

1.0 Introduction

Purpose of the Report

The County of Los Angeles is a large and diverse metropolitan area, encompassing over 2,600 square miles of unincorporated areas and 88 incorporated cities. The County is comprised of residents of different race and ethnicity, of different cultural and ancestral backgrounds, and of different socioeconomic characteristics. Diversity is what makes Los Angeles County a unique urban environment in which to work and live. Diversity is also what makes the County a leader in the nation and a land of dreams and opportunities. To nurture diversity, each community must be able to provide an environment where equal access to opportunities is treated as a fundamental right. In recognition of equal housing access as a fundamental right, the federal and State of California governments have both established fair housing as a right protected by law.

This Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or a household's access to housing. The AI involves:

- A comprehensive review of the laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws, regulations, policies, procedures, and practices affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

Fair Housing Defined

Fair housing is a condition in which individuals of similar income levels in the same housing market having a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, and sexual orientation or any other arbitrary factor.

The federal fair housing laws prohibit discrimination in the sale, rental, lease or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws built upon the federal laws and added marital status, ancestry, source of income, sexual orientation, and “any arbitrary discrimination” as the protected categories under the laws.

Impediments Defined

According to the U.S. Department of Housing and Urban Development (HUD) Fair Housing Planning Guide, impediments to fair housing choice are:

- *Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or*
- *Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.*

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice.

Geographic Areas Covered

Los Angeles County is one of the largest and most ethnically diverse metropolitan areas the nation. Los Angeles County is bordered on the east by Orange and San Bernardino Counties, on the north by Kern County, on the west by Ventura County, and on the south by the Pacific Ocean. Los Angeles County is not only the most populous county in the nation with over 9.5 million residents, it also had the second largest population growth (+656,000 residents) in the country between 1990 and 2000. Los Angeles County contains 88 incorporated cities and encompasses over 2,600 square miles of unincorporated areas (4,000 square miles total). The Los Angeles County Analysis of Impediments (AI) to Fair Housing Choice focuses on the Los Angeles *Urban County*, which is comprised of 48 participating cities and the unincorporated areas of the County (see Tables 1-1 and 1-2, and Figure 1-1).

Table 1-1
Cities in Los Angeles County

Urban County		Non-participating Cities	
Agoura Hills	La Puente	Alhambra	Norwalk
Arcadia	La Verne	Baldwin Park	Palmdale
Artesia	Lawndale	Bellflower	Palos Verdes Estates
Avalon	Lomita	Bradbury	Paramount
Azusa	Malibu	Burbank	Pasadena
Bell	Manhattan Beach	Carson	Pico Rivera
Bell Gardens	Maywood	Compton	Pomona
Beverly Hills	Monrovia	Downey	Redondo Beach
Calabasas	Rancho Palos Verdes	El Monte	Rosemead
Cerritos	Rolling Hills	Gardena	Santa Clarita
Claremont	Rolling Hills Estates	Glendale	Santa Monica
Commerce	San Dimas	Glendora city	South Gate
Covina	San Fernando	Hawthorne	Torrance
Cudahy	San Gabriel	Hidden Hills	Vernon
Culver City	San Marino	Huntington Park	West Covina
Diamond Bar	Santa Fe Springs	Industry	Whittier
Duarte	Sierra Madre	Inglewood	
El Segundo	Signal Hill	Lakewood	
Hawaiian Gardens	South El Monte	Lancaster	
Hermosa Beach	South Pasadena	Long Beach	
Irwindale	Temple City	Los Angeles	
La Canada-Flintridge	Walnut	Lynwood	
La Habra Heights	West Hollywood	Montebello	
La Mirada	Westlake Village	Monterey Park	

Figure 1-1: Los Angeles Urban County

**Figure 1-1: Los Angeles Urban County
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Table 1-2
Communities in Unincorporated Los Angeles County

Region	Community Name	Region	Community Name	
Antelope Valley	Desert View	Santa Clarita Valley	Acton	
	Lake Los Angeles		Val Verde	
	Littlerock	South Bay	Alondra Park	
	Quartz Hill		Del Aire	
East Los Angeles (Union Pacific, Maravilla, Florence/Firestone, Walnut Park, City Terrace)			East Compton	
San Gabriel Valley	Altadena			Lennox
	Avocado Heights			Marina del Rey
	Charter Oak			West Athens
	Citrus			West Carson
	East Pasadena		West Compton	
	East San Gabriel		Westmont	
	Hacienda Heights	South Central Los Angeles	Florence-Graham	
	La Crescenta-		Ladera Heights	
	Mayflower Village		View Park-Windsor	
	North El Monte		Walnut Park	
	Rowland Heights	Southeast Los Angeles	East La Mirada	
	South San Gabriel		South Whittier	
	South San Jose		West Whittier-Los	
	Valinda	Other Unincorporated County		
Vincent				
West Puente				

Lead Agency and Funding Sources

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Data and Methodology

The following data sources were used to complete this AI. Sources of specific information are identified in the text, tables and figures.

- 1990 and 2000 Census
- County of Los Angeles Consolidated Plan
- Housing Authority of the County of Los Angeles
- Los Angeles Homeless Services Authority (LAHSA)
- Southern California Association of Governments (SCAG)
- U.S. Department of Housing and Urban Development (HUD)
- California Department of Social Services Community Care Licensing Division
- Home Mortgage Disclosure Act (HMDA) data regarding lending patterns in 2001
- Dataquick housing sales activity data
- Housing Rights Center
- Fair Housing Foundation of Long Beach
- Fair Housing Council of San Fernando Valley
- Local boards of realtors
- Local apartment associations
- Local lenders

Scope of Analysis

The AI is divided into eight chapters as described below:

1. *Introduction* defines “fair housing” and explains the purpose of the report.
2. *Community Outreach* describes the community outreach program and summarizes comments from residents and various agencies on fair housing issues such as discrimination, housing impediments, housing trends, and issues.
3. *Urban County Profile* presents the demographic, housing, and income characteristics in Los Angeles County. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed.

4. *Lending Practices* assesses the access to financing for different groups. Predatory and subprime lending issues are discussed.
5. *Public Policies and Practices* analyzes various public policies and actions that may impede fair housing within the Urban County.
6. *Evaluation of the Current Fair Housing Profile* evaluates existing public and private programs, services, practices, and activities that assist in providing fair housing in Urban County. This chapter also assesses the nature and extent of fair housing complaints and violations in different areas of the County. Trends and patterns of impediments to fair housing, as identified by public and private agencies, are included.
7. *Achievements of the 1996 Strategic Plan* assesses the progress made since the preparation of the 1996 Analysis of Impediments (AI) to Fair Housing Choice and the 1998-2003 Fair Housing Strategic Plan for the Urban County.
8. *Conclusions and Recommendations* summarizes the findings regarding fair housing issues in Los Angeles Urban County and provides recommendations on furthering fair housing practices.

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