



*Housing*

# Assessment of Fair Housing Plan Update and Context

Neighborhoods Commission  
February 9, 2022

**Kristen Clements**  
Division Manager

**Josh Ishimatsu**  
Policy Team Manager



# Purpose of today's meeting

## 🏠 AFH and 6<sup>th</sup> Cycle Housing Element

- What they are
- Where we are

## 🏠 Background and context for April meeting → Discussion of possible strategies



# Fair housing protects people in ‘protected classes’ & with ‘protected characteristics’

Federal	California
Race, ethnicity, color, national origin	All federally protected classes
Religion	Gender, gender identity and gender expression
Sex	Sexual orientation
Familial status	Marital status
Disability	Medical conditions
	Military and veteran status
	Age (for people over 40)
	Genetic information
	Ancestry
	Source of income



# An Assessment of Fair Housing (AFH) is a required part of Housing Element

- ▲ AFH and strategies to overcome barriers must be integrated into Housing Element per SB 686 (2018)
- ▲ AFH evaluates
  - Enforcement of fair housing laws
  - Patterns of integration and segregation
    - At neighborhood, regional levels
  - Racially or ethnically concentrated areas of poverty
  - Disparities in access to opportunity
  - Disproportionate housing needs



# Housing Element's other required components

- 🏠 *Housing Needs Assessment* – demographic, employment, and housing trends and conditions that affect housing needs
- 🏠 *Evaluation of Past Performance* – under the prior Housing Element
- 🏠 *Housing Sites Inventory* – to meet City's Regional Housing Needs Allocation (RHNA) goal, help dismantle segregation
- 🏠 *Community Outreach and Engagement* – robust, focus on traditionally underrepresented groups
- 🏠 *Constraints Analysis* – governmental and nongovernmental barriers to housing development, recommended remedies
- 🏠 *Policies and Programs* – to fulfill the identified housing needs, affirmatively further fair housing



# Our city is segregated

1 Dot = 75

-  White, Non-Hispanic
-  Black, Non-Hispanic
-  Native American, Non-Hispanic
-  Asian/Pacific Islander, Non-Hispanic
-  Hispanic
-  Other, Non-Hispanic
-  Multi-racial, Non-Hispanic

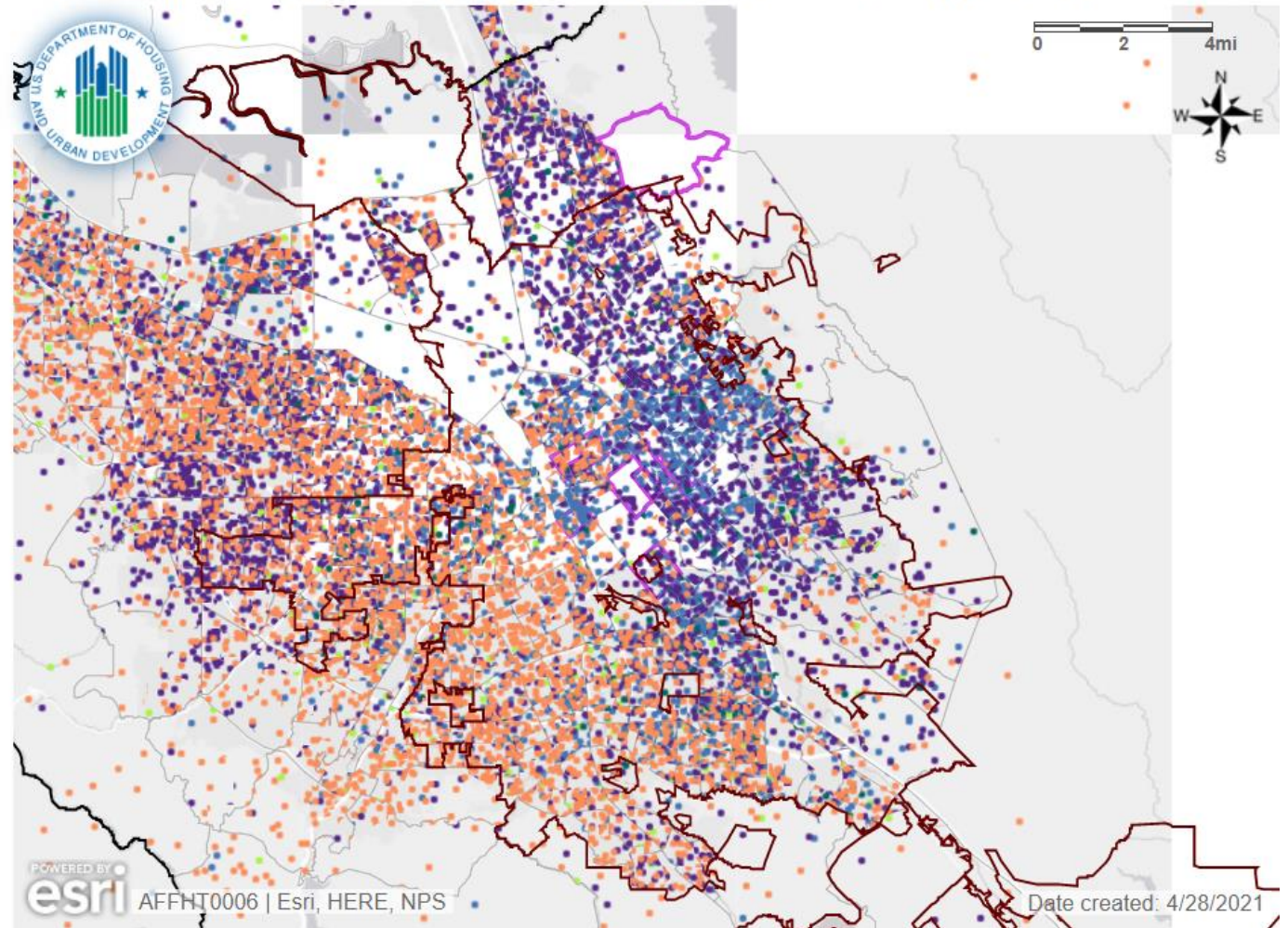
TRACT



R/ECAP

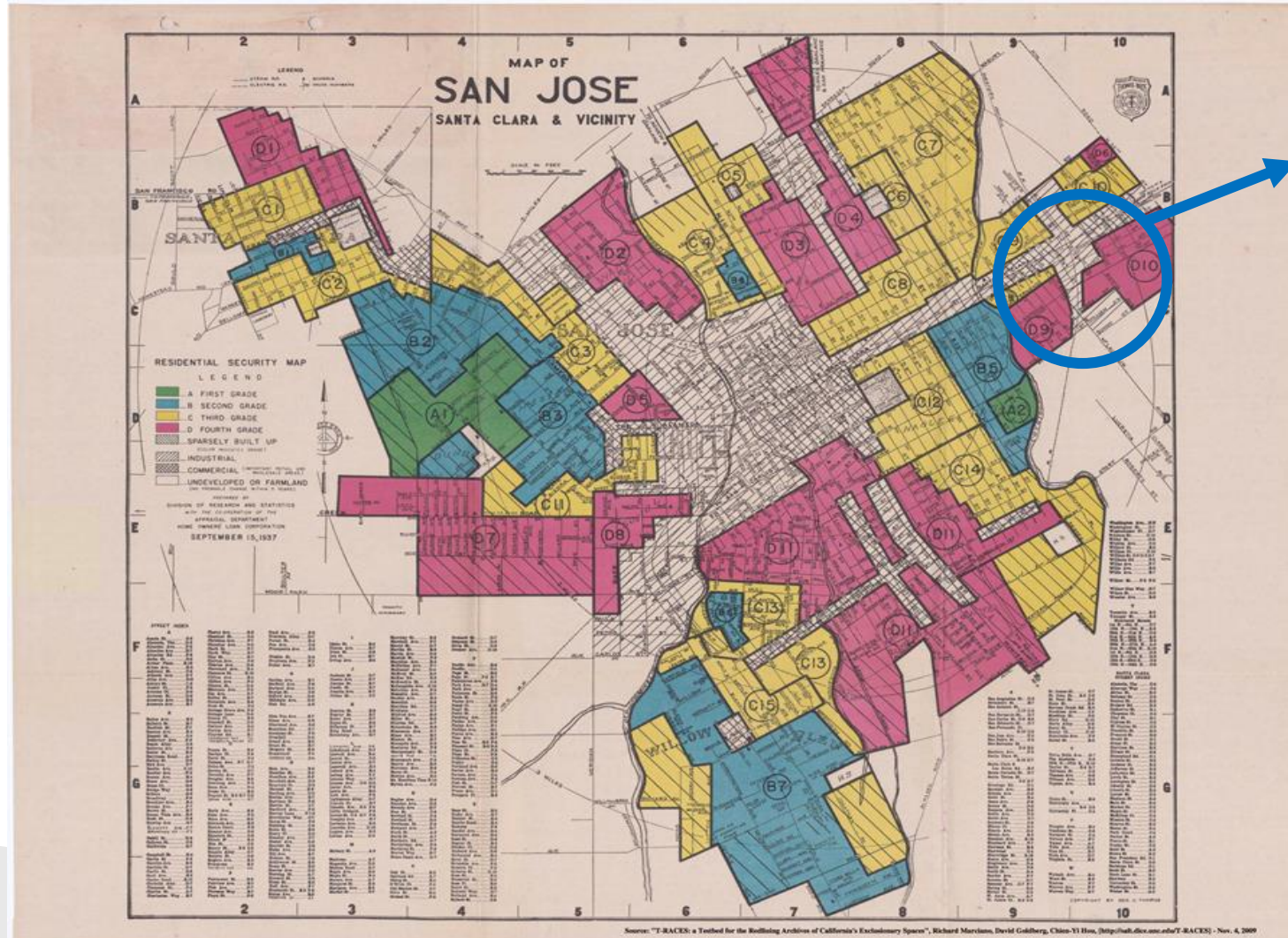


HUD Affirmatively Furthering Fair Housing Data and Mapping Tool





# Segregation was intentional



From the HOLC  
Description

"This section contains the largest concentration of Mexicans in the community... From a racial standpoint, this area is extremely undesirable."



# Why we need to affirmatively further Fair Housing

- 🏠 Government policies and practices contributed to the outcomes we see today
- 🏠 Intergenerational impacts on wealth and opportunity
- 🏠 Disparities in neighborhood quality and levels of public investment (impacts in terms of safety, exposure to environmental hazards, access to resources)
- 🏠 Histories of concentrated poverty in some areas; exclusion in others
- 🏠 Despite fair housing laws, many neighborhoods are still exclusionary because of lack of affordability and nature of housing types





# Where we are in the process: community engagement

## 🏠 Community engagement to date (started October 2019):

- ~60 meetings
  - 4 large community meetings
  - 15 focus group meetings
  - ~40 stakeholder meetings
- 476 people engaged in-person & over zoom
- 648 surveys collected

## 🏠 Community engagement remaining

- 1-2 large community meeting(s)
- ~10 public hearings
- Additional survey
- 3-5 focus group meetings



# Where we are in the process: strategy development

- 🏠 Targeted stakeholder engagement to date (started March 2021):
  - 6 Intergovernmental agency meetings
  - 1 Stakeholder Working Group meeting
- 🏠 Targeted stakeholder engagement remaining
  - 8-10 additional Stakeholder Working Group meetings
  - At least 1 additional intergovernmental agency meeting
  - Individual stakeholder meetings as appropriate



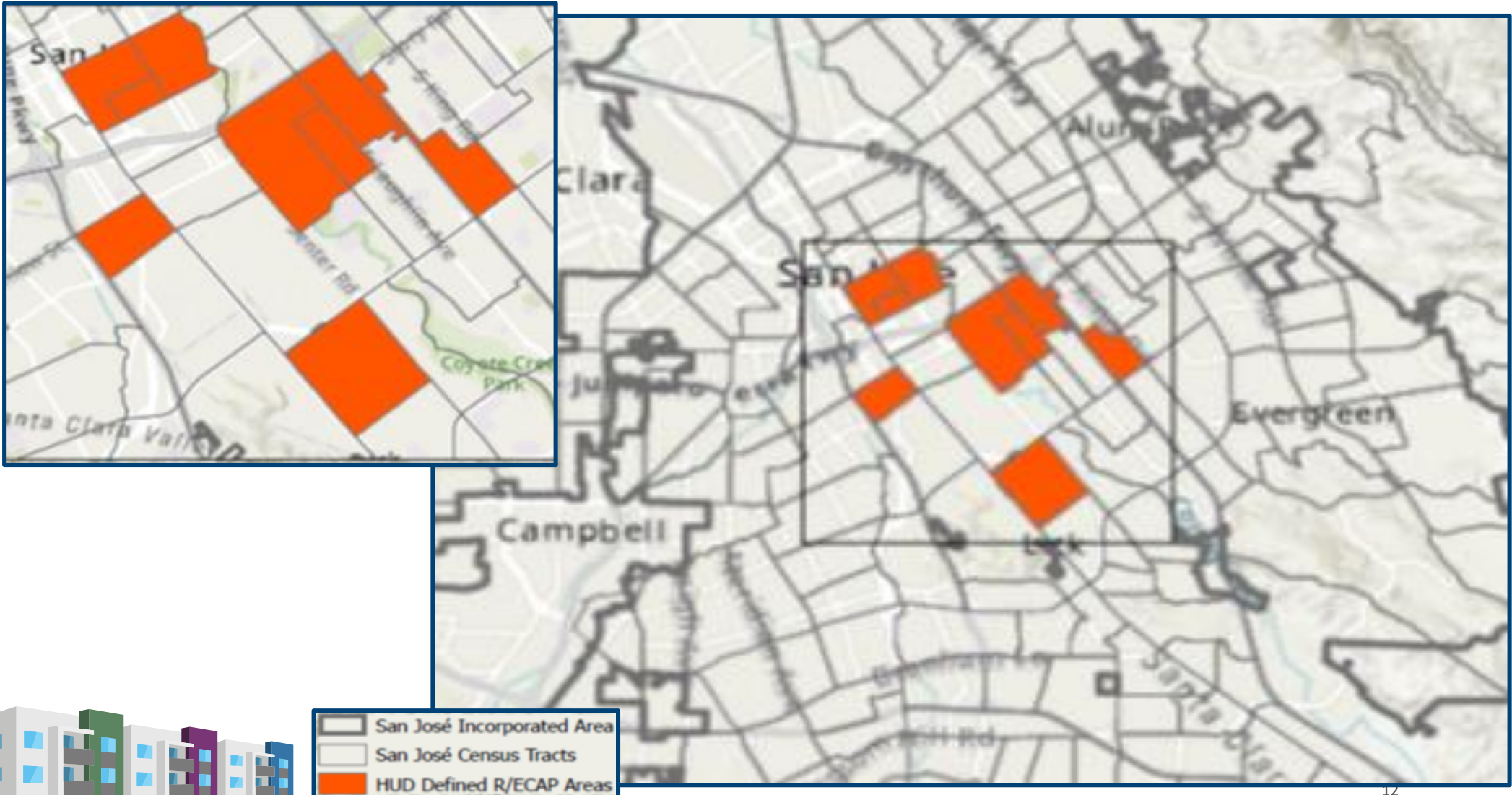
# April meeting

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- 🏠 Discussion about AFH neighborhood-based strategies
- 🏠 Increasing investment and improving quality of life in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)
- 🏠 Increasing access to Racially Concentrated Areas of Affluence (RCAAs)



# Racially/Ethnically Concentrated Areas of Poverty



# Next Steps

Milestone	Timing
Focus groups, working groups & developer interviews	Jan – Mar 2022
Present to two Commissions, NSE, CED	Jan – Apr 2022
Survey & broad community meeting(s) on priorities	Spring 2022
City Council overview of key content	Jun 2022
Public review period and responses	Jul – Aug 2022
First submission to State (90% draft)	Sep 2022
Additional commission hearing(s), completion of reports	Aug – Dec 2022
Airport Land Use Commission hearing	Feb 2023
Planning Commission hearing	Mar 2023
Council approvals: final draft Housing Element, AFH Plan	Apr 2023
Submit Housing Element to State	Apr/May 2023





## Recommendation

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Receive staff's report on the Assessment of Fair Housing (AFH) Plan, including draft strategies in the AFH plan and draft AFH strategies to incorporate into the Housing Element, and make possible recommendation(s) to staff and/or the City Council.





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# Assessment of Fair Housing Plan Report

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**Jacky Morales-Ferrand**  
Director, Housing

**Kristen Clements**  
Division Manager

**Josh Ishimatsu**  
Policy Team Manager