State of California
Analysis of Impediments to Fair Housing Choice

Kickoff Webinar

January 4, 2024
Welcome provided by:

Douglas Truong,
Fair Housing Unit (FHU) Section Chief
Housing Policy Development Division (HPD)
OVERVIEW OF HCD’S MISSION, & ROLE

FAIR HOUSING OBLIGATIONS

CURRENT TRENDS AND EXISTING CONDITIONS

OUTREACH & ENGAGEMENT
Overview of HCD’s Role & Mission
HCD: California Department of Housing and Community Development

What we do:

• Increase the supply of affordable places to live in California

• Preserve affordable homes and protect public investment

• Protect mobilehome and manufactured homeowners
HCD: California Department of Housing and Community Development

• Guard health and safety for all Californians through Building Standards and Code Adoption

• Ensure California plans for range of housing that meets varied needs of Californians

• Create effective solutions to the housing crisis through policy and research
Accountability & Enforcement

- HCD enforces state housing laws to meaningfully and positively impact the provision of housing in all communities across the state.
- As part of the 2021-2022 state budget, the Housing Accountability Unit (HAU) was formed.
- While education and technical assistance is always the first step, the HAU holds jurisdictions accountable for meeting their housing element commitments and complying with state housing laws. Violations of these state laws may lead to consequences including revocation of housing element certification and/or referral to the California Office of the Attorney General.
Fair Housing Obligations
HCD’s Fair Housing Obligations

• State and local governments that receive funding from HUD have a duty to Affirmatively Further Fair Housing (AFFH)

• **Affirmatively Furthering Fair Housing (AFFH)** means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics
Fair Housing Plan + AFFH Duty

Fair Housing Plan Overview

1. Process occurs every five years in connection with the development of the Consolidated Plan (ConPlan).
2. HCD is required to Affirmatively Further Fair Housing, completing a fair housing assessment is a part of our AFFH duty.
3. Requires engagement of stakeholders and public.
4. Must discuss and identify barriers to fair housing choice and issues impacting persons with protected characteristics.
Protected Characteristics – Federal

- Race
- Color
- Religion
- National origin
- Sex
- Familial status
- Disability (mental or physical)
Protected Characteristics – California

- Sexual orientation
- Gender identity
- Gender expression
- Gender
- Genetic information
- Marital status
- Military or veteran status
- Medical condition
- Ancestry

- Source of income *(including the use of government rental assistance such as a Section 8 Housing Choice voucher)*
- Citizenship
- Immigration status
- Primary language
- Age (over 40)
Current Trends & Existing Conditions
California’s housing crisis is a half century in the making. Decades of underproduction underscored by exclusionary policies have left housing supply far behind need and costs soaring.

As a result, millions of Californians, who are disproportionately lower income and people of color, must make hard decisions about paying for housing at the expense of food, health care, childcare, and transportation—one in three households in the state doesn't earn enough money to meet their basic needs.
Most Californians want the state to require localities to build their fair share of affordable housing

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Homeowner</th>
<th>SF Bay Area</th>
<th>Orange/San Diego</th>
<th>Los Angeles</th>
<th>Inland Empire</th>
<th>Central Valley</th>
<th>Independents</th>
<th>Republicans</th>
<th>Democrats</th>
<th>Likely Voters</th>
<th>All Adults</th>
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<tbody>
<tr>
<td>State should require localities to build their &quot;fair share&quot;</td>
<td>69</td>
<td>50</td>
<td>63</td>
<td>54</td>
<td>61</td>
<td>56</td>
<td>58</td>
<td>63</td>
<td>36</td>
<td>67</td>
<td>56</td>
<td>59</td>
</tr>
<tr>
<td>Localities should be able to decide housing policy</td>
<td>31</td>
<td>49</td>
<td>37</td>
<td>46</td>
<td>38</td>
<td>43</td>
<td>42</td>
<td>37</td>
<td>37</td>
<td>33</td>
<td>44</td>
<td>41</td>
</tr>
</tbody>
</table>

Source: Desire for Action on Housing Contrasts with How Californians Want to Live - Public Policy Institute of California (ppic.org). Graphic by HCD
Poverty rates vary dramatically within racial/ethnic groups

### CURRENT TRENDS AND EXISTING CONDITIONS

Poverty rates in California vary significantly across different racial and ethnic groups. The chart below illustrates the poverty rates for various groups compared to the overall state average.

#### Poverty Rates by Race/Ethnicity

<table>
<thead>
<tr>
<th>Group</th>
<th>Poverty Rate</th>
<th>Near Poverty Rate</th>
<th>Combined CA Total in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Californians</td>
<td>13.2%</td>
<td>14.9%</td>
<td>23.3%</td>
</tr>
<tr>
<td>All Black</td>
<td>13.6%</td>
<td>14.9%</td>
<td>23.3%</td>
</tr>
<tr>
<td>Middle Eastern/North African</td>
<td>23.3%</td>
<td>15.8%</td>
<td>39.1%</td>
</tr>
<tr>
<td>All White</td>
<td>10.2%</td>
<td>10.6%</td>
<td>20.8%</td>
</tr>
<tr>
<td>White alone</td>
<td>9.7%</td>
<td>10.1%</td>
<td>19.8%</td>
</tr>
<tr>
<td>Other (single race)</td>
<td>13.4%</td>
<td>11.4%</td>
<td>24.8%</td>
</tr>
<tr>
<td>Native American</td>
<td>15.8%</td>
<td>17.1%</td>
<td>33.3%</td>
</tr>
<tr>
<td>All other</td>
<td>13.4%</td>
<td>10.6%</td>
<td>24.0%</td>
</tr>
<tr>
<td>Multiracial</td>
<td>9.5%</td>
<td>10.6%</td>
<td>20.1%</td>
</tr>
<tr>
<td>Central American</td>
<td>16.9%</td>
<td>17.5%</td>
<td>34.4%</td>
</tr>
<tr>
<td>All Latino</td>
<td>16.6%</td>
<td>17.3%</td>
<td>33.9%</td>
</tr>
<tr>
<td>Mexican</td>
<td>15.3%</td>
<td>17%</td>
<td>32.3%</td>
</tr>
<tr>
<td>Other Latino</td>
<td>13.8%</td>
<td>14.9%</td>
<td>28.7%</td>
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<tr>
<td>East Asian</td>
<td>11.5%</td>
<td>11.57%</td>
<td>23.1%</td>
</tr>
<tr>
<td>All Asian/Pacific Islander</td>
<td>11.5%</td>
<td>12.6%</td>
<td>24.1%</td>
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<tr>
<td>Southeast Asian</td>
<td>10.2%</td>
<td>15.2%</td>
<td>25.4%</td>
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<tr>
<td>Native Hawaiian/Pacific Islander</td>
<td>9.6%</td>
<td>13%</td>
<td>22.6%</td>
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<tr>
<td>Other Asian</td>
<td>6.5%</td>
<td>8.1%</td>
<td>14.6%</td>
</tr>
<tr>
<td>South Asian</td>
<td>10.6%</td>
<td>11.4%</td>
<td>22%</td>
</tr>
<tr>
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</tr>
</tbody>
</table>

**CURRENT TRENDS AND EXISTING CONDITIONS**

### Annual Housing Production & Median Home Values

#### Annual Housing Production

**211,966**
Annual Average 1960-1989

**92,434**
Annual Average 2008-2022

#### Peaks & Valleys

Recent underproduction is historically low

#### Median Home Values

**$421,600**
2011

**$659,300**
2022

#### Increase

+36%
Increase 2011 to 2022

Housing Production

Annual Production of Housing Units 1960-2022

1960-1989 Average 211,966
29 year spread

2008-2022
Average 92,434
14 year spread

Source: United States Census Bureau Building Permit Survey; Graphic by HCD
Extremely Low-Income Renter Households

- Renter households that are extremely low-income: 1,308,328 or 22%
- Shortage of rental homes affordable and available for extremely low-income renters: -988,510
- Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent: $87,877

Source: California | National Low Income Housing Coalition (nlihc.org). Graphic by HCD
Cost Burdened Renter Households by Race & Ethnicity

CURRENT TRENDS AND EXISTING CONDITIONS

Severely Cost Burdened Households

- Asian: 26%
- Black: 37%
- Latinx: 28%
- Native American: 30%
- Other Pacific Islander: 31%
- White: 25%
- Two or More Races: 34%
- All Renters: 27%

Cost Burdened Households

- Asian: 46%
- Black: 63%
- Latinx: 55%
- Native American: 50%
- Other Pacific Islander: 54%
- White: 48%
- Two or More Races: 58%
- All Renters: 52%

Source: The Struggle of Housing Costs for Black and Brown Renters in California - Dashboard Series - California Housing Partnership (chpc.net)
CURRENT TRENDS AND EXISTING CONDITIONS

Fair Housing Complaints – CA Civil Right’s Dept.

- Sexual harassment- Quid Pro Quo: 5
- Other: 8
- Military and veteran status: 8
- Gender identity or expression: 10
- Marital status: 12
- Religious creed: 20
- Sexual orientation: 25
- Ancestry: 28
- Association with someone of a protected class: 33
- Reported or resisted any form of discrimination or harassment: 50
- Sex/Gender: 61
- National origin: 75
- Color: 83
- Familial status (Children): 86
- Requested or used a disability-related accommodation: 98
- Source of income: 131
- Race: 172
- Disability: 496

2021-CRD-Annual-Report.pdf (ca.gov)
Immigration

- California is home to immigrant communities from over 60 different countries.
- 27% of Californians are foreign born.
- 46% of California children have at least one immigrant parent.

California has higher percentages of Latinos and Asians than the US as a whole.
CURRENT TRENDS AND EXISTING CONDITIONS

Disparities

<table>
<thead>
<tr>
<th>Race/Culture</th>
<th>$ annual income</th>
<th>% own a home</th>
<th>% college grad</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asian/Pacific Islander</td>
<td>107K</td>
<td>63%</td>
<td>54%</td>
</tr>
<tr>
<td>White</td>
<td>95K</td>
<td>65%</td>
<td>45%</td>
</tr>
<tr>
<td>Latino</td>
<td>66K</td>
<td>46%</td>
<td>15%</td>
</tr>
<tr>
<td>Black</td>
<td>58K</td>
<td>37%</td>
<td>28%</td>
</tr>
<tr>
<td>Native American</td>
<td>57K</td>
<td>53%</td>
<td>17%</td>
</tr>
</tbody>
</table>

Race and Diversity in the Golden State - Public Policy Institute of California (ppic.org)
CURRENT TRENDS AND EXISTING CONDITIONS

Homelessness Snapshot

Sheltered and Unsheltered Homeless Population

- **123,423** (68% Sheltered)
- **57,976** (32% Unsheltered)

Total Homeless, 2023: **181,399**

- 10.9% change from 2020
- 34.6% change from 2013

Source: The 2023 Annual Homeless Assessment Report (AHAR) to Congress and CoC Homeless Populations and Subpopulations Reports, U.S. Department of Housing and Urban Development, Graphic Replicated by HCD
Racial Disparities in Homelessness

CURRENT TRENDS AND EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Ethnicity: American Indian, Alaska Native, or Indigenous</th>
<th>Percent of general population</th>
<th>Percent of people who accessed homelessness services</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.9%</td>
<td>54.7%</td>
</tr>
<tr>
<td>Asian or Asian American</td>
<td>2.9%</td>
<td>15.0%</td>
</tr>
<tr>
<td>Black, African American, or African</td>
<td>2.4%</td>
<td>26.8%</td>
</tr>
<tr>
<td>Native Hawaiian or Pacific Islander</td>
<td>5.5%</td>
<td>5.5%</td>
</tr>
<tr>
<td>White</td>
<td>10.8%</td>
<td>52.1%</td>
</tr>
<tr>
<td>Multiple Races</td>
<td>0.4%</td>
<td>1.2%</td>
</tr>
<tr>
<td>Ethnicity: Hispanic/Latinx</td>
<td>1.2%</td>
<td>3.9%</td>
</tr>
<tr>
<td></td>
<td>3.9%</td>
<td>39.6%</td>
</tr>
<tr>
<td></td>
<td>4%</td>
<td>34.7%</td>
</tr>
</tbody>
</table>
California Homelessness Characteristics

In 2023 (data through June 2023) with California homelessness response system the 254,914 people experiencing homelessness reflected the following characteristics.

**Gender**
- Male: 140,780
- Female: 108,123
- Unknown: 3,936
- Transgender: 1,287
- Non-Singular Gender: 753
- Questioning Gender: 53

**Age**
- Under 18: 56,730
- 18-24: 19,239
- 25-34: 42,927
- 35-44: 45,504
- 45-54: 37,714
- 55-64: 35,335
- 65+: 14,647

7% identified as veterans
13,489 of 191,957 adults

47% reported disabling condition(s)
118,908 of 254,914 people

21% reported having experienced domestic violence
41,392 of 198,605 people
Project Timeline, Outreach and Engagement
OUTREACH & ENGAGEMENT

Project Timeline

Kick-off Webinar
- January 4, 2024

Listening Sessions & Webinars
- January 31, – March 20, 2024

Community Needs Survey
- January 30, 2024, to April 1, 2024

30 Day Public Comment & Hearings
- July 12, 2024, to August 13, 2024

Publish Fair Housing Plan
- August 30, 2024
OUTREACH & ENGAGEMENT

Listening Sessions

1. **Homelessness**: January 31, 2024, from 1-2:30 PM,
2. **Disability and Aging Population**: February 7, 2024, from 10:30 AM to 12:00 PM,
3. **Immigration**: February 14, 2024, from 1:00 – 2:30 PM,
4. **Tribal**: February 21, 2024, from 1:30 -3:00 PM,
5. **Tenant Protections**: February 28, 2024, from 10:30 AM to 12:00 PM, and
6. **Mobilehome Parks**: March 5, 2024, from 10:30 AM to 12:00 PM.
Webinars & Public Hearings

Webinars:
1. **Urban**: March 13, 2024, from 1:00 to 2:30 PM, and
2. **Rural**: March 20, 2024, from 1:30 to 3:00 PM.

Public Hearings:
Public Hearings will be held between July 28, through August 13, 2024.
1. Sacramento: TBD
2. Southern CA: TBD
3. Northern CA: TBD
Community Needs Assessment Survey

- Online survey to assess issues and barriers related to fair housing choice
- Available in the following languages:
  1. English,
  2. Spanish,
  3. Chinese,
  4. Korean,
  5. Tagalog, and
  6. Vietnamese.
- Available from January 30, 2024, to April 1, 2024.

ALL Outreach and Engagement will be publicized via Eblasts, HCD website, social media, & announced during public meetings.
Discussion + Breakout Rooms

Questions, Feedback & Listening
Discussion Community Standards

- Be Curious
- Raise Zoom hand to ask questions & provide feedback
- Use “I” statements
- Be mindful of different styles of communication & learning when speaking

Help explore and development fair housing impediments

The AI team's door is always open to questions & provide feedback throughout this process at:
- aifairhousingreport@hcd.ca.gov.
Discussion

• How have you found housing?
• Have you experienced barriers to accessing housing?
• What housing issues are most pressing for you, your family, your community, and the State of California?
• What’s working well with housing in California? What’s not working well?
• What is not captured by the data?
Sign Up for HCD Updates

Sign up for HCD email at www.hcd.ca.gov

Homekey Tops 15,000 Homes

Today's nearly $95.6 million awards will create 396 affordable homes.

Learn More
THANK YOU

To provide questions & feedback, please email: aifairhousingreport@hcd.ca.gov