where's the money going to? You can't help everybody, because you don't have the money to. I'm paying the rent there, but my voucher was supposed to be used. I'm paying three times what I'm supposed to be paying and now the rent has went up. I called the Housing Department about it, they're supposed to do a hearing about that stuff. That's what the paperwork and the original plan of the City says. But they're not doing anything."
- "Good evening. I have a question that I'll need some assistance with. I'm representing a community of tenants that are being illegally evicted by our landlord. They have had fraudulent process server notices going to court claiming they notified us but they have not. It's because they have a contract with LA Housing to house homeless people. They're evicting us out to free up the units because LA Housing is giving them a \$5,700 bonus for every three bedroom they release to them to fill with families. So, they show people three bedrooms when they come to see the property, but when we apply and move in, they say they only have a two bedroom and you can go into that and wait for a three bedroom. But a three-bedroom never becomes available because LA Housing is using them to house homeless families and it's pushing out paying tenants."
- "My question is about the response time for complaints or inquiries with HACLA. I have actually filed a fair housing complaint just to see how long it would take for someone to contact me and it took longer than 30 days. So I think we need to do something about that, because if a tenant is being harassed or in an unsafe situation, I think the response time needs to be sped up. Someone needs to look into these cases, especially when you're considering the crisis that we're in, and you never know someone's state. Also, when it comes to HACLA, HACLA has to work on their customer service skills. You need to start treating people like people. It is ok to answer your phone and your email. And it's ok to tell someone you don't know and you'll find the answer for them. But the response of no response gets people frustrated. HACLA has taken out the formula where you get to reach your worker, and now you just talk to customer service. And that line of contact, to be honest with you, is BS. So, when you leave a message, you no longer get in contact with the worker. I do this all the time because I'm advocating for other people, so I'm trying to get in contact with my clients' case workers, and no one ever calls you back. So, HACLA, we need to figure that equation out. If we're not able to reach a worker, who are we communicating with?"
- "In my community there was a lot of evictions. I live in Culver City and the rents are extremely high. If someone's working at Subway or McDonald's, they're earning the same amount you're earning over in Los Angeles. We have to stop that. They say now that you're earning more money, go out and buy your house. It's impossible. Our children are now living with us. In public housing, all the rents have to be the same. The people in fair housing their attitude is very aggressive. They don't see what we're going through. They don't listen to us. They don't talk to us. They also try to scare us by saying if you don't do this, we're going to send you an eviction letter. But it's a lie, and I explained that to them. People who are handicapped, they're coming up to me and telling me this, and I tell them 'no, it's a lie.' And

that's my message to everybody. We have to restructure everything. Everyone who's being evicted, you're leaving them out there alone. In Jordan Downs, that's an example. They left all those people all to themselves, they just left them alone."

- "I'm being harassed and bullied by my neighbors. Before I moved there, one of the neighbors spit in front of my door. When I started complaining to the landlord, I received a 90 Day Notice to Vacate. When I received the notice, I contacted the Housing Authority and they said they couldn't do anything about it. From there, they pointed me to Los Angeles Legal Aid, who referred me to Housing Rights. Housing Rights did reach out to me and gave me a letter to give to my landlord saying that he didn't have grounds to evict me because I haven't done anything and haven't ever been late on my rent. However, the spitting continues. Tapping on my door and then running back to their apartment. Tapping on my wall. Having their friends come over and pour beer on the exterior wall of the apartment. I've been constantly on Housing Rights and Legal Aid but I haven't gotten anywhere and I'm still having these problems. The landlord doesn't answer my calls and doesn't answer my texts. After he received the letter from Housing Rights, it upset him and he said not to bring any more problems to him. I'm not the problem. I'm just looking for solutions. I don't need neighbors spitting in front of my door."
- "My concern is that the landlord is charging us \$3.61 monthly for complaint fees, which I don't think is fair. He's not fixing what we are requesting to fix. It's his negligence. It's only \$3 but \$1 is too much. And to every tenant. I don't think that is fair."
- "I still have my Section 8. I'm holding on to it, even though the manager there doesn't have their paperwork and sent me an application stating that they did. I had to call the Department of Aging and had them come there, but still nothing became of it. For any of these problems to be remedied, you have to have a lawyer. And I've been shopping for lawyers but they want money. They won't take contingency for these types of cases. So, this meeting is for nothing. But I did have some help for someone. At the Section 8, you have to go down there and sit there for about three hours to talk to you worker.

"Even the list the Housing Rights Center gave me, those lawyers don't make any sense. They're lawyers but they're not helping anyone. I don't understand anything of this. I drove out there, and talked to the man, and he made no sense at all."
- "I think the agency that really needs to be blessed with the funding is HRC because they put their feet on the ground and they will file the lawsuit. I've been in their offices on Wilshire and have seen all the lawsuits that they've done. Because that's what the issue is. You're giving these agencies money. They give LAHSA millions of dollars every year, and guess what they do? They hire more people and employees to go out and count the homeless people to get statistics, but they don't refer them or pick them up and take them to a shelter. Oh, and now they have to increase their fleet of cars to electrical. That doesn't do anything for the homeless population. Billions of dollars. The governor gives billions of dollars, the state gives billions of dollars, Mayor Bass came back from Washington DC with more billions of dollars, and the homeless population is steadily growing. Something is wrong with that picture. And I just heard the County is housing emancipated youth coming out of foster care for \$250 to \$400 a day with no supervision. That's insane. So, City needs to cancel that contract of developers having affordable housing for ten years, and then it can go to current market value. They need to keep it affordable because they're getting tax credits."
- "The wage is \$16 or \$17 and when you want to get another apartment, they say to you, 'oh your income is too low.' So, I said, 'what is affordable?' This word needs to mean what it says. Also, I have been living in my place for many years. I could buy a house when I did all the accounting. It's \$3 million I keep giving to that particular landlord to support his business. So, I said 'oh, they said you can buy, you can own?' I said, 'where is it?' But when you go to the mortgage lenders, they say, 'oh, you need a co-signer.' But affordable should mean low. It should mean that I could get something, but also have something to save in case of emergency. Where is this affordable housing you're talking

about? I think it's a lie. Because when I calculate every expense, I could own instead of renting. I'm getting old. Maybe one day I'll die just like this, without leaving something from me. So, I'd like the federal government to reconsider that word – affordable. And tell it to the lenders. You spend time running around, and then they say 'oh, your job pays too low.'"

- "I'd just like to add to what I mentioned earlier about the issue I was having with my landlord. I applied for several apartments, but one in particular, this was about a month ago, this complex was going to accept me. They sent my landlord an email letter of verification that I rent from him, and he never responded or replied to that agency, so I lost that apartment. Also, to piggyback on this person just talked about, a leasing agent told me around the same time, when I told her I had a voucher, she said to me 'the process takes too long.' I took that as she wasn't willing to work with me as a Section 8 tenant. I think that needs to be addressed with housing. Leasing agents shouldn't tell you that takes too long and then you lose the place. But then she's still emailing me vacant apartments that are available. If she had gone through my paperwork process two months ago, I would have been in the apartment."
- "When a person figures they're going to lose everything, they lose it."
- "When there's a transition and they're to divide properties and turn them into Section 8 housing, there should be a committee that should supervise the Section 8 housing to make sure no one's rights are violated. I'm going to talk about this with my community, the Latino community, because we don't read, we don't write, we don't understand these laws and policies. They say, 'get out, leave the property, sign this document, and everything will be fine.' But they don't explain that they don't have any documentation that will allow them to qualify for Section 8 housing. And that's what they tell everybody and then these people are evicted from Section 8 housing. Thank you very much."

PUBLIC HEARING COMMENT CARDS



LOS ANGELES HOUSING DEPARTMENT AND THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
DRAFT ASSESSMENT OF FAIR HOUSING

COMMENT CARD

PRINT NAME: _____

DATE: NOV. 8, 2023

Please provide any comments below on the City's draft plan. Your comments will be included in the Assessment of Fair Housing and submitted to the U.S. Department of Housing and Urban Development (HUD).

I believe the LAHD DEPARTMENT NEEDS TO RE-EVALUATE YOUR FAIR MARKET RENTS HUD ASSESSMENT MODEL, WHICH IS FLAWED. HUD DOES NOT TAKE INTO CONSIDERATION OF THEIR FAIR MARKET RENTS FROM HI-RISE DEVELOPED UNITS BUT NOT CONSIDERING THEIR FLAWED ASSESSMENT THAT EFFECTS AFFORDABLE HOUSING FIXED INCOME PROPERTIES. WHEREAS LA CITY NEW DEVELOPMENT SOARING RENTS "SHOULD NOT" DRIVE UP AFFORDABLE HOUSING FIXED INCOME LIMITS ALSO FOR SENIORS.

IT NEEDS TO BE A (2) TIER FMR ASSESSMENT & THE AFFORDABLE HOUSING DEVELOPER TERM LIMIT FOR AFFORDABLE HOUSING SHOULD BE CANCELLED OR FOR THE LONG TERM AFFORDABLE HOUSING ASSESSMENT, FMR ASSESSMENT IS DRIVING UP RENTS IN FIXED INCOME PROPERTIES, WHICH FUELS EVICTION/HOMELESSNESS IN LA

You may also submit comments to Los Angeles Housing Department - 1200 W. 7th Street, 9th floor, Los Angeles, CA 90017, Attn: Nancy Twum or by email at: lahd.afhpolicy@lacity.org.



LOS ANGELES HOUSING DEPARTMENT AND THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
DRAFT ASSESSMENT OF FAIR HOUSING

COMMENT CARD

PRINT NAME:



DATE:

11-8-2025

Please provide any comments below on the City's draft plan. Your comments will be included in the Assessment of Fair Housing and submitted to the U.S. Department of Housing and Urban Development (HUD).

Nothing was done of nothing
about the source of income tax
I am paying 3 times my
rent need a hearing of my



Manager, changed application
I was told MOVE OUT BY
Housing Dept.

I had section 8. Manager did not
have paperwork after I took my
paperwork off a brand new unit
that went thro. Made me sign
something of an addendum that goes against
EVERYTHING. I HAVE BEEN STUCK THERE
for 2 years. Housing Dept did nothing to

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Hola, mi nombre es [REDACTED] y yo soy miembro de SATE. Yo quería platicar sobre ~~re~~ el miedo que tengo que se pierdan las viviendas de control de renta. Nosotros vemos cuando se pierden unidades de control de renta cuando hay demoliciones. Yo quiero que ~~no~~ existan protecciones para inquilinos de control de renta y ~~porque~~ se que la ciudad no se enfoque en construir viviendas donde hay apartamentos de control de renta.

You may also submit comments to Los Angeles Housing Department - 1200 W. 7th Street, 9th floor, Los Angeles, CA 90017, Attn: Nancy Twum or by email at: lahd.afhpolicy@lacity.org.



LOS ANGELES HOUSING DEPARTMENT AND THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
DRAFT ASSESSMENT OF FAIR HOUSING

COMMENT CARD

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Hi, My name is [REDACTED] and
I believe in World Peace, thank you!

Multiple horizontal lines for writing comments.

You may also submit comments to Los Angeles Housing Department - 1200 W. 7th Street, 9th floor, Los Angeles, CA 90017, Attn: Nancy Twum or by email at: lahd.afhpolicy@lacity.org.



DEPARTAMENTO DE VIVIENDA DE LOS ÁNGELES Y AUTORIDAD DE VIVIENDA DE LA CIUDAD DE LOS ÁNGELES BORRADOR DE LA EVALUACIÓN DE LA VIVIENDA JUSTA (AFH, POR SUS SIGLAS EN INGLÉS)

TARJETA DE COMENTARIOS PÚBLICOS

NOMBRE: [Redacted]

FECHA: 11/8/2023

Por favor, escriba a continuación sus comentarios sobre el borrador del plan de la AFH de la ciudad. Sus comentarios se incluirán en la Evaluación de Vivienda Justa y se presentarán ante el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, por sus siglas en inglés).

Sobre desalojos. casos del CVLVER City
DEL RE y, Vicio.
y procedimientos public Housing.
Organizaciones abogando a los
inmigrantes - e no hay
ayuda y fuerza para luchar

También puede enviar sus comentarios antes del viernes 8 de diciembre a las 5:00 p. m. al Departamento de Vivienda de Los Ángeles - 1200 W. 7th Street, 9th Floor, Los Ángeles, CA 90017, Attn: Nancy Twum, o por correo electrónico a: lahd.afhpolicy@lacity.org.

Questions / Comments

11/8/23

1) Why the landlords keep charging us a com-plaint fee (\$3.61) monthly?

I disagree with this charges, we are being charge just because of their negligence to comply by fixing or maintain our apartments or the building we lived.

2) Why, my landlord does not put aware signs like: "This is a free smoking building", "Do not let your dog poo inside the building", "Do not drink alcoholic Beverages (around the building) or inside the building"

3) Why only some building keep or put the Housing department Laws in the building so, we all know our rights?

4) Can the landlord do something to prohibit a mechanic to fix cars (not his) in front or around the building?

5) Why some landlords do not give or inform to a new tenant the building rules when they rent an apartment? they do it after they have months livin in it or ~~at~~ not at all.

6) What's the limit of ~~how~~ days a tenant can give to a landlord to do a reparation in their apartment?

7) As a single I've struggled to find
single apartment.

PUBLIC HEARING CHAT COMMENTS

- Why is rent so high? If you do not want more homeless...needs to be reduced
- Rent control in Santa Monica is worthless!
- The maximum amount due any renter that's evicted via the relevant laws in LA is 16K. This amount at this point is absurdly inadequate for anyone to find comparable residence. Why has this figure not kept up with the market??
- They should make sure landlords renovate
- If the RSO allows the rent hike increase those on fixed incomes are being displaced
- I am having a problem with my landlord harassing me. She has treating to evict me in the past due to I had sued her in 2020 to get the heat working and being displaced for 57 days due to mold remediation in my bathroom. They have not made any repairs on things falling apart and I took it upon myself to make repairs and now I received a 60 day notice and I am looking for help.
- Renters need access to legal representation to deal with landlords who refuse to follow the law and TAHO violations
- Source of Income Protection also covers getting help from Rental Assistance and we are still being Discriminated - when Landlord refuses to accept it. So what's happening with enforcing this statue known as Source of Income - that includes Rental Assistance programs AS WELL as HUD.
- Housing laws are great, but meaningless if a person can't afford legal representation to enforce those laws.
- An important part of fixing the problem is looking at the incompetence within LASHA, LAHD and HACLA. I shouldn't have to go to HUD, which I did, to get these agencies to do their jobs and respond.
- The RENT CONTROL went up from 3% to 7% rent increase
- The Los Angeles City Attorney needs to start prosecuting landlords who are in violation of the law and the affordable housing Rental Covenants with the city.
- As a real estate agent, I see all the affordable housing being taken away by developers tearing down affordable housing and building these expensive new units with the co-living(glorified forms) at \$1800/room. How does this help house families that will stay in the community and will send kids to local school. Poor plan!
- When you're being discriminated against but the fair housing laws aren't accessible because there's no reasonable access to low and modest income families/households
- LAHD is still processing Ellis Act applications that remove affordable housing units off the rental market and is displacing seniors and disabled seniors at a high rate. How are you assisting the seniors who have been there 20, 30, 40 years, who's helping these folks find affordable housing?
- The Ellis Act is very much so at the Northridge Mobile Home Park are my thoughts
- There is a need to address displacement, unjust eviction, discrimination. Thank you
- The assessment refers to "income based" discrimination as including a credit check. Is the author of the assessment taking the position that a credit check is in and of itself discrimination?
- Tenants should have funding for LEGAL REPRESENTATION against LANDLORDS
- Need easy way to apply for Section 8, low-income & public housing, rental assistance
- TAHO is useless if the tenant can't afford to hire a private attorney.
- 코리아타운에서 현재 아파트가 지어졌고, 지어지는 중인 아파트중에 Affordable housing space를 어플라이 하라고 받은곳이 없고, 전화하면 곧 알려 주겠다하고 그만이다. 나중에 알아보면 not available 이라 한다. LAHD 는 무엇을 하는곳이냐?

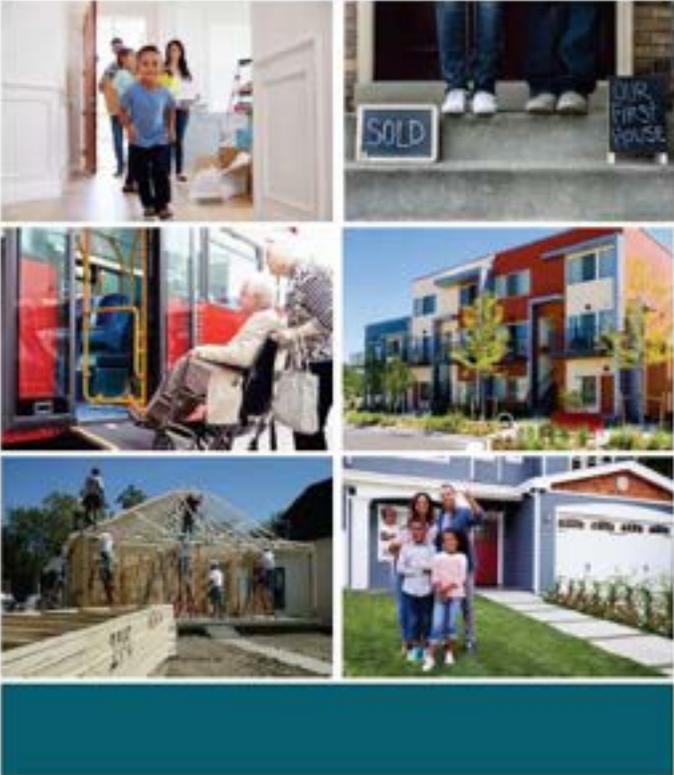
Currently, apartments have been built in Koreatown, and none of the apartments under construction have asked me to apply for affordable housing space. They just said that they would let me know as soon as I called. If you find out later, it is said to be not available. What does LAHD do?

- Setting aside 10% housing in a new complex for section 8 low income is a joke and completely unrealistic. If you want to really have a plan that represents fair housing, the 10% needs to be increased to 20% and even 25% if you really want to have an impact on affordable housing. I feel the 10% is discriminatory for those with Section 8 or low income. It essentially tells anyone with Section 8 or low income, you'll have to wait years before you will even be able to get close to affordable housing, at least in the City of LA.
- Will there be any program support for people that have illnesses and disability has been denied?
- There is NO enforcement of the Antiharassment Ordinance. It requires a Private Right of Action, which requires a private attorney.
- Everyone is completely broke in Los Angeles and housing increases of 5% + 3% cost of living is not sustainable anymore! I am seeing so many people become homeless everywhere.
- We need action now, not more assessments!
- The Los Angeles Housing Authority needs to do more to educate and inform landlords of the benefits of accepting Section 8 Vouchers. A lot of the discrimination that I see is from immigrant landlords. They seem to believe that section 8 voucher holders are problem tenants. They refuse to accept vouchers.
- Stay housed LA can serve 10 cases out of 100, they don't have the capacity.
- What can I do about getting my Section 8 back due to my landlord leaving open pipes and holes in my walls during Section 8 inspection which did not pass as well as DCFS had to come and take my kids due to it being unsafe for the children and it took her over a year to fix things in my units and I lost my Section 8 voucher due to my landlord not fixing what she was supposed to. What can I do now because I am not in the program that helped me with the Section 8 to get the unit I am in now. What do I do?
- What changes is HACLA making to their process to make the approval process more efficient for their clients and easier for owners to comply. The problems we see are not on the LL side, but HACLA's horrible process - where they sometimes deny landlords because they aren't giving the right documentation - or because they're trying to lowball the owner and offer less than FMV for the unit. HACLA is wasting their client's time.
- How does LAHD support landlords in the city who are having financial challenges due to the over restrictions of the RSO?
- Because we have to pay increases on apartments that were built more than 80 years ago and are deteriorated? I believe that buildings should be honestly evaluated to know if they deserve an increase. Because no one gets a raise if they don't deserve it.
- All this housing situation is increasing the delinquency in the city.
- How do I make them see how air coming out from the floor feels and makes my twins 2 years old and myself sneeze and cough
- There needs to be a PSA targeted to potential and resistant landlords. Orientations are for current landlords or those few landlords who are already interested.
- What is the city doing to stop Corporate Landlords who own several buildings from keeping apartments empty so they can keep the rates up?!! They get tax write-offs when they say they have empty apartments, and they don't even try and rent them. I have seen them doing this all around Studio City and Burbank... This city is sooooo corrupt!!!
- My daughter always tells me that because we live in the ghetto, if we pay so much money 1,200 for 1 room.
- People are making some excellent points. Wealth and income disparity is so extreme and rents are so high that the regular people who make this city function cannot afford to live in it. So many of us are barely hanging on today, if there isn't intervention asap we will be the ones in the shelters next year. We are the city, so the city needs to make room for us.
- Why has the city not addressed the amount of affordable spaces beyond 10% developers need to offer in a community when building new. With the housing problem 10% of a 65 unit building does not put a dent in the problem.
- LAHD needs to stop processing Ellis Act application, soon there will be no affordable rental units left in LA
- Civil Rights Department State of California. These people took 3 months to get to me...however they did help me with everything.

- Public exposure WITH PROOF of landlords who reject Section 8 vouchers should happen. Reporting them to the city and county should happen with huge fines.
- With all respect to everyone, we should report every person and program to the highest level and let them know I'm going to report you if I'm not getting the help that you are here working and getting paid to do.
- HUD needs to contact us with the right help we all need here, instead of sending us to 1000+ people before we get the help.
- What about the rental assistance? It's covered under Source of Income like Section 8? Please address this? Why are you not talking about the Source of Income Protection for Landlords to accept Rental Assistance. Also the Rental Assistance do NOT act quickly enough. They require 3 Day Notices to apply yet take weeks into months to call applicants back. This is NOT timely when Renters are already in a time sensitive situation regarding their housing!!
- No están haciendo nada, ni lo van hacer. Ya no trabajan porque les pagan para hacer nada. Housing Authority y todas esas organizaciones. Hay autoridades más altas y se reportan.
- I got one of those subpoenas for eviction. Cause I was 13 days late on rent. I told em I am tried. I did 6 yrs at 17 yrs old for my mistakes and moved on. Worked hard. Volunteer for my community in free time. To help incarcerated individuals back into society. At this point I am just overwhelmed and told em you can lock me up and pay for my food.
- Buenas noches vivo en la ciudad de Bell Ca y no tiene control de renta cada año suben el 10% por un cuarto pago 1300 y ahora entrando este año 1,430 y varios tienen diferentes rentas desafortunadamente me quede sin trabajo soy madre soltera es demasiado abuso del manegador el dueño nunca a vivido en estos apartamentos y tenemos problemas de insectos y el manegador nos dice que limpiemos nuestra casa oh incluso cuando se tapa el baño nos dice que no lo tapemos hay muchos problemas en estos apt y cada vez nos dicen si no les justa busquen otro lugar no es fácil rápido encontrar otro lugar me gustaría que me ayudaran muchas gracias
- Why are the Rental Assistance agencies moving so slowly and why is the renters protections to not be discriminated against not being enforced??? Our landlord was offered Rental Assistance and refused it, now we have to try to apply again and we can't reach Rental Assistance in a timely manner.
- What's being done to hold these advisors accountable for not communicating in a timely manner to participants? Is this not discrimination?
- I'd like to share something - I moved to Los Angeles 10 years ago from Australia, believing the that it was a great place to be... It is an absolute hellscape for regular people everywhere. I have seen so many people made homeless because of callous public policy; because of an egomaniacal governor, and due to people not willing to stand up for those vulnerable amongst us. What have you people been doing? & years to complete a new program?! What on earth are you doing?! People are going homeless now by the thousands, and no one is doing anything!!! I am disgusted by the public policy in this city, and state, and the bureaucracy... The worst thing is, none of us can even afford to move, because every cent goes to ever increasing rents and other costs... It is like a prison... except in a prison, at least you are given food. Most of us can't even afford 3 meals a day at this point... Let along medical care, or any kind of life.
- Homeless money is being fraudulently stolen- not resolving the homeless issue!
- It's developers that are creating such heinous rules with affordable housing. It is important the community and stakeholders are present to state what the community is in need of and not people from different areas
- Section 8 needs to be streamlined to facilitate faster approvals
- I experienced the same Section 8 claimed the deed wasn't enough to let me move forward with my contract
- Not enough affordable housing, Rental Assistance programs move too slowly, and Landlords refuse to take it. Why? Source of Income Protections are not being enforced, that are supposed to protect Renters who offer Rental Assistance and then Landlords refuse to take it? Why is this happening? Nobody is answering this question??? Rental Assistance is covered under Source of Income addendum, SB329, enacted as of January 1, 2020. Can someone please address this.
- It is impossible for pay rent and food nowadays. And if you work, you don't qualify for anything
- HRC is great! LA HD not so much

- There is lots of information that is misrepresented for the public, from the public housing and government agencies and their protected attorneys. Please do your research.
- These 'forums' are strictly for show. The controllers are culling the population. It's that simple.
- Make the decision makers go through the entire process
- I applied for ULA Rent assistance and haven't heard anything.
- What are the reasons people want to stay in LA instead of moving to a less expensive state?

PUBLIC HEARING PRESENTATION



This meeting is being recorded.

City of Los Angeles 2023-2028 Assessment of Fair Housing

Public Hearing
November 8, 2023, 6:00 PM
Los Angeles Trade-Technical College



HACLA
Housing Authority of the City of Los Angeles



HRC
HOUSING RIGHTS CENTER
Housing and Justice with Equity for All



LAHD
LOS ANGELES HOUSING DEPARTMENT



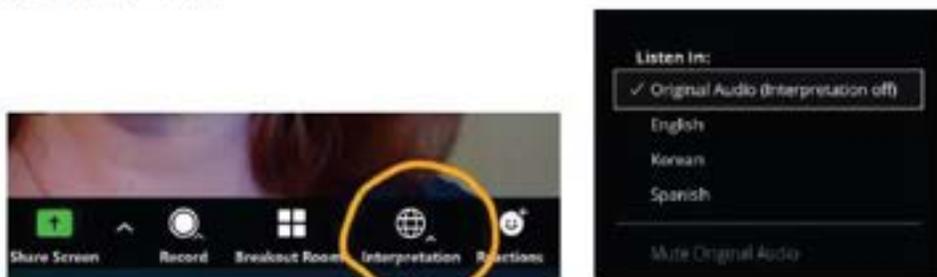
MOSAIC
COMMUNITY PLANNING

Interpretation Available

Before we get started, everyone needs to select a meeting channel at the bottom of the screen: English, Spanish or Korean.

Antes de comenzar, todos necesitamos seleccionar en la parte de abajo de la pantalla el canal para la junta: inglés, español, o coreano.

시작하기 전에 모든 사람들은 화면의 하단에서 미팅 채널을 선택해야 합니다: 영어, 스페인어, 또는 한국어.



Introductions

- The Assessment of Fair Housing (AFH) is an analysis of the fair housing landscape in the City of Los Angeles required by the U.S. Department of Housing and Urban Development (HUD) and the State of California
- Led by the City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA)
- Conducted with assistance from Mosaic Community Planning
- Contact: lahd.afhpolicy@lacity.org



Today's Agenda

1. Assessment of Fair Housing Overview
2. Public Comments
 - Comment cards to provide input in writing
 - Verbal comments
3. Next Steps

What is Fair Housing?

A person’s right to own, sell, purchase, or rent housing of their choice without fear of unlawful discrimination.

Fair access to housing – including sales, rentals, insurance, and lending – is protected by federal, state and local laws.

Who is Protected by Fair Housing Laws?

Federally Protected Classes	Additional State of California Protected Classes		Additional City of L.A. Protected Classes
Race or ethnicity	Marital status	Gender expression	Employment status
Color	Age	Genetic information	Citizenship
Religion	Ancestry	Source of income	Primary language
National origin	Immigration status	Lawful occupation	
Sex (including sexual harassment)	Language	Veteran/military status	
Family status (families with children)	Sexual orientation	Other arbitrary factors	
Disability (including mental and physical disabilities)	Gender identity		

Affirmatively Furthering Fair Housing

HUD's Affirmatively Furthering Fair Housing (AFFH) rule calls on cities and counties to take meaningful actions to:

- Overcome patterns of segregation
- Foster inclusive communities
- Reduce affordable housing needs
- Address barriers that reduce access to opportunity

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What is the Assessment of Fair Housing?

An analysis of the fair housing landscape in the City of Los Angeles and a plan for how the City will expand fair housing through 2028.

All cities and counties that receive grant funds from HUD are required to complete a fair housing study every five years demonstrating how they will affirmatively further fair housing.

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Assessment of Fair Housing Timeline



Community Participation



Draft Fair Housing Goals

1. Increase access to and supply of affordable housing, especially in higher opportunity areas, where high housing costs are a barrier
2. Preserve and maintain the quality of existing affordable housing
3. Prevent displacement of people in protected classes and low- and moderate-income households
4. Ensure equal access to housing for people in protected classes, extremely low to moderate income households, and people experiencing homelessness
5. Expand access to opportunity and community assets in neighborhoods with limited resources

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Fair Housing Strategies and Implementation

- Fair housing issues
- Goals and strategies for addressing issues
- Metrics and timeframes
- Responsible parties

Ensure Community Participation throughout the fair housing planning process



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Selected 2018-2023 Goals and Strategies

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

Goal	Priority	Strategy	Fair Housing Issues	Contributing Factors	Metrics, Milestones, Timeframe for Achievement	Responsible Program Participant(s)
3.1	High	Expand and strengthen support against unjust evictions, including just cause evictions, rent control policies	Segregation/Integration, RECAPs, Disparities in Access to Opportunity, Disproportionate Housing Needs	Location and Type of Affordable Housing; Displacement of	Introduction (1-4 years) and passage (5-10 years) of language designed to strengthen "just cause" eviction requirements.	HCIDLA, City Council, Mayor
3.3	High	Explore the feasibility of a "Right to Counsel" Ordinance to protect tenants' legal rights.	Disparities in Access to Opportunities, Disproportionate Housing Need	Private discrimination; Displacement of Residents due to Economic Pressures; Lack of affordable, accessible housing in a range of unit sizes; Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual	Publish feasibility report in Year 1 and draft Right to Counsel Ordinance and forward to Mayor and City Council for consideration, in Year 2 based on the outcome of the feasibility report	HCIDLA, HACLA, City Council, tenants' rights organizations, fair housing agencies, legal services organizations

Previous AFH Recommendations That Became Law - Source of Income Protections

City of LA Source of Income Protections, LAMC Article 5.6.1

In 2019, Los Angeles passed an ordinance that "prohibits discrimination based upon a person's use of rental assistance or other sources of income as payment for rent" (e.g. Section 8 vouchers). In addition, the ordinance prohibits landlords from setting different terms and including surcharges to their rent. Allows civil actions against landlords for injunctive relief and damages up to to three months' rent or three times the actual damages, whichever is higher.

California and Los Angeles County Enacted Laws on Source of Income Protections

State protections under California Fair Employment & Housing Act and SB 329, recently enacted in 2020. County enacted protections for unincorporated areas of LA County in 2019.

HRC Lawsuit Case Example

HRC settles landmark Section 8 voucher holder discrimination case within City of LA.

Previous AFH Recommendations That Became Law

You still have protections under county and city laws depending upon where you live. To learn more, click here. If your landlord filed an eviction case you have only five business days to file an answer. For help, click here. For immediate assistance call 1-800-477-5977.

Stay Housed L.A. has the resources you need to know your rights and the legal support to back them up.

ESPAÑOL | ភាសាខ្មែរ | 中文 | 日本語 | မြန်မာစာ | TIẾNG VIỆT | TAGALOG | العربية

Know Your Rights | Get Legal Help | Find a Workshop | Eviction Self Help

Stay Housed LA

Eviction defense program providing outreach to landlords and tenants and legal assistance to renters facing eviction

Previous AFH Recommendations That Became Law

Tenant Anti-Harassment Ordinance

City of Los Angeles law passed in 2021 designed to prevent landlords from engaging in repeated acts that substantially interfere with the comfort, peace or quiet enjoyment of a tenant’s rental unit.

Updated July 2021

Housing Rights Hotline: 1-800-477-5977 TTY: 1-213-201-0847 www.housingrightscenter.org

Tenant harassment is a crime.

Under the Los Angeles Tenant Anti-Harassment Ordinance, it is illegal for a landlord to harass a tenant by:

- Taking away services that are part of the lease, like parking
- Ignoring needed repairs
- Entering tenants’ homes excessively or taking unnecessary photos
- Refusing to accept rent payments
- Asking about immigration status, or threatening to report it
- Offering money to move out without informing tenants of their rights
- Interfering in tenant organizing

Report harassment. It’s a crime.

- City of Los Angeles Housing & Community Investment Department

Public Comments

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Next Steps

Project website:
housing.lacity.org/residents/assessment-of-fair-housing

- **Public Comment Period:**

Through December 8, 2023

View the Draft Assessment of Fair Housing at the project website or LAHD public counters, HACLA offices, and public housing sites

Provide written comments to lahd.afhpolicy@lacity.org or mail to Los Angeles Housing Department, 1200 W. 7th Street, 9th Floor, Los Angeles, CA 90017, Attention: Nancy Twum-Akwaboah

- **Final Revisions based on Public Input**

- **City Council and HACLA Approval Process:**

January and February 2024

- **Submission to HUD following City Council and HACLA Approval**

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Thank you!

housing.lacity.org/residents/assessment-of-fair-housing

APPENDIX F:

Public Comment Letters on the Draft AFH

Legal Aid Foundation of Los Angeles
Ron Olson Justice Center
1550 W. 8th Street
Los Angeles, CA 90017



December 8, 2023

Los Angeles Housing Department (LAHD)
Attention: Nancy Twum-Akwaboah
1200 West 7th Street
Los Angeles, CA 90017

Submitted electronically to lahd.afhpolicy@lacity.org

Re: City of Los Angeles 2023-2028 Assessment of Fair Housing
Request for Public Comment

Dear Ms. Twum-Akwaboah:

The following comments are submitted on behalf of the Legal Aid Foundation of Los Angeles (LAFLA) in response to the City of Los Angeles' 2023-2028 Assessment of Fair Housing draft (AFH draft), which was issued for a 45-day public comment period from October 25, 2023 through Friday, December 8, 2023.

LAFLA is a nonprofit law firm that protects and advances the rights of the most underserved – leveling the playing field and ensuring equal access to the justice system. Founded in 1929, LAFLA has a long history of serving immigrant communities and advocating for language rights. LAFLA's Asian and Pacific Islander Community Outreach Project was initially established as a pilot project in 1987 in recognition of the great need for improved access to justice for Asian American and Pacific Islander communities. LAFLA has conducted pioneering advocacy to ensure language access to the courts, public benefits, and other government agencies and systems, on behalf of the diverse communities we serve.

Given our efforts on such advocacy, we have focused our remarks herein only on parts of the AFH draft pertaining and related to specific challenges that persons with limited English proficiency (LEP) face in accessing fair housing in the City of Los Angeles. We also comment on the need for enhanced data collection and analysis, as well as safeguards on the use of artificial intelligence and machine translation without qualified human review. We acknowledge that the AFH draft contains some references to populations with LEP, foreign-born individuals, and the importance of serving residents from a "variety of cultures and languages" but overall, we are extremely disappointed with the lack of specificity with which the assessment, data, analysis, and goals address the profoundly systemic discrimination and deeply rooted language barriers that linguistically marginalized communities have historically faced in the City of Los Angeles.

We based these comments on legal mandates found in Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. §§ 3601-19 (Fair Housing Act), Title VI of the Civil Rights Act of 1964, 42 USC §2000d; 28 C.F.R. § 42.405(d)(1) (Title VI); Executive Order 13166, Improving Access

to Services for Persons with Limited English Proficiency, 65 Fed. Reg. 50121; U.S. Department of Housing and Urban Development Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 72 Fed. Reg. 2732 (January 22, 2007) (HUD Guidance”); Equal Protection and Due Process provisions found in the U.S. and California Constitutions, as well as California state civil rights obligations found at Cal. Gov. Code §§ 11135, 12955, and Cal Civ. Code § 51.

Executive Orders 13166 and 13985 also require HUD, and as a result LAHD and HACLA, to provide individuals with LEP meaningful access to their activities, programs, and operations. HUD also provides guidance to their recipients of federal financial assistance to ensure meaningful language access pursuant to parallel mandates in Title VI’s prohibition against national origin discrimination. In November 2022, Attorney General Merrick B. Garland issued the “Memorandum to Improve Access to Services for People with Limited Proficiency in English.”¹ The Memo reaffirmed the principles in Executive Order 13166 and directed agencies to update their language access policies and plans.² In announcing the memo, Attorney General Garland proclaimed that “[a]ll people in this country, regardless of the language they speak, deserve meaningful access to programs and activities that are conducted or supported by federal agencies.”³ He also emphasized that “[t]he Justice Department is committed to working with our federal partners to address linguistic barriers in governmental services that deny individuals a full opportunity to participate in economic, social, and civic life.”⁴

More recently, in August 2023, the Department of Justice (DOJ) issued its updated Language Access Plan (LAP), reaffirming DOJ’s commitment to advancing equity for all and the importance of high quality, accurate, and equitable linguistic access to government programs and activities.⁵ The DOJ LAP, in its policy statement, reiterates the principle “that it is the Department’s responsibility, and *not that of an individual* seeking services, to take reasonable steps to ensure meaningful access to all Department programs and activities[.]”⁶ Importantly, the DOJ LAP also provides that, absent exigent circumstances, certain individuals should not be relied on for language assistance services, including family members, neighbors and friends.⁷

Within this framework, we provide the following comments to assist LAHD and HACLA in better understanding, identifying, and reducing barriers our clients with LEP have in applying for and maintaining eligibility for LAHD and HACLA programs, services, and benefits.

¹ Memorandum from the Attorney General Merrick B. Garland for Heads of Federal Agencies, Heads of Civil Rights Offices, and General Counsels on Strengthening the Federal Government’s Commitment to Language Access (Nov. 21, 2022),

https://www.justice.gov/d9/pages/attachments/2022/11/21/attorney_general_memorandum_-_strengthening_the_federal_governments_commitment_to_language_access_0.pdf.

² *Id.* at 1.

³ Press Release, Office of Public Affairs, U.S. Department of Justice, Attorney General Merrick B. Garland Issues Memorandum to Improve Access to Services for People with Limited Proficiency in English (Nov. 21, 2022), <https://www.justice.gov/opa/pr/attorney-general-merrick-garland-issues-memorandum-improve-access-services-people-limited>.

⁴ *Id.*

⁵ U.S. Department of Justice, Language Access Plan (Aug. 15, 2023), <https://www.justice.gov/d9/2023-08/DOJ-Language-Access-Plan-August-2023.pdf>.

⁶ *Id.* at 1 (emphasis added).

⁷ *Id.* at 8.

LAHD and HACLA Must Ensure the Provision of Meaningful Language Access to Persons with Limited English Proficiency

The Fair Housing Act prohibits discrimination in various housing-related activities and transactions on the basis of race, color, religion, sex, familial status, national origin, and disability. It also requires that all federal programs relating to housing and urban development be administered in a manner that affirmatively furthers fair housing.

Title VI mandates that “[n]o person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.” Title VI requires federally funded programs to provide equal access to individuals with LEP. The failure to provide bilingual services is national origin discrimination.⁸ Under Title VI and its implementing regulations, recipients of federal funds must provide meaningful access to their services for individuals with LEP.⁹

On August 11, 2000, President Clinton issued Executive Order (EO) 13166 concerning Title VI. EO 13166 directs federal agencies that receive federal financial assistance to improve access to federal and federally assisted programs for persons who, as a result of national origin, have LEP. In addition, on January 22, 2007, the U.S. Department of Housing and Urban Development (HUD) issued its “Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons” (HUD Guidance). This HUD Guidance sets forth the compliance standards that recipients of federal financial assistance must follow to ensure that programs and activities normally provided in English are accessible to persons with LEP and thus do not discriminate on the basis of national origin in violation of Title VI. HUD Guidance requires that recipients of federal financial assistance must have a Language Assisted Program in place and provide appropriate language assistance to persons with LEP. HUD defines meaningful language access as follows: “Language assistance that results in accurate, timely, and effective communication at no cost to the person with LEP. For persons with LEP, meaningful access denotes access that is not significantly restricted, delayed, or inferior as compared to programs or activities provided to English proficient individuals.”¹⁰

Examples of reasonable steps recommended under civil rights statutes, regulations, guidance, and enforcement agreements include but are not limited to having a plan for providing language services; early and accurate identification of language needs; free spoken and signed language services in hearings, administrative proceedings, and during any interaction where agency staff are providing important information; language services at counters and other public areas; proactive written translation of vital documents and other materials using qualified translators; posting of signs notifying users of the availability of language services; translation of key content

⁸ See *Almendares v. Palmer*, 284 F. Supp. 2d 799, 808 (N.D. Ohio 2003) (holding that a food stamp program’s failure to provide bilingual translation of materials could constitute intentional discrimination on the basis of national origin under Title VI); *Lau v. Nichols*, 414 U.S. 563, 568 (1974) (establishing the denial of services to non-English speaking groups as national origin discrimination under Title VI).

⁹ Other federal statutes with language rights obligations include, but are not limited to, the Omnibus Crime Control and Safe Streets Act of 1968, Section 504 of the 1973 Rehabilitation Act, and the Americans with Disabilities Act.

¹⁰ U.S. Department of Housing and Urban Development Language Access Plan, 2021-2026.

on the website; training of staff; and oversight and monitoring of complaints.¹¹

LAHD and HACLA are also subject to California Government Code Section 11135, which was designed to be even more expansive than its federal counterpart, Title VI. LAHD and HACLA are also required to provide meaningful language services pursuant to the California Fair Employment and Housing Act (FEHA), which prohibits discrimination based on national origin in “opportunity[ies] to seek, obtain, and hold housing.” Additionally, the Unruh Civil Rights Act, Cal. Civil Code § 51, prohibits business establishments, which can include government entities and nonprofit organizations, from discriminating on the basis of race, national origin, and primary language. Furthermore, the City of Los Angeles’ Executive Directive 32 and Citywide Language Access Plan FY 22-24 set forth a framework and directive for all city departments to provide meaningful language access and create their own language access plans and protocols. At the time of this submission, LAHD has not released or publicized its language access plan.

Failure to provide meaningful language access also implicates equal protection and due process protections found in the California and U.S. Constitutions. Many community members seeking services and benefits from LAHD and HACLA are in precarious circumstances and are at risk of losing stability in their housing situations, which can have a profound impact on their health, well-being, and other fundamental rights. When the government withholds critical language services during these processes, those whose primary languages are not English face a greater burden—and greater risks—than English-speaking individuals who are navigating the same processes. This includes monetary burdens, because they may hire third parties, including interpreters and translators, to assist them in navigating LAHD and HACLA services and benefits; the possibility of delay if they cannot locate appropriate assistance; and a higher risk of losing housing opportunities or becoming unhoused, simply because of their inability to speak English. No compelling interest, or even a legitimate government purpose, justifies the government’s refusal to provide meaningful language access, particularly in such high-stakes interactions.

Challenges that Persons with Limited English Proficiency Face in Applying for and Maintaining Eligibility in LAHD and HACLA Programs

Our community members have had great difficulty accessing LAHD and HACLA programs. Several community members have either lost their section 8 vouchers or have been unable to apply and/or process their acceptance on the waitlist for section 8 vouchers because all communication was provided to them in English, rather than their primary language. For example, just within the past month, when some of our clients specifically requested Korean language assistance, they were told that no interpreting and no written translations were available. HACLA is located in the heart of the City of Los Angeles, where according to the U.S. Census, 57% of residents speak a language other than English at home. Korean speakers are significant in number in the City of Los Angeles – over 56,000 with LEP, second only to Spanish as the largest non-English speaking language group, and also have one of the highest rates of linguistic isolation. Although legal mandates require the provision of meaningful language access to each individual with LEP, there is absolutely no excuse for HACLA’s failure to provide proactive and strategically planned language services in Korean.

¹¹ See generally <https://www.lep.gov/housing>.

Our clients also routinely report being unable to communicate with PHA staff, property managers, and others due to language barriers as well as receiving vital documents in English, despite notifying staff of their non-English primary language. Even when our clients bring notices to apartment management to request translation services because they do not understand the contents of the notice, management refuse to help or provide misinformation. Where providers are translating notices, often those are only in Spanish. These actions constitute an ongoing violation of federal and state mandates. The burden in providing language access falls on the recipients of federal financial assistance (*i.e.*, LAHD and HACLA), *not* the beneficiaries of the program (residents with LEP). HACLA must make it clear that building management meet their obligations by providing spoken and written translation services. This means ensuring that residents with LEP receive all spoken and signed communications with a qualified interpreter or bilingual staff and written translations of notices.

Similarly, these issues are pervasive within LAHD, which states on its website that it supports “communities through the development and preservation of decent, safe, and affordable housing, neighborhood investment, and social services.”¹² LAHD provides critical services, one of which is receiving complaints regarding unlawful evictions and code violations. These are important protections that make the difference between an individual being able to remain housed and preserve a rent-controlled unit and being evicted and unhoused. The LAHD advertises their website¹³ as the primary way to submit housing violations. All portals, however, are entirely in English. Alternatively, there are two phone numbers posted on LAHD’s website. The main line only provides two options, English and Spanish. If neither option is selected, you are automatically routed to the English service. The caller will have to pass the first hurdle and understand that they must press #7 to speak to a representative. There are never any live representatives, based on dozens of calls we have tried on different days and times. They must then pass the second hurdle to leave a message as there are prompted instructions in English. Even after leaving a voicemail, no one has ever returned the calls. There is a second line advertised for individuals that require additional language services in extremely small print at the very bottom of the webpage. It is a lengthy voicemail in English asking the caller to leave their name, phone number, and assistance required. Although we have tried this line, no one ever returns these calls either. There is an email listed there as well, to which we do not receive responses. The only entry point, therefore, is the LAHD website, and it is impossible for tenants with LEP to navigate. In the past, LAFLA has done much of this work for our clients, but the number of individuals experiencing housing issues is increasing and overwhelming, and LAFLA and our community-based organization (CBO)/legal service group partners cannot keep up with the demand.

The AFH draft aptly includes an illustrative quote, stating “when the investigators come, they don’t do anything because of a language barrier. And then they don’t follow up. If the tenant doesn’t answer in 15 days, then its closed, but the tenant may have never known about that.”¹⁴ Unfortunately, these are all too common occurrences with our community members, and the AFH draft fails to offer any effective or specific goals, strategies, or metrics to address these issues. As a result of LAHD and HACLA’s failures to provide language services, including translated documents, community-based organizations and legal aid providers are repeatedly

¹² Los Angeles Housing Department website (<https://housing2.lacity.org/housing/housing-programs>).

¹³ <https://housing.lacity.org/residents/file-a-complaint>

¹⁴ AFH draft, LAHD Systematic Code Enforcement Program (SCEP), at 155.

diverting significant resources – primarily in the form of our staff providing translation and interpretation services, advice, assistance and legal services – to remedy problems or confusion caused by noncompliance with language services required to provide under the law. These issues can be linked back to the fact that language services are simply not being provided by LAHD and HACLA. We provide below detailed suggestions to increase and enhance meaningful access for linguistically marginalized communities in the City of Los Angeles.

1. LAHD and HACLA should clarify that spoken and sign language services must be provided without delay and without any cost to the individual with LEP.

As a general principle, all spoken and sign language services must be provided free of charge and without delay for each individual with LEP regardless of the language population’s size, cost to the entity, significance of the communication, or proportion of the number of users of the language to the general population. Because of pervasive misuse of the terms “interpreter” and “translator,” any threshold limitations on proactive translation requirements (meaning, written language) are commonly conflated with interpreting requirements (meaning, spoken or sign language). As a result, there is a widespread misunderstanding among funding recipients that spoken or sign language interpreters are only required for larger language groups. Existing language access mandates are clear on this: spoken and sign language interpreting by a qualified interpreter is *always* required, no matter how small the population of users of the language in the service area. The LAHD and HACLA directives should be equally clear on this.

The U.S. Department of Health and Human Services (DHHS) also referenced this in its most recent proposed rule: “Language assistance services requirements. Language assistance services required under paragraph (a) of this section must be provided free of charge, be accurate and timely, and protect the privacy and the independent decision-making ability of the limited English proficient individual.”¹⁵ Similarly, the U.S. Department of Labor states, “(d) Any language assistance services, whether oral interpretation or written translation, must be accurate, provided in a timely manner and free of charge. Language assistance will be considered timely when it is provided at a place and time that ensures equal access and avoids the delay or denial of any aid, benefit, service, or training at issue.”¹⁶ HUD also provides similar guidance to its recipients of federal financial assistance indicating that “recipients should offer competent interpreter services free of cost to the LEP person” and that “[t]o be meaningfully effective, language assistance should be timely.”¹⁷ Although HACLA does state in its own policy that “HACLA staff must always offer a free interpreter,” this is not implemented in practice, and its language services policies do not provide enough detail, protocols, and directives to ensure timely, equitable, and meaningful access.¹⁸

These mandates must include access for individuals who are Deaf and Hard of Hearing. LAHD, HACLA, and all project-based Section 8 housing providers must provide both spoken and sign language interpreter services. Reliance cannot be solely via video relay service (VRS). While

¹⁵ 2022 DHHS 1557 Proposed Rule, 87 Fed. Reg. at 47916.

¹⁶ 29 C.F.R. § 38.9(d), Discrimination prohibited based on national origin, including limited English proficiency (Implementation of the Nondiscrimination and Equal Opportunity Provisions of the Workforce Innovation and Opportunity Act).

¹⁷ HUD Guidance at 2742.

¹⁸ HACLA Limited English Proficiency Services Policy, Chapter 121:1, 11/30/2010 (https://www.hacla.org/sites/default/files/Hacla%20images/lep_policy.pdf).

VRS is acceptable for some communications, Deaf, Deafblind, and Hard-of-Hearing tenants should not be limited to only telephone access where in-person communications are generally occurring for persons without communication-related disabilities. Addressing the lack of real-time in-language communication through qualified interpreters is an efficient first step that will reach many individuals who are in critical need of access. The most marginalized communities will be best served by assistance from multilingual staff or via the use of professional interpreters of both spoken and sign languages, which is why these improvements are so important.

Lastly, it should go without saying that individuals with LEP should never be forced to sign documents that they do not understand. Unfortunately, this is a problem that advocates have consistently documented. Language services must, at a minimum, be provided to ensure that individuals understand the content of notices they receive from LAHD and HACLA and any documents they are asked to sign.

2. LAHD and HACLA must require the use of qualified interpreters through contracts and partnerships with multiple language service providers.

When utilizing language service providers for interpreting and translation, LAHD and HACLA must ensure that each provider thoroughly evaluates the qualifications of all their multilingual staff and contracted interpreters.

LAHD and HACLA language services policies and protocols should provide more details around qualified interpreters and how they should be utilized. LAHD and HACLA services and programs should only hire highly qualified and trained interpreters. At a minimum, qualified interpreters must have advanced proficiency in their working languages, formal training in the language services field, and knowledge of interpreting ethics and protocols. These requirements for qualified interpreters must be shown through: (i) assessment by a formal certifying body, such as the state court judicial councils, National Board of Certified Medical Interpreters, Registry of Interpreters for the Deaf, or the Certification Commission for Healthcare Interpreters; (ii) assessment based on experience, education, and professional references; **or** (iii) completion of a professional interpreter training program of a minimum of 40 hours. Further, LAHD and HACLA should also make clear that the use of family, friends, or untrained acquaintances of the person with LEP will rarely constitute compliance and should only be used under emergency circumstances until a qualified interpreter can be found.

LAHD and HACLA should ensure that their interpreter services contracts do not create additional barriers. Despite marketing claims by some large for-profit language service providers, there is no “one-stop-shop” that can provide high-quality interpreting and translation in all the sign and spoken languages. Often, it is necessary to contract and/or partner with multiple language service providers, including CBOs and nonprofit entities, who can provide culturally and linguistically responsive services to meet language needs. Providers will need contracts with Deaf service providers for sign language interpreting, as well as contracts with multiple organizations, including CBOs, which specialize in interpreting languages of lesser diffusion, such as Latin American Indigenous languages. CBOs are often grassroots organizations who have trusted relationships and deep knowledge about local communities and understand how to best serve their communities, which larger, private for-profit providers lack. The same is true for community-based Deaf services providers, who have expertise about sign language users that is rarely found at large providers, especially those that focus on spoken

languages. Although contracting with additional providers will require additional time and resources on the front end, other service providers have found that, in the long run, it is more cost efficient, accurate and equitable to make this effort. Providers find that rates of mismatching variants and languages or not finding an interpreter match for languages of lesser diffusion are significantly lower when contracting with specialized language providers.

3. LAHD and HACLA should prohibit the use of *ad hoc* interpreters.

LAHD and HACLA should make clear that programs and recipients are prohibited from relying on family or friends of individuals with LEP, especially children, or other informal interpreters. We acknowledge that HACLA's Limited English Proficiency Policy addresses this specific issue, but it is not enforced in practice and should provide more specific directives.¹⁹ A common practice among housing providers is relying on a bilingual layperson accompanying someone with LEP who is trying to access information or services, which often ends up being a minor accompanying a parent or caregiver. LAHD and HACLA should make clear that this common and dangerous practice will not constitute compliance. Use of untrained interpreters presents ethical and safety concerns for individuals who do not use English as their primary language. Failure to provide appropriate language services has also fueled unregulated local networks of untrained "interpreters" who prey on vulnerable immigrants in desperate need of assistance. For their own commercial gain, these untrained interpreters often charge high fees despite their lack of qualifications, some even demanding a portion of monetary benefits obtained as a condition of assistance. Even those who are well-intentioned frequently cross the line into giving inappropriate advice and engaging in the unauthorized practice of law and lack the specialized training to accurately interpret all communication.

Ad hoc interpreters are self-reported bilingual people who lack formal training, including untrained staff and family members and friends of individuals with LEP. Research shows that *ad hoc* interpreters frequently misinterpret or omit questions, commit errors with profound consequences, and ignore potentially embarrassing information, especially in the case of child interpreters.²⁰ Untrained interpreters often do not have the appropriate vocabulary or literacy to fully understand and accurately communicate. The use of informal interpreters also carries the risk of bias in the interpreting process—inadvertently through word choice, emphasis, intentional omission of facts, or violations of privacy and confidentiality. Using *ad hoc* interpreters may also diminish the non-dominant language speaker's willingness to be candid. Individuals with LEP may self-censor the information they share to protect against exposing their friends or family members to difficult situations. These problems are exacerbated when minors are used and the relationship between parent and child may be reversed and cause familial ruptures. *Language Barriers to Justice in California*, A Report of the California Commission on Access to Justice, released in September 2005, states that the "use of unqualified persons as interpreters . . . may result in genuine injustice where—through no fault of the court, the litigants, or the translator—critical information is distorted or not imparted at all Without a qualified interpreter, 'the English speaking members of the court and the non-English speaking litigants or witnesses

¹⁹ *Id.*

²⁰ Timmons, C. L. (2002). *The impact of language barriers on the health care of Latinos in the United States: a review of the literature and guidelines for practice*. *Journal of Midwifery & Women's Health*, 47 (2), 80-96.

virtually do not attend the same trial.”²¹ Court administrators and judges in California have stated that the practice of relying on family or friends was a source of miscommunication, misunderstanding, and confusion, “jeopardizing an understanding by the parties of the reasons for and terms of judicial decisions.”²²

Incomplete or inaccurate information could result in disastrous consequences and outcomes, implicating legal and ethical issues for LAHD and HACLA. Allowing individuals with LEP to proceed with unqualified interpreters or no interpreters significantly hinders their ability to remain housed, which inadvertently undermines HUD’s overarching goal of pursuing transformative housing. For example, our clients have received documents written in English from their property management and when they have asked about it, staff have provided erroneous information due to a language barrier. This places these individuals at risk of being deprived critical benefits, relegating them into a second-class tier of individuals whose equal access to programs and activities is effectively denied.

Other federal guidance and regulations have also noted the importance of not utilizing family and friends as interpreters. For example, the Workforce Innovation and Opportunity Act regulations state that with some specified exceptions, recipients “shall not rely on an LEP individual’s minor child or adult family or friend(s) to interpret or facilitate communication.”²³ When implementing the Americans with Disabilities Act Title II regulations, the U.S. Department of Justice explained that even if a family member or friend was able to interpret or was a certified interpreter, they “may not be qualified to render the necessary interpretation because of factors such as emotional or personal involvement or considerations of confidentiality that may adversely affect the ability to interpret “effectively, accurately, and impartially.”²⁴ The U.S. Departments of Justice and Education stated in a joint letter that: “Some examples of when the Departments have found compliance issues regarding communication with LEP parents include when school districts: (1) rely on students, siblings, friends, or untrained school staff to translate or interpret for parents; (2) fail to provide translation or an interpreter at IEP meetings, parent-teacher conferences, enrollment or career fairs, or disciplinary proceedings; (3) fail to provide information notifying LEP parents about a school’s programs, services, and activities in a language the parents can understand; or (4) fail to identify LEP parents.”²⁵ LAHD and HACLA should implement safeguards, define the limited circumstances, if any, where untrained accompanying adults may interpret, and restrict situations where a non-qualified accompanying adult may not be competent to serve as an interpreter in order to provide full and equal access to all individuals.

Therefore, LAHD and HACLA should make clear that the use of family members, friends, and other unqualified interpreters should be prohibited except for limited circumstances, including, but not limited to, rescheduling appointments, identifying the correct language or linguistic

²¹ California Commission on Access to Justice, *Language Barriers to Justice in California, A Report of the California Commission on Access to Justice*, at 25 (Sept. 2005) (citations omitted).

²² National Center for State Courts, *The Provision of Court Interpreter Services in Civil Cases in California: An Exploratory Study*, Final Report, 13, 23 (Jan. 31, 2008).

²³ 29 C.F.R. § 38.9(f)(2), Implementation of the Nondiscrimination and Equal Opportunity Provisions of the Workforce Innovation and Opportunity Act, Discrimination prohibited based on national origin, including limited English proficiency.

²⁴ 56 Fed. Reg. 35694 (July 26, 1991).

²⁵ Dear Colleague Letter: English Learner Students and Limited English Proficient Parents, January 7, 2015, U.S. Department of Justice, Civil Rights Division; U.S. Department of Education, Office for Civil Rights.

variant, procedural updates, or emergency situations, such as threats to health or safety. The use of minors under age 18, should be absolutely prohibited, absent emergency situations. LAHD and HACLA language access plans should clearly reflect these restrictions as well.

4. LAHD and HACLA should include safeguards and guidelines regarding the use of video remote and telephonic interpreting.

LAHD and HACLA should implement safeguards and guidelines around the use of video remote interpreting (VRI). We are concerned that LAHD and HACLA do not address the use of video remote and telephonic interpreting vs. in-person interpreting and fail to provide directives around when these modes are appropriate. In many interactions housing providers will have with tenants, telephone and video remote interpreting services provide a simple and easily achievable way to increase accessibility. Over the past decade, these services have become readily available, yet many housing providers still do not have even this basic means of communicating with LEP and deaf tenants available.

LAHD and HACLA should have policies indicating that VRI and telephonic interpreting are appropriate for certain types of communications while maintaining an expectation that some events will require an in-person interpreter to provide meaningful access and effective communication. There are situations when VRI and telephonic interpreting is appropriate, including emergencies, the unavailability of an in-person interpreter in a particular language, or for routine matters typically conducted over-the-phone with property managers. However, for interactions where individuals can obtain or lose housing, LAHD and HACLA should require the highest level of quality interpretation. That said, there should always be a preference for in-person interpreters, whenever possible. The order of preference for ensuring accuracy and quality during interpreted sessions, from best to acceptable: (1) on-site (all parties are present and in-person); (2) video remote interpreting (VRI) with a strong internet connection; and (3) telephonic interpreting. The preference for onsite and video over phone interpreting is because nuances in language and non-verbal communication could lead to miscommunication.

5. LAHD and HACLA should conduct proactive outreach to communities with LEP.

Proactive outreach is an important first step to expanding access to services. Due to pervasive unfamiliarity around language rights and historical underserving of communities with LEP, LAHD and HACLA should proactively outreach to diverse language communities with information about language services, such as the availability of free qualified interpreters (and translated materials, which is discussed in more detail below). We have observed some multilingual flyers that were developed by LAHD around rental relief and Section 8 programs; however, without appropriate in-language follow-up and technical assistance on how to actually proceed with applications and obtain and maintain services and benefits, these one-time initial translations with limited content are not useful and create more confusion and frustration.

Deliberate and continuous engagement with linguistically marginalized communities to assist in expanding language access is critical. A very basic form of outreach is the use of tagline notices. One cost-effective method of outreach is to create taglines or notices explaining the availability of free language assistance services (sometimes called “Babel notices” in other legal authority). These notices should accompany all vital information in written form and contain in-language notice in languages beyond any population thresholds, as those language populations may not

have initial access to in-language materials and need to contact LAHD and HACLA to request written translations and other spoken or sign language services. Notices should not be limited to written communication but should also include audio and video messaging through various media and platforms, especially for languages without a commonly used written form.

Taglines are an easily achievable first step in increasing access and awareness of tenant rights. However, they alone are insufficient. Given the low cost and readily available nature of tagline notices, LAHD and HACLA should already be utilizing this aspect of outreach.²⁶ LAHD and HACLA create or utilize existing tagline notices and post them in prominent locations in all LAHD and HACLA public offices.

Additionally, there are many examples of how outreach can be done. Some examples include: targeting outreach to solicit advice on policies and practices affecting individuals who are eligible for the LAHD and HACLA's services and benefits; marketing and promoting programs and services in languages with a significant number of users in the state or service area; and establishing grant programs to fund community-based organizations to provide outreach and education to linguistically marginalized communities.

While input and engagement from nonprofits and CBOs are critical in such efforts, they must be adequately compensated, and LAHD and HACLA must continue to be accountable for providing meaningful language access. Historically, and especially during the pandemic, nonprofits and community groups have taken the burden of conducting outreach and creating multilingual materials for linguistically marginalized communities. Already overstretched nonprofits cannot stand-in completely for the failings of LAHD and HACLA.

6. LAHD and HACLA must capture early, accurate, and ongoing identification and reporting of language needs.

Early identification and documentation of language needs (including linguistic variants) are critical to ensuring meaningful language access at all points of access to LAHD and HACLA. LAHD and HACLA must properly capture and record language needs through collection of disaggregated data on race, ethnicity, and language, among other demographic factors. LAHD and HACLA should ask each individual they serve about their communication needs during their first interaction. Requested data for each individual should include:

- Primary spoken or sign language(s);
- Primary written language(s), if any, or if the person has limited literacy;
- Secondary language, if any; and
- Country, region, or community of origin of the person or their ancestors to help identify interpreters with a compatible linguistic variant (see below).

All public-facing staff and portals should, affirmatively and often, verify the primary language and linguistic variant of each individual and provide interpreters whenever the staff member does not share the same language.

Information about the individual's primary language(s) should be documented in the client's case

²⁶ See generally <https://www.lep.gov/translation> for examples of taglines and other translation resources.

file, enabling LAHD and HACLA to automatically provide appropriate language services for all future interactions. This information should also be conveyed to any contractors providing services to the individual on behalf of LAHD or HACLA—for instance, along with clear mandates to provide any and all necessary language services as part of that contractors’ contractual obligations.

Because of the lack of familiarity with linguistic variations, LAHD and HACLA must explicitly address language identification procedures that accurately capture a person’s language. Many languages in the U.S. are actually language families with many distinct linguistic variants (also sometimes known as “dialects”) that may be used in the same country of origin but are frequently not mutually intelligible. An example of this is Mixteco, an Indigenous language from Southern Mexico, which is widely spoken among farmworkers in some U.S. states. Mixteco is a complex tonal language with over 50 distinct variants that vary based on the speaker’s community of origin. Hence, people who speak different variants often cannot effectively communicate with each other. The difference between Mixteco variants can be compared to the difference between Spanish and Portuguese. We would suggest adding a definition of linguistic variant in LAHD and HACLA language access plans and other guidance documents, such as, “a **Linguistic Variant** is the distinct form of a language used by members of a specific regional or social group or their ancestors.”

Please note that instead of the term “dialect,” we prefer and intentionally use the term “variants” or “variations.” Many linguists disfavor the term “dialect” and advocates discourage its usage because it has been inaccurately and often purposefully used to diminish the value of certain languages. Indigenous languages of Latin America, for example, are often mislabeled as “dialects,” implying they derived from Spanish when, in fact, they have been spoken in Latin America for thousands of years before the Spanish-speaking Europeans even arrived. Thus, using the term “dialect” is both inaccurate and offensive. On the contrary, the term “variants” or “variations” is more accurate when referring to a language family containing variations, such as Mixteco variants. “Language” is the appropriate term when identifying a language, such as Mixteco.

Additionally, a person’s birthplace does not automatically indicate or accurately identify a specific Indigenous language variant which they speak. For example, if a large number of people from the same town migrate within Mexico and settle in a new town where an unintelligible variant of Mixteco is spoken, individuals born into that migrated community will likely retain their community’s variation of Mixteco, not necessarily the Mixteco variant of their birthplace. Thus, by asking a person what town they are from to identify the variant, the provider may not be able to accurately match the language variant if the person responded with the town in which they currently reside or their hometown. Though such scenarios are uncommon, if the provider is unable to find an interpreter who speaks a compatible linguistic variant based on the person’s stated hometown, then the provider should ask further questions about the person’s ancestors and prior generations’ migration history.

Assessing the need for language services is critical and should occur throughout the tenancy and processes, not only at the point of application. For instance, an applicant may attempt to fill out an application in English, despite their limited proficiency, creating the possibility of miscommunication. An applicant could also have some level of proficiency in English, which might be sufficient to apply or answer some preliminary questions but not adequate to continue

through the process and provide more complex information. Housing providers should proactively offer language services to aid in communicating with tenants with LEP.

Mechanisms must also be developed to capture language data to inform future needs for planning, staffing, budgeting, seeking new funding and resources, and maximizing the effective and efficient provision of language services. The disaggregated language data gathered by LAHD and HACLA should be reported to HUD to help inform program policies and procedures.

7. LAHD and HACLA should include and address the exploration and incorporation of alternatives to technologically challenging platforms.

Despite increased reliance on websites, websites alone do not constitute sufficient language access for individuals with no access to or familiarity with technology, or those with low literacy or who do not read or write their language at all. Because translated information and tech-based portals will be inaccessible to some users with LEP, multilingual support and technical assistance, easily available over the phone or in person to provide in-language sight translations and explanation of documents and portals, are crucial and necessary. With a qualified interpreter or multilingual staff, users with LEP can ask follow-up questions. Having this type of language support is critical to addressing linguistic barriers as well as technology challenges, especially with so many operations and functions moving into remote spaces.

The experience of our organizations highlights how gaps in language access with technology platforms can seriously impact individuals with LEP. The use of online apps and portals are generally run on an English-only software and cannot accommodate individuals with LEP or those with limited or no literacy in any language. This leaves individuals who cannot read or write in those languages unable to use these technological tools or forced to pay high fees for third-party assistance. LAHD and HACLA should prioritize improving language accommodations for these platforms and offering alternative options where the technology cannot be adapted.

For example, many advocates reported issues with emergency rental assistance programs. Most of these programs were administered by LAHD and relied heavily on website-based portals, some with machine translation that was not appropriately reviewed.²⁷ Individuals with LEP reported reading inaccurate and confusing information, difficulty navigating the portals, and inability to connect with live support with language services. As a result, many tenants were unable to receive critical services and benefits to which they were entitled, and ended up being evicted, forced to move, and some unfortunately, unhoused.

Recordings and videos through websites, ethnic media, and social media platforms are other avenues to disseminate vital information in addition to or in lieu of written translations to inform individuals of benefits, services, and procedures. One promising example comes from Ventura County in California, where the County, in partnership with CBOs, created audio alert systems in

²⁷ LAist, Josie Huang, New Complaint Says State Missteps—Including Bad Translations—Block Access To CA Pandemic Rent Relief, July 9, 2021 (<https://laist.com/news/housing-homelessness/new-complaint-says-state-missteps-including-bad-translations-block-access-to-ca-pandemic-rent-relief>)

Mixteco and Zapoteco to protect farmworkers from wildfires.²⁸

8. LAHD and HACLA must require translation of vital information.

The lack of translation or multilingual content makes it nearly impossible for individuals with LEP to submit applications on their own, without the assistance of attorneys or other service providers. On the contrary, state courts have increasingly acknowledged obligations to provide translations and expanded access for all—but especially pro se litigants with LEP—given the justice gap and the reality that not all litigants can secure legal representation before these courts. In the housing context, however, LAHD and HACLA have not followed suit, leaving many individuals with LEP completely lost and forced to seek assistance from others to access housing programs and activities.

Federal regulations have required translated vital information, both paper and electronic, for more than forty years, but LAHD and HACLA do not have any consistent or effective practice of providing translated or multilingual information. Per the HUD Guidance for its own recipients, vital written materials should be translated for frequently-encountered LEP groups likely to be affected by a recipient’s program or in the eligible service population.²⁹ Whether a document is “vital” may depend on the importance of the program, information or service involved, and the consequence to the person with LEP if the information in question is not provided accurately or in a timely manner.³⁰ The HUD Guidance encourages the creation of a plan for determining—over time and across an agency’s various activities—what documents are “vital” to the populations served.³¹

The identified translations must be made readily available and accessible in an electronic format, hard copy, upon request, and on the website. The HUD Guidance provides the following examples of such documents that must be translated: “Consent and complaint forms; Intake forms with the potential for important consequences; Written notices of rights, denial, loss, or decreases in benefits or services, and other hearings; Notices of eviction; Notices advising LEP persons of free language assistance; Notices of public hearings, especially those that meet Community Planning and Development’s citizen participation requirements; Leases and tenant rules; and/or Applications to participate in a recipient’s program or activity or to receive recipient benefits or services.”

Beyond identifying the types of documents to be translated, it is critical to explore and examine the languages into which vital documents must be translated. Some federal guidance documents, including the HUD Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, include “safe harbor” provisions indicating that government agencies and funded entities can demonstrate strong evidence of compliance with Title VI if they provide written translations of vital documents wherever the population of eligible individuals with LEP in a

²⁸ See Ventura County, CA Launches New Audio Alert System in Mixteco and Zapoteco to Protect Farmworkers from Wildfires, September 2022 (<https://mailchi.mp/mixteco/audio-alert-system>).

²⁹ HUD Guidance at 2744.

³⁰ *Id.*

³¹ *Id.*

service area equals 5% of the population or 1,000—whichever is less.³² The Washington State Novel Coronavirus (COVID-19) Response Language Access Plan adopted these safe harbor thresholds, requiring state agencies to translate vital information into languages spoken by at least 5% of the state population or 1,000 people, which resulted in translations in 37 languages.³³

HACLA's Limited English Proficiency Services Policy in fact adopts this safe harbor, stating: "Generally, an eligible LEP threshold language group that constitutes 5 percent or 1,000 persons, whichever is less, of the population eligible to be served."³⁴ HACLA misapplies the standard, however, claiming that only three language groups, Spanish, Armenian, and Russian, meet the safe harbor numerical conditions to require proactive written translations of vital information. HACLA's flawed analysis fails to include populations "eligible to be served," according to federal guidance and HACLA's own policy. This is quite different from actual applicants and participants already connected into HACLA programs, which is the analysis that HACLA currently imposes, resulting in the exclusion of all Asian languages. There are at least 25 languages numbering 1,000 or more with LEP within the City of Los Angeles,³⁵ and at least 10 languages number 5,000 or more.³⁶ As noted above, even Korean is excluded, despite the fact that there are over 56,000 Korean speakers with LEP. Additionally, Chinese, Filipino, and Persian speakers with LEP in the City of Los Angeles each number in the 20,000s. These and many other significant populations should receive written translations so they can meaningfully access HACLA's benefits. We also know that communities with LEP have higher poverty rates generally.³⁷ Further, for languages outside of the *thresholds*, assistance must be provided to enable all individuals to understand written materials, through alternative means, such as sight translations and taglines. While it may suffice for some smaller cities and states, providing access in only a few languages other than English is simply unacceptable in an area as large and diverse as Los Angeles. There is no signage in the HACLA office, no notices stating that free language services are available, and no provision of language services or interpreters, even when requested in-person and over the phone by applicants and participants with LEP. By limiting access to written content to mostly English, and some in just three other languages, HACLA discriminates against individuals based on national origin and race, by inhibiting access to otherwise-eligible applicants and participants who do not use or read one of these languages.

LAHD and HACLA should provide alternate means of submitting required documents for those who do not have literacy in any language or where LAHD and HACLA are not providing translated materials in the person's language. For example, tenants would be given the option of

³² HUD Guidance at 2745; U.S. Department of Health and Human Services Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons Guidance, 68 Fed. Reg 47311, 47318-19 (2003) (DHHS OCR Title VI LEP Guidance); *see also* 28 C.F.R. § 42.405. In addition to HUD and DHHS, other federal agency documents containing the safe harbor provisions include those from the Departments of Agriculture, Justice, Homeland Security, Transportation, Treasury, and the Environmental Protection Agency.

³³ Washington State Novel Coronavirus (COVID-19) Response Language Access Plan, updated April 28, 2020, (https://coronavirus.wa.gov/sites/default/files/2020-06/LanguageAccessPlan_0.pdf).

³⁴ HACLA Limited English Proficiency Services Policy, Chapter 121:1, 11/30/2010 (https://www.hacla.org/sites/default/files/Hacla%20images/lep_policy.pdf).

³⁵ *Id.*

³⁶ U.S. Census Bureau, 2022, American Community Survey, Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over, Table B16001.

³⁷ U.S. Census Bureau, 2022 American Community Survey, Characteristics of People by Language Spoken at Home, Table S1603.

“submitting” their applications via live, oral interpreting and have scribing assistance provided with language support. There are successful examples of such programs in the state court context.³⁸ As noted above, individuals with LEP are at risk of being exploited by individuals not competent to translate or unscrupulous actors who charge exorbitant fees for applications and filings that are at times completely inaccurate or even request the wrong relief altogether. This has often led to allegations of fraud and misrepresentation that have been difficult to overcome throughout the life of the individual’s case. Also, LAHD and HACLA must provide meaningful alternatives, such as in audio or video format, for those who have low literacy, who communicate in sign language, or do not have a widely used written form, as noted above.

In accordance with established precedence on this issue, we propose that LAHD and HACLA set a requirement for proactive translations of vital information and content that is appropriate for the needs of the diverse communities accessing LAHD and HACLA programs and activities.

9. LAHD and HACLA should unambiguously prohibit machine translation without qualified human translator review.

LAHD and HACLA must address the use of machine translation (MT), which is increasingly harnessing the power of artificial intelligence (AI), making it an essential tool utilized by professional translators to increase efficiency, as well as a useful tool for lay people for non-professional settings like personal travel. However, the use of MT in *professional* settings without review by a qualified human translator is a misuse of the technology. Absent appropriate review, the use of MT by LAHD and HACLA is inappropriate, discriminatory, and potentially dangerous. LAHD and HACLA should not use unreviewed MT to create multilingual materials, without exceptions for exigent circumstances or non-complex or non-technical content. Clear directives should be put in place indicating that MT without qualified human review is not an acceptable method of meeting legal obligations. Although addressed in other contexts, the issue of using MT without qualified human review has not been acknowledged in regulatory form until recently.³⁹ DOJ’s recently released Language Access Plan also states that, “Components should

³⁸ The New Mexico judiciary accepts forms in other languages in certain areas, such as domestic violence, conservatorship, guardianship, and most recently added landlord tenant forms (see order at <https://metro.nmcourts.gov/wp-content/uploads/sites/39/2022/04/Order-No.-22-8500-019-Approving-Multilingual-Eviction-Forms-RCR-1212.pdf>). See also 2022 New Mexico Judiciary, Administrative Office of the Courts, Diversity and Inclusion Annual Report, at 12 (describing the acceptance of forms completed in languages other than English)(<https://nmcenterforlanguageaccess.org/cms/images/pdf/DI-Annual-Report-2022.pdf>). New Mexico also has a scribing program to assist litigants who cannot fill out forms based on various factors, including for individuals with limited English proficiency, disabilities, and low literacy or who otherwise cannot read or complete forms. See In the Supreme Court of the State of New Mexico, No. 22-8500-036, In the Matter of Expansion of the Scribing Program to Permit Court Staff to Assist Eligible Self-Represented Litigants with Filling Out Court Forms, Order, November 9, 2022. See more details described and a link to the order in this article: <https://www.therooseveltreview.com/supreme-court-approves-expansion-of-innovative-program-to-assist-people-unable-to-complete-court-forms/>. The District of Columbia will accept forms in other languages in emergencies: <https://www.dccourts.gov/services/forms/language-filing-exceptions>.

³⁹ See Language Access in Digital Portals and Data Collection Systems, Improving Access for People with Limited English Proficiency through Effective Digital Portals and Data Collection Systems, Civil Rights Division, U.S. Department of Justice, August 2023 (“Relying on machine translation or other automated translation services to create multilingual digital content, without first having that content checked for accuracy by a competent human translator, will likely lead to inaccurate or incorrect information and cause confusion for persons with LEP.”); 2022 DHHS 1557 Proposed Rule, 87 Fed. Reg. at 47916 (“If a covered entity uses machine translation when the

underlying text is critical to the rights, benefits, or meaningful access of a limited English proficient individual, when accuracy is essential, or when the source documents or materials contain complex, non-literal or technical language, the translation must be reviewed by a qualified human translator.”); Improving Access to Public Websites and Digital Services for Limited English Proficient (LEP) Persons, Limited English Proficiency Committee Title VI Working Group, December 2021 (https://www.lep.gov/sites/lep/files/media/document/2021-12/2021_12_07_Website_Language_Access_Guide_508.pdf) (“If the entity utilizes machine translation software, the entity should have a human translator proofread all content containing vital information before posting it to ensure the accuracy of the translated information.”); Language Connections: Tips to Create, Maintain, and Present Non-English Digital Content, Michael Mule, Department of Justice, February 24, 2022 (<https://digital.gov/event/2022/02/24/language-connections-tips-to-create-maintain-and-present-non-english-digital-content/>); Memorandum of Agreement between the United States of America and Fort Bend County (FBC), Department of Justice No. 171-76-19 (<https://www.justice.gov/file/1407571/download>) (stating that the FBC “will not rely solely on the use of online or automatic translation services” to translate written materials); Top 10 Best Practices for Multilingual Websites, U.S. General Services Administration, Last updated on July 14, 2020 (<https://digital.gov/resources/top-10-best-practices-for-multilingual-websites/>) (“The use of machine or automatic translations as a sole solution is strongly discouraged even if a disclaimer is added. If government agencies decide to use translation software, they should have the translation reviewed by a qualified language professional before posting it to the website to ensure that the translation correctly communicates the message in a culturally relevant manner.”). See generally LEP.gov website resources on multilingual digital services, websites, and translations at <https://www.lep.gov/digital-services-and-websites> and <https://www.lep.gov/translation>. A federal court rejected the use of Google Translate during a traffic stop, resulting in the granting of a motion to suppress in a criminal trial. *United States v. Cruz-Zamora*, 318 F. Supp. 3d 1264 (D. Kan. 2018). In 2021, a federal court observed that Google Translate “has an alarming capacity for miscommunication and error,” and the fact “[t]hat the app can facilitate basic communication does not make it an adequate method for soliciting consent to a vehicle search.” *United States v. Ramirez-Mendoza*, No. 4:20-CR-00107, 2021 U.S. Dist. LEXIS 190338, at *14-15 (M.D. Pa. Oct. 1, 2021). The court further stated that the app “need only fail once to obviate a suspect’s consent[,]” and it “cannot hold that Google Translate is sufficiently reliable to presume its accuracy without further verification”—such as an interpreter. California’s Central District Court has held that “a translation by Google Translate is not sufficiently reliable to make it admissible[,]” especially when “[t]he translation’s unreliability is clear on its face.” *Novelty Textile, Inc. v. Windsor Fashions, Inc.*, No. CV 12-05602 DDP (MANx), 2013 U.S. Dist. LEXIS 38861, at *7 (C.D. Cal. Mar. 20, 2013). The American Bar Association (ABA) Standards for the Provisions of Civil Legal Aid, revised in August 2021, incorporates language justice principles throughout various standards and indicates that machine translation alone is insufficient without review of a qualified human translator. (https://www.americanbar.org/content/dam/aba/administrative/legal_aid_indigent_defendants/ls-sclaid-final-legal-aid-standards-2021.pdf). The dangers of machine translation have been highlighted recently in different contexts. See *Interpreting Into the Future: How Technology Shaped the Interpreting Industry*, Sean Patrick Hopwood, National Association of Judiciary Interpreters and Translators, May 2, 2022 (<https://najit.org/interpreting-into-the-future-how-technology-shaped-the-interpreting-industry/>) (“But the downfall to MT and machine learning is these technological developments do not consider cultural sensitivities, and this disqualifies these new technologies as standalone tools.”); American Society of Public Administration, *The Language Wall*, Parisa Vinzant, June 20, 2021 (<https://patimes.org/the-language-wall/>); Richmond Times-Dispatch, Sabrina Moreno, Virginia uses Google Translate for COVID vaccine information. Here’s how that magnifies language barriers, misinformation, January 14, 2021 (https://richmond.com/news/local/virginia-uses-google-translate-for-covid-vaccine-information-heres-how-that-magnifies-language-barriers-misinformation/article_715cb81a-d880-5c98-aac5-6b30b378bbd3.html?utm_medium=social&utm_source=email&utm_campaign=user-share); LAist, Josie Huang, New Complaint Says State Missteps—Including Bad Translations—Block Access To CA Pandemic Rent Relief, July 9, 2021 (<https://laist.com/news/housing-homelessness/new-complaint-says-state-missteps-including-bad-translations-block-access-to-ca-pandemic-rent-relief>); Evaluating the Usefulness of Translation Technologies for Emergency Response Communication: A Scenario-Based Study. *JMIR public health and surveillance*, 5(1), e11171. <https://doi.org/10.2196/11171> (“Technologies are emerging that have the potential to assist with language translation in emergency response; however, improvements in accuracy and usability are needed before these technologies can be used safely in the field.”); Taira BR, Kreger V, Orue A, Diamond LC. A Pragmatic Assessment of Google Translate for Emergency Department Instructions. *J Gen Intern Med*. 2021 Nov;36(11):3361-3365. doi: 10.1007/s11606-021-06666-z. Epub 2021 Mar 5. PMID: 33674922; PMCID: PMC8606479 (finding that Google Translate for discharge instructions in emergency departments should not be relied on for patient instructions.) (<https://link.springer.com/content/pdf/10.1007/s11606-021-06666-z.pdf>).

also ensure that all translations are completed by qualified translators. Components should avoid using machine translation alone without human review and quality control.”

We suggest that LAHD and HACLA define machine or automatic translations in their language access plans and policies as follows:

Machine/Automatic Translation is automated translation that is text-based and provides instant translations between various languages, sometimes with an option for audio input or output. Translators often use machine translation as a tool to promote efficiency, but it is inappropriate to use machine translation in professional settings without review by a qualified human translator. If machine translation is utilized, the translation must be reviewed by a qualified human translator.

The use of unreviewed MT, such as adding a Google Translate bar to a website, deepens existing inequities related to language, culture, literacy, and tech access. Community members on the wrong side of linguistic and digital divides have had little way of learning of updates related to benefits and services, the specific and often strictly enforced instructions for applications and administrative hearings, the remaining or recently again-made-available services and benefits, and the detailed requirements for making use of those services and benefits. Many individuals with LEP have not received vital information in a language they can understand. They have not received translated notices of their appointments being rescheduled or virtual options. Some are skeptical of an unfamiliar system that has not been explained to them in a language or manner they can comprehend. This distrust, combined with other factors such as inadequate technology, leads many to forgo seeking services or benefits at all or end up unfairly denied critical relief.

The use of unreviewed MT aggravates the problems described above by producing inaccurate translations of information that is critical to community needs. The harm caused by this practice includes:

- **Lack of credibility:** Well-established by many sources, unreviewed MT can cause confusion and misinformation. However, even when MT successfully conveys the basic message of a text, problems with grammar and word choice undermine confidence and trust. Linguistically marginalized communities may view LAHD and HACLA as lacking credibility and legitimacy because their messages contain grammatical mistakes and tones that could be perceived as unprofessional, informal, offensive, or rudimentary. Language is rich and complex, making choice of terminology significant. Machine translation cannot differentiate the many nuances in our vocabulary. Inaccurate translations may hinder LAHD and HACLA’s ability to establish trust in these communities, many of which are historically underserved and difficult to reach. The lack of accuracy and credibility also impacts individuals with LEP who are forced to use MT themselves. This is acceptable, as the unreliability of MT can also have detrimental consequences on the individual’s application relief and credibility.
- **Offensive language related to gender identity:** MT in some languages, such as Spanish, defaults to the masculine form of gendered words that refer to people, which means that people who use she/her or they/them pronouns would frequently be automatically referred to as he/him in the Spanish translation. For transgender women, for example, this would be

deeply offensive and could deter an applicant from continuing to seek services from an agency based on a belief that it is not a safe, affirming, or respectful environment for transgender people. Such fear is especially true for those who experienced violence or past persecution based on their gender or sex, especially those who have been harmed by their home country's government and have a deep distrust of such government.

- **Problems with tone and formality:** MT defaults and inconsistencies regarding register, formality, and tone can be offensive to the diverse communities we serve. For example, many languages place great importance on levels of formality in words and speech. The wrong register and tone can be very offensive and hurtful to our communities. For instance, there are many levels of formality in the Korean language, the deployment of which is dependent on the relationship between the communicating parties which MT simply cannot appropriately account for. Moreover, many of our clients are survivors of trauma, harassment, abuse, and violence, and using a disrespectful tone or register similar to that of their abusers or perpetrators could retraumatize them. These individuals deserve to be treated with respect and dignity as they seek critical benefits and services. Allowing such errors in communications to occur goes against the client-centered and trauma-informed approaches necessary to reach and serve the most vulnerable in our communities.

In addition to erroneous information, another concern we have with the use of unreviewed MT is the message that sends to and about linguistically marginalized communities, creating a substandard level of what is acceptable for English speakers versus non-English speakers. The use of MT without qualified human review is the equivalent of asking ChatGPT to generate an agency's website in English and publishing it without review. This would be considered radically unacceptable in part due to the respect afforded to the English speakers who access critical information from the website. Similarly, the use of unreviewed MT is discriminatory and offensive to many of us who are serving and part of linguistically marginalized communities. They deserve the same respect, clarity, and lucidity that we provide to English speakers regarding the critical services and benefits offered. Official materials in English generally go through multiple revisions and checks before being released to the public, so to publish non-English materials generated by AI without professional review is irresponsible and shows disrespect to linguistically marginalized communities. The inevitable result will be reduced access and fewer services provided to these communities, which during times of crisis can mean the difference between life and death. Accepting this type of subpar and unfair practice would further marginalize those who are already and have historically been marginalized. Also, providing some individuals with LEP with sufficient translations and not others with LEP is undoubtedly discriminatory.

10. LAHD and HACLA should employ dedicated staff who coordinate language services.

Both LAHD and HACLA should create a language access unit and identify staff responsible for implementing the program's language services. These dedicated staff members should be dedicated to developing and implementing their language access plan and their Section 504 plan. Even the best language access plan will not be effective without appropriate staffing. The language access coordinator and unit staff should provide ongoing internal training, technical assistance, and monitoring related to language inclusion. Adding language access responsibilities to an already overtasked staff member with an existing and unrelated workload only ensures

failure of the plan. Examples in state law recognize the importance of proper staffing in providing meaningful language access. For example, under California state law, the Employment Development Department (EDD) is required to “[e]mploy a multilingual access coordinator and multilingual access unit to coordinate the department’s multilingual access services, provide technical assistance to department staff, and monitor the provision of multilingual access services.”⁴⁰ Similar requirements must be incorporated into LAHD and HACLA language access plans.

11. LAHD and HACLA should regulate and define the role(s) of multilingual staff and employees.

LAHD and HACLA should require that all multilingual staff and employees pass a linguistic proficiency assessment and have clear roles. Multilingual employees are a tremendous asset, and LAHD and HACLA must ensure that they are qualified and that their roles and duties are clear. Qualified multilingual employees, who are assessed for their language abilities, can provide direct in-language communication but should not be utilized as interpreters or translators unless they also meet the requirements of “qualified interpreter” as defined by HUD: “An in-house or contracted translator or interpreter who has demonstrated his or her competence to interpret or translate through court certification or is authorized to do so by contract with the Agency.”⁴¹ This distinction is important in ensuring meaningful language access to services and programs. The DHHS explained that “[a] qualified bilingual/multilingual nurse who is competent to communicate in Spanish directly with Spanish-speaking individuals may not be a qualified interpreter for an individual with limited English proficiency if serving as an interpreter would pose a conflict of interest with the nurse's treatment of the patient.”⁴² LAHD and HACLA should not require multilingual staff to interpret without assessment and training and should not overburden them with requirements to provide language services on top of regular duties. Some positions may be designated as “bilingual” and receive “bilingual pay,” but staff who are not in such positions should not be expected to use their language skills without proper training, assessment, and compensation.

Multilingual staff and employees within LAHD and HACLA should be evaluated in all the languages in which they serve individuals with LEP, using a formal assessment based on clear proficiency guidelines. In addition to partnering with a formal language testing service, LAHD and HACLA may need to collaborate with CBOs for assessment of less common languages like Indigenous languages of Latin America. Any existing assessment should be reviewed to ensure that it produces accurate and reliable results. The creation of standards for determining qualifications will ensure consistency and efficiency when applied across different agencies, entities, departments, and offices. This is important because linguistic proficiency is complex and multi-faceted, meaning that multilingual staff may not have the appropriate vocabulary or literacy to communicate effectively in all their languages in all settings. They may have advanced spoken proficiency in a language but limited written proficiency, or they may be proficient in informal registers of communication appropriate for limited customer service or outreach activities but not have the capacity for formal communication that requires legal, medical, or other specialized terminology. Effective language assessments will help multilingual

⁴⁰ California Unemployment Insurance Code § 316(i)(2).

⁴¹ U.S. Department of Housing and Urban Development Language Access Plan, 2021-2026.

⁴² 81 Fed. Reg. 31375, 31391 (May 18, 2016).

staff understand their strengths and limitations so that they can focus professional development efforts on improving specific skill areas. Recognizing that language proficiency can be improved through education and practice, we recommend that LAHD and HACLA provide support to multilingual staff to strengthen their language skills and provide multiple opportunities to retake assessments.

The recruitment and retention of qualified multilingual staff are critical to providing improved language access to individuals with LEP. Multilingual abilities should be highly considered in hiring for all positions involving public contact, as appropriate—these positions should require proficiency in languages commensurate with the needs of local communities. As mentioned above, LAHD and HACLA should explore encouraging current staff to improve and develop language skills by offering language classes and other incentives for professional growth.

LAHD and HACLA should also have clear directives that staff explain documents and processes in-language for individuals with LEP. Whenever possible, multilingual staff should be strategically placed with the utilization of their language skills being a formal part of their job duties and expectations. When supervisors require multilingual employees who are qualified interpreters or translators to provide interpreting or translation services, they should reduce their workload in other areas. Standardized resources for multilingual staff, including glossaries and training curriculum to be administered on a regular basis, should be developed and updated. Qualified multilingual employees should be designated on staff rosters to assist individuals as needed. Moreover, an accessible system for front-facing staff to find appropriate multilingual employees and language services must be implemented to assure that there is no undue delay.

12. LAHD and HACLA should conduct regular staff training and offer ongoing technical assistance.

All relevant staff should receive training on civil rights policies, obligations, and procedures. Not only must individuals in “public contact” positions understand civil rights policies, obligations, and procedures but also contract employees such as security personnel, identity verification companies, and supervisors who are responsible for overseeing, monitoring, and enforcing language access mandates and policies. LAHD and HACLA must develop training that encourages effective approaches to meeting the needs of diverse community members. For example, the provision should require training on how to best work with interpreters, particularly the type of interpreters used (e.g., in-person, telephonic, video). As noted by the American Medical Association’s Commission to End Health Care Disparities:

All employees should receive training so that they understand when an interpreter should be used, how interpreter services can be accessed, what the language services options are (e.g., in-person, telephone, video, translation services) and documentation requirements for quality, utilization, billing and internal reporting purposes.⁴³

⁴³ American Medical Association, Commission to End Health Care Disparities, Promoting appropriate use of physicians’ non-English language skills in clinical care, September 13, 2012 (https://www.immigrationresearch.org/system/files/Promoting_Appropriate_Use_of_Physicians_Non-English_Language_Skills_in_Clinical_Care.pdf).

Below are additional topic areas that the training and education efforts should include, although it is not an exhaustive list:

- Background on language access issues, including review of legal requirements, mandates, and policies;
- Review of the Language Access Plan;
- Processes for identifying non-English language users of programs and activities;
- Processes for the requesting and obtaining of interpreters;
- Review of the role of interpreters;
- How to troubleshoot if there are issues with the interpreter or interpreting;
- Review of interpreter code of ethics;
- Legal services and nonprofit organizations that staff can refer to for more information on how to serve individuals with LEP;
- Cultural humility and awareness trainings on working with specific populations, such as domestic violence and sexual assault survivors, Deaf communities, Indigenous migrants, individuals with disabilities, children, and youth (where appropriate);
- Techniques for working effectively with interpreters for all staff; and
- For multilingual employees seeking to become classified as “qualified interpreters,” robust training about the skills, protocols, and ethical codes of conduct for working effectively as a qualified interpreter and when it is appropriate to be in this role.

Furthermore, training must prepare staff for the expected culture change that will result as language access becomes routine. The burden of acquiring language services should not fall on the individuals with LEP. Instead, staff should be proactive in identifying the needs of individuals with LEP and providing the necessary services in a timely and equitable manner. To ensure this outcome, training should encourage staff to proactively and respectfully ask each individual about their communication needs, keeping in mind that many people with LEP may feel intimidated by the process or be unaware of options to request language services. Any training should emphasize customer service and the importance of having welcoming and equitable multilingual spaces.

13. LAHD and HACLA should require assessments of language populations, including the collection, analysis and reporting of disaggregated demographic data.

The AFH draft lacks detailed disaggregated demographic linguistic data. In a city where more than half of the population uses a language other than English at home, and over 25 languages number 1,000 with LEP or higher, it is not sufficient to only map 4 specific languages other than English (Map 7, page 39) and survey in only six languages other than English. This leaves out significant populations of linguistic communities, including groups numbering over 10,000 with LEP. The collection and analysis of language data is important both for developing effective policies and procedures to provide language access and for civil rights enforcement. For example, under California state law, the EDD is required to “engage in regular data collection, monitoring, and oversight of multilingual access unemployment insurance services” and “annually report this data to the legislative budget committees.”⁴⁴ Similar requirements must be incorporated into LAHD and HACLA directives. Other disaggregated data information is also

⁴⁴ California Unemployment Insurance Code 316(j).

important to assess and identify discrimination issues, including race, ethnicity, age, sexual orientation, gender identity, and gender expression, and other protected classes. Aggregated data fails to account for the social, cultural, and economic diversity of the larger racial and ethnic umbrella categories of white, Latinx, African American, Asians, Native Hawaiian and Pacific Islanders, and American Indian/Alaskan Natives. The differences between the smaller racial and ethnic groups suggest that different groups have different challenges when interfacing with government agencies and services. The lack of disaggregated data often masks the racial and health disparities and cultural differences of sub-populations within the larger racial and ethnic categories and are often invisible if disaggregated race and ethnic data is not collected and reported.

There should be requirements that LAHD and HACLA conduct a comprehensive needs assessment of the communities they serve in order to meaningfully understand and provide language services, as well as collect demographic data on program participants to monitor gaps and disparities. LAHD and HACLA should conduct a thorough examination of disaggregated demographic data to analyze language needs for various departments and sectors through local, state, and federal data sources.

LAHD and HACLA should use a multi-pronged approach to understanding the language needs of those who may use their services. At a minimum, this should include data from the U.S. Census Bureau, ACS, other federal agencies, state agencies such as the Department of Education or public data sources, such as the California Health Interview Survey conducted by the University of California, Los Angeles,⁴⁵ LAHD and HACLA's existing internal language data, and feedback from community organizations. Regrettably, there is no easily accessible, current, comprehensive list of all languages used in specific geographic areas, along with an accurate approximation of the numbers of people who use each language. The American Communities Survey (ACS) is seen as one of the most comprehensive and regularly updated survey instruments in the country that collects demographic, economic, and social data from a sample of U.S. residents. However, any data is only as strong as the survey instrument and methods used to collect them. Because demographic surveys like the ACS consistently undercount marginalized communities, relying on any lone source is likely to leave out the most vulnerable and isolated individuals.

Language data must be regularly updated, and community feedback should be proactively invited and welcomed. In addition to the limitations in the ACS's publicly available information, other data collection efforts have been disappointing with regards to capturing specific language used and related needs. For example, the Legal Services Corporation's 2022 Justice Gap Report found that "[l]ow-income Americans did not receive any or enough legal help for 92% of their civil legal problems."⁴⁶ This was an increase from 86% in the 2017 report. The report was based on several data sources and analyses, including a survey of 5,000 individuals in English and Spanish only; a four-week period where grantees reported various types of data but did not include language data; review of grantee activity reports (which includes some language data but was not used in report); and review of existing data from various U.S. Census sources. This is an

⁴⁵ California Health Interview Survey, UCLA Fielding School of Public Health, Center for Health Policy Research (<https://healthpolicy.ucla.edu/chis/Pages/default.aspx>).

⁴⁶ Legal Services Corporation, The Justice Gap: The Unmet Civil Legal Needs of Low-income Americans (2022) (<https://justicegap.lsc.gov/the-report/>).

extremely impactful report with potential for a wide range of policy implications, yet it failed to provide any analysis based on language usage. The linguistically marginalized communities we serve are some of the most isolated and vulnerable. These communities face tremendous linguistic and cultural barriers in seeking legal services, which should have been highlighted in the report, along with recommendations to ameliorate such barriers.

LAHD and HACLA would benefit greatly from having detailed disaggregated language datasets overlaid with relevant variables such as poverty, education, literacy, tech access, and others specific to each program. Some relevant additional categories to overlay for LAHD and HACLA could include country of birth, U.S. citizenship status, year of naturalization, and year of entry into the U.S. LAHD and HACLA indicate that they do “offer” language access but claim that few individuals actually seek these services. This is unacceptable and illustrates why data is so important. Most community members with LEP do not know they can ask for language services or how to reach out for services and benefits. There are often layers of systemic barriers that prevent effective communication or even requests to be made. For example, there is a trend among government agencies to create complicated phone tree greetings in English where a caller has to navigate through several prompts, a lengthy list of languages to be selected and many minutes of automated instructions in English before getting to the point of reaching a live person. The explanation for these automations is to streamline, assess, and triage needs for the sake of efficiency. While this may create such efficiencies for English speakers who can navigate such systems, those with LEP will likely never get to the point to request an interpreter. The lack of language access on a systemic level leads people to be so completely shut out that they are almost not even seen or considered when new outreach, programs, or technologies are created. The cause of their exclusion is also the cause of the silence. From our experiences as CBOs serving persons with LEP, we know that when community members are aware of in-language services, they come to our offices for assistance. They are often unaware of similar language services at LAHD and HACLA and seek our help to navigate their services. Therefore, having more detailed datasets will inform a wide range of operations related to service delivery, staffing, and outreach.

LAHD and HACLA should be required to collect data, broken down based on the primary language of individuals with LEP, along with other demographic data on protected classes, on whether challenges were encountered, what complaints were filed, and how challenges and complaints were resolved. This data should be made publicly available. There should be enhanced processes put in place for extensive and regular monitoring and reporting to improve systems for effective service delivery. Such data collection and oversight will not only ensure that staff are complying with the requirements to provide meaningful language access, but that also staff are receiving all the support they need to provide language services, particularly during times of crisis. Related to this, language access plans and budgets should include sufficient line items and allocations dedicated to language services based on a thorough and informed analysis of external and internal data collected. Without proper oversight, vulnerable communities could be impacted in a disproportionate and disparate manner.

14. LAHD and HACLA Must Put in Place Stronger Monitoring, Oversight, and Enforcement Mechanisms.

Strong enforcement mechanisms are critical in supporting the recognition that the law protects people who experience language discrimination. Clear and accessible procedures for filing,

investigating, and remediating discrimination complaints should be established. These procedures must be transparent and accessible to all, including community members with LEP. Complaints should be accepted in any language through a wide range of entry points and methods and should be accepted from affected individuals, advocates, and non-advocate third parties assisting individuals. Having clear procedures and compliance actions are important to accessing critical services and benefits. We encourage LAHD and HACLA to enhance efforts in providing technical assistance, support, and engagement, in addition to strong and effective enforcement around language rights. Detailed guidance and directives, letters, and memos on language access topics and engagement efforts within the departments can strengthen compliance.

If a complaint is filed, enforcement efforts must have reasonable timelines for effective investigation and resolution. Lengthy timelines for resolution have been a deterrent for advocates and federal agencies. Advocates are reluctant to file, knowing that a complaint may take months or years for follow-up or, more likely, never result in an investigation or accountability by the agency. Critically, the longer any investigation or enforcement actions are withheld, the less likely that any follow up will be effective as evidence may get lost or stale, conditions on the ground may change, and impacted individuals who have experienced language barriers may be forced to move, evicted, or otherwise irreversibly impacted by the language discrimination. We also would like to see active involvement of complainants and their counsel routinely in the investigation and settlement negotiations. This could also address concerns around the lengthy timelines for resolution. LAHD and HACLA should publish the results of compliance reviews, complaint investigations, and resolution agreements on their websites, and efforts should be made to enhance the accessibility of these to the public. This should include requirements that plans and policies be updated on a regular basis.

Additionally, stronger guidance and enforcement is needed for HACLA regarding monitoring the entities they contract with to provide project-based Section 8 housing to ensure they are complying with their civil rights obligations. In selecting project-based housing providers, PHAs such as HACLA may only select a housing site or enter into a contract for units if “the site is suitable from the standpoint of facilitating and furthering compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964.”⁴⁷ Multi-family project -based housing providers must follow the same language access requirements that a program directly administered by a PHA must follow.

In 2017, HUD issued a Section 8 Renewal Policy Guidebook, which states that owners must make reasonable efforts to provide language assistance to ensure meaningful access for LEP individuals.⁴⁸ The Section 8 Renewal Policy Guidebook also requires owners to ensure effective communication with persons with disabilities.⁴⁹ Despite these requirements, it is our experience that project-based Section 8 housing providers often do not provide interpreter services or translated materials to LEP tenants nor do they provide sign language interpreter services to Deaf tenants. A survey of sixteen PHA partner organizations serving just one PHA in Washington State revealed that none of the partner organization websites include any language services notification or provided translated resources for LEP tenants or applicants. The lack of language

⁴⁷ 24 CFR 983.57(b)(2).

⁴⁸ https://www.hud.gov/sites/documents/508FIN_CONSOL_GUIDE6_8_17.PDF

⁴⁹ *Id.*

services greatly increases the difficulty for LEP and Deaf individuals in navigating the complex processes required to maintain eligibility and greatly increases the likelihood of negative outcomes.

15. LAHD and HACLA should develop and implement comprehensive and effective language access plans.

LAHD and HACLA should also be required to put in place the necessary internal policies, systems, forms, and budget to properly implement and manage their language access plans. Language access plans help them understand the populations they serve, the nature and importance of benefits and services, as well as the communications provided, and resources necessary to provide meaningful access. Yet, LAHD and HACLA do not have effective or comprehensive language access plans.

Planning for language services also includes conducting a comprehensive assessment of how individuals with LEP interact with LAHD and HACLA, identifying and assessing linguistically diverse communities in the services area, exploring effective methods of language services delivery, providing trainings to staff on the policies and procedures of the plan, understanding how the public should be informed of the availability of free language services, and how the language access policy directives, plans, and procedures will be monitored, evaluated, and updated.⁵⁰ Furthermore, LAHD and HACLA's language access plans should be publicly available and translated into different languages.

Requiring comprehensive and effective language access plans will ensure that LAHD and HACLA comply with federal and state assurances and obligations. Without proper oversight, vulnerable communities will continue to be impacted in a disproportionate and disparate manner.

16. LAHD and HACLA Should Not Use the Four Factor Analysis.

HACLA's current LEP policy currently references the four factor analysis found in the HUD Guidance for federally assisted recipients. Although this test is outlined in HUD, DOJ, and various other guidance documents for the recipient to balance services based on what is reasonable and necessary, it is not a requirement in any statute, executive order, or regulation. Instead, it comes from the initial DOJ Guidance in 2000 issued with Executive Order 13166 (and the final DOJ LEP guidance was issued in 2002).

The factors are based on the requirement at 28 CFR 42.405(d)(1), but it is important to note that the last factor regarding *resources* is not in the regulation. DOJ explained in a brief filed with the 9th Circuit in *Colwell v. HHS* that these factors are not required.⁵¹ The four factors have not consistently been referenced in other documents, and they are notably not included in the Sec. 1557 of the Affordable Care Act proposed rule⁵² and Department of Labor's Workforce

⁵⁰ Language Access Assessment and Planning Tool for Federally Conducted and Federally Assisted Programs, Federal Coordination and Compliance Section, Civil Rights Division, U.S. Department of Justice, May 2011 (https://www.lep.gov/sites/lep/files/resources/2011_Language_Access_Assessment_and_Planning_Tool.pdf).

⁵¹ See pages 13-14 at https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/colwell_supp.pdf.

⁵² Department of Health and Human Services, Office for Civil Rights Proposed Rule, Nondiscrimination in Health Programs and Activities, 87 Fed. Reg. 47824, 47916 (Aug. 4, 2022) (2022 DHHS 1557 Proposed Rule).

Investment and Opportunity Act (WIOA) regulations.⁵³ In fact, the Department of Health and Human Services declined to use the four factors in its initial 1557 proposed rule, then amended the regulations in 2020 to include them, and finally removed them in its most recent proposed rule for many of the reasons discussed herein.⁵⁴ The ACA section 1557 2022 proposed rule uses the following factors:

- (d) Evaluation of compliance. In evaluating whether a covered entity has met its obligation under paragraph (a) of this section, the Director shall:
- (1) Evaluate, and give substantial weight to, the nature and importance of the health program or activity and the particular communication at issue, to the limited English proficient individual; and
 - (2) Take into account other relevant factors, including the effectiveness of the covered entity's written language access procedures for its health programs and activities, that the covered entity has implemented pursuant to § 92.8(d).

The WIOA regulations explicitly declined to include a multi-factor test and condition compliance based on a number or proportion of the population requiring services, as the factors represent “a formulaic analysis [that] detracts from the application of the general rule [under Title VI to take steps to provide meaningful access]...”⁵⁵ The DOJ’s 2011 self-assessment tool, 2014 courts self-assessment tool, August 2010 courts letter, the February 2011 AG memo to agencies regarding EO 13166, 2022 DOJ Equity Action Plan, 2022 AG Memo on Strengthening the Federal Government’s Commitment to Language Access, and DOJ’s most recently released modernized Language Access Plan on August 15, 2023,⁵⁶ do not mention the four factors.

The four-factor analysis has been harmful in implementation and enforcement efforts as it focuses too much on numerical conditions and has offered funded entities an “out” by stating that providing language services is too resource intensive; that they do not have to provide interpreting services because there is not a great need or because they do not have the resources; or by entities failing to capture the breadth of the second factor, as guidance documents explain that it includes “the frequency with which they have *or should have* contact with an LEP individual from different language groups seeking assistance.”⁵⁷ As we have laid out above, departments and agencies should never be able to claim that they do not have resources to provide some level of language services, even for languages of lesser diffusion.

The four-factor analysis conditions access to meaningful language access services on the number or proportion of each language community. This type of condition is not required for other civil rights protections and should not be applied here. This approach is inconsistent with federal civil rights laws that protect each “person” from national origin or disability discrimination and do not condition these anti-discrimination protections on the number or proportion of individuals in that

⁵³ 29 C.F.R. § 38.9(d), Implementation of the Nondiscrimination and Equal Opportunity Provisions of the Workforce Innovation and Opportunity Act, Discrimination prohibited based on national origin, including limited English proficiency.

⁵⁴ 2022 DHHS 1557 Proposed Rule, 87 Fed. Reg. at 47862.

⁵⁵ 81 Fed. Reg. 87159 (Dec. 2, 2016).

⁵⁶ U.S. Department of Justice Language Access Plan, August 15, 2023 (<https://www.justice.gov/d9/2023-08/DOJ-Language-Access-Plan-August-2023.pdf>).

⁵⁷ HUD Guidance at 2741.

group.⁵⁸ No other protected classes are conditioned on a numerical analysis or the existence of resources. In fact, it would be appalling and clearly against established civil rights mandates to condition the provision of reasonable accommodations on the number and frequency of individuals with disabilities seeking access to programs and services.

As such, advocates are moving away from the restrictive four-factor test to ensure a greater range of access for linguistically marginalized communities. As a general principle, all spoken and sign language services must be provided and be free of charge for each individual with LEP, regardless of the language population's size, significance, or proportion. The rationale behind this is that many language service providers offer services in a vast number of languages, and it would be unjust and irrational to condition access to interpreters on population size when the process for securing the interpreter is the same, regardless of population size. Should HACLA retain any of the factors, the focus should be on the nature and importance of the program or activity and the significance to the individual to be able to participate, rather than numerical conditions.

Conclusion

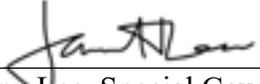
Achieving fairness and equity in accessing government programs and services is one of those problems whose solution is complicated by the fact that, despite the enormity of the problem, it is largely unseen and systemically excludes those most impacted. The lack of language access leads individuals to be so completely shut out that their travails in navigating city systems largely occur in the shadows. The cause of their suffering is also the cause of its invisibility.

Current language access initiatives at local, state, and federal levels represent important steps forward toward providing more equitable access to critical government programs, services, benefits, and activities. Our client communities—who already start from a position of vulnerability—face the daily risk of exploitation; delays associated with requesting interpreters; and the burden, confusion and chaos from navigating new policies and rules that did not include them or actively excluded them from the process. We are hopeful that LAHD and HACLA will take the needed steps to enhance systems and services that recognize, honor, and celebrate our City's diverse communities and their vast language abilities.

We appreciate the opportunity to provide these comments. We look forward to collaborating with you to improve and enhance language justice for all of our linguistically diverse communities interacting with LAHD and HACLA programs, activities, and operations. If you have any questions, please feel free to contact Joann Lee (jlee@lafla.org). Thank you very much for your time and consideration.

Respectfully Submitted,

LEGAL AID FOUNDATION OF LOS ANGELES

By: 

Joann Lee, Special Counsel

⁵⁸ [42 U.S.C. § 2000d](#) (“No person...”), [42 U.S.C. § 794](#) (“No... qualified individual with a disability...”).



12/8/2023

Sent to:

lahd.afhpolicy@lacity.org

Los Angeles Housing Department,
1200 W. 7th Street, 9th Floor, Los Angeles, CA 90017,

Attention: Nancy Twum-Akwaboah

Re: Support for City of Los Angeles Draft Assessment of Fair Housing with a Recommendations for a Strong Need for Implementation and Monitoring

To whom it may concern,

Strategic Actions for a Just Economy (SAJE) submits this letter with support and recommendations for the City of Los Angeles assessment of Fair Housing for 2023-2028. SAJE's mission is to build community power and leadership for economic justice. We work with community members in Los Angeles and work on policies that focus on tenant rights, healthy housing, transit, equitable development and land use.

In early 2023, SAJE hosted a focus group for LA City tenants in order to gather their input for the Assessment of Fair Housing. Our community members expressed many concerns regarding current housing conditions, fear of displacement, the need for more policy implementation and monitoring. We support the policies proposed and encourage the respective agencies to ensure that goals prioritizing housing preservation, protecting tenants and that ensure development without displacement are not merely aspirations, but that there is a path towards implementation.

Below are our recommendations for the following goals.

Goal 1: Increase Access to and Supply of Affordable Housing, Especially in Higher Opportunity Areas, Where High Housing Costs are a Significant Barrier

Recommendation:

- All respective agencies from the City of Los Angeles including the LAHD and the Planning Department should work together to ensure that aspirational goals for producing housing in high resource areas are complemented by land use policies that promote affordable housing production in such areas. In a statement published on October 26 2023, The City of LA's Planning Department announced that they received feedback from certain community members to exclude single family zoning from being included in the City's "Comprehensive Housing Incentive Program", this proves to be contradictory



to the goals of increasing access to and supply of affordable housing in Higher Resource Areas because as the Planning Department states “In Higher Resource Areas of the City, 76% of land is zoned for the development of single-family housing”¹. The statement further explains that the City acknowledges that for this reason, multi-family housing is mostly concentrated in lower resource areas and therefore creates disparities in housing access in the City. As of now there is not a clear plan of how the City will achieve the goal of removing barriers of access to housing in higher resource areas, which is much needed for all Angelenos.

- SAJE encourages public agencies to identify publicly-owned land for the development of affordable housing, and in particular, create a process to ensure Measure ULA funds can be leveraged in order to build truly affordable housing. In South Los Angeles, the site of the former Mary McLeod Bethune Library which is publicly-owned land, is now in the process of being entitled to become a hotel. The Bethune site is “viable city-owned property” and building a hotel on valuable public land will serve tourists who need short-term accommodations and not the thousands of Angelenos who need permanent affordable housing.

Goal #2: Preserve and Maintain the Quality of Existing Affordable Housing, Including Subsidized and RSO Units

Recommendations:

- In order to further this goal the city should ensure accurate monitoring of any Rent Stabilized Units lost due to redevelopment especially through development incentives the city has created. RSO units are not mere numbers, every RSO unit has families that will now be displaced and removed from their existing home. The City should also aim to track how displacement impacts families and in particular track the number of tenants that are displaced and the number of tenants that are relocated. Without this information, the City is not performing its due diligence in tracking the impact of developments to existing community members.

Goal #3: Prevent Displacement of People in Protected Classes and Low-and Moderate-Income Households

Recommendations:

- In 2013, the United Neighbors in Defense Against Displacement Coalition (UNIDAD), of which SAJE is a steering member, played a crucial role in securing a funding source

1

<https://planning.lacity.org/plans-policies/community-plan-update/housing-element-rezoning-program-news/how-will-citywide>



for the acquisition and preservation of housing in the South Los Angeles community neighboring the University of Southern California. This was accomplished through the Development Agreement between the City of Los Angeles and The University of Southern California, in which USC contributed to an Affordable Housing and Preservation fund administered by the City. The city has the opportunity to acquire and preserve naturally occurring affordable housing by ensuring that the units in which families live in do not fall into the speculative market. Ensuring that the Development agreement is implemented is an opportunity to achieve the goal of preventing displacement.

- SAJE supports the enforcement of the current Tenant Anti Harassment Ordinance (TAHO), and is currently working on a stronger policy, TAHO 2.0. As co-founders and members of the Keep LA Housed (KLAH) Coalition, we support an updated policy that changes the definition of harassment to include “bad faith conduct,” attorney fees, and ensures that the Los Angeles City Attorney investigates harassment cases.

Goal #4: Ensure Equal Access to Housing for People in Protected Classes, Extremely Low to Moderate Income Households, and People Experiencing Homelessness

Recommendations:

- Updating the current process of navigating the affordable housing application process is a crucial first step to ensure that low-income community members are able to access much needed housing, however the system of low income affordable housing as a whole needs to be improved. We have heard from community members who are not able to afford to live in the affordable housing that is built in their neighborhoods.
- SAJE encourages the City of Los Angeles to work towards a policy that encompasses Neighborhood Right of Return and or a Local Preference Policy for tenants that are displaced from their neighborhood. Learning from the current system that HUD utilizes for Public Housing Local Preference policy is an important first step. The City of San Jose is currently examining two policies to identify the feasibility of a local preference policy which includes a Neighborhood Tenant Preference and an Anti-Displacement Tenant Preference.²

Goal #5: Expand Access to Opportunity and Community Assets in Neighborhoods with Limited Resources

Recommendation:

- Fareless transit in all Los Angeles Public Transportation Systems. The plan calls for “Increase access to affordable public transit”, however SAJE calls on Public Transportation to be fareless. According to a report from the Los Angeles Department of

2

<https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/tenant-preferences>



Transportation (LADOT) 2022, it found that “The offering of free fares on DASH has enhanced the mobility options available to all Angelenos during and after the primary period of the pandemic. Minority and low-income populations are the majority of DASH riders. Free fares have increased access to DASH services for all riders, especially those who faced financial hardship as a result of the pandemic.”³ LADOT Dash Services should remain fare free. In addition, the City of Los Angeles should encourage other public agencies like Metro to also implement Fareless Transit.

We hope you consider these recommendations to ensure that the Assessment of Fair Housing not only achieves the goal of providing equal housing opportunities for all, but also works to mitigate rampant housing displacement and inequality in our city. In doing so, together we can build a city where housing is not only accessible but is a cornerstone for fostering vibrant, diverse and thriving communities.

Strategic Actions for a Just Economy (SAJE)

Maria Patiño Gutierrez

Director of Policy and Advocacy, Equitable Development and Land Use

mpatino@saje.net

³ <https://www.dashbus.com/dash-releases-fare-free-program-report-after-successful-inaugural-year/>



December 8, 2023

Los Angeles Housing Department
Attention: Nancy Twum-Akwaboah
1200 W. 7th Street, 9th Floor
Los Angeles, CA 90017
lahd.afhpolicy@lacity.org

Re: City of Los Angeles 2023-2028 Assessment of Fair Housing

Dear Los Angeles Housing Department and Housing Authority of the City of Los Angeles (HACLA),

Disability Rights California, Western Center on Law and Poverty, Communities for a Better Environment, Esperanza Community Housing, United Neighbors in Defense Against Displacement, and T.R.U.S.T. South LA collectively submit comments to the City's Draft of its Assessment of Fair Housing (Draft). Disability Rights California is a state-wide, disability advocacy organization that aims to defend, advance, and strengthen the rights and opportunities, including housing rights and opportunities, of people with disabilities. Western Center on Law and Poverty is a state-wide support center that supports local efforts to remove barriers in accessing public benefits and housing for Californians with low incomes through the lens of economic and racial justice. Communities for a Better Environment's mission is to build people's power in California's communities of color and low-income communities to achieve environmental health and justice by preventing and reducing pollution and building green, healthy and sustainable communities and environments. Esperanza Community Housing works with low-income communities of color, who live at the intersection of social justice issues affecting South Central Los Angeles's communities – upholding the pillars of health, public health, housing, economic justice, environmental justice, racial and immigrant

justice, and supporting local arts and culture – to achieve comprehensive, long-term equitable community development in the Figueroa Corridor of South Central Los Angeles. United Neighbors in Defense Against Displacement (UNIDAD) is a coalition of residents and their organizations in South Central LA dedicated to keeping families in their homes and improving the health and economic well-being of low-income communities of color through responsible development. UNIDAD recognizes that structural racism linked to housing, policing, land use and employment policies have caused great harm to Black, Latino, Native, Asian, immigrant and low-income communities. UNIDAD works to reverse these harms by promoting healthy and equitable neighborhoods through planning and land use that is rooted in community. T.R.U.S.T. South LA is a community-based organization that works to stabilize the neighborhoods south of Downtown LA.

We thank you for circulating the Draft for public review and the opportunity to provide feedback. Our comments on the Draft are based on our collective extensive advocacy and experience. We urge you to consider our comments to have a more robust, effective, and detailed AFH.

1. The City should do more to outreach to the community on its fair housing needs.

Community engagement is foundational for updating the AFH. While we appreciate the outreach and engagement already done leading up to the release of the Draft, particularly the engagement with community-based organizations working in different areas of the City, more must be done to directly engage with underserved and vulnerable populations. Overall, given the size and population of the City, the outreach plan must be robust and comprehensive, and the Draft should provide detailed data about to whom the City outreached.

The Draft does not provide detailed information regarding community outreach. For example, the Draft states that the City conducted a resident survey, that it posted the survey on its website, and shared it with community groups. However, the Draft does not explain if the City did anything more to reach populations underrepresented in or excluded from the regular planning process, including through media outlets targeted at these populations. Nor does it explain whether the City attempted to reach individuals residing in Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs), persons with disabilities, or Limited English Proficiency (LEP) persons. Also, the City seems to have missed certain geographic areas in the outreach, such as the Harbor and Wilmington area, a R/ECAP. Outreach to specific groups and geographic areas should be as varied as possible and explicitly outlined in the AFH.

While we appreciate that the resident survey was translated into a variety of languages, it does not appear that all aspects of the City's resident engagement

process had a robust language justice component. The Draft AFH states that community meetings included Spanish interpretation but does not list other languages. The Draft does not explain if the City attempted to determine whether other languages were needed for any of the community meetings, or whether the lack of interpretation led to a lack of participation from certain language communities. Further, it is uncertain if the written materials prepared by the City were translated into other languages. For example, it is unclear whether the presentations provided at community meetings or the written chats and feedback that occurred during the virtual community meetings were translated. It would be most productive if the written materials and any questions to be asked to community members were provided ahead of time in a variety of languages.

The Draft AFH also does not provide detailed information on what steps the City took to ensure effective communication. While at least one meeting seemed to provide ASL interpretation, there is no information on what the City did to ensure that proper communication aids were advertised and provided, including for people with disabilities, during meetings and presentations. Additionally, communication needs are varied and diverse, and thus, attendees may need auxiliary aids and services other than ASL interpretation. These aids can include a notetaker, magnification of text, video text displays, live captioning, braille, audio documents, and e-documents. Knowing what technology exists to ensure effective communication is part of making sure the City acquires the right technology for its meetings and presentations, whether in-person or remote, while outreaching on the AFH. Many folks with communication disabilities will not attend meetings if they are unsure that auxiliary aids and services can be provided to meet their needs. This will exclude these folks from the AFH and planning processes.

Finally, the Draft does not evaluate the City's community outreach efforts in achieving meaningful participation. For example, the Draft includes information regarding the race, ethnicity, and disability status of survey respondents. However, there is no information of community participants beyond the survey respondents. Additionally, there is no analysis of whether the data collected from survey respondents were representative of the city population as a whole, and if not representative, what the City will do to ensure that its outreach includes underrepresented folks. The Draft also lacks information about outreach or lack thereof to individuals in other protected classes such as specific national origin groups or folks from the LGBTQ+ community. This information is critical in determining which groups were potentially excluded in the outreach process, so that the City can improve its outreach efforts.

2. The City should explain how the City and HACLA will implement the Assessment for Fair Housing and fair housing goals in their planning documents.

To be effective, the AFH must be integrated throughout the City's planning documents, like the Consolidated Plan, the General Plan and the Public Housing

Authority (PHA) Plan. For example, the Consolidated Plan must describe how the City's priorities and specific objectives will affirmatively further fair housing with strategies and actions consistent with the goals and other elements of the AFH. The PHA Plan must specify the affirmative steps HACLA intends to take through its policies to reduce racial and ethnic concentrations, reduce segregation, and promote integration, consistent with the AFH.

For maximum efficacy, the AFH must be completed before the Consolidated Plan and HACLA's 5-year plan, so that the subsequent planning documents can implement the fair housing goals set out in the AFH. Additionally, HUD requires jurisdictions to submit subsequent AFHs 195 days *before* the start of the program year for which the next strategic plan is due or the fiscal year for which HACLA's five-year plan is due.¹ However, it seems that the City's Consolidated Plan period started on July 1, 2023. It is unclear how the City will implement the AFH in relation to its Consolidated Plan since the latter has already been put into effect. It is also unclear from the Draft whether the City plans on revising its Consolidated Plan based on the Draft and the community's feedback on the Draft.

Transparency and clarity regarding the City's planning processes inform the public of the process and how the Draft is a part of a bigger network in ensuring the affirmatively furthering of fair housing. The Draft mentions nothing about the Consolidated Plan or the PHA Plan. Nor does it say how they will implement the fair housing goals set out in the AFH. The Draft should also include the intersection of the AFH with the Housing Element's goals and programs, as well as how AFH progress will be included in Annual Progress Reports. The City's website has no information about how the AFH relates to the planning documents and how the timeline of each would ensure that the City is following through with its fair housing goals. The City should clearly communicate to the public in an accessible manner how it will implement its AFH and fair housing goals and how all the City's planning documents (like the Consolidated Plan, PHA Plans, and General Plan) are relevant in achieving fair housing and integration.

3. The Draft should include an assessment of past goals and actions.

Because measuring progress is critical in ensuring that the AFH is not simply an exercise done every five years, but an effective tool to affirmatively furthering fair housing, the Draft should include an assessment of the prior AFH's goals. This assessment should include a discussion of what progress has been made, how past goals have influenced the selection of current goals, and a discussion of additional policies, actions, or steps that address fair housing issues.² Assessing and discussing

¹ 24 CFR § 5.160(b); see also HUD 2015 AFFH Rule Guidebook at 17.

² HUD 2015 AFFH Rule Guidebook at 55-56.

what progress has been made and what goals fell short allows the City to have accountability and build trust with its residents.

4. The Draft generally lacks detailed data and data analyses.

Data and analyzing data are necessary components of evaluating segregation, integration, and other patterns in the City necessary for a robust AFH. The City should use multiple data resources beyond what HUD provides, ensure that data is collected for every protected class, not just race and ethnicity, and complete a detailed analysis of all the data to truly inform barriers to affirmatively furthering fair housing.

The Draft almost exclusively uses HUD data and does not sufficiently utilize and leverage other data, including local data and information. The City has the resources and access to local and regional information, including information on adjacent communities, and should properly use that information in its Draft. Local information should not only include feedback from the community, but other data and information such as administrative records, records from various city agencies, university and school records, and state and local databases. Including and analyzing local information can allow the City to answer important questions such as what local factors contribute to high segregation of protected classes across the City and what disparities in access to community assets exist.

The Draft lacks data to ensure that every protected class is represented in its Draft and analyses. Most of the maps and data analyze segregation and disparity based on race, but other protected class data is lacking. National origin and disability data are particularly lacking. The Draft uses HUD data to map and identify clusters and pockets of foreign-born and Limited English Proficiency populations but provides no further analysis to adequately identify the housing and community needs for these populations. Even when collecting data of folks who took the community survey as part of the City's outreach efforts, there was no data on nationalities within groups such as Asian/Pacific Islander or Latino/Hispanic. Lumping specific nationalities together without looking at disaggregated data can obscure fair housing issues related to subgroups. For example, Table 10 of the Draft shows dissimilarity index values and "low segregation" between White and Asian residents in the City. However, this data does not account for subgroups or nationalities, which can potentially skew this data. Disaggregated data as to national origins is critical in helping the city evaluate fair housing access and barriers experienced with respect to specific national origins, not just race. Again, while the Draft uses data provided by HUD, it does not utilize other data sources to form a complete picture of the disability data points. The Draft is missing information regarding specific disabilities, which is important in determining the specific housing needs for those populations. For example, individuals with intellectual or developmental disabilities face particular barriers in applying for and securing affordable housing that meets their

disability-related needs. But the Draft lacks data related to this subgroup and does not account for the group's housing needs.

Finally, the Draft lacks details on demographic trends, policies, and practices. This information can provide valuable insight as to what contributes to issues of fair housing such as high segregation. For example, the Draft has information regarding the R/ECAPs across the City. But it is unclear which groups are impacted and how in the R/ECAPs, and what demographic trends, policies, and practices contribute to the existence and changes in the R/ECAPs. It is also unclear from the Draft where in the City there are the highest levels of segregation and which groups and protected classes are impacted by segregation.

5. The Draft lacks details and analyses on the disparities in access to community assets.

While the Draft includes information regarding how race relates to disparities in access to community assets, it has little to no information regarding other protected classes, such as national origin, family status, and disability (or the intersection of these protected classes). There is no way to determine how these other protected classes are able or unable to access specific programs or resources. The Draft also does not identify specific contributing factors and barriers to community assets – specifically zoning or City policies and practices – with respect to these other protected classes. It also does not analyze how the contributing factors and barriers are related to segregation patterns in the City. For example, while the Draft mentions lack of vehicle access as a barrier to accessing community assets, it does not detail which protected classes are most impacted and how. It also does not consider whether the lack of parking spaces hinders vehicle access and how these factors relate to overcrowding in housing and which protected classes are impacted.

People with disabilities have unique needs and challenges with respect to inaccessible parking and transportation access, which contributes to lack of access to community assets. First, parking is a huge need and housing with adequate accessible parking is rare. People with disabilities often report lack of parking spaces, refusals to designate spaces for individual use, and refusals to provide adequate parking (accessible and other) for care and service providers. For a variety of reasons, including a push to public transit for environmental reasons, space and density limitations in urban areas, and incentivizing market rate housing production, many newer developments are built with limited or no parking. This is extremely challenging for people with disabilities who need vehicles for reasons related to their disability, including the need for adaptive vehicles. Second, many people with mobility disabilities have a difficult time accessing public transit, and paratransit is scarce and unreliable, which contributes to further need for vehicles and parking. These factors should be analyzed in the Draft so that people with disabilities can experience mobility in the City and in and around their neighborhoods to access community assets, especially since

some community assets are lacking in areas where people with disabilities may be living.

Environmental health is an important community asset. The AFH acknowledges that some areas of the city are impacted by more pollution than others. However, there lacks an analysis as to how environmental health and housing needs are impacted. At the height of COVID-19 it was low-income communities of color in the city that experienced overcrowded conditions in their home that were most deeply impacted by orders like sheltering in place while still having to work service jobs. Further, it was these very same communities that are deeply impacted by pollution burden. Pollution burden can be described as living near freeways, industrial sites, lead exposure, etc.

In addition, in addressing environmental health the Draft lacks a deeper analysis as to how and why R/ECAPs are found near polluting facilities and sources. It is helpful to show maps of where toxic release inventory facilities are³, but even more helpful for the purposes of providing information to impacted communities is zooming in where TRIs and R/ECAPS intersect. In order to understand the land use patterns it would be beneficial to examine closely how it came to be that low-income communities of color and disadvantaged communities are the ones that are in the most environmental burdened census tracts in the City.

The City of Los Angeles has multiple public housing sites and what is lacking is an analysis on these communities and how those communities have been impacted by environmental health issues for decades. Furthermore, many of these sites are adjacent to toxic sites or have high levels of lead paint exposure. A recent study by the Shriver Center on Poverty and Race and Earthjustice state that 70% of hazardous waste sites officially listed on the National Priorities List (NPL) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) are located within one mile of federally assisted housing.⁴ This statistic rings true to public housing sites that have existed or currently exist in Los Angeles. One can turn to the history of Jordan Downs, William Mead Homes, Estrada Courts, Pueblo Del Rio just to name a few. There is no mention of these sites and the environmental health challenges any of these sites have faced.

In particular, Estrada Courts in Boyle Heights was in the fall out of the Exide Technologies.⁵ However, despite 414 townhomes likely being impacted by the pollution from the Vernon facility, clean-up of the public housing site did not happen till 2020. In order to adequately address harms of environmental injustice, sites like Estrada Courts should be prioritized in analyzing how they are impacted by polluting sources. There must be better oversight as to how sites are remediated from toxic contamination. There also must be acknowledgement that future homes sited near and in environmental

³ Draft AFH at 90

⁴ Poisonous Homes: The Fight for Environmental Justice in Federally Assisted Housing June 2020

⁵ <https://dtsc.ca.gov/exide-home/>, last visited December 7, 2023

justice communities must have a higher level scrutiny so as to not perpetuate past harms.

The geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised and patterns of segregation entrenched.⁶ While an analysis of open space and even tree canopy are much needed to understand the environment, they are not the only factors that must be analyzed when understanding environmental issues on communities.

6. The Draft lacks details, analyses, and specific goals related to the location of public housing and voucher utilization across the City.

Public housing and voucher utilization are essential to ensuring people have stable housing in communities of their choice. Generally, more information is needed regarding the location of public housing and voucher participants and the impact on segregation, integration, and protected classes. Information on where public housing is located and where voucher participants live is critical to ensure that publicly supported housing utilized by individuals in protected classes are located in areas of opportunity rather than in areas of poverty, as it has been historically. For example, almost 70% of housing choice voucher households with children are in high-poverty neighborhoods in the City.⁷

Specific data on publicly supported housing can help the City ensure that such housing is accessible in areas of opportunity. First, the Draft needs data of residents for *each* category of publicly supported housing – voucher participants, project-based housing, and public housing – and needs to compare this information to the population in general.⁸ This information will be helpful in determining whether the demographics of the population served by a particular program category is similar to or different from overall population, including when adjusted for income. Second, the Draft must include information regarding properties converted under Rental Assistance Demonstration (RAD) and Low Income Housing Tax Credit properties, specifically information on demographic composition in terms of protected classes. Third, the Draft has no data on voucher or bedroom sizes, which are relevant in analyzing the impacts of large families and families with children. Data from wait lists will be helpful in gathering information and can show which protected classes are being underserved.

⁶ Haberle, Megan. “Fair Housing and Environmental Justice: New Strategies and Challenges” *Journal of Affordable Housing* Volume 26, Number 2 (2017) pg. 272

⁷ PHA Concentration of Voucher Holders in High Poverty Neighborhoods: <https://www.hud.gov/sites/dfiles/PIH/documents/Voucher%20Concentration%20Spreadsheet%20May%20030%202023.pdf>

⁸ HUD 2015 AFFH Rule Guidebook at 89-91

The Draft also lacks information on contributing factors or barriers to voucher utilization and access to subsidized housing in higher opportunity areas. For example, the Draft mentions that not all vouchers administered by HACLA are in use by households currently residing in the City. But there is no information as to why these folks are not living in the City, and whether that is related to specific barriers such as affordability or lack of accessible units for people with disabilities. As another example, the Draft mentions that Latino/Hispanic residents make up nearly half of LA's renter population but are under-represented in publicly supported housing (31%). But the draft lacks analysis on what potentially contributes to this under-representation and what the City and HACLA will do to correct this.

There are many people with disabilities who are living in publicly supported housing or have vouchers. However, the Draft includes no reference to how HACLA is ensuring that people with disabilities have full access to housing, programs, and services. For example, is HACLA efficiently responding to reasonable accommodation requests, are accommodation requests being granted so that people with disabilities have full and equal enjoyment of their housing, and are there any people with disabilities who cannot access HACLA's housing or services due to its reasonable accommodation policies and procedures? There is also no information on what HACLA is doing to increase accessible housing stock in its portfolio or how voucher participants can locate and secure accessible units.

The Draft mentions outreach to landlords to increase voucher utilization. However, there are no details on how this would be accomplished, including any metrics and proposed milestones. It also does not detail how the City will ensure that outreach efforts will lead to increased voucher utilization in higher opportunity areas.

Combating source of income discrimination is vital to increasing voucher utilization in higher opportunity areas. We appreciate the City's clear identification of source of income discrimination as a barrier to affirmatively furthering fair housing in its Draft. We also appreciate that the City moved swiftly to adopt an anti-discrimination based on source of income ordinance in 2020, in recognition of the common discrimination faced by Section 8 voucher holders as they search for safe and affordable housing. However, as one stakeholder participant stated, "Laws and policies prohibiting [source of] income discrimination lack enforcement."⁹

The Draft then contains a surface-level description of some methods for source of income discrimination enforcement. The Draft states that the City's new Civil + Human Rights and Equity Department (CHRED) is authorized to receive complaints related to source of income discrimination in the private sector. According to the Draft, CHRED has received "24 housing related inquiries," but does not provide information

⁹ Draft AFH at 151

about whether these are limited to source of income discrimination issues nor whether any of them have been resolved favorably for the tenant. It also states that the Housing Rights Center (HRC) contracts with the City to investigate a range of housing issues, including source of income discrimination. However, only two percent of discrimination related cases received and investigated by HRC are source of income discrimination related cases, with only 34 cases being opened over an almost six-year period. While these efforts are welcome, the need is vastly greater and more resources are needed.

The City commits to expanding enforcement of source of income discrimination laws in Goal 4.1.¹⁰ However, more details are needed as to how the City and the HACLA will address the common experience of source of income discrimination for low-income LA tenants. For example, more analysis needs to be done on the current and needed resources for housing testers. As the Draft AFH acknowledges, source of income discrimination can often be subtle and difficult to establish, especially for low-income tenants who are firstly concerned with finding stable housing before their voucher expires. Thus, testers can and do serve a vital role in unearthing a variety of issues pertaining to housing discrimination, including source of income discrimination.

HACLA can and should also play an important role in investigating and enforcing source of income discrimination laws. HACLA should set up a system by which its voucher holders can report discrimination, which should include: testers; coordination with other housing authorities in the area, such as the Los Angeles County Development Authority, to identify serial offenders; a reporting process by which HACLA can file a complaint on behalf of voucher holders with the appropriate agencies; a communications and outreach plan to encourage voucher holders to report discrimination when they experience it in the housing market; and, a notification and education system for landlords who have received complaints filed against them for source of income discrimination. HACLA is the main agency that voucher holders will work with to find safe and stable housing throughout the City, and thus, are a crucial player in enforcing source of income discrimination laws.

7. The Draft needs additional analysis and goals on the housing needs and barriers for people with disabilities.

In addition to the parking and transportation needs described above, people with disabilities have particular housing needs that the Draft should further analyze and address. Identifying and addressing these needs can prevent the institutionalization and segregation of people with disabilities and afford them independent housing in communities with resources that meet their needs.

¹⁰ Draft AFH at 266

The lack of affordable, accessible, and integrated community-based housing places individuals with disabilities at risk of losing existing housing, keep them segregated into institutionalized settings, and push them into group homes or similar congregate settings, or into homelessness. Such a lack of affordable, accessible, and integrated community-based housing was the main feedback provided in a stakeholder meeting, attended by DRC staff, to identify housing needs for people with disabilities. People with disabilities are at risk of losing existing housing when they are temporarily institutionalized and when the lack of affordable housing traps people in institutions. Institutionalization often causes people to miss rental payments, and in turn their housing or rental assistance.¹¹ However, most people who enter skilled nursing facilities in California stay for less than three months.¹² Such a stay should not result in eviction, homelessness, or the loss of a housing subsidy. The Draft should include City and HACLA policies and practices to ensure individuals can maintain their homes when temporarily institutionalized. This can include not terminating a voucher subsidy simply due to not being in their existing housing for a certain period of time or reinstating folks on waiting lists with whom communication was lost due to their institutionalization. The Draft must also identify and remove barriers that prevent folks from exiting institutions, including the lack of affordable, accessible housing and lack of skilled nursing services, personal care, equipment, home health care, medical supplies, or accessible home modifications. The City should explore how it can support the use of services provided by Medicaid programs in alignment with government-subsidized housing. Lastly, biases on individuals with intellectual, cognitive, or development disabilities, including stereotypes about their ability to live independently, push them into congregate settings like group homes. People with disabilities have the right to live in the setting that they choose rather than being pushed into a group home. The Draft does not discuss individuals with intellectual, cognitive, or development disabilities or their housing needs. This is especially concerning as many people with such disabilities live with aging family members and do not have plans in place for when those family members can no longer care for them.

People with disabilities also constantly face threats of institutionalization, which are often misguided, cynical response to the homelessness crisis. California, in 2022, enacted the CARE Act, establishing a new court system, touted as a solution to homelessness, that will impose a court-ordered regime of involuntary outpatient treatment that will affect thousands of Californians with serious mental illness. The Act authorizes a wide range of people—including family, police, and psychotherapists—to file petitions against Californians diagnosed with schizophrenia and other related psychotic disorders. Failure to abide by court orders creates penalties that increase the likelihood of an involuntary commitment order. And, because the CARE Act focuses on schizophrenia, it is bound to disproportionately impact Black individuals: “African

¹¹ Jesse Bedayn, *No way out: How the poor get stranded in California nursing homes*, CALMATTERS (Jan. 20, 2022), <https://calmatters.org/health/2022/01/california-nursing-homes-transition>.

¹² *Id.*

Americans are disproportionately diagnosed with Schizophrenia with estimates ranging from three to five times more likely in receiving such a diagnosis”¹³ The Draft should analyze how the CARE act implementation in the City may impact individuals in protected classes and how it relates to the City’s goal to affirmatively further fair housing.

Individuals with a broad range of physical disabilities, or those with multiple disabilities report difficulty obtaining reasonable modifications, especially if they rent, rather than own, their home. The lack of funds to pay for modifications and the refusal of our developmental disability service delivery system to pay for such modifications are barriers to obtaining modifications. Additionally, local independent living centers have reported that a lack of accessible housing proved to be a major barrier to helping people transition out of skilled nursing facilities. Further, low-income housing tax credit properties refuse to pay for modifications under the often-erroneous belief that they are not covered by Section 504, or that only certain units are covered. During a stakeholder meeting attended by DRC staff, folks raised inability to obtain modifications as a barrier to the housing they need and want. Some cities maintain funds for making such modifications; the AFH makes no mention of how it might address this barrier.

The lack of accessible units and features is among the biggest barriers to individuals with disabilities participating in housing programs operated by the City. As the City knows, *Independent Living Center of Southern California et al. v. the City of Los Angeles, et al.*, Central District of California, Case No. 2:12-cv-000551-FMO-PJW (“ILCSC”) and the settlement implementation of ILCSC provide a snapshot into the extraordinary need for accessible, affordable units. We appreciate the effort the City has put into implementation and it should include the data and information learned through that process into the AFH. Affordable and accessible units and features continue to be scarce, and the supply is not meeting the demand. The Draft must include goals and plans to ensure that the City increases its supply of accessible and affordable housing to meet the needs of its disabled residents.

8. The Draft should include more robust anti-displacement goals and strategies.

Ensuring that existing affordable housing and naturally occurring affordable housing is preserved and that those tenants are not displaced is especially critical in light of the current housing crisis. While new housing production should prioritize the creation of affordable housing units, preserving existing affordable housing is not only necessary to protect vulnerable communities to displacement and ensure a net increase in overall housing supply, it also minimizes environmental impacts and allows longtime neighborhoods to remain intact. Also, new housing, even housing that is more

¹³ Robert C. Schwartz & David M. Blankenship, *Racial disparities in psychotic disorder diagnosis: A review of empirical literature*, 4WORLD JOURNAL OF PSYCHIATRY 133, 133-140 (Dec. 22, 2014).

affordable, that seeks to house folks in higher incomes (such as 80% of the area median income), can have displacement impacts. Deeply affordable housing can not only increase access to affordable units but can preserve existing affordable housing. In terms of anti-displacement goals and strategies, while the Draft identifies current state regulations and more robust tenant protections recently enacted by the City, it must go further to identify what regulatory and political contributing factors are linked to displacement.

Anti-displacement preference policies can mitigate the harmful effects of gentrification-induced displacement and preserve racial and socioeconomic diversity in communities. More research should be conducted into anti-displacement preference policies that would preference applicants who reside or work in communities facing extreme displacement pressure along with tenants who have been displaced or are at high risk of being displaced themselves. Los Angeles can join cities like New York and San Francisco, both of which face high levels of tenant evictions and displacement.

There is no analysis of the number of Ellis Act filings since the City has passed ordinances to comply with the California's Housing Crisis Act of 2019 or SB 8, and whether those efforts have curbed Ellis Act Filings and the rate of approval of proposed housing developments under the new ordinances. The Draft also does not identify the percentage of total rent-controlled rental units that have been lost as a result of Ellis Act filings and approvals. We recommend that any strategy, as in Goal 3.4 involving creating a displacement prevention tool, include data on Ellis Act filings to identify properties and areas at greatest risk of displacement and that enforcement efforts are increased to closely monitor trends and actively prevent the displacement of tenants in naturally occurring affordable housing.

We also recommend that Ellis Act evictions be closely monitored as part of Goal 3.1 to identify housing units in areas vulnerable to gentrification. While the City does provide for robust notice periods, relocation payments, and a right of return for tenants displaced by and Ellis Act eviction, there is no data provided on the status of the enforcement of those provisions. The anti-displacement strategies under Goal 3 must include enforcement of a tenant's right of return and data on the utilization and enforcement of the right to return after a rental property is removed from the rental market under the Ellis Act.

We also recommend that the City conduct a thorough analysis of rental units currently protected by the Rent Stabilization Ordinance to create baseline data for an displacement prevention tool. It should include any data on the bedroom size of protected units or in which areas of the city they are located in, and more specifically the demographics of the areas they are most concentrated in to properly analyze the impact of any anti-displacement efforts on protected classes, especially families with children. The City must also include an analysis of whether limiting rent stabilization to rental

properties with a certificate of occupancy issued before 1978 is still sufficient to preserve the current stock of multi-family rental housing or whether those protections should be extended to properties with certificates of occupancy issued before 1995. The analysis should also include whether the current rent stabilization annual increase rates are still effectively keeping rents low and reasonable in light of the current economy and cost of living in the Los Angeles metropolitan area in order to inform the Department's decisions on approving future rent increase levels.

While we commend the City for making rent control enforcement a priority, again the Draft does not identify what strategies and methods are being used or will be implemented to ensure there is "no net loss" of affordable units when RSO units are demolished. Goals 3.1 and 3.2, will only be effective if "no net loss" includes not only the number of affordable units but also whether the current tenants will remain eligible for those preserved units or newly constructed units. Any funding needs to take into consideration potential barriers to maintaining and accessing affordable housing for existing tenants, including eligibility requirements related to immigration status, mixed family status, income, and disability access.

In addition to rent control enforcement, the City also needs to analyze current political barriers to preserving and creating affordable housing in the City of Los Angeles. During the COVID-19 crisis the City faced not only public backlash but also legal backlash based on private business interests when enacting emergency protections for renters. While we commend the City for standing firm on many of its emergency initiatives, we recommend that any displacement prevention goals and strategies are not compromised for fear of similar backlash. Protecting the modest stock of affordable housing currently available in Los Angeles is critical to this City's infrastructure as many tenants reflect the varied institutions that this city relies on, including educators, health professionals, and food service workers.

To effectively implement anti-displacement strategies, the City must work with the Courts to track eviction data for the Los Angeles Metropolitan area. This data is critical for RSO enforcement, tracking the status of RSO evictions and trends in different areas of the city, including high opportunity areas. This data must include basic information such as the size of the rental unit, whether it is registered or should be registered as an RSO unit, the monthly rental amount and the property owner and/or property management. We recognize that the Courts have been reluctant to share this data with the public at large because of privacy concerns which we also hold. However, we believe that this data can be at least collected and shared with government agencies in a way that protects the privacy of the parties and cannot be misused by private entities to target redevelopment and displacement in vulnerable communities.

Finally, the City must follow through on implementing anti-displacement goals and strategies. For example, in South Los Angeles, the University of Southern California

(USC) agreed to a Development Agreement in 2013 with the City of Los Angeles, specifically within the USC Nexus Study Area. In this agreement, it is listed that USC would provide a total of \$20M to the City to be allocated to LAHD's Affordable Housing Trust Fund. This program would provide affordable housing at or below 60% of the area median income to one of the most vulnerable and at-risk neighborhoods in terms of housing stability. Unfortunately, 10 years after the agreement was adopted, funding has still not been deployed from LAHD. This delay has created a missed opportunity for the City to develop community driven preservation strategies that can stabilize families and prevent homelessness. Furthermore, this delay has created an issue in which the current amount that LAHD has, \$5.6M, no longer has the same monetary value today as it did 10 years ago. With this current amount of funding, the City would not be able to produce sufficient units throughout the community, rather this could produce less than 10 units. The overall situation is yet another example of how the City falls short in its duty to affirmatively further fair housing, and the Draft should detail how the City will do better to commit and follow through on its fair housing anti-displacement goals and strategies.

9. The Draft should include goals addressing housing screening as a barrier to securing housing.

During the community meetings, participants identified housing screening policies by housing providers as a major barrier to securing housing, especially for people of color, low-income households, and folks who were involved in the criminal justice system. Such screening policies include over-reliance on credit scores and reports and requiring applicants to make three times the rent in income. Such policies disproportionately impact individuals and households in protected classes. Seeing how this was identified as a major barrier in multiple meetings, the Draft should include a housing goal addressing this issue, with metrics and milestones.

The City, while enjoying the racial and ethnic diversity of its residents, has still a lot of work to do to reverse the effects of decades-long policies that caused segregation and unequal access to opportunities for its residents. We ask that the final AFH adequately analyze these issues and commit to take meaningful actions to overcome the barriers to equal housing opportunity.

Sincerely,

Disability Rights California
Western Center on Law and Poverty
Communities for a Better Environment
Esperanza Community Housing
United Neighbors in Defense Against Displacement
T.R.U.S.T. South LA



LAHD AFHPolicy <lahd.afhpolicy@lacity.org>

They are not helping us get housing. We can't get no low income housing because everything went up they giving every apartment to other people who get paid his higher price rent. A lot of people his home is it we got nowhere to go. We live in a shelter with our children and you guys cannot help us at all that is crazy. Well I think about that is that they are wrong. I don't feel good about it. Thank you.

1 message

Mlouder9 <mlouder9@gmail.com>
To: Lahd Afhpolicy <lahd.afhpolicy@lacity.org>

Mon, Nov 6, 2023 at 12:50 PM



LAHD AFHPolicy <lahd.afhpolicy@lacity.org>

Comments FHA '23-'28

1 message

LAHD FHAComments <lahdfhacomment@yahoo.com>
To: "lahd.afhpolicy@lacity.org" <lahd.afhpolicy@lacity.org>

Wed, Nov 15, 2023 at 12:49 PM

Hello,

I work as an owner/operator in the City of LA. Below please find comments on the draft version of the 2023 – 2028 Assessment of Fair Housing book.

Overall, the assessment has a strong anti-landlord tone. Landlords provide and manage the housing stock across the city for over half of its residents – yet there appears to be minimal feedback in the assessment from those stakeholders. The combative tone in the assessment echoes the political zeitgeist of villainizing landlords that I believe is propelling bad or thoughtless legislation, lessening housing stock, and deepening the divide between landlord and tenant. Below are specific examples of this – which I respectfully request be addressed before the final version of the assessment is submitted.

1. Table 2: Community Meeting Themes

a. The author refers to income-based discrimination “due to credit checks”. It is not discrimination to perform a credit check on someone and make a risk assessment regarding that person’s likelihood to pay based on predetermined criteria. This is a legal practice and it’s irresponsible of the author to suggest otherwise. If the reference is to credit checks that are done illegally – the assessment should say so.

2. Table 4:

a. The author again seems to suggest that having an income requirement of 3x rent is discrimination. Income requirements are not discrimination – provided they’re applied uniformly. The implication in the assessment seems to be that owners should approve someone who is presenting themselves as severely rent burdened. In 2008, when the public found out that banks gave out loans that they knew their clients couldn’t afford – it was called predatory lending. Why is it in this case that denial of someone who has shown they will be severely rent burdened discrimination on the LL’s part?

b. The author suggests a potential option for risk mitigation is to “convince landlords to rent to higher-risk tenants more frequently” – which is a great idea. My question to the author is – how? There is NO recent policy that has been passed at the federal, state, county, city or even HACLA/LAHD level which has shown owner/operators that there is ANY political desire to help owners mitigate their risk – and in fact, most of the new rules passed the state and city have exposed owners to MORE risk. This

assessment talks a lot about the perception that the public has of the housing crisis – I encourage the author to understand the perception that developers/owners/operators have about providing more housing in the City of LA.

3. Figure 8 & Footnote 157: roughly 40% of the survey respondents responded that they had experienced discrimination when looking for housing, but the assessment later states that 58% of complaints received were not discrimination, and of those, only 67 cases even included payment of damages, which by the author's own admission may be because it's often less expensive as a business to settle a case rather than litigate it. The author then seems to admit that discrimination is actually NOT a barrier to housing – though people *feel* that it is (see the comment around footnote 157), *“these complaints still speak to the public perceptions of housing discrimination occurring in the City”*. Every owner I've spoken with believes that anti-discrimination laws are important, and that enforcement of those laws is critical to the health of the community. However, discrimination does not appear to be the barrier the public thinks it is – and perpetuating that false sentiment (which this assessment does do – even in the face of facts stating otherwise) puts the onus on the owner/operator to fix a problem that doesn't exist – rather than on the city to focus on solutions that make high-risk tenants less risk to owner/operators.

4. “Units Protected Under the Rent Stabilization Ordinance”/ Footnote 73

a. The last paragraph is an example of the anti-owner sentiment this assessment carries throughout its pages.

i. Landlords did NOT have the opportunity to apply for J&R increases for a large portion of the pandemic. J&R adjustments exclude several classes of real expenses that the property incurs as part of their operations. Additionally, J&R applications have been put on a backburner and in our experience, applications are being ignored.

ii. The pandemic related aid is dependent on tenant participation, which many tenants refused to participate in.

iii. The discussion of the amount of LL aid - \$1.6BN – was done without mention of rent STILL due to them. Without discussing how much is outstanding – the amount paid is somewhat irrelevant. Landlords are still out MILLIONS of dollars – having been forced for YEARS to provide their services for free – something no other industry is asked to do. The implication from the author seems to be *“landlords have received enough”*- without any visible effort to understand if that is true or not.

iv. The latest round of aid is not available to owners who own more than 4 units – and even then, the tenant needs to apply – which many have refused to do. No mention of this is made in the report.

5. Fair Housing Policies and Practices – Mobility – Landlord Incentives/Source of Income

a. I'm not sure the research that has been done into the claim that LLs refuse to participate in the HACLA program, but often the denials we see come from HACLA either refusing to work with LLs based on the ownership information that is available,

or HACLA will undermine the landlord and lowball the rent that the landlord is offering. I have not spoken with any other owner that has a problem with the Sec 8 clients/tenants – it's HACLA itself that is the problem. Again, the blame has been placed on owners based here on a "feeling" that owners just don't like those types of people (which is absurd and FALSE) – rather than the truth that HACLA itself is the barrier to these approvals.

6. Fair Housing Education and Enforcement Resources

a. It says that 10 to 16% of inquires allege illegal housing discrimination, but there is no mention of how many of those actually ARE discrimination.

7. Factors Impacting Segregation, Integration, Recaps and Access to Affordable Housing

a. The author's statement "opposition from existing (mainly white) homeowners to growth" without further context is irresponsible.

i. Do you have data to support the idea that mainly white people oppose development in their neighborhoods? Do people who live in these communities that are not white want additional developments? Were they even asked?

ii. Is the implication that it's only the white people in these developments that are against further development, or that these areas are majority white?

iii. Why is the race of the people who don't like development in their communities mentioned at all? How is it relevant to the assessment?

iv. The idea that people not wanting development in their neighborhood "may not necessarily be due to prejudice" is offensive. This faux generosity from the author belies their preconceived notions about who is resistant to development in their communities – even though the next part of the sentence states what the actual concern is, property values and impact to lifestyle. Many people fear change – isolating one group as being unique or evil in this instance is irresponsible and inaccurate.

Thank you for taking the time to read my comments.

APPENDIX G:

Survey Results

Community Member Survey Results

City of Los Angeles Fair Housing Survey (Community Members)

How satisfied are you with the neighborhood where you live?

	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied	Total
1	97 20.29%	206 43.10%	92 19.25%	84 17.57%	478
				Answered	478
				Skipped	20

City of Los Angeles Fair Housing Survey (Community Members)
In your neighborhood, do you have access to the following community resources?

	Yes	Somewhat	No	I don't know	Total
Quality public schools	34.09%	24.64%	18.07%	23.20%	487
Reliable public transportation	47.30%	32.37%	14.32%	6.02%	482
Job opportunities	22.25%	31.81%	29.73%	16.22%	481
Places to shop	49.49%	34.09%	15.61%	0.82%	487
Places to bank	55.09%	27.65%	15.18%	2.08%	481
Affordable housing	16.84%	20.58%	53.43%	9.15%	481
Quality housing	22.92%	35.00%	36.46%	5.63%	480
Parks and recreation facilities	44.17%	34.79%	17.50%	3.54%	480
Clean environment	21.90%	36.36%	40.91%	0.83%	484
Fresh food and grocery stores	46.69%	37.19%	15.29%	0.83%	484
Health care facilities	40.83%	36.46%	19.58%	3.13%	480
Quality childcare	17.54%	22.13%	19.21%	41.13%	479
Family and friends	38.75%	33.75%	25.00%	2.50%	480
Faith institutions	47.61%	26.40%	9.36%	16.63%	481
				Answered	495
				Skipped	4

City of Los Angeles Fair Housing Survey (Community Members)

How do you travel to work? Check all that apply.

Answer Choices	Responses
Drive alone	49.59% 243
Carpool	9.39% 46
Public transportation	26.94% 132
Walk	13.88% 68
Bike	4.69% 23
Taxi or rideshare (Uber, Lyft, etc.)	8.16% 40
I work from home	16.12% 79
Does not apply	15.92% 78
Other (please answer below)	6.53% 32
	490
	9

Answered

Skipped

City of Los Angeles Fair Housing Survey (Community Members)

How long is your daily commute to work (one-way)? Check all that apply.

Answer Choices	Responses
Less than 30 minutes	112 23.09%
30 minutes to 1 hour	163 33.61%
More than 1 hour to 2 hours	74 15.26%
More than 2 hours	11 2.27%
Does not apply	148 30.52%
	Answered 485
	Skipped 14

City of Los Angeles Fair Housing Survey (Community Members)

If you wish to live closer to your workplace, are any of the following barriers preventing you from doing so? Check all that apply.

Answer Choices	Responses
No affordable housing options available in that area	48.08% 225
Few housing options that meet my family size	20.30% 95
Few housing options accessible to people with disabilities	13.03% 61
Few transportation options	16.88% 79
Distance from family / support network	18.59% 87
Quality of the public schools	16.24% 76
Condition of housing	24.15% 113
Poor rental / credit history	14.10% 66
Landlords will not accept my voucher	8.55% 40
No public housing available in that location	18.59% 87
Does not apply / I do not wish to live closer to my workplace	36.32% 170
Other (please answer below)	12.61% 59
	468
	32

Answered

Skipped

City of Los Angeles Fair Housing Survey (Community Members)

If you had a choice, would you continue to live in your neighborhood or move to a different neighborhood?

Answer Choices	Responses
Continue to live in my neighborhood	43.78% 211
Move to a different neighborhood	45.02% 217
I don't know	11.20% 54
	Answered 482
	Skipped 17

City of Los Angeles Fair Housing Survey (Community Members)

What do you like best about your neighborhood?

Answered 406

Skipped 93

City of Los Angeles Fair Housing Survey (Community Members)

What improvements would you like to see in your neighborhood?

Answered 410

Skipped 89

City of Los Angeles Fair Housing Survey (Community Members)

Thinking about the availability of housing in Los Angeles, please check whether you think more is needed for each of the housing types below.

	No More is Needed	Some More is Needed	A Lot More is Needed	I Don't Know	Total
Housing that is accessible to people with disabilities	7.40%	27.13%	48.88%	16.59%	446
Senior housing	9.38%	28.15%	47.60%	14.87%	437
Affordable housing	7.08%	14.61%	75.11%	3.20%	438
Housing that accepts Section 8 vouchers	11.24%	15.51%	57.08%	16.18%	445
First time homebuyer assistance	6.92%	14.51%	64.51%	14.06%	448
Housing that accommodates families with children	11.01%	21.12%	51.69%	16.18%	445
Please share any other comments about local housing needs:					197
				Answered	453
				Skipped	46

City of Los Angeles Fair Housing Survey (Community Members)

Thinking about the availability and quality of community resources in Los Angeles, please check whether you think each of the following are equally provided in all neighborhoods.

	Equally Provided	Not Equally Provided	I Don't Know	Total
Schools	26.82%	53.64%	19.55%	440
Public transportation	36.96%	50.34%	12.70%	441
Roads and sidewalks	36.20%	57.24%	6.56%	442
Grocery stores and other shopping	33.18%	58.41%	8.41%	440
Banking and lending	32.96%	51.47%	15.58%	443
Parks, greenspace, and recreation facilities	30.84%	60.77%	8.39%	441
Property maintenance	20.23%	67.95%	11.82%	440
Garbage collection	44.34%	41.86%	13.80%	442
Police protection	24.94%	60.22%	14.83%	445
Fire protection	44.62%	32.95%	22.43%	437
Community centers	25.40%	54.65%	19.95%	441
Job preparation/ employment resource centers	20.18%	55.33%	24.49%	441
Tree cover/ shade for relief from high temperatures	20.82%	68.65%	10.53%	437
			Answered	454
			Skipped	47

City of Los Angeles Fair Housing Survey (Community Members)

Do you know and understand your fair housing rights?

Answer Choices	Responses
Yes	53.26% 237
No	15.28% 68
Somewhat	31.46% 140
	Answered 445
	Skipped 54

City of Los Angeles Fair Housing Survey (Community Members)

Do you know how to file a housing discrimination complaint?

Answer Choices	Responses
Yes	35.28% 157
No	45.62% 203
Somewhat	19.10% 85
	Answered 445
	Skipped 54

City of Los Angeles Fair Housing Survey (Community Members)
How accessible are fair housing organizations in Los Angeles?

Answer Choices	Responses
Very accessible	13.80% 61
Somewhat accessible	24.66% 109
Somewhat inaccessible	17.65% 78
Very inaccessible	17.19% 76
I don't know	26.70% 118
	Answered 442
	Skipped 57

City of Los Angeles Fair Housing Survey (Community Members)

Since living in Los Angeles, have you experienced housing discrimination if they are based on race, ethnicity, national origin, sex, religion, whether you have children, or whether you have a disability: refusing to rent or sell housing, refusing to discuss the rental or sale of housing, saying that housing is not available for rent or sale when it is, having different rental or sale terms, or providing different housing or housing services.

Answer Choices	Responses
Yes	39.73% 176
No	60.27% 267
	Answered 443
	Skipped 56

City of Los Angeles Fair Housing Survey (Community Members)

Who do you believe discriminated against you? Check all that apply.

Answer Choices	Responses
Landlord or property manager	78.41% 138
Real estate agent	9.66% 17
Mortgage lender	7.39% 13
City or county staff person	29.55% 52
Does not apply	3.98% 7
Other (please answer below):	23.86% 42
Answered	176
Skipped	324

City of Los Angeles Fair Housing Survey (Community Members)

On what basis do you believe you were discriminated against? Check all that apply.

Answer Choices	Responses
Race (examples: Black, white, Asian or Pacific Islander, Native Am	43.18%
Ethnicity (examples: Hispanic or Latino)	28.98%
National origin (examples: Mexico, Philippines, Iran)	13.07%
Religion	6.25%
Sex	17.61%
Disability	27.27%
Familial status (examples: single parent with children, family with cl	26.70%
Age	32.39%
Ancestry	7.39%
Citizenship and immigration status	13.07%
Gender identity or expression	6.25%
Genetic information	7.95%
Marital status	14.77%
Language	16.48%
Sexual orientation	10.23%
Source of income (example: Housing Choice Voucher)	40.34%
Veteran status	3.41%
Does not apply	6.25%
	Answered
	176
	Skipped
	326

City of Los Angeles Fair Housing Survey (Community Members)

Did you file a report of that discrimination?

Answer Choices	Responses
Yes	17.51% 31
No	76.84% 136
Does not apply	5.65% 10
	Answered 177
	Skipped 324

City of Los Angeles Fair Housing Survey (Community Members)

Why didn't you file a report of housing discrimination? Check all that apply.

Answer Choices	Responses
I was afraid of retaliation	52
I didn't know where to file	56
I didn't know if I needed a lawyer	28
The process wasn't accessible to me because of a disability	9
I didn't know it was a violation of the law	42
The process wasn't in my language	8
I didn't have time to file	30
I didn't know what good it would do	68
Does not apply	1
Other (please answer below):	34
	136
	363

Answered

Skipped

City of Los Angeles Fair Housing Survey (Community Members)

How satisfied were you with the outcome of filing a report of housing discrimination?

Answer Choices	Responses
Very satisfied	7 23.33%
Somewhat satisfied	0 0.00%
Somewhat dissatisfied	0 0.00%
Very dissatisfied	21 70.00%
I don't know	2 6.67%
Does not apply	0 0.00%
Please explain why you were satisfied or dissatisfied with the outcome of filing a r	19
Answered	30
Skipped	469

City of Los Angeles Fair Housing Survey (Community Members)

Did an organization or agency support you in the process of filing a report?

Answer Choices	Responses
Yes	10 33.33%
No	20 66.67%
Does not apply	0 0.00%
If you answered yes, please list the organization(s) that supported you:	11
Answered	30
Skipped	469

City of Los Angeles Fair Housing Survey (Community Members)

Do you think housing discrimination is an issue in Los Angeles?

Please rate the level of housing discrimination in Los Angeles on a scale of 0 to 10, with 0 indicating no housing discrimination and 10 indicating an extremely high level of housing discrimination.

Answer Choices	Average Number	Total Number	Responses
(no label)	N/A	1991	N/A
		Answered	391
		Skipped	108

City of Los Angeles Fair Housing Survey (Community Members)

Please indicate the extent to which the following are barriers to fair housing choice in Los Angeles.

	Barrier	Somewhat of a Barrier	Not Much of a Barrier	Not at All a Barrier	I Don't Know	Total					
	Community opposition to affordable housing	43.42%	175	25.56%	103	23	5.71%	29	18.11%	73	403
	Discrimination by landlords or rental agents	47.51%	191	24.38%	98	27	6.72%	25	15.17%	61	402
	Discrimination by mortgage lenders	33.83%	136	20.40%	82	25	6.22%	26	33.08%	133	402
	Discrimination or steering by real estate agents	29.78%	120	23.33%	94	31	7.69%	24	33.25%	134	403
	Displacement due to rising housing costs	64.85%	262	15.59%	63	16	3.96%	19	10.89%	44	404
	Lack of housing options for people with disabilities	43.86%	175	23.06%	92	23	5.76%	21	22.06%	88	399
	Landlords refusing to accept Section 8 vouchers	46.29%	187	16.58%	67	24	5.94%	30	23.76%	96	404
	Limited access to banking and financial services	27.57%	110	24.31%	97	60	15.04%	43	22.31%	89	399
	Limited access to jobs	35.93%	143	27.14%	108	45	11.31%	29	18.34%	73	398
	Limited access to good schools	37.94%	151	24.12%	96	49	12.31%	30	18.09%	72	398
	Limited access to community resources for people with disabilities	38.35%	153	22.31%	89	42	10.53%	25	22.56%	90	399
	Neighborhoods in need of revitalization and new investment	47.39%	191	22.33%	90	34	8.44%	22	16.38%	66	403
	Not enough affordable housing for individuals	66.33%	264	14.57%	58	13	3.27%	20	10.80%	43	398
	Not enough affordable housing for families	61.21%	243	17.13%	68	18	4.53%	20	12.09%	48	397
	Not enough affordable housing for seniors	55.00%	220	17.50%	70	21	5.25%	27	15.50%	62	400
	Not enough Section 8 / Housing Choice Vouchers to meet needs	55.36%	222	17.21%	69	17	4.24%	27	16.46%	66	401
	Policies and admission procedures in state/federal assisted housing	47.01%	189	21.39%	86	16	3.98%	14	24.13%	97	402
										Answered	412
										Skipped	87

City of Los Angeles Fair Housing Survey (Community Members)

Please share your zip code.

Answer Choices	Responses
90001	0.65%
90002	0.32%
90003	0.97%
90004	0.65%
90005	0.97%
90006	1.94%
90007	0.32%
90008	1.62%
90010	0.65%
90011	1.29%
90012	2.59%
90013	1.62%
90014	0.32%
90015	0.65%
90016	1.29%
90017	0.32%
90018	2.59%
90019	0.32%
90020	1.62%
90021	0.00%
90022	1.29%
90023	0.32%
90024	0.32%
90025	0.65%
90026	4.21%
90027	1.94%
90028	1.29%
90029	0.32%
90031	0.97%

90032	3.56%	11
90033	2.27%	22
90034	0.00%	0
90035	0.00%	0
90036	0.97%	3
90037	1.94%	10
90038	0.32%	1
90039	0.00%	0
90040	0.00%	0
90041	0.32%	2
90042	0.65%	2
90043	1.94%	6
90044	2.27%	7
90045	0.97%	3
90046	0.65%	2
90047	1.94%	6
90048	0.65%	2
90049	0.00%	0
90056	0.32%	1
90057	3.56%	14
90058	0.00%	0
90059	0.97%	3
90061	1.62%	6
90062	1.62%	5
90063	0.65%	3
90064	0.65%	2
90065	0.65%	2
90066	0.32%	1
90067	0.00%	0
90068	0.97%	3
90069	0.00%	0
90071	0.00%	0

90073	0.00%	0
90077	0.00%	0
90089	0.00%	0
90094	0.65%	2
90230	0.97%	5
Prefer not to answer	4.21%	13
Other (please answer below)	32.36%	110
	Answered	386
	Skipped	113

City of Los Angeles Fair Housing Survey (Community Members)

What is your age group?

Answer Choices	Responses
Under 18	0.25% 1
18-24	2.96% 12
25-34	17.78% 72
35-44	24.20% 98
45-54	24.69% 100
55-61	10.86% 44
62-74	14.81% 60
75 or over	2.72% 11
Prefer not to answer	1.73% 7
	Answered 405
	Skipped 94

City of Los Angeles Fair Housing Survey (Community Members)

What is your household size?

Answer Choices	Responses
1	31.83% 127
2	24.31% 97
3	12.28% 49
4	14.54% 58
5	7.52% 30
6	4.51% 18
7 or more	1.75% 7
Prefer not to answer	3.26% 13
	Answered 399
	Skipped 100

City of Los Angeles Fair Housing Survey (Community Members)

What is your race/ethnicity? Check all that apply.

Answer Choices	Responses
White	106
African American or Black	71
Latino or Hispanic	183
Asian or Pacific Islander	29
Native American or Alaska Native	11
Multiple races or ethnicities	22
Prefer not to answer	24
Other (please answer below):	21
	406
	Skipped
	93

City of Los Angeles Fair Housing Survey (Community Members)

Do you or anyone in your home have a disability?

Answer Choices	Responses
Yes	37.72% 152
No	57.57% 232
Prefer not to answer	4.71% 19
	Answered 403
	Skipped 97

City of Los Angeles Fair Housing Survey (Community Members)

If you answered yes, please list the type(s) of disability. Check all that apply.

Answer Choices	Responses
Hearing difficulty	12.35% 30
Vision difficulty	11.93% 29
Cognitive difficulty	14.40% 35
Ambulatory difficulty	13.17% 32
Self-care difficulty	14.40% 35
Independent living difficulty	14.81% 36
Does not apply or prefer not to answer	40.74% 99
Other (please answer below):	26.34% 64
	Answered 243
	Skipped 256

City of Los Angeles Fair Housing Survey (Community Members)

Does anyone in your home regularly speak a language other than English?

Answer Choices	Responses
Yes	186
No	205
Prefer not to answer	16
If yes, please list the language:	128
	407
	92

Answered

Skipped

City of Los Angeles Fair Housing Survey (Community Members)

What gender do you identify as?

Answer Choices	Responses
Man	21.43% 87
Woman	70.44% 286
Non-binary	2.71% 11
Prefer not to answer	4.43% 18
Prefer to self-describe (please answer below):	0.99% 4
	Answered 406
	Skipped 93

City of Los Angeles Fair Housing Survey (Community Members)

Do you consider yourself to be transgender?

Answer Choices	Responses
Yes	11 2.75%
No	372 93.00%
Prefer not to answer	17 4.25%
	Answered 400
	Skipped 99

City of Los Angeles Fair Housing Survey (Community Members)

What is your sexual orientation? Check all that apply.

Answer Choices	Responses
Asexual	4.39% 17
Bisexual	8.27% 32
Gay	3.88% 15
Heterosexual or straight	58.91% 228
Lesbian	1.55% 6
Pansexual	1.29% 5
Queer	4.91% 19
Other	4.13% 16
Prefer not to answer	19.64% 76
	Answered 387
	Skipped 112

City of Los Angeles Fair Housing Survey (Community Members)

What is your current housing status?

Answer Choices	Responses
I own a home	48
I rent a house or apartment	246
I rent a bedroom	13
I rent an unpermitted unit	1
I rent a garage	1
I live with a relative or friend	13
I live in a hotel or motel	1
I couch surf	2
I am homeless	23
Prefer not to answer	16
Other (please answer below):	30

Answered

Skipped

394

106

City of Los Angeles Fair Housing Survey (Community Members)

If you live in subsidized/assisted housing, please indicate what type.

Answer Choices	Responses
Section 8-Housing Choice Voucher (individuals and families with low income)	19
Section 8-Building (participating housing developments with units reserved for low-income households)	12
Low-Income Housing Tax Credit property	17
Public housing	59
I don't know or prefer not to answer	24
Does not apply / I do not live in subsidized or assisted housing	194
Other (please answer below):	28
	353
	146

Answered

Skipped

City of Los Angeles Fair Housing Survey (Community Members)

Please use the box below to provide any additional information or concerns about housing choice and fair housing in Los Angeles.

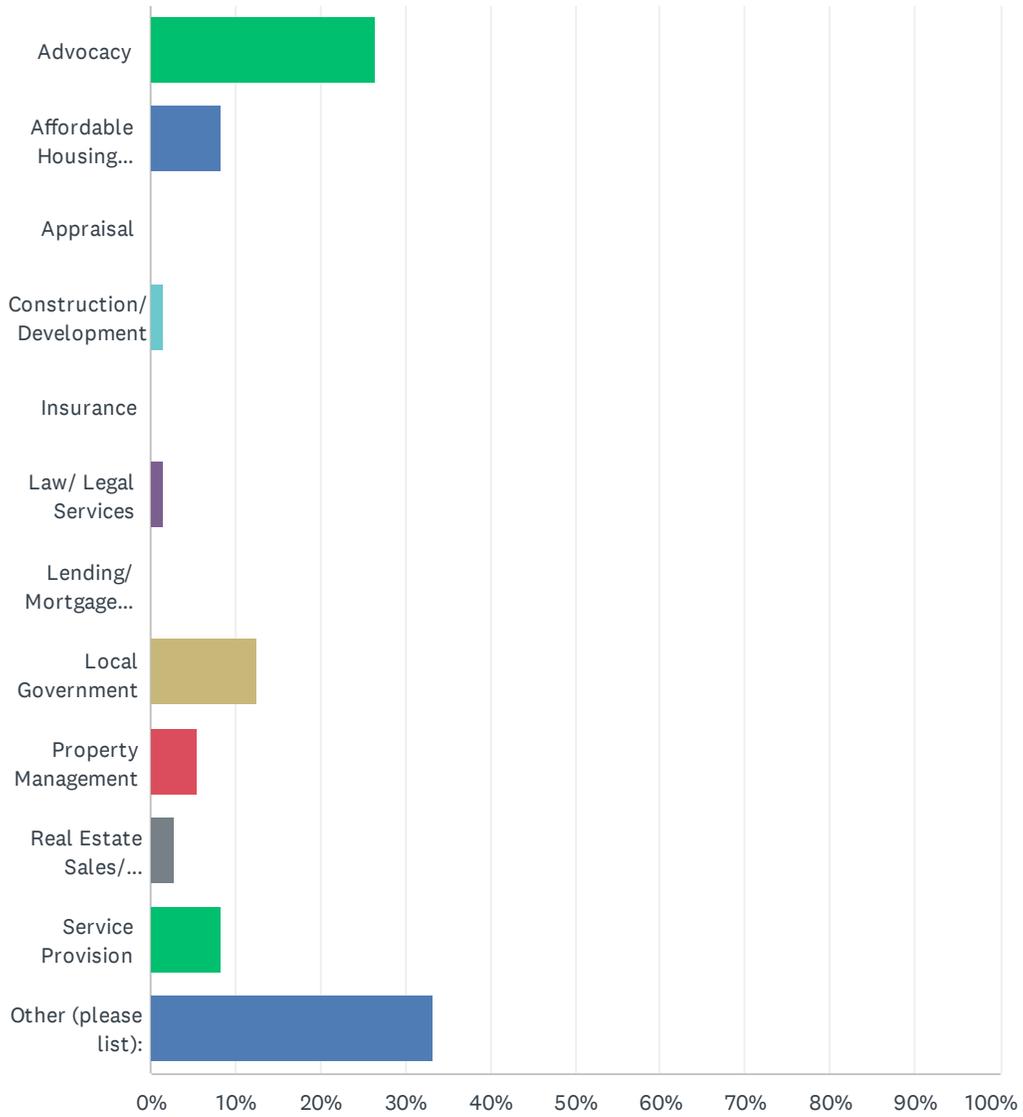
Answered
Skipped

180
319

Agency/Organization Survey Results

Q1 What is your primary role in the housing industry?

Answered: 72 Skipped: 2



City of Los Angeles Fair Housing Survey (Organizations & Agencies)

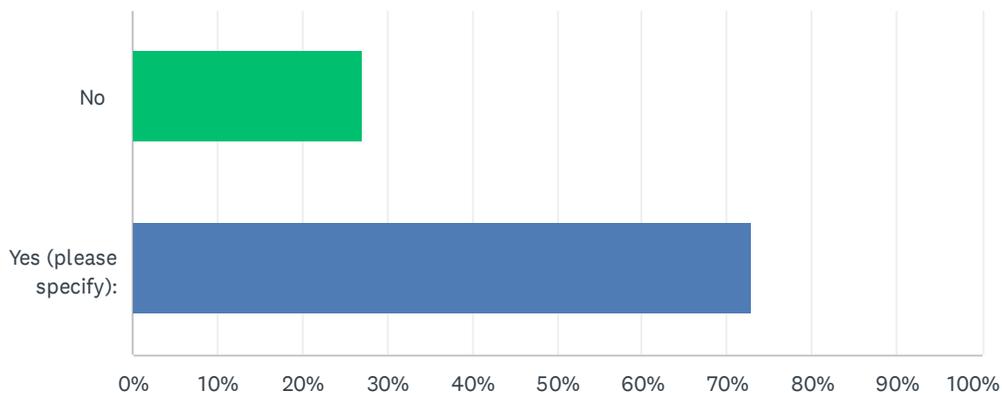
ANSWER CHOICES	RESPONSES	
Advocacy	26.39%	19
Affordable Housing Development	8.33%	6
Appraisal	0.00%	0
Construction/ Development	1.39%	1
Insurance	0.00%	0
Law/ Legal Services	1.39%	1
Lending/ Mortgage Industry	0.00%	0
Local Government	12.50%	9
Property Management	5.56%	4
Real Estate Sales/ Brokerage	2.78%	2
Service Provision	8.33%	6
Other (please list):	33.33%	24
TOTAL		72

Q2 What is the name of your organization or agency?

Answered: 60 Skipped: 14

Q3 Does your organization or agency serve a specific area or areas?

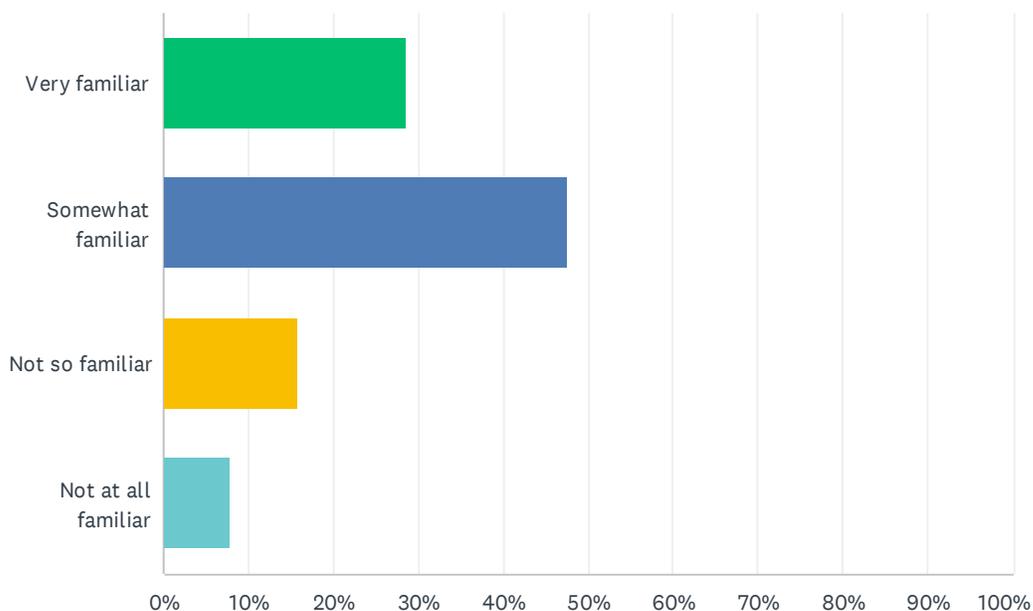
Answered: 70 Skipped: 4



ANSWER CHOICES	RESPONSES	
No	27.14%	19
Yes (please specify):	72.86%	51
TOTAL		70

Q4 How familiar are you with fair housing laws?

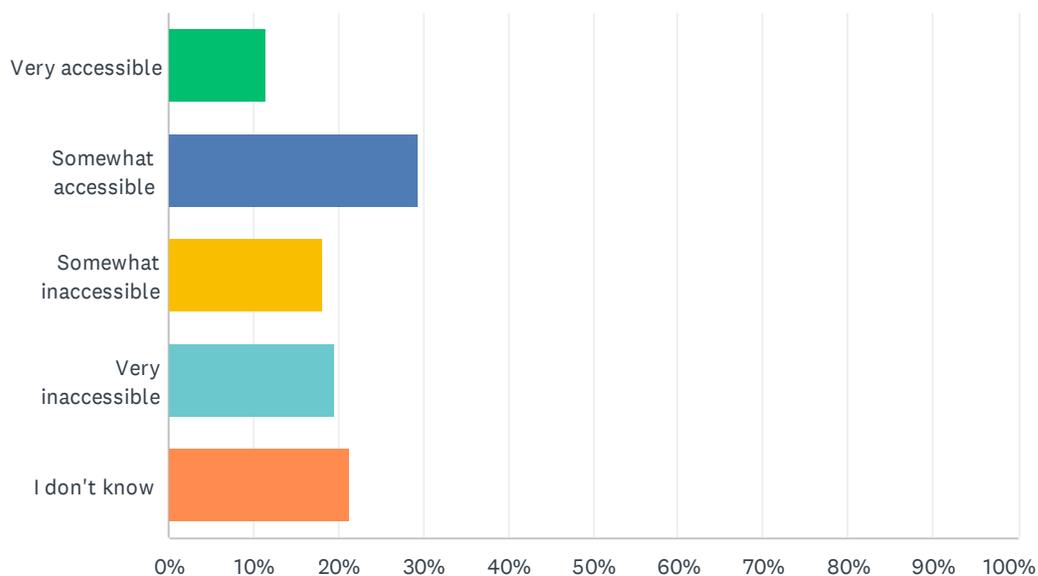
Answered: 63 Skipped: 11



ANSWER CHOICES	RESPONSES	
Very familiar	28.57%	18
Somewhat familiar	47.62%	30
Not so familiar	15.87%	10
Not at all familiar	7.94%	5
TOTAL		63

Q5 How accessible are fair housing organizations in Los Angeles?

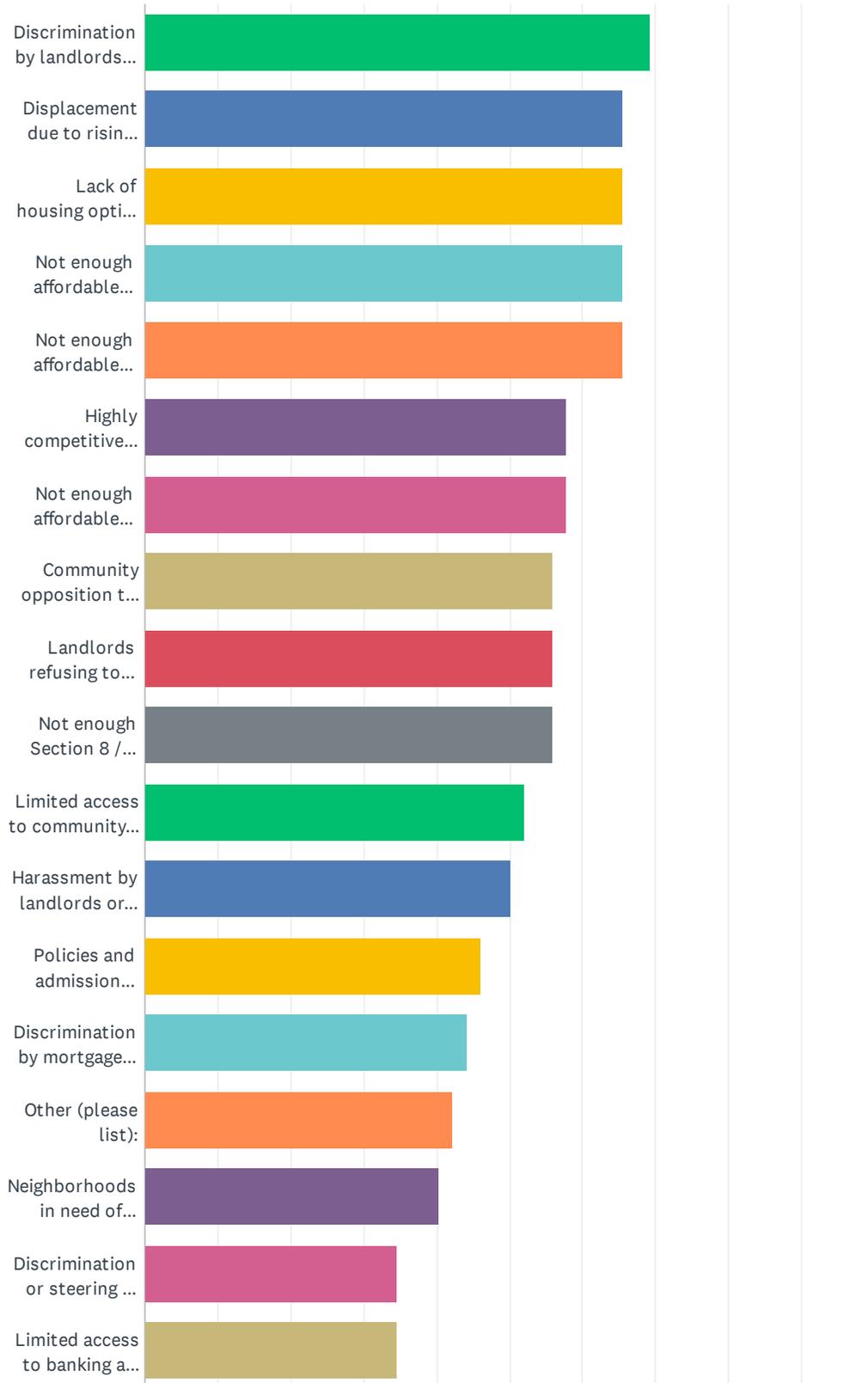
Answered: 61 Skipped: 13



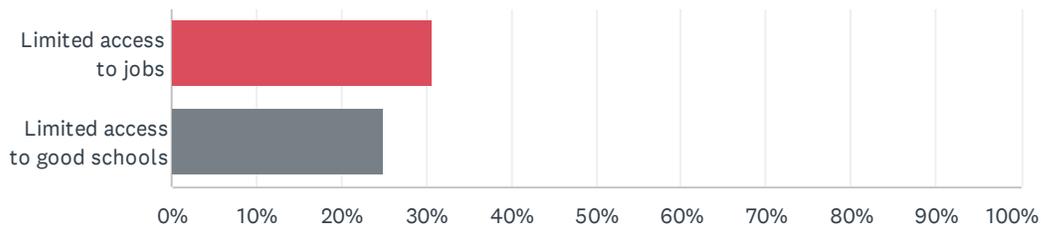
ANSWER CHOICES	RESPONSES	
Very accessible	11.48%	7
Somewhat accessible	29.51%	18
Somewhat inaccessible	18.03%	11
Very inaccessible	19.67%	12
I don't know	21.31%	13
TOTAL		61

Q6 Do you think any of the following are barriers to fair housing in Los Angeles? Check all that apply.

Answered: 52 Skipped: 22



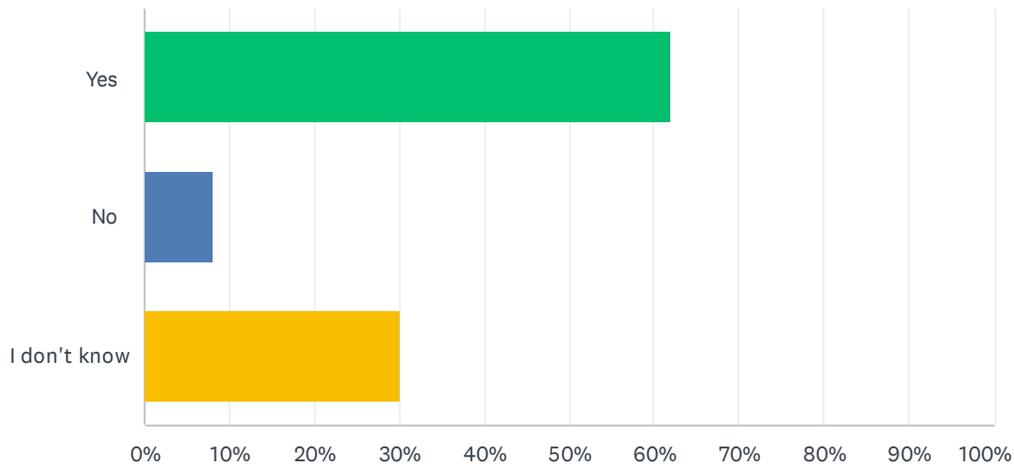
City of Los Angeles Fair Housing Survey (Organizations & Agencies)



ANSWER CHOICES	RESPONSES	
Discrimination by landlords or rental agents	69.23%	36
Displacement due to rising housing costs	65.38%	34
Lack of housing options for people with disabilities	65.38%	34
Not enough affordable housing for individuals	65.38%	34
Not enough affordable housing for seniors	65.38%	34
Highly competitive rental market with too many applicants vying for the same units	57.69%	30
Not enough affordable housing for families	57.69%	30
Community opposition to affordable housing	55.77%	29
Landlords refusing to accept Section 8 vouchers	55.77%	29
Not enough Section 8 / Housing Choice Vouchers to meet needs	55.77%	29
Limited access to community resources for people with disabilities	51.92%	27
Harassment by landlords or owners	50.00%	26
Policies and admission procedures for state/federal assisted development	46.15%	24
Discrimination by mortgage lenders	44.23%	23
Other (please list):	42.31%	22
Neighborhoods in need of revitalization and new investment	40.38%	21
Discrimination or steering by real estate agents	34.62%	18
Limited access to banking and financial services	34.62%	18
Limited access to jobs	30.77%	16
Limited access to good schools	25.00%	13
Total Respondents: 52		

Q7 Are there specific neighborhoods in Los Angeles that experience underinvestment?

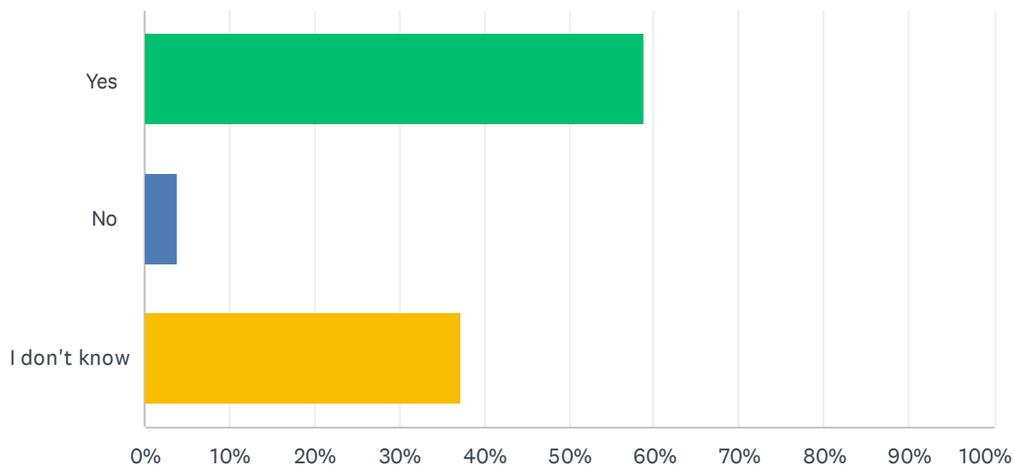
Answered: 50 Skipped: 24



ANSWER CHOICES	RESPONSES	
Yes	62.00%	31
No	8.00%	4
I don't know	30.00%	15
TOTAL		50

Q8 Are there specific neighborhoods in Los Angeles that are inaccessible for most people to obtain housing?

Answered: 51 Skipped: 23

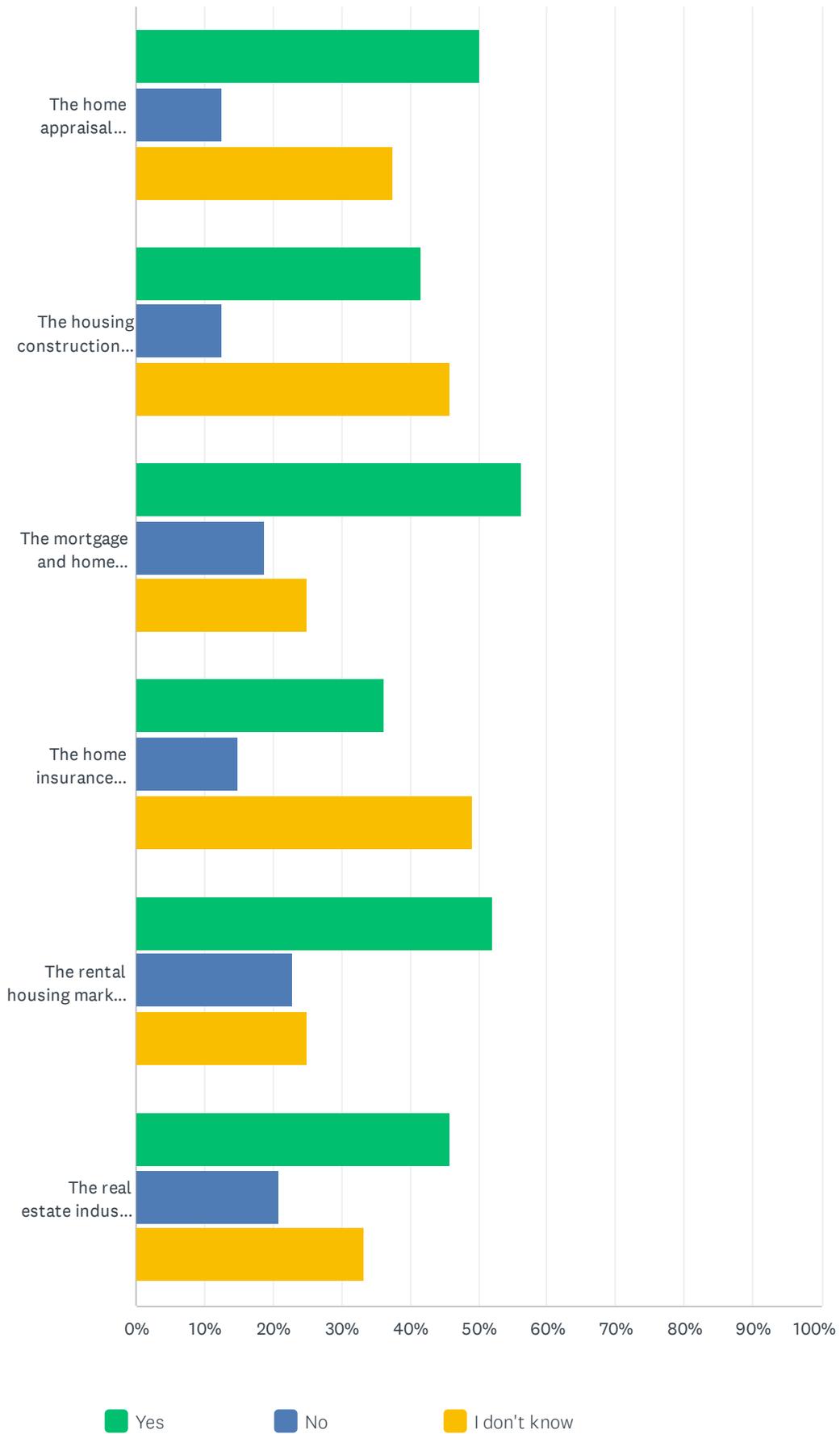


ANSWER CHOICES	RESPONSES	
Yes	58.82%	30
No	3.92%	2
I don't know	37.25%	19
TOTAL		51

Q9 Do any of these issues create barriers to fair housing in Los Angeles?

Answered: 48 Skipped: 26

City of Los Angeles Fair Housing Survey (Organizations & Agencies)



City of Los Angeles Fair Housing Survey (Organizations & Agencies)

	YES	NO	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
The home appraisal industry (Example: Basing home values on the ethnic composition of neighborhoods)	50.00% 24	12.50% 6	37.50% 18	48	0.80
The housing construction or housing design fields (Example: New rental complexes built with narrow doorways that do not allow wheelchair accessibility)	41.67% 20	12.50% 6	45.83% 22	48	0.77
The mortgage and home lending industry (Example: Offering higher interest rates to women or racial minorities)	56.25% 27	18.75% 9	25.00% 12	48	0.75
The home insurance industry (Example: Limiting policies and coverages for racial minorities)	36.17% 17	14.89% 7	48.94% 23	47	0.71
The rental housing market (Example: Refusing to rent based on religion or color)	52.08% 25	22.92% 11	25.00% 12	48	0.69
The real estate industry (Example: Only showing properties in certain areas to families with children)	45.83% 22	20.83% 10	33.33% 16	48	0.69

Q10 If you selected "yes" for any of the areas listed above, please discuss the barriers in the box below.

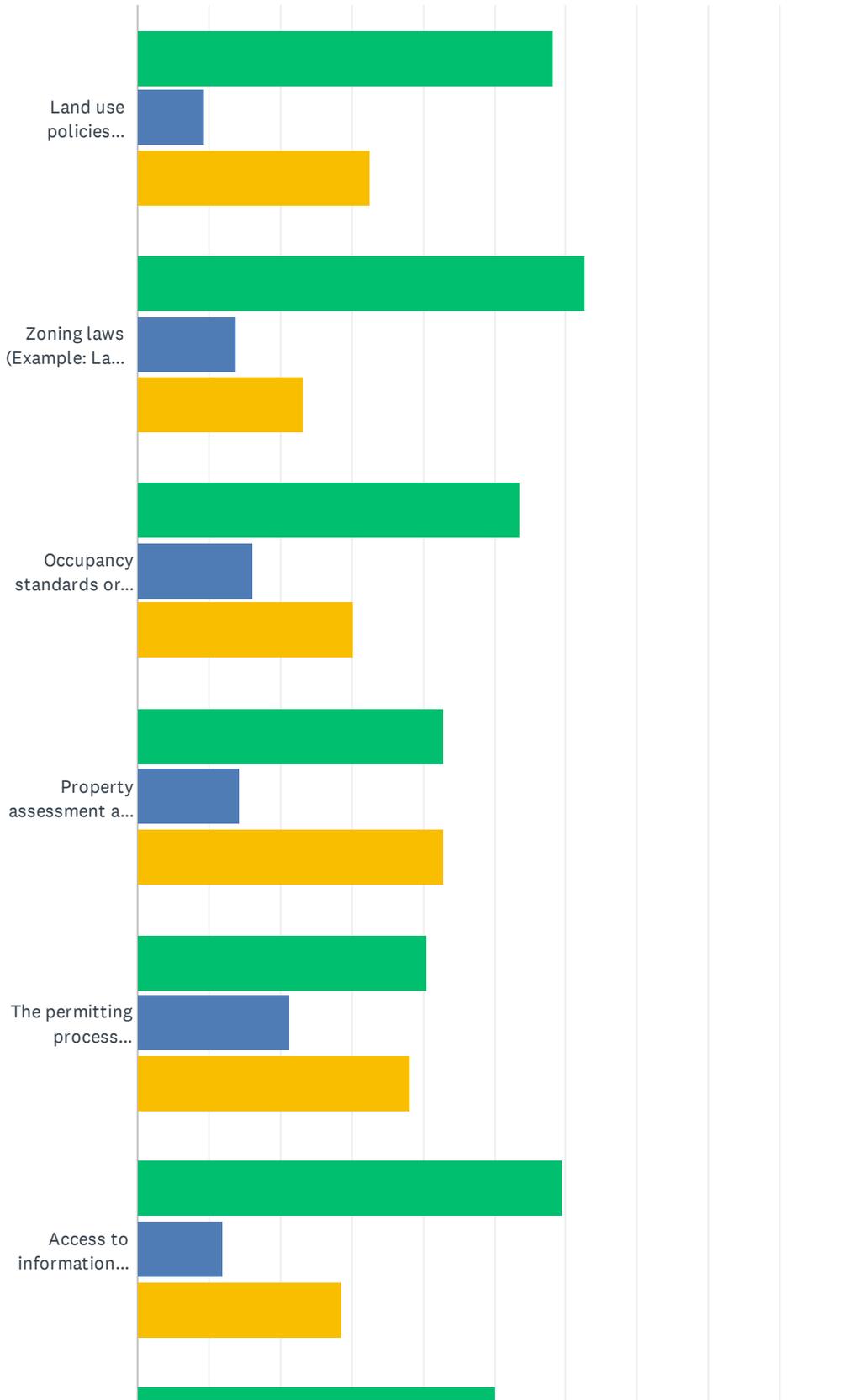
Answered: 21 Skipped: 53

Q11 Please describe issues in housing services other than those listed above that create barriers to fair housing choice, if any.

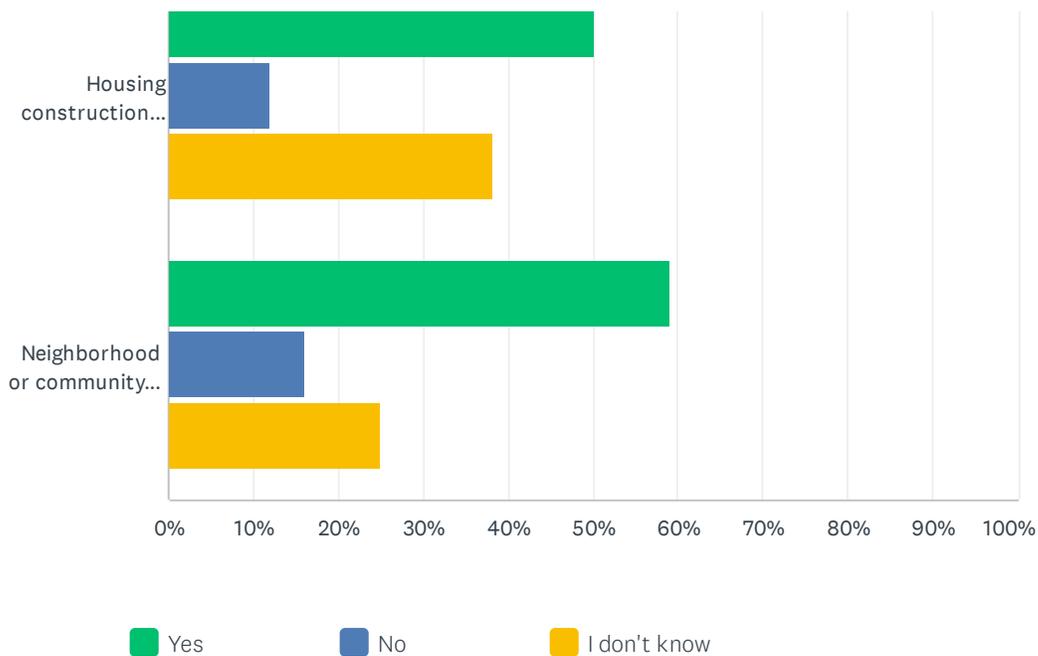
Answered: 27 Skipped: 47

Q12 Do any of these issues create barriers to fair housing in Los Angeles?

Answered: 45 Skipped: 29



City of Los Angeles Fair Housing Survey (Organizations & Agencies)



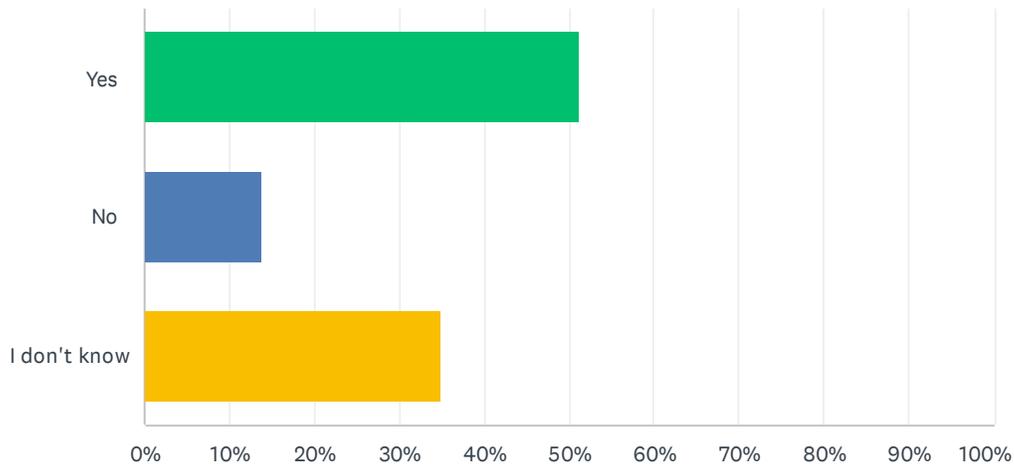
	YES	NO	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Land use policies (Example: Policies that concentrate multi-family housing in limited areas)	58.14% 25	9.30% 4	32.56% 14	43	0.86
Zoning laws (Example: Laws that restrict placement of transitional or group homes or density limitations)	62.79% 27	13.95% 6	23.26% 10	43	0.82
Occupancy standards or health and safety codes (Example: Codes being inadequately enforced in immigrant communities or restrictive covenants by homeowner associations)	53.49% 23	16.28% 7	30.23% 13	43	0.77
Property assessment and tax policies (Example: Lack of tax incentives for making reasonable accommodations or modifications for the disabled)	42.86% 18	14.29% 6	42.86% 18	42	0.75
The permitting process (Example: Not offering written documents on procedures in alternate languages)	40.48% 17	21.43% 9	38.10% 16	42	0.65
Access to information about the permitting process and requirements (Example: Lack of outreach, webinars and public education on the process/requirements in light of a lot of new land use laws coming into effect in recent years)	59.52% 25	11.90% 5	28.57% 12	42	0.83
Housing construction standards (Example: Lack of or confusing guidelines for construction of accessible housing)	50.00% 21	11.90% 5	38.10% 16	42	0.81
Neighborhood or community development policies (Example: Policies that encourage development in narrowly defined areas of the community)	59.09% 26	15.91% 7	25.00% 11	44	0.79

Q13 If you selected "yes" for any of the areas listed above, please discuss the barriers in the box below.

Answered: 22 Skipped: 52

Q14 Are there any other public administrative actions or regulations in your community that act as barriers to fair housing choice?

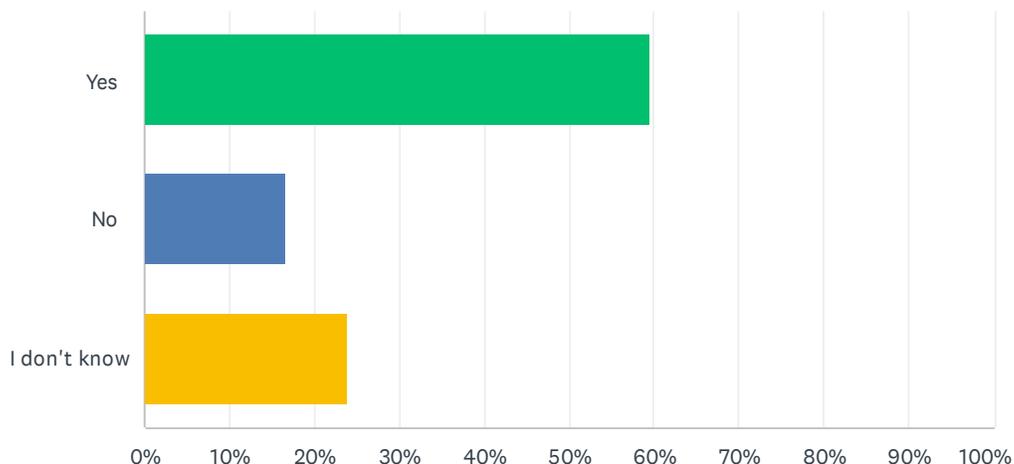
Answered: 43 Skipped: 31



ANSWER CHOICES	RESPONSES	
Yes	51.16%	22
No	13.95%	6
I don't know	34.88%	15
TOTAL		43

Q15 Are you aware of any barriers that limit access to government services (e.g., transportation services, employment services, fair housing services)?

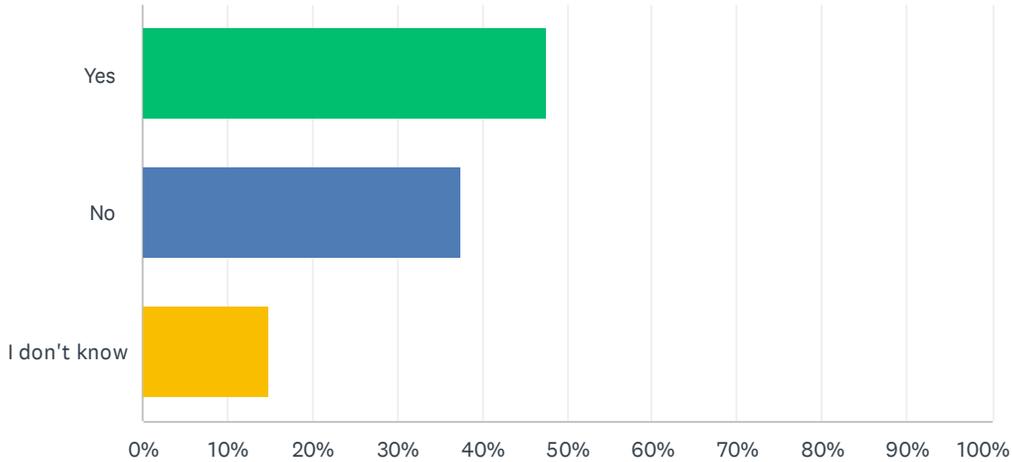
Answered: 42 Skipped: 32



ANSWER CHOICES	RESPONSES	
Yes	59.52%	25
No	16.67%	7
I don't know	23.81%	10
TOTAL		42

Q16 Outreach and education activities, such as training and seminars, are used to help people better understand their rights and obligations under fair housing law. Are you aware of any educational activities or training opportunities available to you to learn about fair housing laws?

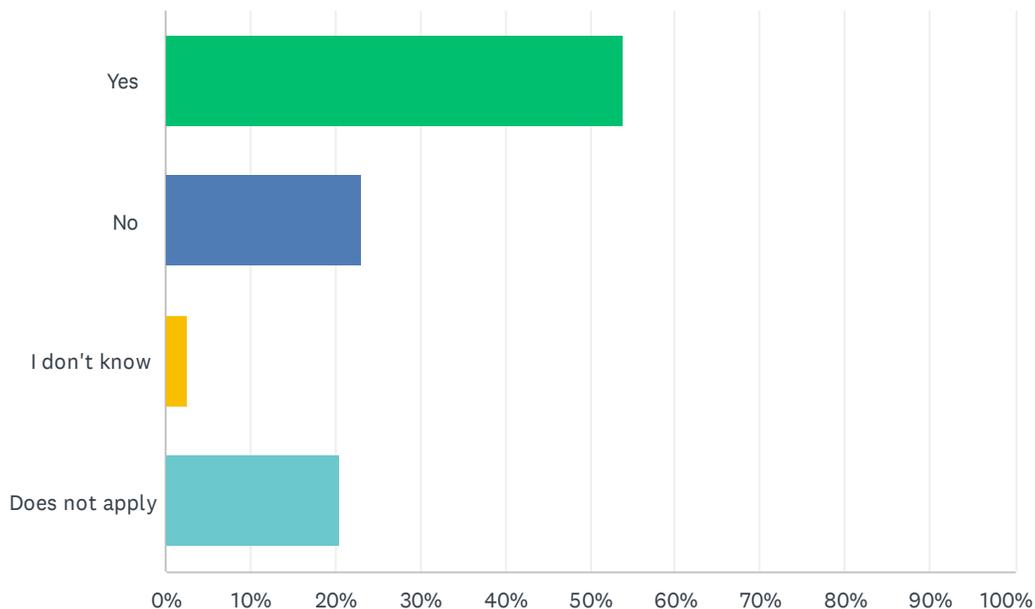
Answered: 40 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	47.50%	19
No	37.50%	15
I don't know	15.00%	6
TOTAL		40

Q17 If you answered "yes" to the previous question, have you participated in fair housing activities or training?

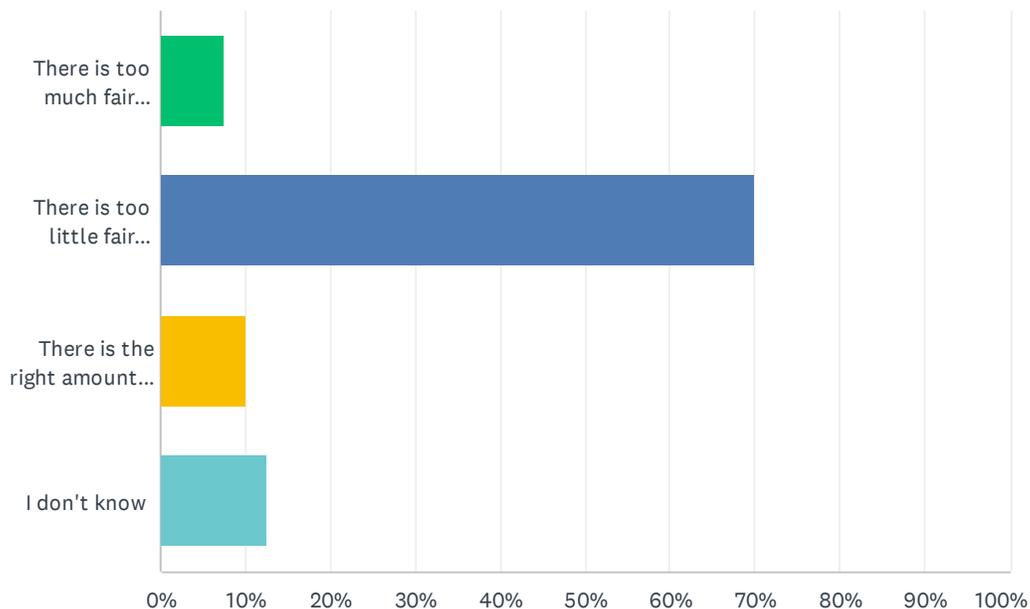
Answered: 39 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	53.85%	21
No	23.08%	9
I don't know	2.56%	1
Does not apply	20.51%	8
TOTAL		39

Q18 Please assess the level of fair housing outreach and education activity in the city.

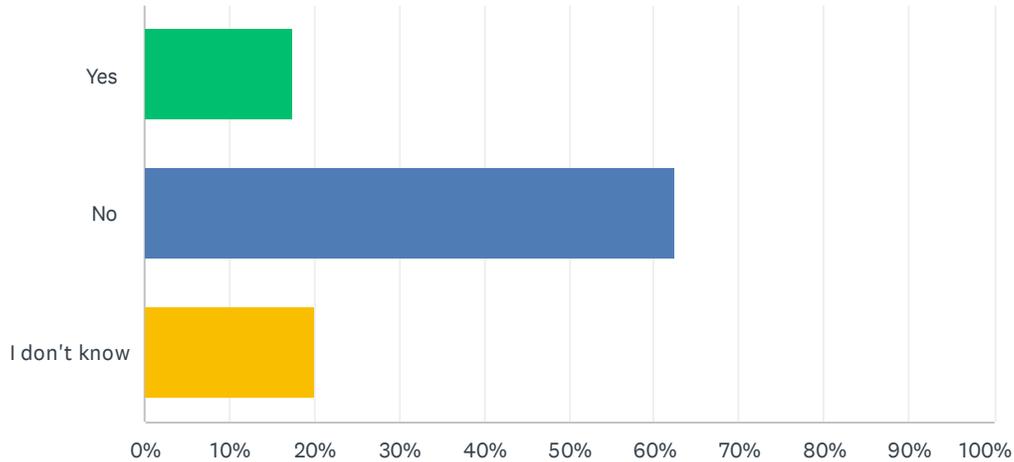
Answered: 40 Skipped: 34



ANSWER CHOICES	RESPONSES	
There is too much fair housing outreach and education.	7.50%	3
There is too little fair housing outreach and education.	70.00%	28
There is the right amount of fair housing outreach and education.	10.00%	4
I don't know	12.50%	5
TOTAL		40

Q19 Fair housing testing is often used to assess potential violations of fair housing law. Testing can include activities such as evaluating building practices to determine compliance with accessibility laws or testing if some people are treated differently when inquiring about available rental units. Are you aware of any fair housing testing of any sort in the city?

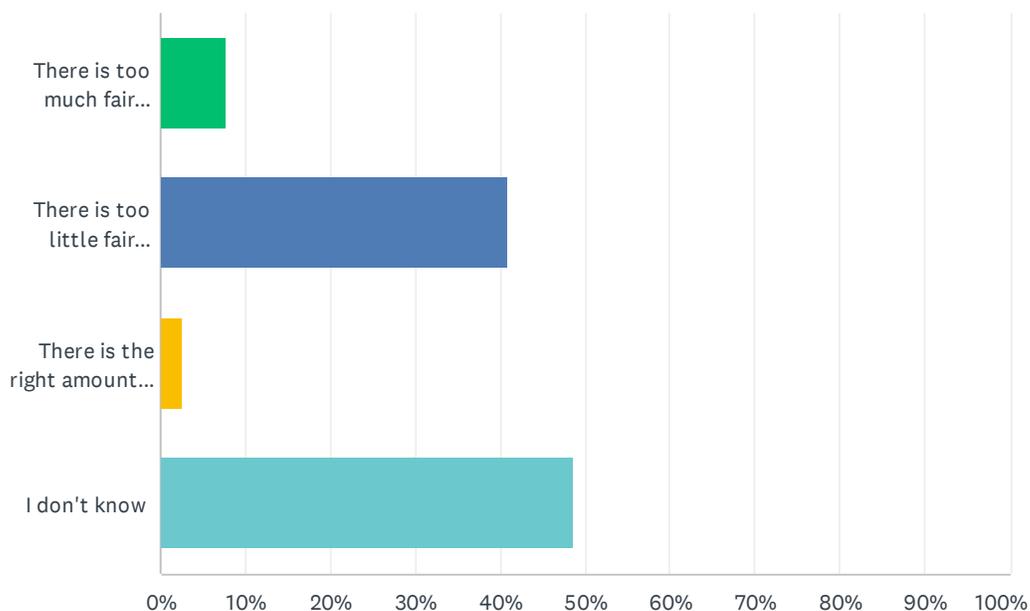
Answered: 40 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	17.50%	7
No	62.50%	25
I don't know	20.00%	8
TOTAL		40

Q20 Please assess the current level of fair housing testing in Los Angeles.

Answered: 39 Skipped: 35



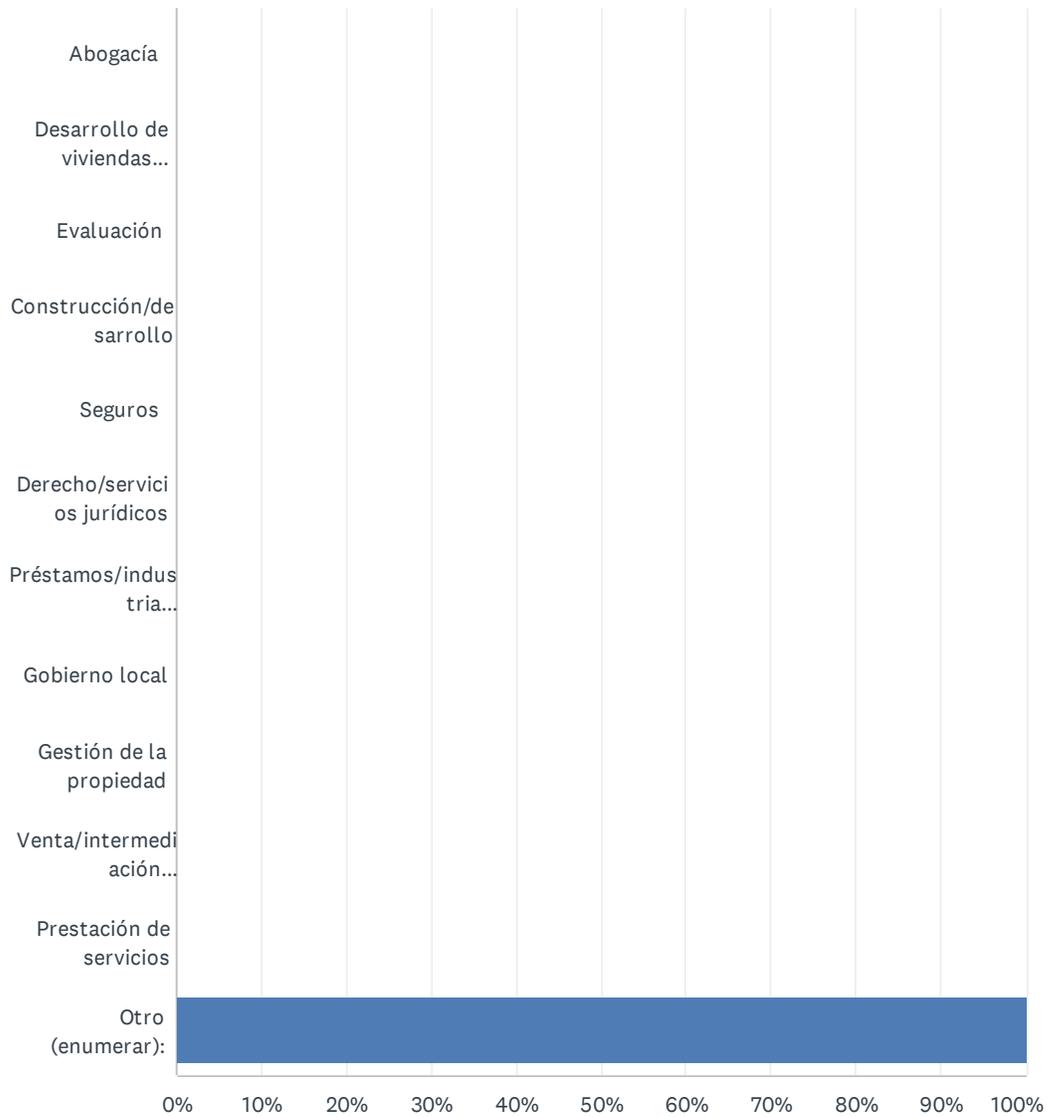
ANSWER CHOICES	RESPONSES	
There is too much fair housing testing.	7.69%	3
There is too little fair housing testing.	41.03%	16
There is the right amount of fair housing testing.	2.56%	1
I don't know	48.72%	19
TOTAL		39

Q21 Please use the space below to provide any additional information or concerns about housing choice and fair housing in Los Angeles.

Answered: 13 Skipped: 61

Q1 ¿Cuál es su función principal en la industria de la vivienda?

Answered: 1 Skipped: 0



Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

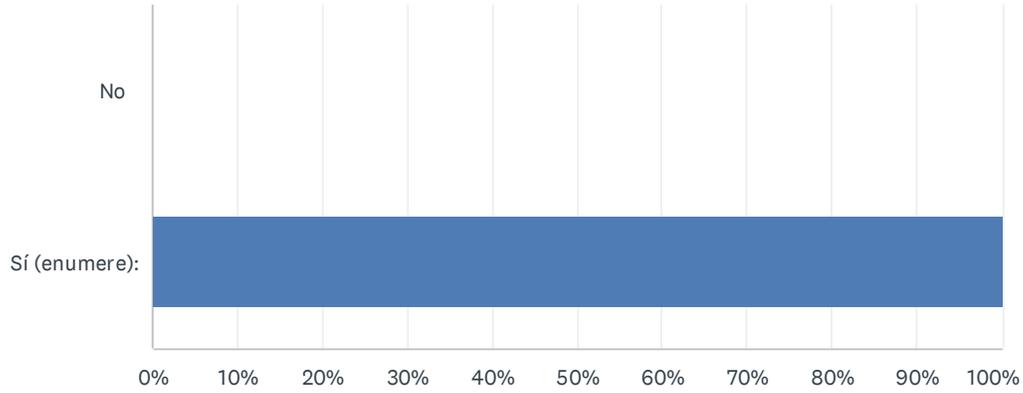
ANSWER CHOICES	RESPONSES	
Abogacía	0.00%	0
Desarrollo de viviendas asequibles	0.00%	0
Evaluación	0.00%	0
Construcción/desarrollo	0.00%	0
Seguros	0.00%	0
Derecho/servicios jurídicos	0.00%	0
Préstamos/industria hipotecaria	0.00%	0
Gobierno local	0.00%	0
Gestión de la propiedad	0.00%	0
Venta/intermediación inmobiliaria	0.00%	0
Prestación de servicios	0.00%	0
Otro (enumerar):	100.00%	1
TOTAL		1

Q2 ¿Cuál es el nombre de su organización o agencia?

Answered: 1 Skipped: 0

Q3 ¿Su organización o agencia presta servicios a una o varias zonas específicas?

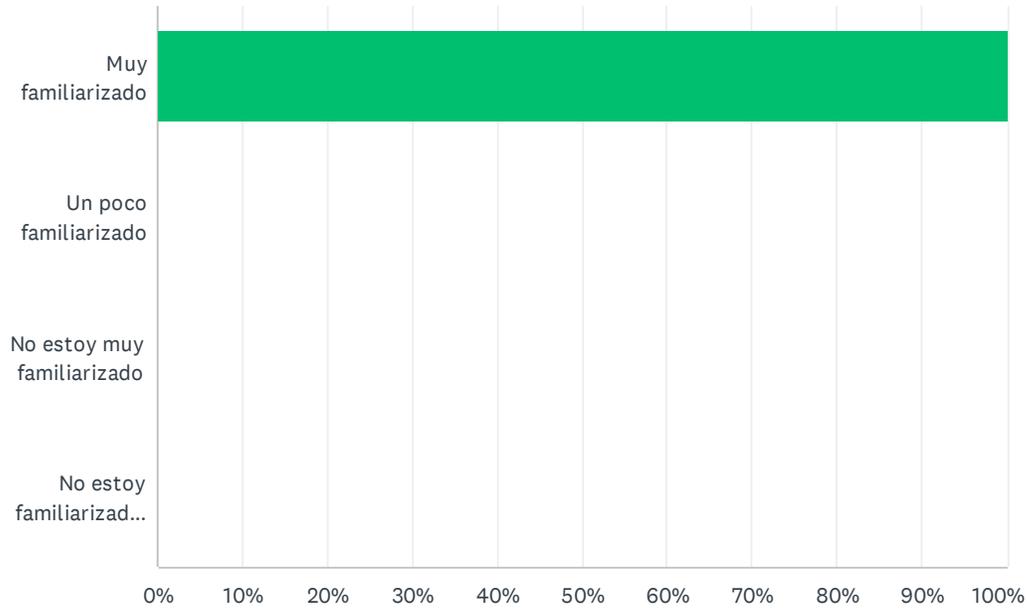
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	0.00%	0
Sí (enumere):	100.00%	1
TOTAL		1

Q4 ¿Qué grado de conocimiento tiene sobre las leyes de vivienda justa?

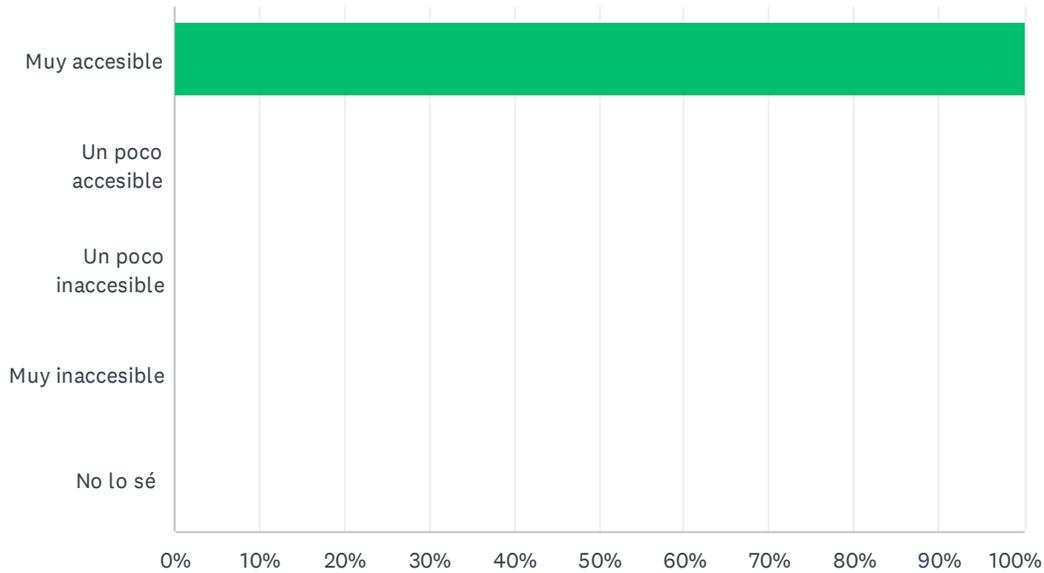
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Muy familiarizado	100.00%	1
Un poco familiarizado	0.00%	0
No estoy muy familiarizado	0.00%	0
No estoy familiarizado en absoluto	0.00%	0
TOTAL		1

Q5 ¿En qué medida son accesibles las organizaciones de vivienda justa en Los Ángeles?

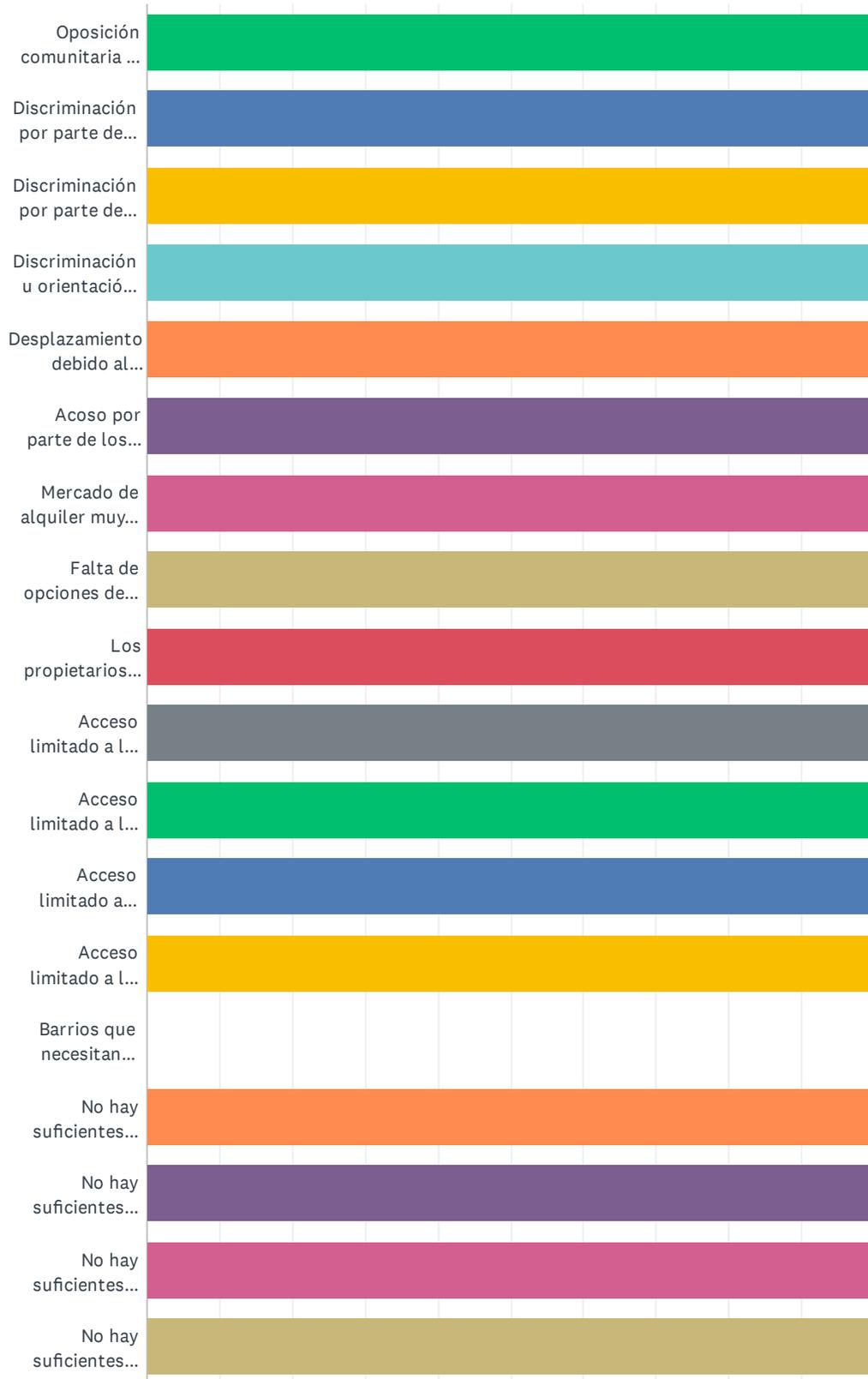
Answered: 1 Skipped: 0



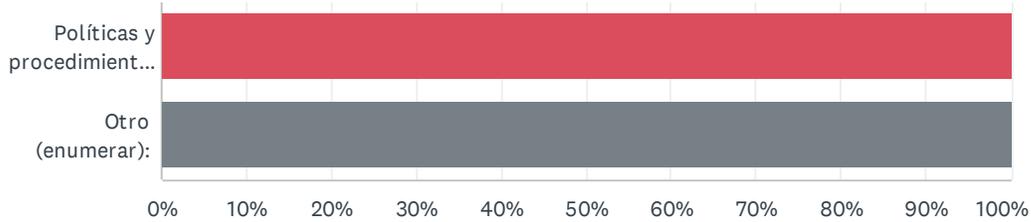
ANSWER CHOICES	RESPONSES	
Muy accesible	100.00%	1
Un poco accesible	0.00%	0
Un poco inaccesible	0.00%	0
Muy inaccesible	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q6 ¿Cree usted que alguno de los siguientes elementos es un obstáculo para la vivienda justa en Los Ángeles? Marque todo lo que corresponda.

Answered: 1 Skipped: 0



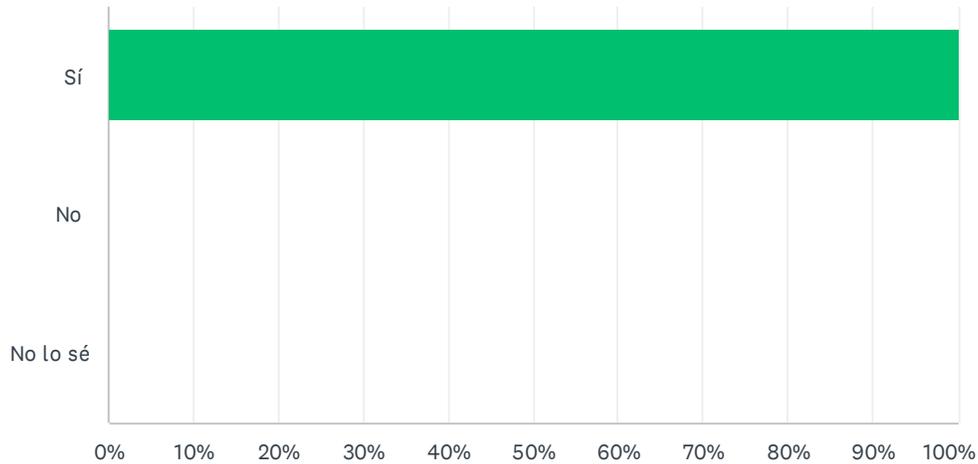
Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles



ANSWER CHOICES	RESPONSES	
Oposición comunitaria a las viviendas asequibles	100.00%	1
Discriminación por parte de los propietarios o agentes de alquiler	100.00%	1
Discriminación por parte de los prestamistas hipotecarios	100.00%	1
Discriminación u orientación por parte de los agentes inmobiliarios	100.00%	1
Desplazamiento debido al aumento de los costes de la vivienda	100.00%	1
Acoso por parte de los propietarios o arrendadores	100.00%	1
Mercado de alquiler muy competitivo con demasiados solicitantes compitiendo por las mismas unidades	100.00%	1
Falta de opciones de vivienda para personas con discapacidad	100.00%	1
Los propietarios se niegan a aceptar los bonos de la Sección 8	100.00%	1
Acceso limitado a los servicios bancarios y financieros	100.00%	1
Acceso limitado a los puestos de trabajo	100.00%	1
Acceso limitado a buenas escuelas	100.00%	1
Acceso limitado a los recursos comunitarios para las personas con discapacidades	100.00%	1
Barrios que necesitan revitalización y nuevas inversiones	0.00%	0
No hay suficientes viviendas asequibles para particulares	100.00%	1
No hay suficientes viviendas asequibles para familias	100.00%	1
No hay suficientes viviendas asequibles para personas mayores	100.00%	1
No hay suficientes Bonos de Elección de Vivienda/Sección 8 para satisfacer las necesidades	100.00%	1
Políticas y procedimientos de admisión para el desarrollo con ayuda estatal/federal	100.00%	1
Otro (enumerar):	100.00%	1
Total Respondents: 1		

Q7 ¿Existen barrios específicos en Los Ángeles que experimenten una inversión insuficiente?

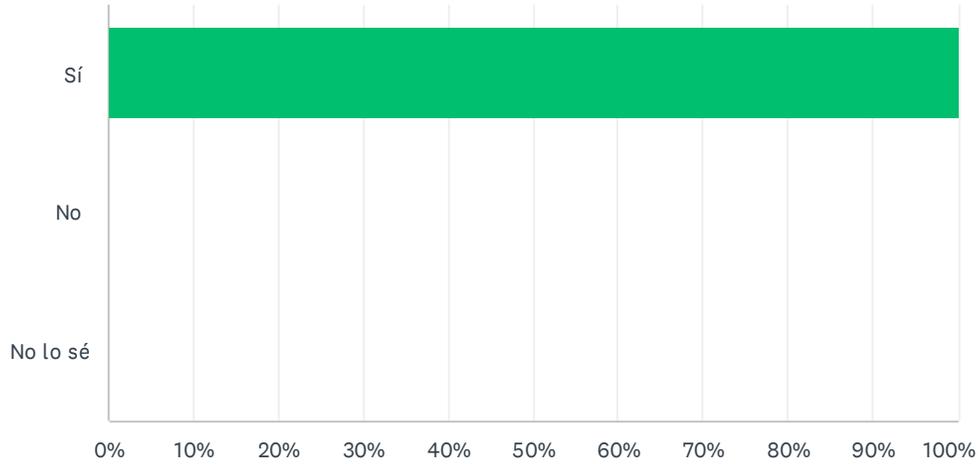
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q8 ¿Existen barrios específicos en Los Ángeles que sean inaccesibles para que la mayoría de las personas no puedan obtener una vivienda?

Answered: 1 Skipped: 0

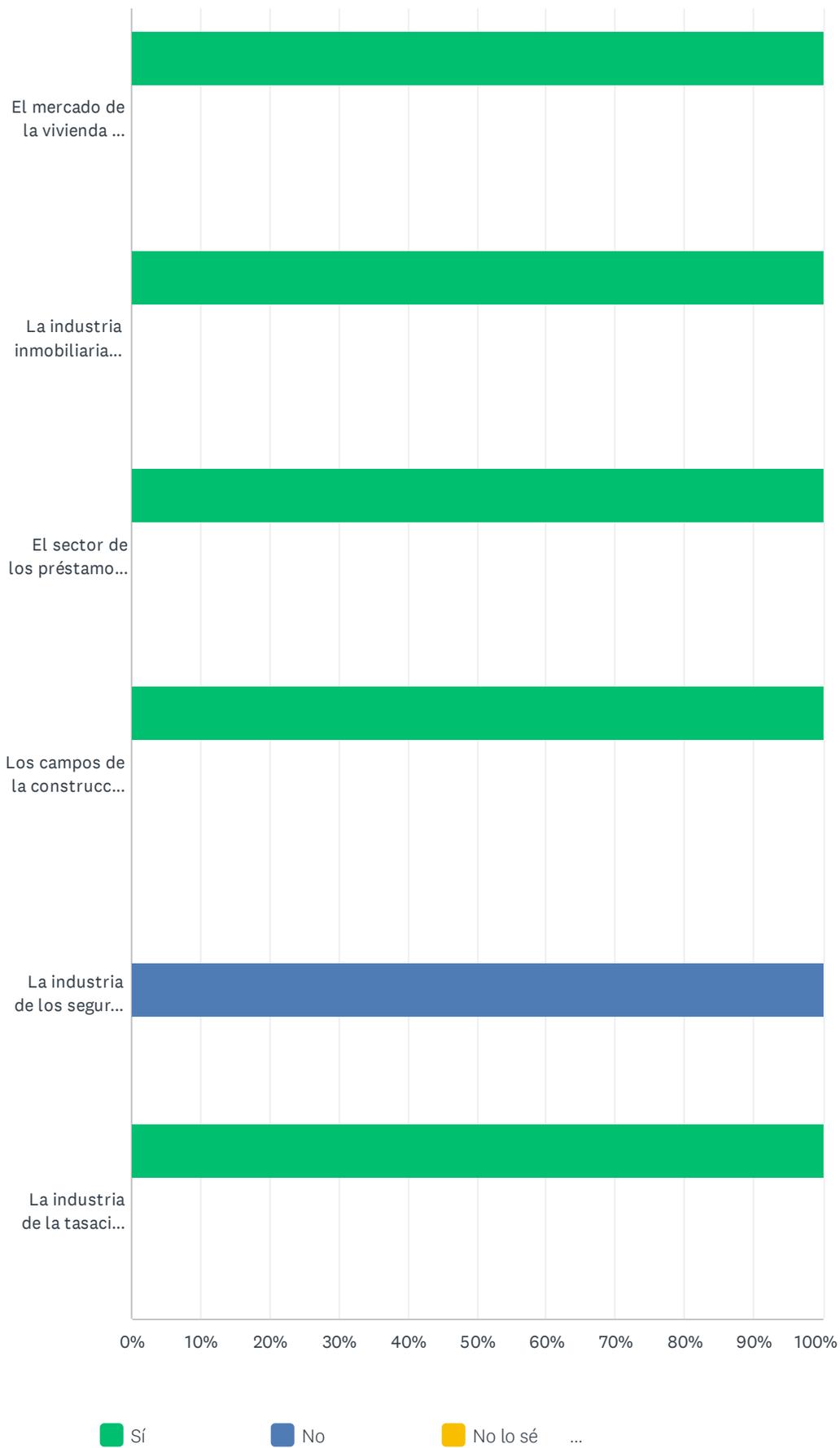


ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q9 ¿Algunas de estas cuestiones crean obstáculos conforme a la vivienda justa en Los Ángeles?

Answered: 1 Skipped: 0

Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles



Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles

	SÍ	NO	NO LO SÉ	TOTAL	WEIGHTED AVERAGE
El mercado de la vivienda de alquiler (Ejemplo: negarse a alquilar por motivos de religión o color)	100.00% 1	0.00% 0	0.00% 0	1	1.00
La industria inmobiliaria (Ejemplo: solo mostrar propiedades en determinadas zonas a familias con niños)	100.00% 1	0.00% 0	0.00% 0	1	1.00
El sector de los préstamos hipotecarios y de la vivienda (Ejemplo: ofrecer tasas de interés más altos a las mujeres o a las minorías raciales)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Los campos de la construcción o el diseño de viviendas (Ejemplo: complejos de alquiler construidos con puertas estrechas que no permiten el acceso de las sillas de ruedas)	100.00% 1	0.00% 0	0.00% 0	1	1.00
La industria de los seguros del hogar (Ejemplo: limitación de las pólizas y coberturas para las minorías raciales)	0.00% 0	100.00% 1	0.00% 0	1	0.00
La industria de la tasación de viviendas (Ejemplo: basar el valor de las viviendas en la composición étnica de los barrios)	100.00% 1	0.00% 0	0.00% 0	1	1.00

Q10 Si seleccionó la opción "sí" para cualquiera de las áreas enumeradas anteriormente, comente cuáles son los obstáculos a continuación:

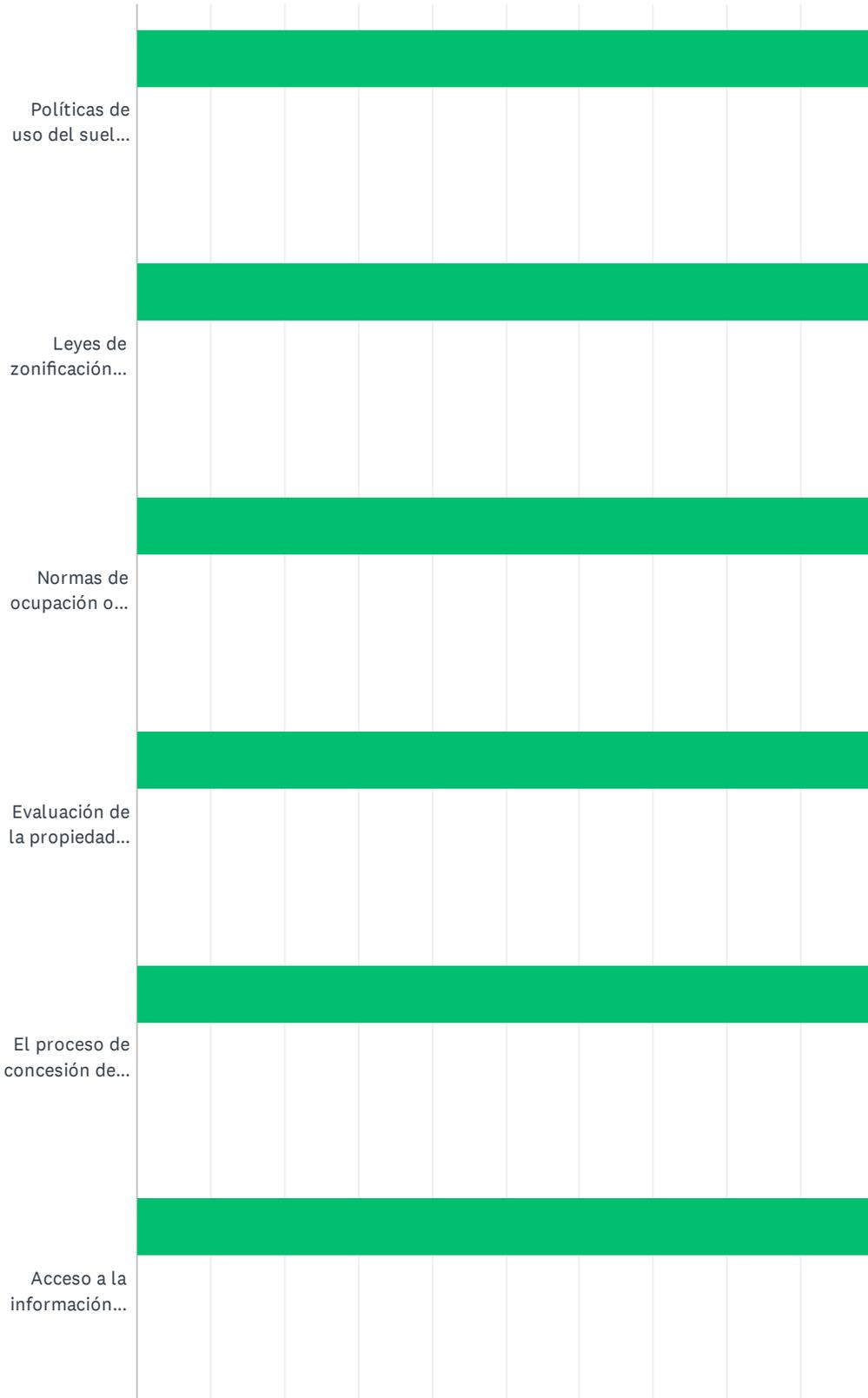
Answered: 1 Skipped: 0

Q11 Por favor, describa los problemas en los servicios de vivienda distintos de los enumerados anteriormente que crean barreras para la elección de una vivienda justa, si corresponde:

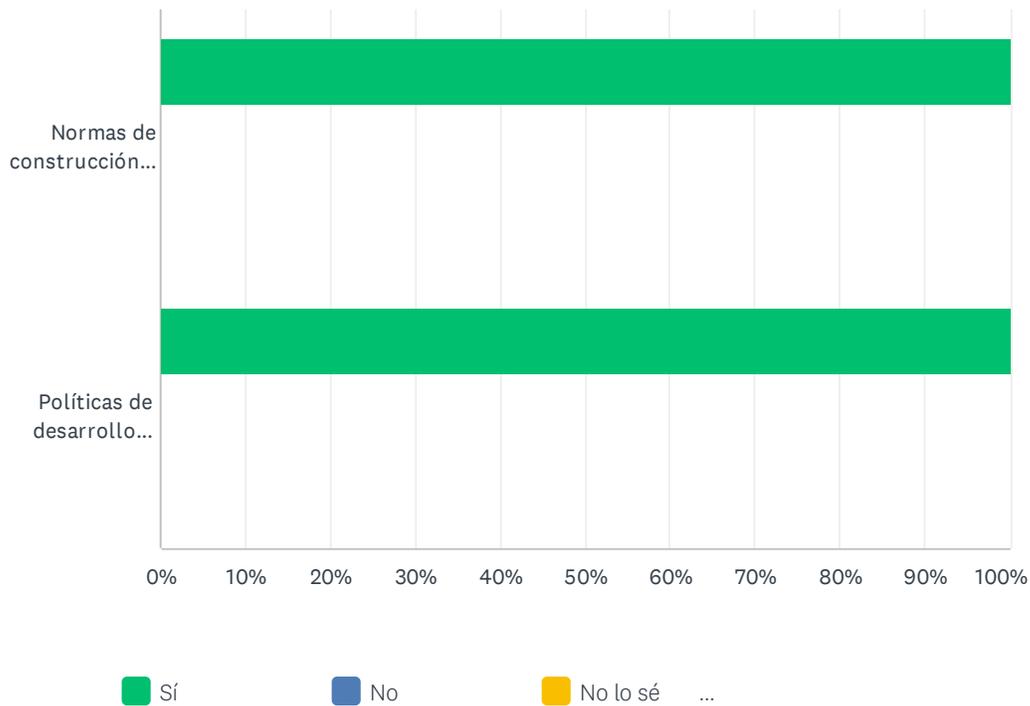
Answered: 1 Skipped: 0

Q12 ¿Algunas de estas cuestiones crean obstáculos conforme a la vivienda justa en Los Ángeles?

Answered: 1 Skipped: 0



Encuesta Sobre Vivienda Justa en la Ciudad de Los Ángeles



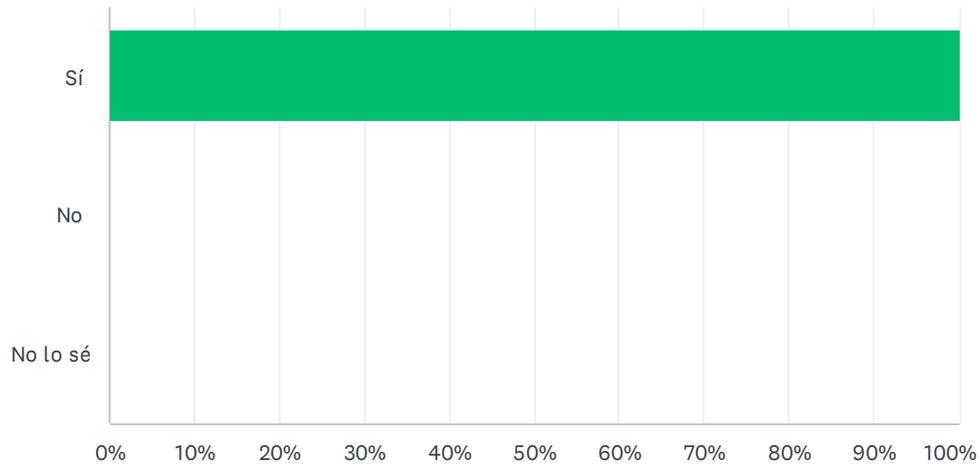
	SÍ	NO	NO LO SÉ	TOTAL	WEIGHTED AVERAGE
Políticas de uso del suelo (Ejemplo: políticas que concentran las viviendas multifamiliares en zonas limitadas)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Leyes de zonificación (Ejemplo: leyes que restringen la colocación de viviendas de transición o de grupos o las limitaciones de densidad)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Normas de ocupación o códigos de salud y seguridad (Ejemplo: códigos que se aplican de forma inadecuada en las comunidades de inmigrantes o convenios restrictivos de las asociaciones de los propietarios)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Evaluación de la propiedad y políticas fiscales (Ejemplo: falta de incentivos fiscales para realizar ajustes o modificaciones razonables para las personas con discapacidad)	100.00% 1	0.00% 0	0.00% 0	1	1.00
El proceso de concesión de permisos (Ejemplo: no ofrecer documentos escritos sobre los procedimientos en lenguas alternativas)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Acceso a la información sobre el proceso de concesión de permisos y los requisitos (Ejemplo: falta de divulgación, seminarios web y educación pública sobre el proceso/requisitos en virtud de una gran cantidad de nuevas leyes de uso del suelo que han entrado en vigor en los últimos años)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Normas de construcción de viviendas (Ejemplo: ausencia o confusión de guías para la construcción de viviendas accesibles)	100.00% 1	0.00% 0	0.00% 0	1	1.00
Políticas de desarrollo vecinal o comunitario (Ejemplo: políticas que fomentan el desarrollo en zonas estrechamente definidas de la comunidad)	100.00% 1	0.00% 0	0.00% 0	1	1.00

Q13 Si seleccionó la opción "sí" para cualquiera de las áreas enumeradas anteriormente, comente cuáles son los obstáculos a continuación:

Answered: 1 Skipped: 0

Q14 ¿Existen otras acciones administrativas públicas o reglamentos en su comunidad que actúen como obstáculos para la elección de una vivienda justa?

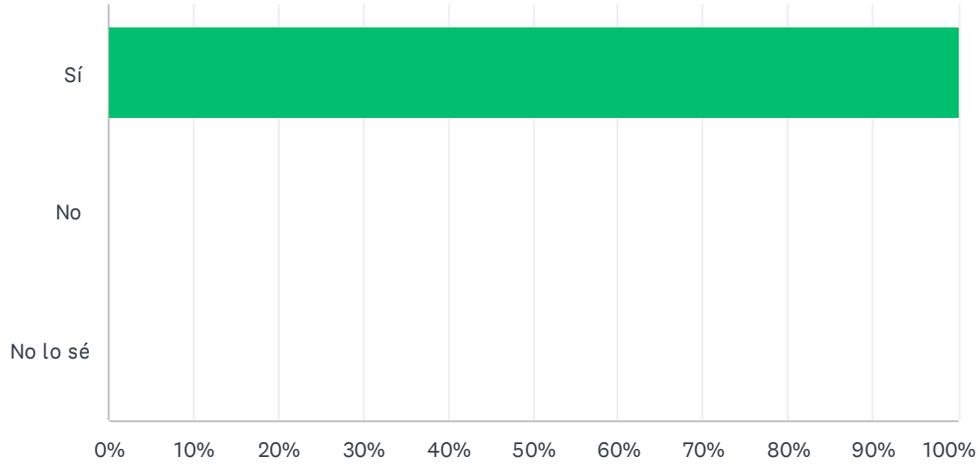
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q15 ¿Conoce algún obstáculo que limite el acceso a los servicios gubernamentales (por ejemplo: servicios de transporte, servicios de empleo, servicios de vivienda justa)?

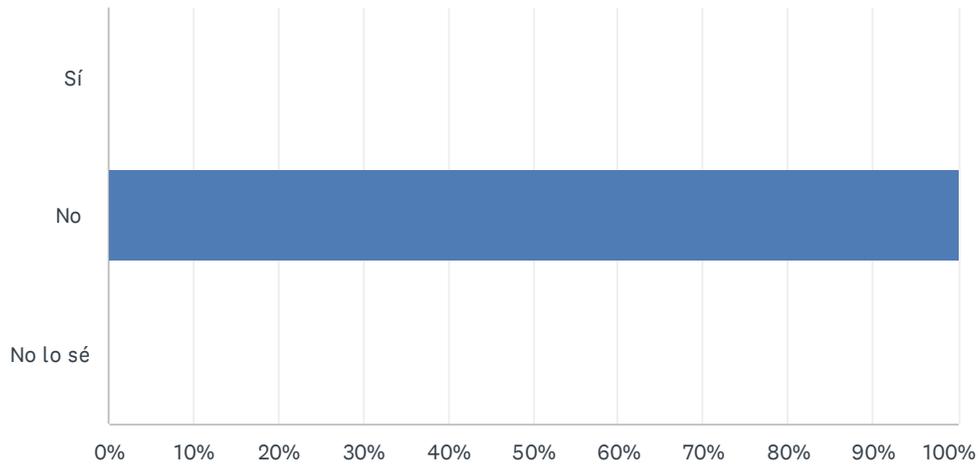
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q16 Las actividades de divulgación y educación, como la formación y los seminarios, se utilizan para ayudar a las personas a comprender mejor sus derechos y obligaciones en virtud de la ley de vivienda justa. ¿Conoce alguna actividad educativa u oportunidad de capacitación disponible para aprender sobre las leyes de vivienda justa?

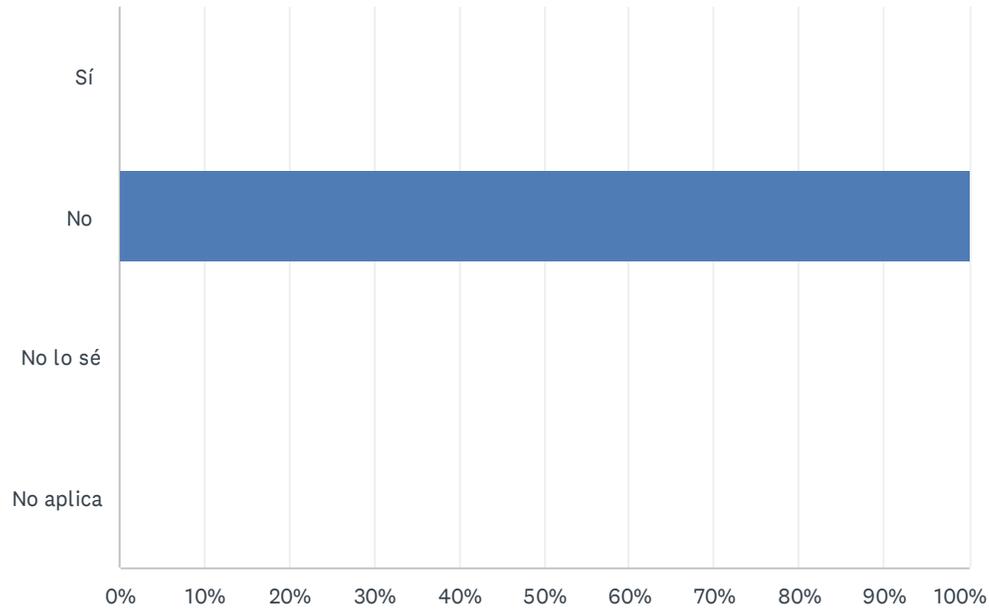
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
No lo sé	0.00%	0
TOTAL		1

Q17 Si ha respondido "sí" a la pregunta n.º 16, ¿ha participado en actividades o capacitación en cuanto a vivienda justa?

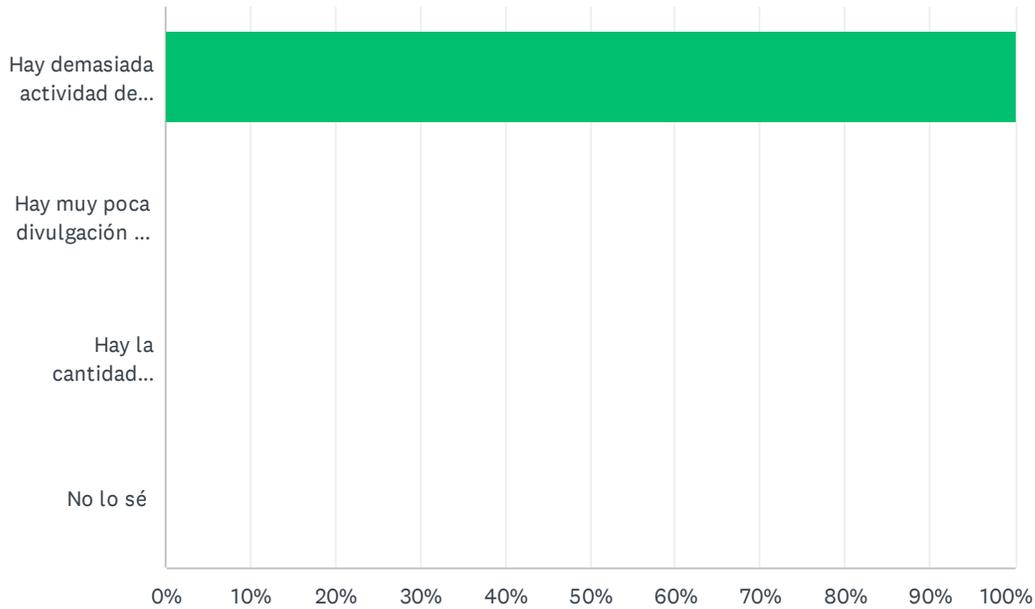
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
No lo sé	0.00%	0
No aplica	0.00%	0
TOTAL		1

Q18 Por favor, evalúe el nivel de divulgación y educación en materia de vivienda justa en la ciudad.

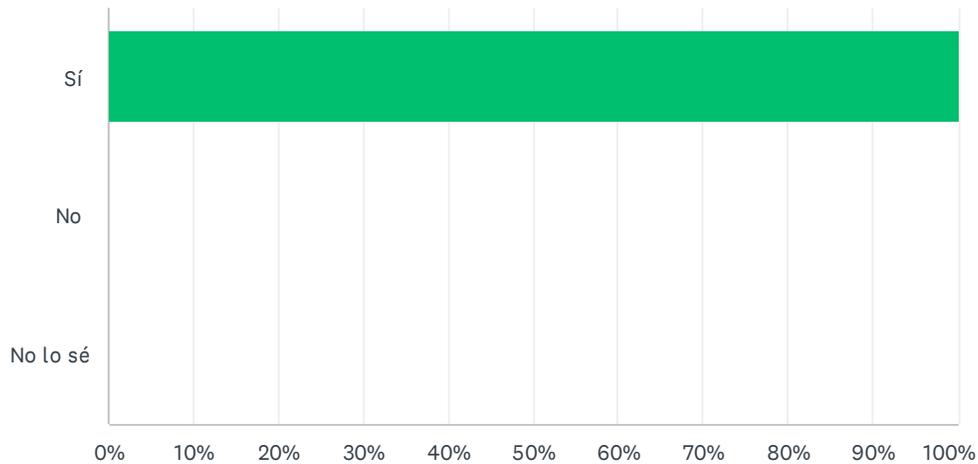
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Hay demasiada actividad de divulgación y educación en materia de vivienda justa.	100.00%	1
Hay muy poca divulgación y educación en materia de vivienda justa.	0.00%	0
Hay la cantidad adecuada de divulgación y educación en materia de vivienda justa.	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q19 Las pruebas de vivienda justa se utilizan a menudo para evaluar posibles violaciones de la ley de vivienda justa. Las pruebas pueden incluir actividades como la evaluación de las prácticas de construcción para determinar el cumplimiento de las leyes de accesibilidad o comprobar si algunas personas son tratadas de forma diferente cuando preguntan por las unidades de alquiler disponibles. ¿Conoce alguna prueba de vivienda justa de cualquier tipo en la ciudad?

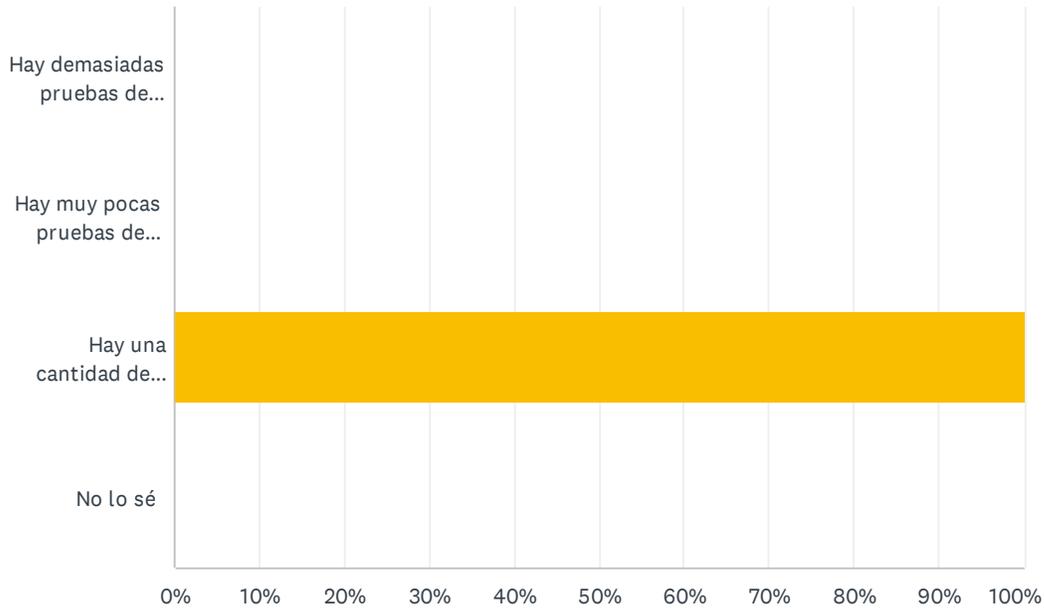
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No lo sé	0.00%	0
TOTAL		1

Q20 Por favor, evalúe el nivel actual de pruebas de vivienda justa en Los Ángeles.

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Hay demasiadas pruebas de vivienda justa.	0.00%	0
Hay muy pocas pruebas de vivienda justa.	0.00%	0
Hay una cantidad de pruebas de vivienda justa.	100.00%	1
No lo sé	0.00%	0
TOTAL		1

Q21 Por favor, utilice el espacio a continuación para proporcionar cualquier información adicional o inquietud sobre cuestiones de vivienda justa y elección de vivienda en Los Ángeles.

Answered: 1 Skipped: 0

APPENDIX H:

Advertisement for Public Engagement Activities

LET'S TALK ABOUT FAIR HOUSING

Join the City of Los Angeles in conducting its fair housing assessment. Learn about laws that protect your access to housing and other resources. Help identify housing barriers in your community and share your ideas for the study. Meetings will be virtual and open to everyone.

Join a Virtual Meeting for Your Area!

North Valley

Thursday, December 1, 6-7:30 PM

South Valley

Monday, December 5, 6-7:30 PM

South Los Angeles

Tuesday, December 6, 6-7:30 PM

Harbor

Thursday, December 8, 6-7:30 PM

Central Los Angeles

Monday, December 12, 6-7:30 PM

East Los Angeles

Tuesday, December 13, 6-7:30 PM

West Los Angeles

Thursday, December 15, 6-7:30 PM

GET INVOLVED

Register for a meeting of your choice and take a fair housing survey by scanning the QR code or visiting:

housing.lacity.org/residents/assessment-of-fair-housing



To learn more about the Assessment of Fair Housing, please visit: housing.lacity.org/residents/assessment-of-fair-housing. Reasonable accommodations, language interpretation or other assistance may be provided upon request. To make a request, please email lahd.afhpolicy@lacity.org at least 72 hours prior to the meeting you wish to attend. Due to the difficulties in securing Sign Language Interpreters, five or more business days advance notice is appreciated.

HABLEMOS SOBRE LA VIVIENDA JUSTA

Únase a la ciudad de Los Ángeles para llevar a cabo su evaluación de vivienda justa. Conozca las leyes que protegen su acceso a la vivienda y otros recursos. Ayude a identificar obstáculos que impiden el acceso a la vivienda en su comunidad y comparta sus ideas para el estudio. Las reuniones serán virtuales y abiertas al público.

¡Únase a una reunión virtual en su área!

Valle Norte

jueves 1ro de diciembre, 6:00-7:30 pm

Valle Sur

lunes 5 de diciembre, 6:00-7:30 pm

Sur de Los Ángeles

martes 6 de diciembre, 6:00-7:30 pm

Puerto

jueves 8 de diciembre, 6:00-7:30 pm

Centro de Los Ángeles

lunes 12 de diciembre, 6:00-7:30 pm

Este de Los Ángeles

martes 13 de diciembre, 6:00-7:30 pm

Oeste de Los Ángeles

jueves 15 de diciembre, 6:00-7:30 pm

INVOLÚCRESE

Regístrese para la junta de su preferencia y tome la encuesta sobre la vivienda justa escaneando el código QR o visitando la página:

housing.lacity.org/residents/assessment-of-fair-housing



Para obtener más información sobre la Evaluación de la Vivienda Justa y realizar la encuesta, visite:

housing.lacity.org/residents/assessment-of-fair-housing. Si se solicita, se puede proporcionar interpretación de idiomas u otro tipo de asistencia. Para hacer una solicitud, envíe un correo electrónico a lahd.afhpolicy@lacity.org al menos 72 horas antes de la reunión a la que desea asistir. Debido a las dificultades para conseguir intérpretes de lenguaje de señas, se agradece que se avise con cinco o más días de anticipación.

PAG-USAPAN NATIN ANG TUNGKOL SA PATAS NA PABAHAY

Sumali sa Lungsod ng Los Angeles sa pagsasagawa ng pagsusuri sa patas na pabahay. Alamin ang tungkol sa mga batas na protektahan ang iyong pag-access sa pabahay at iba pang mga mapagkukunan. Tumulong na makilala ang mga hadlang sa pabahay sa iyong komunidad at ibahagi ang iyong mga ideya para sa pag-aaral. Ang mga pagpupulong ay magiging virtual at bukas sa lahat.

Sumali sa Virtual Meeting para sa Iyong Lugar!

North Valley

Huwebes, Disyembre 1, 6-7:30 PM

South Valley

Lunes, Disyembre 5, 6-7:30 PM

South Los Angeles

Martes, Disyembre 6, 6-7:30 PM

Harbor

Huwebes, Disyembre 8, 6-7:30 PM

Gitnang Los Angeles

Lunes, Disyembre 12, 6-7:30 PM

Silangang Los Angeles

Martes, Disyembre 13, 6-7:30 PM

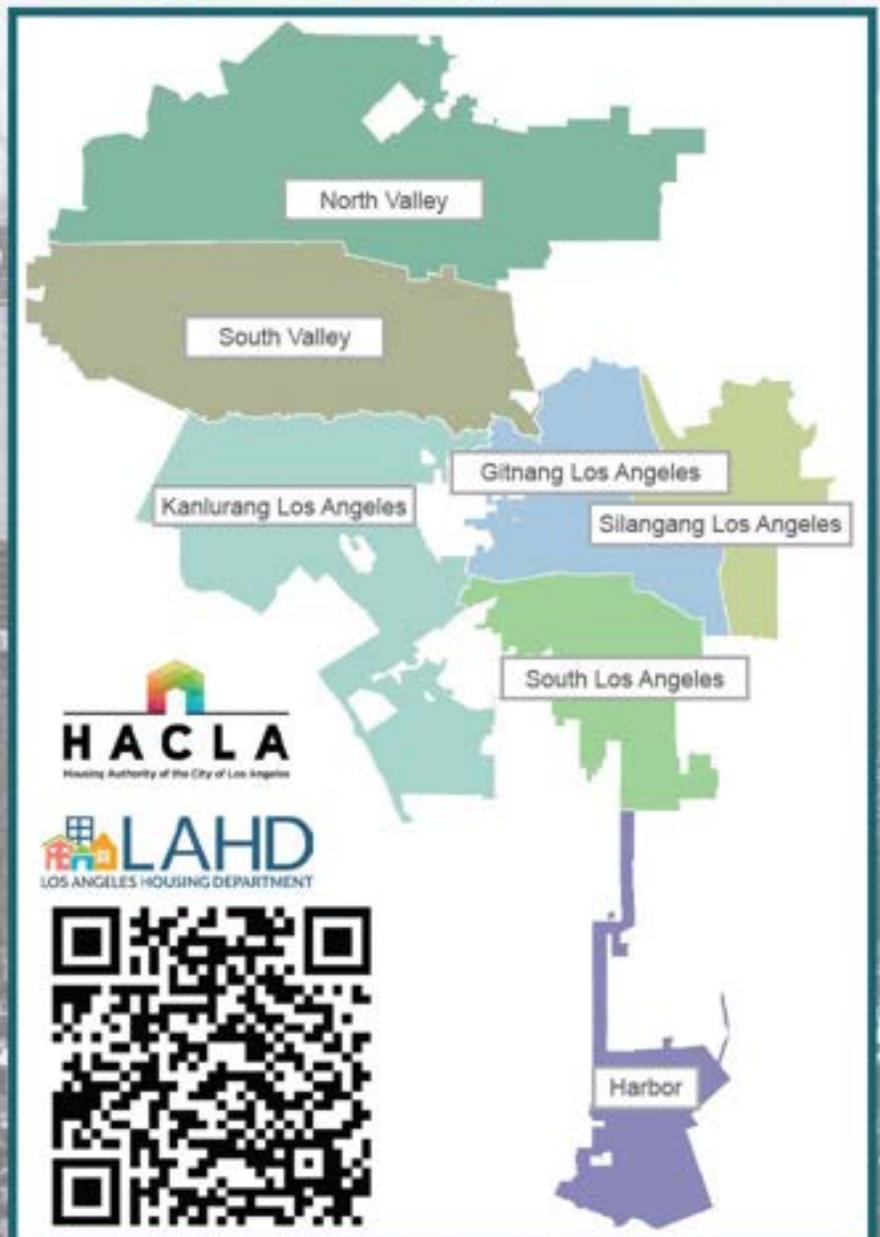
Kanlurang Los Angeles

Huwebes, Disyembre 15, 6-7:30 PM

MAKIBAHAGI

Magrehistro para sa isang pulong na iyong pinili at kumuha ng survey tungkol sa patas na pabahay sa pamamagitan ng pag-scan sa QR code o bumisita sa:

housing.lacity.org/residents/assessment-of-fair-housing



Upang matuto nang higit pa tungkol sa Assessment of Fair Housing at kumuha ng isang survey, mangyaring bisitahin ang:

housing.lacity.org/residents/assessment-of-fair-housing. Maaaring ibigay ang mga makatwirang accommodation, interpretasyon ng wika o iba pang tulong kapag hiniling. Upang gumawa ng isang kahilingan, mag-email sa lahd.afhpolicy@lacity.org ng hindi bababa sa 72 oras bago ang pulong na nais mong dumalo. Dahil sa mga paghihirap sa pag-secure ng Sign Language Interpreters, lima o higit pang mga araw ng negosyo advance notice ay pinahahalagahan.

我哋討論一下公平住房

參與洛杉磯市的公平住房評估。瞭解保護你獲得住房和其他資源嘅法律。幫助確定你所在社區的住房障礙，並分享你對研究嘅諗法。將舉行線上會議，會議對所有人開放。

參加你所在地區嘅線上會議！

北谷

12月1日（星期四），下午6點至7點30分

南谷

12月5日（星期一），下午6點至7點30分

洛杉磯南部

12月6日（星期二），下午6點至7點30分

灣區

12月8日（星期四），下午6點至7點30分

洛杉磯市中心

12月12日（星期一），下午6點至7點30分

洛杉磯東部

12月13日（星期二），下午6點至7點30分

西洛杉磯

12月15日（星期四），下午6點至7點30分

參與其中

選擇一個參加的會議並進行登記，掃描二維碼或訪問以下地址參與公平住房調查：

housing.lacity.org/residents/assessment-of-fair-housing



如需了解有關公平住房評估嘅更多信息並參加調查，請訪問：housing.lacity.org/residents/assessment-of-fair-housing。可根據要求提供合理的便利、語言翻譯或其他協助。如需提出請求，請喺你希望參加嘅會議舉行前至少 72 小時透過電子郵件提出請求，郵箱地址：lahd.afhpolicy@lacity.org。由於安排手語口譯員較為困難，請提前五個工作日或更長時間進行通知。

공정한 주택에 대해 이야기하기

로스앤젤레스시와 함께 공정한 주택 평가를 실천하세요. 주택 및 기타 자원에 대한 접근을 보호하는 법률에 대해 알아보세요. 커뮤니티의 주택 장벽을 파악하고 연구에 대한 아이디어를 공유해주세요. 회의는 가상으로 이루어지며 모든 사람에게 공개됩니다.

귀하의 지역을 위한 가상 회의에 참여하세요!

노스 벨리

12월 1일 목요일, 오후 6시-7시 30분

사우스 벨리

12월 5일 월요일, 오후 6시-7시 30분

사우스 로스앤젤레스

12월 6일 화요일, 오후 6시-7시 30분

하버

12월 8일 목요일, 오후 6시-7시 30분

센트럴 로스앤젤레스

12월 12일 월요일, 오후 6시-7시 30분

이스트 로스앤젤레스

12월 13일 화요일, 오후 6시-7시 30분

웨스트 로스앤젤레스

12월 15일 목요일, 오후 6시-7시 30분

참여하세요

원하는 회의에 등록하고 QR 코드를 스캔하거나 다음 사이트를 방문하여 공정 주택 조사에 참여하세요.

housing.lacity.org/residents/assessment-of-fair-housing



공정 주택 평가에 대해 자세히 알아보고 설문조사에 참여하시려면 다음 사이트를 접속해보세요:

housing.lacity.org/residents/assessment-of-fair-housing. 합리적인 편의, 언어 통역 또는 기타 지원은 요청시 제공될 수 있습니다. 지원 요청을 하시려면 참석하시려는 회의 최소 72시간 전에 lahd.afhpolicy@lacity.org 로 이메일로 보내주세요.

수화 통역사 확보가 어려우므로 운영일 기준으로 5일 전에 사전 통지를 해주셔야 합니다.

Եկեք զրուցենք արդար բնակարանների մասին

Միացե՛ք Լոս Անջելես քաղաքին՝ իրականացնելու իր արդար բնակարանային գնահատումը: Իրազեկվեք այն օրենքների մասին, որոնք ապահովում են բնակարանների և այլ ռեսուրսների ձեր հասանելիությունը: Օգնեք պարզել ձեր համայնքի բնակարանային խոչընդոտները և կիսվել ուսումնասիրության ձեր գաղափարներով: Հանդիպումները կայանալու են վիրտուալ և բաց բոլորի համար:

Միացեք վիրտուալ հանդիպմանը ձեր տարածքում:

Հյուսիսային հովիտ

Հինգշաբթի, դեկտեմբերի 1-ին, ժամը 18.00-19:30

Հարավային հովիտ

Երկուշաբթի, դեկտեմբերի 5-ին, ժամը 18.00-19:30

Հարավային Լոս Անջելես

Երեքշաբթի, դեկտեմբերի 6-ին, ժամը 18.00-19:30

Ապաստան

Հինգշաբթի, դեկտեմբերի 8-ին, ժամը 18.00-19:30

Կենտրոնական Լոս Անջելես

Երկուշաբթի, դեկտեմբերի 12-ին, ժամը 18.00-19:30

Արևելյան Լոս Անջելես

Երեքշաբթի, դեկտեմբերի 13-ին, ժամը 18.00-19:30

Արևմտյան Լոս Անջելես

Հինգշաբթի, դեկտեմբերի 15-ին, ժամը 18.00-19:30

ՄԱՍՆԱԿՑԵԼ

Գրանցվեք ձեր նախընտրած հանդիպմանը և անցեք արդար բնակարանային հարցում՝ սկանավորելով QR կոդը կամ այցելեք՝

housing.lacity.org/residents/assessment-of-fair-housing



Արդար բնակարանների գնահատման մասին ավելին իմանալու և հարցում անցկացնելու համար այցելեք՝ housing.lacity.org/residents/assessment-of-fair-housing: Հարցման դեպքում կարող են ըստ պահանջի տրամադրվել ողջամիտ հարմարություններ, լեզվի թարգմանություն կամ այլ օգնություն: Հարցում կատարելու համար խնդրում ենք էլեկտրոնային փոստով ուղարկել lahd.afhpolicy@lacity.org հանդիպումից առնվազն 72 ժամ առաջ, որին ցանկանում եք մասնակցել: Սուրդոթարգմաններին ներգրավելու դժվարությունների պատճառով հինգ կամ ավելի աշխատանքային օր առաջ նախնական ծանուցումը ողջունելի է:

بیایید درباره مسکن منصفانه صحبت کنیم

در انجام ارزیابی مسکن منصفانه به شهر لس آنجلس ملحق شوید. در مورد قوانینی که از دسترسی شما به مسکن و سایر منابع حمایت می کنند، اطلاعات کسب کنید. به شناسایی موانع یافتن مسکن در جامعه خود کمک کنید و ایده های خود را برای مطالعه حاضر به اشتراک بگذارید. جلسات به صورت مجازی برگزار می شود و شرکت در آن برای عموم آزاد است.

در جلسه مجازی مربوط به منطقه خود شرکت کنید!

نورث ولی

پنجشنبه، 1 دسامبر، ساعت 6:30-7:30 بعد از ظهر

ساوت ولی

دوشنبه، 5 دسامبر، ساعت 6:30-7:30 بعد از ظهر

جنوب لس آنجلس

سه شنبه، 6 دسامبر، ساعت 6:30-7:30 بعد از ظهر

هاربور

پنجشنبه، 8 دسامبر، ساعت 6:30-7:30 بعد از ظهر

مرکز لس آنجلس

دوشنبه، 12 دسامبر، ساعت 6:30-7:30 بعد از ظهر

شرق لس آنجلس

سه شنبه، 13 دسامبر، ساعت 6:30-7:30 بعد از ظهر

غرب لس آنجلس

پنجشنبه، 15 دسامبر، ساعت 6:30-7:30 بعد از ظهر

اشتراک نمایید

با اسکن کردن کد QR یا مراجعه به صفحه اینترنتی زیر برای حضور در جلسه مورد نظر خود ثبت نام کرده و در نظرسنجی مربوط به مسکن مناسب اشتراک کنید:

housing.lacity.org/residents/assessment-of-fair-housing



برای کسب اطلاعات بیشتر در مورد ارزیابی مسکن منصفانه و انجام نظرسنجی، لطفاً به این تارنما مراجعه کنید:

housing.lacity.org/residents/assessment-of-fair-housing تسهیلات مناسب، ترجمه یا سایر کمک ها در صورت درخواست می تواند

ارائه شود. برای درخواست، لطفاً حداقل 72 ساعت قبل از جلسه ای که می خواهید در آن شرکت کنید، از طریق آدرس ایمیل

lahd.afhpolicy@lacity.org اطلاع دهید. با توجه به مشکلات در فراهم سازی مترجمان زبان اشاره، لطفاً پنج روز کاری یا بیشتر قبل از جلسه

اطلاع دهید.

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

FREE LANGUAGE ASSISTANCE AVAILABLE

English: You have the right to get this information and help in your language for free. Call (213) 808-8808 for help.

Spanish: Tiene el derecho de obtener esta información y ayuda en su idioma de forma gratuita. Llame al número (213) 808-8808 para obtener ayuda.

Chinese: 您有權獲得這項信息並免費獲得您的語言幫助。請致電（213）808-8808尋求幫助。

Korean: 귀하의 모국어로, 이 정보를 받아보시거나 도움을 받으실 수 있으며, 무료로 제공됩니다. 도움이 필요하시면, (213) 808-8808번으로 연락하십시오.

Tagalog: Ikaw ay may karapatang kumuha ng impormasyong ito at tulong sa iyong sariling wika ng libre. Tumawag sa (213) 808-8808 para sa tulong.

Armenian: Դուք իրավունք ունեք այս տեղեկատվությունն ու աջակցությունը անվճար ձեր լեզվով ստանալու: Աջակցության համար զանգահարեք (213) 808-8808 հեռախոսահամարով:

If you have any comments or suggestions, please submit them to lahd.afhpolicy@lacity.org



Los Angeles Housing Department

October 20, 2022



We want your feedback!

The [Los Angeles Housing Department](#) (LAHD) and the Housing Authority of the City Los Angeles (HACLA) are collaborating to develop the City of Los Angeles' 2023-2028 Assessment of Fair Housing (AFH) Plan. The five-year AFH will 1) identify the primary conditions that limit fair housing access in the City; 2) provide recommendations and meaningful actions to address fair housing constraints; and 3) outline goals, milestones, and metrics for the City's implementation of the Assessment of Fair Housing Plan.

LAHD and HACLA welcome the public's feedback and participation in Los Angeles' AFH process. Fair housing is important to us all - we want to hear from you! Please complete the AFH survey here:

- Agency/Organization Stakeholder Survey: <https://www.surveymonkey.com/.../LA-FairHousing...>
- Community Member Survey: <https://www.surveymonkey.com/r/LA-FairHousing-PublicSurvey>

For more information about the AFH process and upcoming community meetings, please stay informed by visiting the City's Assessment of Fair Housing webpage:

<https://housing.lacity.org/res.../assessment-of-fair-housing>

[#fairhousing](#)

[#housingiskey](#)

[#afhpublicoutreach](#)



4

2 shares



Los Angeles Housing Department

October 20, 2022 · 🌐



El Departamento de Vivienda de Los Ángeles (LAHD) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA) están colaborando para desarrollar la Evaluación de Vivienda Justa de Los Ángeles de los años 2023 a 2028 (AFH por sus siglas en inglés). El Plan AFH de cinco años (1) identificará las condiciones primarias que limitan el acceso a la vivienda justa en la ciudad, (2) proveerá recomendaciones y acciones significativas que abordan las limitaciones a la vivienda justa, y (3) detalla metas, avances, y criterios para la implementación del Plan de Vivienda Justa.

LAHD y HACLA invitan al público a dar sus comentarios y participar en el proceso del AFH. El acceso a la vivienda justa es importante para nosotros. ¡Queremos escuchar de usted! Por favor complete la encuesta acerca del AFH aquí:

- Encuesta para Agencias y Organizaciones:
<https://www.surveymonkey.com/.../LA-FairHousing...>
- Encuesta para miembros de la comunidad:
<https://www.surveymonkey.com/r/LA-FairHousing-PublicSurvey>

Para mas informacion acerca del proceso del AFH y la proximas juntas comunitarias, manténgase informado/a visitando la pagina web de la Evaluacion de la Vivienda Justa:

<https://housing.lacity.org/res.../assessment-of-fair-housing>

#viviendajusta

#laviviendaesclave

#alcancecomunitarioAFH

See Translation





Los Angeles Housing Department

November 9, 2022



Please join us!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City Los Angeles (HACLA) are hosting seven virtual community meetings to discuss the City's Assessment of Fair Housing (AFH) Plan. Join us to learn about the laws that protect your access to housing and help us identify housing barriers in your community. Meetings will target specific areas of the city but are open to all.

Please register for a meeting of your choice by clicking on the links below. After registering, you will receive a confirmation email with instructions on how to log-in/call-in to the Zoom meeting:

- North Valley – Thursday, December 1st, 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_NorthValley
- South Valley – Monday, December 5th, 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_SouthValley
- South Los Angeles – Tuesday, December 6th, 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_SouthLA
- Harbor – Thursday, December 8th, 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_Harbor
- Central Los Angeles – Monday, December 12th, 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_CentralLA
- East Los Angeles – Tuesday, December 13th 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_EastLA
- West Los Angeles – Thursday, December 15th, 6:00-7:30 pm - http://bit.ly/LosAngelesAFH_WestLA

We also invite you to complete one of our AFH surveys!

Are you staff with an Agency or Organization? Complete the Agency/Organization Stakeholder survey: <https://www.surveymonkey.com/.../LA-FairHousing...>

For Community Members, complete the survey here: <https://www.surveymonkey.com/r/LA-FairHousing-PublicSurvey>

For more information about the AFH process and upcoming community meetings, please stay informed by visiting the City's Assessment of Fair Housing webpage:

<https://housing.lacity.org/res.../assessment-of-fair-housing>

#fairhousing

#housingiskey

#afhpublicoutreach





Los Angeles Housing Department

November 9, 2022 · 🌐



¡Acompáñenos!

El Departamento de Vivienda de Los Ángeles (LAHD por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA por sus siglas en inglés) serán los anfitriones de 7 reuniones virtuales para la comunidad acerca de la Evaluación de Vivienda Justa de la ciudad. Acompáñenos para aprender más sobre las leyes que protegen su acceso a la vivienda y ayúdenos a identificar obstáculos al acceso a la vivienda en su comunidad. Estas reuniones serán dirigidas a ciertas áreas de la ciudad pero abiertas al público.

Por favor inscribise seleccionando una reunión de su preferencia haciendo clic al los links abajo. Después de inscribirse recibirá un correo electrónico de confirmación con instrucciones de como conectarse a la reunión por Zoom.

Registrese para la reunión de su preferencia:

Valle Norte – jueves 1 de diciembre, 6:00-7:30 pm http://bit.ly/LosAngelesAFH_NorthValley

Valley Sur – lunes 5 de diciembre, 6:00-7:30 pm http://bit.ly/LosAngelesAFH_SouthValley

Sur de Los Ángeles – martes 6 de diciembre, 6:00-7:30 pm

http://bit.ly/LosAngelesAFH_SouthLA

Puerto – jueves 8 de diciembre, 6:00-7:30 pm http://bit.ly/LosAngelesAFH_Harbor

Centro de Los Angeles – lunes 12 de diciembre, 6:00-7:30 pm

http://bit.ly/LosAngelesAFH_CentralLA

Este de Los Angeles – martes 13 de diciembre, 6:00-7:30 pm

http://bit.ly/LosAngelesAFH_EastLA

Oeste de Los Angeles – jueves 15 de diciembre, 6:00-7:30 pm

http://bit.ly/LosAngelesAFH_WestLA

LAHD y HACLA también invitan al público a completar nuestras encuestas sobre el AFH.

- Encuesta para agencias y organizaciones:

<https://www.surveymonkey.com/.../LA-FairHousing...>

- Encuesta para miembros de la comunidad:

<https://www.surveymonkey.com/r/LA-FairHousing-PublicSurvey>

Para mas informacion acerca del proceso del AFH y la proximas reuniones comunitarias, manténgase informado/a visitando la pagina web de la Evaluacion de la Vivienda Justa:

<https://housing.lacity.org/res.../assessment-of-fair-housing>

[#viviendajusta](#)

[#laviviendaesclave](#)

[#alcancecomunitarioAFH](#)

See Translation



Los Angeles Housing Department

November 29, 2022 · 🌐



Let's meet up!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City Los Angeles (HACLA) are hosting seven virtual community meetings to discuss the City's Assessment of Fair Housing (AFH) Plan. We invite Los Angeles residents to learn about the laws that protect access to housing and to help us identify housing barriers across the city. Meetings will target specific areas of L.A. but residents are open to all.

Meeting dates are quickly approaching! The first meeting is scheduled for Thursday, December 1st from 6:00 p.m. - 7:30 p.m. for the North Valley area.

To find a listing of all the upcoming virtual AFH community meetings and to register for a meeting of your choice, please visit LAHD's Assessment of Fair Housing webpage! We hope that you also complete one of our AFH surveys! <https://housing.lacity.org/res.../assessment-of-fair-housing>

#FairHousing

#HousingIsKey

#afhpublicoutreach





Los Angeles Housing Department ✓

December 7, 2022 · 



Please join us!

The [Los Angeles Housing Department](#) (LAHD) and the Housing Authority of the City Los Angeles (HACLA) are hosting seven virtual community meetings to discuss the City's Assessment of Fair Housing (AFH) Plan. We invite Los Angeles residents to learn about the laws that protect access to housing and to help us identify housing barriers across the city. Meetings will target specific areas of L.A., but residents are open to all.

There are only four meetings left! The Harbor, Central Los Angeles, East Los Angeles, and West Los Angeles meetings will take place on December 8th, 12th, 13th, and 15th respectively from 6:00 p.m. to 7:30 p.m. Feel free to join any of the remaining meetings regardless of where you live.

To find a listing of all the upcoming virtual AFH community meetings and to register for a meeting of your choice, please visit LAHD's Assessment of Fair Housing webpage! We hope that you also complete one of our AFH surveys! <https://housing.lacity.org/res.../assessment-of-fair-housing>

[#FairHousing](#)

[#HousingIsKey](#)

[#afhpublicoutreach](#)





Los Angeles Housing Department

December 13, 2022 · 🌐



We hope to hear from you!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City Los Angeles (HACLA) are hosting seven virtual community meetings to discuss the City's Assessment of Fair Housing (AFH) Plan. We invite Los Angeles residents to learn about the laws that protect access to housing and to help us identify housing barriers across the city. Meetings will target specific areas of L.A. but residents are open to all.

There are only two meetings left! The East Los Angeles and West Los Angeles meetings will take place on Tuesday, December 13th and Thursday, December 15th from 6:00 p.m. to 7:30 p.m. Feel free to join either of the remaining meetings regardless of where you live.

To find a listing of all the past and upcoming virtual AFH community meetings and to register for a meeting of your choice, please visit LAHD's Assessment of Fair Housing webpage! We hope that you also complete one of our AFH surveys! <https://housing.lacity.org/res.../assessment-of-fair-housing>

#FairHousing
#HousingIsKey
#afhpublicoutreach



👍 1

5 comments 2 shares

👍 Like

💬 Comment

➦ Share



Los Angeles Housing Department

April 20, 2023



Please complete the City of Los Angeles' Assessment of Fair Housing (AFH) Survey!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City Los Angeles (HACLA) want to hear from you!

We invite you to take 10 minutes to complete an AFH survey.

Are you a staff person for an agency or organization in Los Angeles? Please complete the Agency/Organization Stakeholder Survey: <https://www.surveymonkey.com/.../LA-FairHousing...>

Are you a resident of Los Angeles? Please complete the Community Member Survey: <https://www.surveymonkey.com/r/LA-FairHousing-PublicSurvey>

Surveys close on April 30, 2023, so please complete your survey soon!

For more information about the AFH process and upcoming events and announcements, stay informed by visiting the City's Assessment of Fair Housing webpage:

<https://housing.lacity.org/res.../assessment-of-fair-housing>

#fairhousing #housingiskey #afhsurvey



1

1 comment

[View this email in your browser](#)



Forward



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Monthly Newsletter - March 2023



Alan's Note

Hello everybody and Happy Spring!

I hope you're drying out from all the rain this winter.

April is SCANPH membership month! Keep an eye out for incentives to help us find new SCANPH members. More information will be sent out next week. Here are some highlights:

- A \$250 Amazon Gift Card to the current member that recruits the most new members in April.
- One (1) complimentary ticket to the 2023 SCANPH Annual Conference to any member who recruits at least one (1) new company or organization to join during Membership Month.
- One (1) complimentary ticket to the 2023 SCANPH Annual Conference to each new company or organization to join us during Membership Month.
- One (1) complimentary ticket to the 2023 SCANPH Homes Within Reach Awards to any member who recruits at least one (1) new individual during Membership Month.



SCANPH staff have been all over the region in March. We continue to support the Inland SoCal Housing Collective with public policy support. Important affordable housing

Washington, DC last week to advocate on Capitol Hill as part of the National Low Income Housing Coalition Conference. And of course, it was terrific to see you at Housing CA.

It's finally here! Earlier this year, the SCANPH policy team launched the SCANPH Bill Tracker. It's an easy place where you can learn all you need to know about state affordable housing legislation that SCANPH is following. Whether we're supporting, opposing or just tracking, you can find all the important bills here: [SCANPH Bill Tracker](#)

Finally, during 2023 SCANPH staff and board are developing a strategic plan to guide our work over the next five years. To make sure our plan is grounded in members' perspective, we're asking you to help shape the plan. Look for a short, online member survey in April. Please consider providing your important perspectives by responding to it.

-Alan



Policy Roundup

President Biden Releases Fiscal Year 2024 Budget Request

On March 9th, President Biden released his FY 2024 Budget Request, which officially begins this year's appropriations cycle. The two houses of Congress will also draft their own spending proposals in the coming months, with Congressional Republicans threatening to make drastic cuts.

Overall, the proposal increases HUD's budget by 1.6%, renewing all existing housing vouchers and expanding assistance to an additional 50,000 households through increased funding and another 130,000 through Housing Choice Voucher program reserves.

The President's requested budget would also provide:

- \$3 billion in new resources for eviction prevention
- \$9 billion in rental assistance for all 20,000 youth aging out of foster care
- \$13 billion in rental assistance for 450,000 extremely low-income veterans
- \$7.5 billion to address capital need for distressed public housing properties
- \$7.5 billion to expand LIHTC and PBV rental assistance

This package is expected to be severely limited by Congressional Republicans. SCANPH will remain engaged on this issue and provide periodic updates to members.

Measure ULA

SCANPH continues to work on the implementation of Measure ULA. Our Policy Manager chairs the coalition's Policy and Communications Committee, which has overseen the development of draft program guidelines for each of the ballot measure's proposed buckets of funding. LAHD has received a nearly complete set of draft guidelines from the coalition and is scheduling follow up meetings to discuss each program area individually. SCANPH continues to assist in this advocacy and regularly convenes a group of members to draft guidelines on traditional affordable housing development and operating subsidies.

SCANPH's team has started off the year particularly busy at the local level. We have continued opposing the imposition of a project labor agreement on publicly funded affordable housing projects at LA County. Our efforts secured a temporary exemption while LACDA creates a report back on the impacts such an agreement would have on affordable housing development, due to the Board in mid-April. We have provided LACDA with anonymized labor data provided to us by our members to inform their report and demonstrate how Project Labor Agreements impact development costs.

The Policy Team has held in-district meetings with all of the City of Los Angeles' new Councilmembers: CD 1 (Hernandez); CD 5 (Yaroslavsky); CD 10 (Hutt); CD 11 (Park); CD 13 (Soto-Martinez); as well as the new City Controller, Kenneth Mejia. In these meetings, SCANPH staff has brought along members to provide an overview of affordable housing in the respective districts and offer our streamlining priorities that we believe should be passed in the first year of the new administration.



SCANPH has also voiced its support for two city policy changes: the exemption of affordable units from calculations for site plan review thresholds (ordinance still to be finalized by City Council); and a motion to raise income limits for veterans in HHH projects to 50% AMI (adopted on 3/22; this will only impact HHH fund requirements, not change HUD requirements).

Thanks in large part to our newly hired Senior Policy Associate, SCANPH has doubled down on its work in several coalitions, attending meetings with Council offices to assist ACT-LA in the implementation of its social housing policy agenda, and providing in-depth research on inclusionary zoning programs throughout the region to our partners at the Inland SoCal Housing Collective.

State Advocacy

[SCANPH's bill tracker](#) is now live on the website, which will be updated as we take positions throughout the year. So far, we are sponsoring one bill, supporting four, opposing one, and tracking dozens of others.

letter requesting that the state budget include \$8 billion for affordable housing.

Run-LA Active in Federal Advocacy

The National Low Income Housing Coalition's Policy Forum took place in Washington D.C. from March 21st to March 23rd. Our Policy Organizer attended in-person and helped coordinate with LA's chapter of the Residents United Network to provide speakers for multiple panels with lived experience being formerly unhoused.



SCANPH Scoop

This month, we had the pleasure of hosting staff of elected officials, public-sector staff, and agency representatives from across Southern California at our "Affordable Housing 101 Policy Training: Insights from Nonprofit Developers Who Build in Los Angeles".

We also hosted a new workshop, "Lessons from Other Cities on Effective Housing First Models and Homelessness Strategies". [Watch it here.](#)

Have you checked out our [jobs board](#)? Members can post employment opportunities and internships for free.



SCANPH Action

Inland SoCal Housing Collective Monthly Meeting

Aisha Mansoor, Consulting Associate, shared information about SCANPH's Consulting services at Inland SoCal Housing Collective's Monthly Meeting.

Senate Bill 4

Frank Martinez, Policy Director, spoke with the Affordable Housing, Homelessness, and Food Security Meeting of the Advocacy Team for the California-Pacific Conference of the United Methodist Church. Frank shared information on SB 4, a bill that SCANPH is co-sponsoring.

Court, developed by SCANPH Members Innovative Housing Opportunities and The Decro Group.



House LA Citizens Oversight Committee

Our Executive Director, Alan Greenlee, was officially sworn in to the House LA Citizens Oversight Committee. This committee will oversee the implementation of Measure ULA in the City of Los Angeles.



Member, West Hollywood Community Housing Corporation's, grand opening of Berendo Sage.



Housing CA Conference

SCANPH Staff had a wonderful time attending Housing California's 44th Annual Conference, held at the Town & Country Convention Center in San Diego.



Innovative Housing Opportunities (IHO) is pleased to announce the groundbreaking for The Aspire this April. This new community is approximately a mile from Riverside City College, which has been actively engaged in its planning. The Aspire was conceived in response to the growing need for stable housing for transition-aged youth (young adults aging out of the foster care system) and unhoused young people in Riverside community colleges. The \$25-million development will offer 33 furnished, one-bedroom units, each approximately 450 square feet, with a patio/deck. "These apartments will provide the ability to live independently, with dignity and safety," says Rochelle Mills, President and CEO of IHO, which is the owner, developer, and managing general partner of The Aspire. [Read more here.](#)



Are you interested in sharing an exciting milestone or new development at your company or organization? [Email us](#) to be featured in an upcoming monthly newsletter.



Industry Insider

AIR Gives Opportunity Scholarship

This scholarship is directed to eligible applicants living in or coming from affordable housing who demonstrate both merit and need and are pursuing an undergraduate degree. [The deadline is Friday, April 7th.](#)

California's Housing Future 2040: The Next Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) is soliciting ideas and input from the public for ways to continue to improve the 7th cycle Regional Housing Needs Allocation (RHNA) process and address California's housing shortage. [Take the Survey.](#)

New Report on California's Affordable Housing Needs

The California Housing Partnership annually assesses the needs of California's low-income renters for the purpose of informing state and local policy leaders. [Read the report here.](#)

Focus in Sacramento?

The Turner Center for Housing Innovation's [new commentary](#) highlights a few key themes in the bills introduced in the California legislature this session.

"Everything Essential" Drive

Volunteer Collective, in partnership with the Pico Union Project, will be collecting household items and "Everything Essential" for our neighbors in the Pico Union district.

[More info here.](#)

Durfee Sabbatical Program

The guidelines and application for the [2023 Durfee Sabbatical program](#) are now available. The application deadline is Wednesday, April 5, 2023. [Apply here.](#)

New Report on At-Risk Naturally-Occurring Affordable Housing

California Housing Partnership released the first state-wide assessment of At-Risk NOAH.

[Read more here.](#)

City of Los Angeles 2023 – 2028 Assessment of Fair Housing

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are collaborating to update the City of Los Angeles' Assessment of Fair Housing Plan. [Take a Fair Housing Survey.](#)

Apply for the Merritt Scholars Program

[The Merritt Scholars program](#) is a statewide scholarship and mentorship program to attract the next generation of affordable housing finance and development professionals.

[Applications](#) are now open. Deadline is April 17th.

**Upcoming Events****"Everything Essential" Drive**

Volunteer Collective

April 1st-9th

[More info here](#)

Affordable Housing 101 Workshop Series

SCANPH

April 2023: Weekly Virtual Sessions

[Register here](#)

Equa Grand Opening

Linc Housing

Thursday, April 20th, 3:00pm

[Register here](#)

California Housing Partnership
Wednesday, April 26th, 2:00pm
[Register here](#)



Job Openings



FEATURED Affordable Housing

Senior Project Manager

Neighborhood Partnership Housing
Services - Rancho Cucamonga, CA
Full-time

Posted: Mar 22, 2023

Salary: \$90,000.00 -
\$110,000.00 Annually
Application Deadline: Jun 30,
2023

Asset Manager

Community Corporation of Santa
Monica - Santa Monica, CA
Full-time

Posted: Mar 20, 2023

Salary: \$70,400.00 - \$88,000.00
Annually
Application Deadline: Jun 30,
2023



Sr. Community Building Coordinator - Poway (Onsite)

Community HousingWorks - San Diego, CA
Full-time

Posted: Mar 17, 2023

Salary: \$26.04 - \$39.06
Hourly
Application Deadline:
N/A



FEATURED Senior Project

Manager

Primestor - Culver City, CA
Full-time

Posted: Mar 10, 2023

Salary: \$125,000.00 - \$175,000.00
Annually
Application Deadline: Apr 14, 2023

Housing Programs Director

Housing Authority of the County of
Santa Cruz - Capitola, CA
Full-time

Posted: Mar 6, 2023

Salary: \$124,068.00 -
\$150,804.00 Annually
Application Deadline: N/A

***View all listings on our jobs board, upload your resume, or share a new job listing
at: <https://scanph.mcjobboard.net/jobs>***

Thank you to all SCANPH members for your crucial work toward ensuring an affordable home for all Southern Californians. If you are not already a SCANPH member, please consider joining today. Register your membership online at: scanph.org/join-us

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Our mailing address is:

Southern California Association of Nonprofit Housing

340 E. 2nd Street, Suite 406

Los Angeles, CA 90012

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Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

2 messages

LAHD AFHPolicy [REDACTED]

Wed, Feb 22, 2023 at 7:02 PM

Hello Partner,

As you may know, the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are working together to update the City of Los Angeles' five-year Assessment of Fair Housing (AFH). The AFH Plan will examine demographic and income patterns, barriers to housing access, affordable housing needs, access to community resources, and other fair housing issues in the city. The Plan and the goals within it will represent a commitment by the City to create and implement programs and initiatives that expand fair housing and help to stop future housing discrimination for all residents. For more information, please visit the AFH [project website](#).

A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including housing access for people with disabilities and mental health needs. We hope you'll be able to join us for a virtual discussion about these topics with other providers and advocates. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

DISABILITY, MENTAL HEALTH AND HOUSING SESSION

Thursday, March 16

10:00 AM – 11:30 AM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

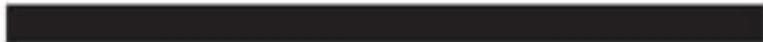
Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 City of LA AFH - Disability & Mental Health Consultation Meeting Agenda.pdf
430K



City of Los Angeles Assessment of Fair Housing Study – Disability, Mental Health and Housing Meeting

1 message

LAHD AFHPolicy [REDACTED]

Wed, Apr 12, 2023 at 7:50 PM



Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Disability, Mental Health and Housing Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-Disability-MentalHealth>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at [REDACTED].

The AFH will shape future housing and community development activities in Los Angeles, and your ideas are so important to guide its preparation. We will keep you on our contact list for future AFH engagement opportunities, but please feel free to contact us with any questions about the project.

Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: [REDACTED]





Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

1 message



Hello Partner,

As you may know, the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are working together to update the City of Los Angeles' five-year Assessment of Fair Housing (AFH). The AFH Plan will examine demographic and income patterns, barriers to housing access, affordable housing needs, access to community resources, and other fair housing issues in the city. The Plan and the goals within it will represent a commitment by the City to create and implement programs and initiatives that expand fair housing and help to stop future housing discrimination for all residents. For more information, please visit the AFH [project website](#).

A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including housing affordability and access to schools, jobs, and workforce development programs. We hope you'll be able to join us for a virtual discussion about these topics with other educators, workforce developers, and business representatives. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

EDUCATION, EMPLOYMENT AND HOUSING SESSION

Monday, March 6

3:00 PM – 4:30 PM

[Register Here](#)

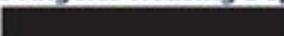
Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:



The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: 



 **City of LA AFH - Education Employment & Housing Consultation Meeting Agenda.pdf**
420K



City of Los Angeles Assessment of Fair Housing Study – Education, Employment and Housing Meeting

1 message



Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Education, Employment and Housing Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-Education-Employment>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at .

The AFH will shape future housing and community development activities in Los Angeles, and your ideas are so important to guide its preparation. We will keep you on our contact list for future AFH engagement opportunities, but please feel free to contact us with any questions about the project.

Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: 



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

[REDACTED]

Hello Partner,

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A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including housing and services for people experiencing homelessness and other special needs households. We hope you'll be able to join us for a virtual discussion about these topics with other providers and advocates. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

HOMELESSNESS AND SOCIAL SERVICE NEEDS SESSION

Thursday, March 9

1:00 PM – 2:30 PM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

[REDACTED]

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



City of LA AFH - Homelessness & Social Service Needs Consultation Meeting Agenda.pdf
490K



City of Los Angeles Assessment of Fair Housing Study – Homelessness and Social Service Needs Meeting

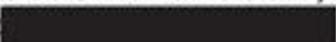
1 message



Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Homelessness and Social Service Needs Consultation Meeting for the City's Assessment of Fair Housing (AFH).

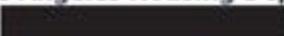
Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-Homeless-SocialServices>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at .

The AFH will shape future housing and community development activities in Los Angeles, and your ideas are so important to guide its preparation. We will keep you on our contact list for future AFH engagement opportunities, but please feel free to contact us with any questions about the project.

Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: 



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

16 messages

Hello Partner,

As you may know, the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are working together to update the City of Los Angeles' five-year Assessment of Fair Housing (AFH). The AFH Plan will examine demographic and income patterns, barriers to housing access, affordable housing needs, access to community resources, and other fair housing issues in the city. The Plan and the goals within it will represent a commitment by the City to create and implement programs and initiatives that expand fair housing and help to stop future housing discrimination for all residents. For more information, please visit the AFH [project website](#).

A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including fair housing and tenant advocates. We hope you'll be able to join us for a virtual discussion about these topics with other advocates. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

FAIR HOUSING AND TENANT ADVOCACY SESSION

Wednesday, March 8

2:00 PM – 3:30 PM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 City of LA AFH - Fair Housing & Tenant Advocacy Consultation Meeting Agenda.pdf
508K

[Redacted]

City of Los Angeles Assessment of Fair Housing Study – Fair Housing and Tenant Advocacy Meeting

1 message

[Redacted]

Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Fair Housing and Tenant Advocacy Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-FairHousing-Advocacy>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at [Redacted].

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Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: [Redacted]



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

1 message

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A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including affordable housing development, preservation, and financing. We hope you'll be able to join us for a virtual discussion about these topics with other developers, finance agencies and advocates. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

HOUSING DEVELOPMENT AND FINANCE SESSION

Tuesday, March 7

11:00 AM – 12:30 PM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 City of LA AFH - Housing Development & Finance Consultation Meeting Agenda.pdf
413K



City of Los Angeles Assessment of Fair Housing Study – Housing Development and Financing Meeting

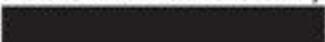
1 message



Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Housing Development and Financing Consultation Meeting for the City's Assessment of Fair Housing (AFH).

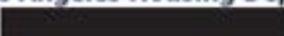
Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-HousingDevelopment>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at .

The AFH will shape future housing and community development activities in Los Angeles, and your ideas are so important to guide its preparation. We will keep you on our contact list for future AFH engagement opportunities, but please feel free to contact us with any questions about the project.

Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: 



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

10 messages

Hello Partner,

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A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including fair access to housing and community resources for LGBTQ+ residents. We hope you'll be able to join us for a virtual discussion about these topics with other community advocates. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

LGBTQ+ AWARENESS AND HOUSING ACCESS SESSION

Wednesday, March 8

10:00 AM – 11:30 AM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 City of LA AFH - LGBTQ+ Awareness & Housing Consultation Meeting Agenda.pdf
393K



City of Los Angeles Assessment of Fair Housing Study – LGBTQ+ Awareness and Housing Access Meeting

1 message



Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the LGBTQ+ Awareness and Housing Access Consultation Meeting for the City's Assessment of Fair Housing (AFH).

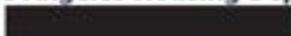
Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-LGBTQ-Housing>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at .

The AFH will shape future housing and community development activities in Los Angeles, and your ideas are so important to guide its preparation. We will keep you on our contact list for future AFH engagement opportunities, but please feel free to contact us with any questions about the project.

Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: 



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

33 messages

Hello Partner,

As you may know, the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are working together to update the City of Los Angeles' five-year Assessment of Fair Housing (AFH). The AFH Plan will examine demographic and income patterns, barriers to housing access, affordable housing needs, access to community resources, and other fair housing issues in the city. The Plan and the goals within it will represent a commitment by the City to create and implement programs and initiatives that expand fair housing and help to stop future housing discrimination for all residents. For more information, please visit the AFH [project website](#).

A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including housing and neighborhood inequity related to race, ethnicity, language, or immigration status. We hope you'll be able to join us for a virtual discussion about these topics with other organization and agency representatives. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

RACIAL INEQUITY AND HOUSING ACCESS SESSION

Thursday, March 9

10:00 AM – 11:30 AM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 **City of LA AFH - Racial Inequity & Housing Access Consultation Meeting Agenda.pdf**

429K



City of Los Angeles Assessment of Fair Housing Study – Racial Inequality and Housing Access Meeting

1 message



Hello Partner,

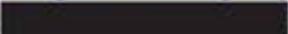
The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Racial Inequality and Housing Access Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-RacialInequity>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at .

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Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department
E: 



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

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A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including access to rental and for-sale housing. We hope you'll be able to join us for a virtual discussion about these topics with other housing providers, lenders, real estate agents, and housing counselors. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

RENTAL AND FOR-SALE HOUSING ACCESS SESSION

Tuesday, March 7

9:00 AM – 10:30 AM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 **City of LA AFH - Rental & For-Sale Housing Access Consultation Meeting Agenda.pdf**

474K

City of Los Angeles Assessment of Fair Housing Study – Rental and For-Sale Housing Access Meeting

1 message

[REDACTED]

Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Rental and For-Sale Housing Access Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-Rental-ForSale>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at [REDACTED].

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Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing



Los Angeles Housing Department

E: [REDACTED]



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

1 message

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A crucial part of the planning process is hearing from individuals and organizations with firsthand knowledge of local fair housing issues, including environmental justice, transit access, and neighborhood health. We hope you'll be able to join us for a virtual discussion about these topics with other practitioners and advocates. Meeting details are below, and the attached agenda outlines the topics that we plan to cover.

NEIGHBORHOODS, TRANSIT AND ENVIRONMENTAL HEALTH SESSION

Monday, March 6

10:00 AM – 11:30 AM

[Register Here](#)

Please feel free to share this invitation with others from your agency who may be interested in joining us. If you're not able to make the meeting, feel free to share any written comments about the agenda topics as you're able at:

The AFH will shape future housing and community development activities in Los Angeles, and your input is so important to guide its preparation. Please feel free to contact us with any questions about the project or meeting. We look forward to talking with you!

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

E: [REDACTED]



 City of LA AFH - Transit & Neighborhoods Consultation Meeting Agenda.pdf
395K

City of Los Angeles Assessment of Fair Housing Study – Neighborhoods, Transit and Environmental Health Meeting

1 message

Hello Partner,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the Neighborhoods, Transit and Environmental Health Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-Neighborhoods-Transit-Environment>.

Recordings of the March 2023 consultation meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at [REDACTED]

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Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department
E: [REDACTED]



Invitation to join the City of Los Angeles stakeholder meeting on the Assessment of Fair Housing Study

24 messages

Hello City of L.A. and HACLA Partners,

As you may know, the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are working together to update the City of Los Angeles' five-year Assessment of Fair Housing (AFH). The AFH Plan will examine demographic and income patterns, barriers to housing access, affordable housing needs, access to community resources, and other fair housing issues in the city. The Plan and the goals within it will represent a commitment by the City to create and implement programs and initiatives that expand fair housing and help to stop future housing discrimination for all residents. For more information, please visit the AFH [project website](#).

A crucial part of the planning process is working with departments across the City and HACLA to understand fair housing issues and consider approaches to expand access. We hope you or your designee (someone at a leadership level) will be able to join us for a virtual discussion about these topics with other City and HACLA staff members. Meeting details are below. We'll send additional details, including an agenda with specific meeting topics to be covered, as the date gets closer. Please feel free to share this invitation with others from your department who should be at the table for this discussion.

Monday, March 20

2:30 PM – 4:00 PM

[Register Here](#)

In addition to the City and HACLA staff meeting on March 20, 2023, the AFH team will be holding a series of stakeholder consultation meetings on a variety of topics. Please invite your staff to attend the meetings that are relevant to the work they do. Meeting dates, times, topic areas, and registration links are provided below:

March 6, 10:00 – 11:30 AM, Neighborhoods, transit and environmental health, [Register here](#)

March 6, 3:00 – 4:30 PM, Education, employment and housing, [Register here](#)

March 7, 9:00 – 10:30 AM, Rental and for-sale housing access, [Register here](#)

March 7, 11:00 AM – 12:30 PM, Housing development and finance, [Register here](#)

March 8, 10:00 – 11:30 AM, LGBTQ+ awareness and housing access, [Register here](#)

March 8, 2:00 – 3:30 PM, Fair housing and tenant advocacy, [Register here](#)

March 9, 10:00 – 11:30 AM, Racial inequity and housing access, [Register here](#)

March 9, 1:00 – 2:30 PM, Homeless and social service needs, [Register here](#)

March 16, 10:00 – 11:30 AM, Disability, mental health and housing, [Register here](#)

We appreciate you and your staff's participation in the City's 2023-2028 Assessment of Fair Housing stakeholder process. Please feel free to contact us with any questions about the project or upcoming meetings.

Thank you,
City of Los Angeles AFH Team

Los Angeles Housing Department

City of Los Angeles Assessment of Fair Housing Study – City Departments/Offices and HACLA Staff Meeting

1 message

Hello City and HACLA Partners,

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the City Departments/Offices and HACLA Staff Consultation Meeting for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the consultation meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-City-HACLA-Staff>.

Recordings of the March 2023 public consultation meetings are now available for viewing on the [AFH project website](#). Meeting topics include:

- Neighborhoods, transit and environmental health
- Education, employment and housing
- Rental and for-sale housing access
- Housing development and finance
- LGBTQ+ awareness and housing access
- Fair housing and tenant advocacy
- Racial inequity and housing access
- Homeless and social service needs
- Disability, mental health and housing
- Housing needs for aging adults

This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at [REDACTED].

The AFH will shape future housing and community development activities in Los Angeles, and your ideas are so important to guide its preparation. We will keep you on our contact list for future AFH engagement opportunities, but please feel free to contact us with any questions about the project.

Thank you,
City of LA AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: [REDACTED]



City of Los Angeles Assessment of Fair Housing Study – Aging Network Focus Group

1 message



Hello Partner,

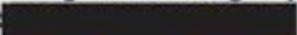
The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) would like to thank everyone who participated in the focus group about housing needs for aging adults for the City's Assessment of Fair Housing (AFH).

Your input is crucial to the development of a plan that expands fair housing access and helps to stop future housing discrimination for all residents. If you would like to provide any additional thoughts about the meeting topics, please do so by April 30 using the following link: <https://www.surveymonkey.com/r/LA-AgingAdults>.

Recordings of the March 2023 meetings are now available for viewing on the [AFH project website](#). This website also provides links to fair housing surveys for community members and organization representatives, which will be open until April 30. We hope you will complete a survey and share the link with others in your network. If you would like a PDF or hard copy of either survey, please contact LAHD at .

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Thank you,
City of LA AFH

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department
E: 



Los Angeles City's Public Discussion on Developing Fair Housing Goals & Strategies - October 18, 2023

1 message

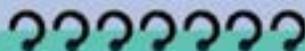
Hello,

The City of Los Angeles invites you and those you serve to a public virtual meeting on October 18, 2023 at 2:00 pm. Let's discuss fair housing goals and strategies for Los Angeles!



Please Join us!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a virtual public meeting to discuss the development of fair housing goals and strategies for the City of Los Angeles' five-year Assessment of Fair Housing (AFH) Plan! Please join us to provide your input on how the City should plan to address fair housing barriers over the next five years by discussing specific recommendations which include metrics and milestones.



Date

Wednesday
October
18th

Time: 2:00 p.m. - 3:30 p.m.

Meeting Registration: Public Meeting
Registration- Goals & Strategies



Please register in advance so you can receive access to the Zoom meeting link.

For more information about the City's AFH and other upcoming events, please visit the project's webpage:
<https://housing2.lacity.org/residents/assessment-of-fair-housing>

If you have any questions, please feel free to email us at:
lahd.afhpolicy@lacity.org

We look forward to you joining us!

¡Únete a Nosotros!

¡El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) están celebrando una reunión pública virtual para analizar el desarrollo de metas y estrategias de vivienda justa para el Plan de Evaluación de Vivienda Justa (AFH, por sus siglas en inglés) quinquenal de la Ciudad de Los Ángeles! Le invitamos a que se una a nosotros para darnos su opinión sobre el modo en que la Ciudad debe planificar la lucha contra las barreras de una vivienda justa durante los próximos cinco años, analizando recomendaciones específicas que incluyan métricas y etapas.

Fecha

**Miércoles
18
de Octubre**
de 2:00 p.m. a 3:30 p.m.

Inscripción a la
Reunión:



Sírvase inscribirse con anticipación para poder recibir acceso al enlace de la reunión en Zoom.

Para obtener más información sobre la AFH de la Ciudad y otros eventos futuros, visite la página web del proyecto:
<https://housing2.lacity.org/residents/assessment-of-fair-housing>

Si tiene alguna pregunta, no dude en enviarnos un correo electrónico a:
lahd.afhpolicy@lacity.org

¡Esperamos que te unas a nosotros!

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: [REDACTED]





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The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a virtual public meeting to discuss the development of fair housing goals and strategies for the City of Los Angeles' five-year Assessment of Fair Housing (AFH) Plan! Please join us to provide your input on how the City should plan to address fair housing barriers over the next five years by discussing specific recommendations which include metrics and milestones.



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Registration- Goals & Strategies



Please register in advance so you can receive access to the Zoom meeting link.

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Si tiene alguna pregunta, no dude en enviarnos un correo electrónico a:
lahd.afhpolicy@lacity.org

¡Esperamos que te unas a nosotros!

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

FREE LANGUAGE ASSISTANCE AVAILABLE

English: You have the right to get this information and help in your language for free. Call (213) 808-8808 for help.

Spanish: Tiene el derecho de obtener esta información y ayuda en su idioma de forma gratuita. Llame al número (213) 808-8808 para obtener ayuda.

Chinese: 您有權獲得這項信息並免費獲得您的語言幫助。請致電 (213) 808-8808 尋求幫助。

Korean: 귀하의 모국어로, 이 정보를 받아보시거나 도움을 받으실 수 있으며, 무료로 제공됩니다. 도움이 필요하시면, (213) 808-8808번으로 연락하십시오.

Tagalog: Ikaw ay may karapatang kumuha ng impormasyong ito at tulong sa iyong sariling wika ng libre. Tumawag sa (213) 808-8808 para sa tulong.

Armenian: Դուք իրավունք ունեք այս տեղեկատվությունն ու աջակցությունը անվճար ձեր լեզվով ստանալու: Աջակցության համար զանգահարեք (213) 808-8808 հեռախոսահամարով:

If you have any comments or suggestions please submit them to lahd.lac@lacity.org.

[Home](#) > [Highlights](#)

Attend the Assessment of Fair Housing Public Meeting

Posted on 10/02/2023



You are invited!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a virtual public meeting to discuss the development of fair housing goals and strategies for the City of Los Angeles' 2023-2028 Assessment of Fair Housing (AFH) Plan! Please join us to provide your input on how the City should plan to address fair housing barriers over the next five years by discussing specific recommendations which include metrics and milestones.

This meeting will be held on Wednesday, October 18, 2023 from 2:00 p.m. - 3:30 p.m. Please register for the meeting in advance to receive the Zoom link and to have access into the meeting: <https://us02web.zoom.us/join/zoom/register/72c5deGsp2ivG9SGUjycBBU7vFHtkQVda9bE>

For more details about the City's AFH and other upcoming meetings, please visit the project webpage: <https://housing2.lacity.org/residents/assessment-of-fair-housing>

You are invited!



**Virtual
Public
Meeting**

**This meeting will be held on
Wednesday, October 18th from 2:00 p.m. - 3:30 p.m.**



lahd • Follow



lahd • You are invited!

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To register for the meeting in advance, please visit LAHD's main webpage (the link is in the bio). You can find more information about the City's AFH and upcoming meetings under the Announcements tab on the main webpage.

#fairhousing
#nobARRIERstohousing
#housingforla

17w



rudyforlacitycouncil @hartscook.tenants



17w · 1 like · Reply



35 likes

October 10, 2023



Add a comment...

Post

¡Estás invitado!



Reunión Pública Virtual

Esta reunión se realizará el
Miércoles 18 de Octubre, de 2:00 p.m. a 3:30 p.m.



lahd • Follow



lahd • ¡Estás invitado!

¡El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) están celebrando una reunión pública virtual para analizar el desarrollo de metas y estrategias de vivienda justa para el Plan de Evaluación de Vivienda Justa (AFH, por sus siglas en inglés) quinquenal de la Ciudad de Los Ángeles! Le invitamos a que se una a nosotros para darnos su opinión sobre el modo en que la Ciudad debe planificar la lucha contra las barreras de una vivienda justa durante los próximos cinco años, analizando recomendaciones específicas que incluyan métricas y etapas.

Esta reunión se realizará el Miércoles 18 de Octubre, de 2:00 p.m. a 3:30 p.m.

Para inscribirse en la reunión con anticipación, visite la página web principal de LAHD (el enlace se encuentra en la biografía). Puede encontrar más información sobre la AFH de la Ciudad y las próximas reuniones en la pestaña Anuncios de la página web principal.

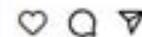
#viviendajusta
#sinbarrerasparalavivienda
#viviendaparalosangeles

17% See translation



rudyforlacitycouncil @hartsoc.tenants

17% 1 like Reply



2 likes

October 10, 2023



Add a comment...

You are invited!



**Virtual
Public
Meeting**

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Wednesday, October 18th from 2:00 p.m. - 3:30 p.m.**



lahd • Follow



lahd • You are invited!

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#fairhousing
#nobARRIERStoHOUSING
#housingforLA

16w



rudyforacitycouncil @hartsook.tenants



16w Reply

View hidden comments

These comments were hidden because they may be misleading, offensive or spam. People can still tap to view them.



14 likes

October 12, 2023



Add a comment...

Post

¡Estás invitado!



Reunión Pública Virtual

Esta reunión se realizará el
Miércoles 18 de Octubre, de 2:00 p.m. a 3:30 p.m.



lahd • Follow



lahd • ¡Estás invitado!

¡El Departamento de Vivienda de Los Ángeles (LAHD, por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) están celebrando una reunión pública virtual para analizar el desarrollo de metas y estrategias de vivienda justa para el Plan de Evaluación de Vivienda Justa (AFH, por sus siglas en inglés) quinquenal de la Ciudad de Los Ángeles! Le invitamos a que se una a nosotros para darnos su opinión sobre el modo en que la Ciudad debe planificar la lucha contra las barreras de una vivienda justa durante los próximos cinco años, analizando recomendaciones específicas que incluyan métricas y etapas.

Esta reunión se realizará el Miércoles 18 de Octubre, de 2:00 p.m. a 3:30 p.m.

Para inscribirse en la reunión con anticipación, visite la página web principal de LAHD (el enlace se encuentra en la biografía). Puede encontrar más información sobre la AFH de la Ciudad y las próximas reuniones en la pestaña Anuncios de la página web principal.

#viviendajusta
#sinbarrerasparalavivienda
#viviendaparalosangeles

16w · See translation



phukdupnews Where is all the housing is key money? Why are so many still waiting to be paid out? Where is the money?



16w · Reply



rudyforlacitycouncil @hartsook.tenants



16w · Reply



7 likes

October 12, 2023



Add a comment...

Post



Los Angeles Housing Department

October 5, 2023 · 🌐



You are invited!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a virtual public meeting to discuss the development of fair housing goals and strategies for the City of Los Angeles' five-year Assessment of Fair Housing (AFH) Plan! Please join us to provide your input on how the City should plan to address fair housing barriers over the next five years by discussing specific recommendations which include metrics and milestones.

This meeting will be held on Wednesday, October 18th from 2:00 p.m. - 3:30 p.m. Please register for the meeting in advance by visiting LAHD's Assessment of Fair Housing webpage. You can access the page here: <https://housing2.lacity.org/.../assessment-of-fair-housing>

#fairhousing

#nobARRIERstohousing

#housingforla

The graphic features a blue border and a light blue background. At the top, the text "You are invited!" is written in a large, bold, blue font. Below this, the logos for LAHD (Los Angeles Housing Department) and HACLA (Housing Authority of the City of Los Angeles) are displayed side-by-side. In the center, a blue laptop is shown with a white screen that reads "Virtual Public Meeting" in green text. To the right of the laptop, the meeting details are listed: "This meeting will be held on Wednesday, October 18th from 2:00 p.m. - 3:30 p.m." in a bold, black font.

1 share



Los Angeles Housing Department

October 5, 2023 · 🌐

...

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Esta reunión se realizará el Miércoles 18 de Octubre, de 2:00 p.m. a 3:30 p.m. Sírvase inscribirse para la reunión con anticipación visitando la página web de Evaluación de Vivienda Justa de LAHD. Puede acceder a la página aquí: <https://housing2.lacity.org/.../assessment-of-fair-housing>

#viviendajusta

#sinbarrerasparalavivienda

#viviendaparalosangeles

See Translation

¡Estás invitado!



Reunión
Pública
Virtual

Esta reunión se
realizará el
Miércoles 18 de
Octubre, de
2:00 p.m. a 3:30 p.m.



Los Angeles Housing Department

October 12, 2023 · 🌐



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#fairhousing

#nobarrierstohousing

#housingforla

You are invited!

Virtual Public Meeting

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The graphic features a dark blue background with a teal border. At the top, the text 'You are invited!' is written in teal. Below this, the logos for LAHD (Los Angeles Housing Department) and HACLA (Housing Authority of the City of Los Angeles) are displayed. In the center, a teal laptop is shown with a white screen containing the text 'Virtual Public Meeting' in blue. To the right of the laptop, the meeting details are listed in white text: 'This meeting will be held on Wednesday, October 18th from 2:00 p.m. - 3:30 p.m.'

👍 3

6 comments 1 share



Los Angeles Housing Department

October 12, 2023 · 🌐



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#viviendaparalosangeles

See Translation

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**Reunión
Pública
Virtual**

**Esta reunión se
realizará el
Miércoles 18 de
Octubre, de
2:00 p.m. a 3:30 p.m.**

👍 4

2 comments 1 share

¡Queremos escuchar su opinión!



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Fecha:

El Miércoles
8 de Noviembre de 2023

Hora:

6:00 p.m. - 8:00 p.m.

Lugar de la reunión:

Los Angeles Trade-Tech
Community College (LATTCC)

400 W. Washington Blvd.,
Los Angeles, CA 90015

Edificio de Artes Culinarias
E3-106A

Estacionamiento:

"H6" de Trade-Tech, situado en
240 W. 23rd St., Los Angeles, CA 90007

LA Trade-Tech está convenientemente
situada cerca del transporte público.

Para aquellos que no puedan asistir a la
audiencia de forma presencial, el evento
también se retransmitirá en directo.



Inscripción a la reunión:

<https://us02web.zoom.us/join/register/tZVvd-yuqjovG93QWCIZ3cjOkwEdJ5ti93c>

Instalaciones especiales, interpretación de idioma u otra asistencia es disponible sobre pedido. Comuníquese por correo electrónico a lahd.afhpolicy@lacity.org por lo menos 72 horas antes de la reunión a la que desea asistir. Debido a las dificultades en conseguir intérpretes de lenguaje de señas, le agradecemos informarnos con cinco días o más de anticipación.

Para obtener más información sobre la AFH de la Ciudad y otros eventos futuros, visite la página web del proyecto:
<https://housing2.lacity.org/residents/assessment-of-fair-housing>

Si tiene alguna pregunta, no dude en enviarnos un correo electrónico a lahd.afhpolicy@lacity.org

¡Esperamos que te unas a nosotros!

Thank you,
City of L.A. AFH Team

City of Los Angeles Assessment of Fair Housing
Los Angeles Housing Department

E: [REDACTED]



We want to hear from you!



The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a public hearing as part of the City of Los Angeles' 45-day comment period for the upcoming release of the City's draft 2023-2028 Assessment of Fair Housing (AFH) Plan! Please join us to provide your feedback on the City's draft AFH, we want your voice to be heard!

Date:

Wednesday
November 8th, 2023

Time:

6:00 p.m. - 8:00 p.m.

Meeting Location:

Los Angeles Trade-Tech
Community College (LATTC)

400 W. Washington Blvd.,
Los Angeles, CA 90015

Culinary Arts Building
E3-106A

Event Parking:

"H6" parking structure located at
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* LATTC is also easily accessible via
public transit

**The event will also be available via
livestream.**



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We look forward to you joining us!

¡Queremos escuchar su opinión!



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¡Esperamos que te unas a nosotros!

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

FREE LANGUAGE ASSISTANCE AVAILABLE

English: You have the right to get this information and help in your language for free. Call (213) 808-8808 for help.

Spanish: Tiene el derecho de obtener esta información y ayuda en su idioma de forma gratuita. Llame al número (213) 808-8808 para obtener ayuda.

Chinese: 您有權獲得這項信息並免費獲得您的語言幫助。請致電 (213) 808-8808 尋求幫助。

Korean: 귀하의 모국어로, 이 정보를 받아보시거나 도움을 받으실 수 있으며, 무료로 제공됩니다. 도움이 필요하시면, (213) 808-8808번으로 연락하십시오.

Tagalog: Ikaw ay may karapatang kumuha ng impormasyong ito at tulong sa iyong sariling wika ng libre. Tumawag sa (213) 808-8808 para sa tulong.

Armenian: Դուք իրավունք ունեք այս տեղեկատվությունն ու աջակցությունը անվճար ձեր լեզվով ստանալու: Աջակցության համար զանգահարեք (213) 808-8808 հեռախոսահամարով:

If you have any comments or suggestions please submit them to lahd.lac@lacity.org.



Public Hearing - City of Los Angeles Assessment of Fair Housing Draft

1 message



[View this email in your browser](#)



The [Los Angeles Housing Department](#) (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a public hearing as part of the City of Los Angeles' 45-day public comment period for the upcoming release of the City's draft [2023-2028 Assessment of Fair Housing \(AFH\) Plan](#)! Please join us to provide your feedback on the City's draft AFH, we want your voice to be heard!

Meeting Location:

**Los Angeles Trade-Tech
Community College
(LATTC)**

**400 W. Washington Blvd.,
Los Angeles, CA 90015**

**Culinary Arts Building
E3-106A**

Event Parking:

**“H6” parking structure located at 240 W. 23rd St.,
Los Angeles, CA 90007**

*** LATTC is also easily accessible via public transit**

**Wednesday
November 8th
2023**

Time:

6:00 p.m. - 8:00 p.m.

The event will also be available via livestream.

Meeting Registration:

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For more information about the City's AFH and other upcoming events, please visit the project's webpage: <https://housing2.lacity.org/residents/assessment-of-fair-housing>

**If you have any questions,
please feel free to email us at:
lahd.afhpolicy@lacity.org**

We look forward to you joining us!



¡Queremos escuchar su opinión!

El [Departamento de Vivienda de Los Ángeles](#) (LAHD, por sus siglas en inglés) y la Autoridad de Vivienda de la Ciudad de Los Ángeles (HACLA, por sus siglas en inglés) están celebrando una audiencia pública como parte del período de comentarios de 45 días de la Ciudad de Los Ángeles para la próxima publicación del borrador del [Plan de Evaluación de Vivienda Justa \(AFH, por sus siglas en inglés\) 2023-2028 de la Ciudad](#). ¡Por favor, acompañenos para dar su opinión sobre el borrador del AFH de la Ciudad, queremos escuchar su opinión!

Lugar de la Reunión:

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Community College
(LATTC)

400 W. Washington Blvd.,
Los Angeles, CA 90015

Edificio de Artes Culinarias
E3-106A

Estacionamiento:

"H6" de Trade-Tech, situado en 240 W. 23rd St.,
Los Angeles, CA 90007
*LA Trade-Tech está convenientemente situada
cerca del transporte público.

**Miércoles
8 de Noviembre
de 2023**

**Hora:
6:00 p.m. - 8:00 p.m.**

**Para aquellos que no puedan asistir a la
audiencia de forma presencial, el evento
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Inscripción a la reunión:

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lahd.afhpolicy@lacity.org

¡Esperamos que te unas a nosotros!



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Our mailing address is:

|1200 W. 7th St., Los Angeles, CA 90017| *|lahd.afhpolicy@lacity.org|*

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Los Angeles Housing Department

October 18, 2023 · 🌐



We want to hear from you!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a public hearing as part of the City of Los Angeles' 45-day comment period for the upcoming release of the City's draft 2023-2028 Assessment of Fair Housing (AFH) Plan! Please join us to provide your feedback on the City's draft AFH, we want your voice to be heard!

This public hearing will be held on Wednesday, November 8, 2023 from 6:00 p.m. – 8:00 p.m. at Los Angeles Trade-Tech Community College (LATTC), 400 W. Washington Blvd., Los Angeles, CA 90015, in the Culinary Arts Building E3-106A.

Event parking will be available in Trade-Tech's "H6" parking structure located at 240 W. 23rd St., Los Angeles, CA 90007. LATTC is also accessible via public transit.

For those who are unable to attend the hearing in person, the event will also be available via livestream.

Please register in advance for the hearing and access the AFH draft report by visiting LAHD's Assessment of Fair Housing webpage. You can access the page here:

<https://housing2.lacity.org/.../assessment-of-fair-housing>

You can find more information about the City's AFH and upcoming meetings under the Announcements tab on the main webpage.

#fairhousingplan
#communityinput
#fairhousingforall

We want to hear from you!



Public Hearing

WEDNES
DAY

NOVEMBER
8th

6:00
P.M.



4

3 comments 3 shares



Like



Comment



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Los Angeles Housing Department

October 18, 2023 · 🌐



¡Queremos escuchar su opinión!

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Esta audiencia pública se llevará a cabo el miércoles 8 de Noviembre de 2023 de 6:00 p. m. - 8:00 p. m. en Los Angeles Trade-Tech Community College (LATTC, por sus siglas en inglés), 400 W. Washington Blvd., Los Ángeles, CA 90015, en el Edificio de Artes Culinarias E3-106A.

Se podrá estacionar en el aparcamiento "H6" de Trade-Tech, situado en 240 W. 23rd St., Los Ángeles, CA 90007. También se puede acceder al LATTC en transporte público.

Para aquellos que no puedan asistir a la audiencia de forma presencial, el evento también se retransmitirá en directo. Por favor, regístrese con anticipación para la audiencia y acceda al borrador del informe AFH en la página web de Evaluación de Vivienda Justa del LAHD. Puede acceder a la página en la siguiente dirección: <https://housing2.lacity.org/.../assessment-of-fair-housing>

Puede encontrar más información sobre el AFH de la Ciudad y las próximas reuniones en la pestaña Anuncios de la página web principal.

#plandeviviendajusta

#contribucióndelacomunidad

#viviendajustaparatodos

See Translation

¡Queremos escuchar su opinión!



Reunión Pública

Miércoles

8 de
Noviembre

6:00
P.M.

**We want to hear
from you!**



Public Hearing

WEDNESDAY | **NOVEMBER** | **6:00**
DAY | **8th** | **P.M.**



lahd • Follow



lahd • We want to hear from you!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a public hearing as part of the City of Los Angeles' 45-day comment period for the upcoming release of the City's draft 2023-2028 Assessment of Fair Housing (AFH) Plan! Please join us to provide your feedback on the City's draft AFH, we want your voice to be heard!

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12 likes

October 18, 2023

Log in to like or comment.

¡Queremos escuchar su opinión!



Reunión Pública

Miércoles

8 de
Noviembre

6:00
P.M.



lahd • Follow



lahd ¡Queremos escuchar su opinión!

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Esta audiencia pública se llevará a



3 likes

October 18, 2023

Log in to like or comment.



Los Angeles Housing Department

October 27, 2023 · 🌐



Reminder!

We want to hear from you!

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a public hearing as part of the City of Los Angeles' 45-day comment period for the upcoming release of the City's draft 2023-2028 Assessment of Fair Housing (AFH) Plan! Please join us to provide your feedback on the City's draft AFH, we want your voice to be heard!

This public hearing will be held on Wednesday, November 8, 2023 from 6:00 p.m. – 8:00 p.m. at Los Angeles Trade-Tech Community College (LATTC), 400 W. Washington Blvd., Los Angeles, CA 90015, in the Culinary Arts Building E3-106A.

Event parking will be available in Trade-Tech's "H6" parking structure located at 240 W. 23rd St., Los Angeles, CA 90007. LATTC is also accessible via public transit.

For those who are unable to attend the hearing in person, the event will also be available via livestream.

Please register in advance for the hearing and access the AFH draft report by visiting LAHD's Assessment of Fair Housing webpage. You can access the page here:

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#fairhousingplan

#communityinput

#fairhousingforall

We want to hear from you!



Public Hearing

WEDNES
DAY

NOVEMBER
8th

6:00
P.M.



Los Angeles Housing Department

October 27, 2023 · 🌐



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Esta audiencia pública se llevará a cabo el miércoles 8 de Noviembre de 2023 de 6:00 p. m. - 8:00 p. m. en Los Angeles Trade-Tech Community College (LATTTC, por sus siglas en inglés), 400 W. Washington Blvd., Los Ángeles, CA 90015, en el Edificio de Artes Culinarias E3-106A.

Se podrá estacionar en el aparcamiento "H6" de Trade-Tech, situado en 240 W. 23rd St., Los Ángeles, CA 90007. También se puede acceder al LATTTC en transporte público.

Para aquellos que no puedan asistir a la audiencia de forma presencial, el evento también se retransmitirá en directo. Por favor, regístrese con anticipación para la audiencia y acceda al borrador del informe AFH en la página web de Evaluación de Vivienda Justa del LAHD. Puede acceder a la página en la siguiente dirección: <https://housing2.lacity.org/.../assessment-of-fair-housing>

Puede encontrar más información sobre el AFH de la Ciudad y las próximas reuniones en la pestaña Anuncios de la página web principal.

#plandeviviendajusta
#contribucióndelacomunidad
#viviendajustaparatodos

See Translation

¡Queremos escuchar su opinión!



Reunión Pública

Miércoles

**8 de
Noviembre**

**6:00
P.M.**

We want to hear from you!



Public Hearing

WEDNESDAY | NOVEMBER | 6:00
DAY | **8th** | **P.M.**

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lahd We want to hear from you

The Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are holding a public hearing as part of the City of Los Angeles' 45-day comment period for the upcoming release of the City's draft 2023-2028 Assessment of Fair Housing (AFH) Plan. Please join us to provide your feedback on the City's draft AFH, we want your voice to be heard!

This public hearing will be held on Wednesday, November 8, 2023 from 6:00 p.m. - 8:00 p.m. at Los Angeles Trade-Tech Community College (LATTCC), 400 W. Washington Blvd., Los Angeles, CA 90015, in the Culinary Arts Building E3-106A.

Event parking will be available in Trade-Tech's "H5" parking structure located at 240 W. 23rd St., Los Angeles, CA 90007. LATTCC is also accessible via public transit.

For those who are unable to attend the hearing in person, the event will also be available via livestream. Please register in advance for the hearing by visiting LAHD's main webpage (the link is in the bio). You can find more information about the City's AFH and upcoming meetings under the Announcements tab on the main webpage.

#fairhousingplan
#communityinput
#fairhousingforall

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silverlakeinc Where is the link on the website?

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October 27, 2023

¡Queremos escuchar su opinión!



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Miércoles

8 de
Noviembre

6:00
P.M.

