

SECTION V AFFIRMATIVELY FURTHERING FAIR HOUSING

The purpose of the City's Fair Housing Program is to provide services designed to affirmatively further fair housing objectives of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as amended, and other relevant federal, state, and local fair housing laws. "Affirmatively further fair housing" means that the city will actively work to reduce illegal housing discrimination that can effectively lock out a person from housing for which they are qualified. The program promotes equal housing opportunities through counseling, investigations of housing discrimination complaints, remedies for valid complaints (including mediation and litigation), multilingual outreach and training, and research to identify fair housing impediments.

Through the Request for Proposal process, the city contracts with qualified nonprofit fair housing organizations to conduct a Citywide Fair Housing Program. For April 1, 2003-March 31, 2004, the city extended its contract with the Housing Rights Center (HRC). This contract has also been extended again through March 31, 2005. The HRC subcontracts with two other local fair housing organizations to provide services in specific parts of the City: the Fair Housing Foundation and the Fair Housing Council of San Fernando Valley.

The City also contracted with 3 consultants to conduct fair housing studies described below.

Citywide Fair Housing Program Services:

- Counseling likely and actual victims of housing discrimination, property owners and managers, homeowners, realtors, insurers, lenders, other housing industry representatives, and the media;
- Accepting and investigating housing discrimination complaints;
- Remedies for individual and systemic forms of discrimination, including conciliation, administrative, and judicial enforcement efforts;
- Investigative audits to detect patterns and practices of illegal discrimination;
- Maintaining a toll-free housing discrimination and anti-predatory lending telephone hotline for counseling, referrals, and investigative services;
- Counseling and referrals on landlord/tenant and Rent Stabilization Ordinance matters as related to fair housing complaints;
- Multilingual outreach, training, and educational services;
- Property management training courses in English, Spanish, and Korean;

Services are offered in at least Spanish and English, and written materials are distributed in English, Spanish, Korean, Mandarin, and Armenian. Services are accessible to individuals with disabilities. Three full-time offices and one part-time office are maintained throughout the City. Services are also advertised on the contractors website and the LAHD website.

Monthly fiscal reports and quarterly program reports are required. An annual report is required at the end of each program year as well as a fiscal audit conducted by an outside auditor.

Fair Housing Studies:

- The City contracted with Mental Health Advocacy Services, Inc. (MHAS) to review the City's land use and zoning code for fair housing impediments for individuals with disabilities. Based on impediments identified in their report to the City, MHAS developed a draft reasonable accommodations ordinance and conducted fair housing training for the City Attorney and City Council. MHAS, LAHD, Planning Department, and City Attorney met and continue to meet to craft a reasonable accommodations ordinance for the City. Contract term: September 1, 2001 - August 31, 2004.
- Contract with the California Reinvestment Committee to complete an analysis of 2001 Home Mortgage Disclosure Act (HMDA) data. They were initially contracted to analyze 2000 data, which was released in 2001. In mid-2002, the City Council redistricted and the CRC contract

was extended through November 30, 2003, to revise the analysis using the new council districts and to analyze the more recent 2001 data. The analysis was submitted in the fall of 2003. Contract term: December 1, 2001 – November 30, 2002.

- Contract with Cotton/Bridges/Associates, a Division of P & D Consultants, Inc to conduct a new Analysis of Impediments to Fair Housing for the City of Los Angeles. The analysis is due to the City by December 31, 2004.

2003-2004 Fair Housing Funding

Citywide Fair Housing Program Funding

- Community Development Block Grant (CDBG) funds: \$500,000
- City Rent Stabilization Trust funds: \$270,000
- HUD lead-based paint hazard reduction program in affordable housing: \$3,000 for outreach spread out over three years, from July 1, 2002 through March 31, 2005.
- Program income from case settlements: Amount varies; it is expended on staff and to augment services required under the contract.
- Additional Funding: The Contractor and their subcontractors receive funds from the County of Los Angeles (\$250,000 annually) and smaller cities (amounts vary depending on City) to provide those jurisdictions with fair housing education and enforcement services. The contractor and subcontractors also receive additional federal and local funds for specific fair housing, landlord/tenant, and habitability studies and programs.

Fair Housing Studies Funding

- Mental Health Advocacy Services, Inc.: Review of the City's land use and zoning code.
Contract term: September 1, 2001 – August 31, 2004
Total funding: \$79,000 CDBG & RENT funds
- California Reinvestment Committee: Analysis of 2001 HMDA data for City of Los Angeles
Contract term: September 1, 2001 – August 31, 2004
Total funding: \$40,000 CDBG funds
- Cotton/Bridges/Associates, a Division of P & D Consultants, Inc: Analysis of Impediments to Fair Housing.
Contract term: June 1, 2001 – December 31, 2004
Total funding: \$106,450 CDBG and RENT funds

**Table II 03-04 Fair Housing Goals and Accomplishments
Citywide Fair Housing Program**

Performance goals are established in the contract and in the public outreach plan submitted each year by the contractor. Accomplishments are measured through quarterly statistical and narrative reports submitted by the contractor and subcontractors on fair housing counseling, investigations, enforcement, training, and outreach efforts. Program reports also contain demographic statistics on income, race and ethnicity, type of household and size (senior, female headed, disabled, rent stabilized), and type of caller (homebuyer, tenant, manager, etc.).

Activity	Annual Goal	Accomplishments
General Housing Inquiries (non-fair housing calls)	No goal	7,568
Fair Housing Inquiries	600	653
Fair Housing Complaints & Audits	480	550

Fair Housing Complaint Allegations Federal & State Law	Annual Total	Percent of Total
Age	13	3%
Arbitrary	0	0%
Familial Status	133	26%
Gender/Sex	20	4%
Marital Status	8	2%
Mental Disability	20	4%
National Origin	76	14%
Physical Disability	91	18%
Race	120	24%
Religion	11	2%
Sexual Orientation	16	3%
Source of Income	2	0%
Student Status	0	0%
Total Discrimination Complaints	510	100%
Home Purchase Audits	40	
Total Complaints and Audits	550	

Findings of Investigations/Audits	Annual Total	Percent of Total
Sustained Allegations	183	36%
Inconclusive Evidence	172	34%
No Evidence of Discrimination	34	7%
Pending Investigations	121	24%
Total	510	100%
Home Purchase Audits /evidence of discrimination	14	35%

52 complaints were referred to attorneys for litigation. The Housing Rights Center maintains a legal department with 3 full-time attorneys and a legal secretary, and the two subcontracting agencies retain attorneys on a consultant basis. Cases referred for litigation are either handled in-house, referred to

private fair housing attorneys, or the fair housing agencies co-counsel with private attorneys. 80% of all fair housing clients were very low or low income, and 13% were moderate income.

Outreach and Education

The Fair Housing Congress and the Housing Rights Center have additional goals for public education and training based on an outreach and education plan submitted at the beginning of each contract. Activities include workshops and trainings, tester trainings, outreach on lead-based paint hazards, booths at public events, presentations, fair housing training for property managers and owners, public service announcements, production of new multilingual brochures, paid fair housing advertisements, annual fair housing seminars, and other related activities.

Affirmative Marketing by the Housing Department

The Los Angeles Housing Department (LAHD) markets low and moderate-income housing opportunities citywide. It also requires owners and developers of multifamily housing who receive financial assistance from the City to develop an affirmative marketing plan consistent with the Department’s requirements. The marketing plan, subject to approval by LAHD, must contain specific procedures to inform and solicit applications from persons in a specific housing market area who are not likely to apply without special outreach. Overall, the goal of the plan is to promote equal housing choices for prospective purchasers or tenants.

The LAHD also uses the following affirmative marketing procedures to advertise programs, funding availability, and to solicit bids and requests for proposals: Advertisements in Los Angeles newspapers with citywide circulation, newspapers with a target audience (i.e., newspapers that reach Spanish or Korean speakers), community meetings, newsletters, special workshops, notices on the City’s and LAHD’s websites, and special mailings.

Table III 02-03 Fair Housing Goals and Accomplishments

Goals are established in the contract, and accomplishments are measured through detailed recording of all incoming calls and requests for services on a database. The contractor submits quarterly statistical and narrative reports on fair housing enforcement and educational and training activities. Additionally, the contractor hires an outside consultant to conduct program monitoring once each year.

Complaints Filed By:	Annual Total	Percent of Total
Home Seekers	71	17
In-Place Tenants	346	83
Total	417	100

Source: Los Angeles Housing Department, 2003