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# Analysis of Impediments to Fair Housing Choice 2025



City of Burbank  
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## Executive Summary

Summary of the key findings, impediments identified, and recommended actions.

The 2025 Analysis of Impediments to Fair Housing Choice provides a comprehensive review of housing conditions, policies, and practices in Burbank, with a focus on identifying opportunities to promote fair housing, enhance affordability, and create a more inclusive and accessible housing environment for all residents. The findings highlight significant progress made in strengthening tenant protections, expanding affordable housing efforts, and fostering community engagement. The analysis also identifies key areas where further action can help ensure equitable access to housing opportunities across all income levels and backgrounds.

### Key Findings

Burbank is a desirable and diverse community with strong local resources, high-quality public services, and a commitment to housing equity. However, like most California cities, affordability remains a key challenge for many residents, with nearly 44% of renters and over 30% of homeowners spending more than 30% of their income on housing. For extremely low-income households, 84% experience severe cost burdens, underscoring the need for additional affordable housing opportunities. While the city has taken important steps to expand its affordable housing stock, the growing demand for housing requires continued efforts to streamline development and ensure housing options are accessible to residents at all income levels.

Fair housing protections remain a priority in Burbank. While the fair housing survey conducted for this report shows that most residents feel welcome in the city, some continue to encounter housing discrimination. The most frequently reported issue is income-based discrimination, particularly against those using rental assistance programs such as Section 8 vouchers. Discrimination related to race, ethnicity, disability, and familial status also remains a concern. Additionally, many residents are unsure of how to report housing discrimination, highlighting an opportunity to enhance public awareness and improve accessibility to fair housing enforcement mechanisms.

Burbank's zoning and land-use policies are essential to shaping the city's housing landscape. While the city did not develop housing in the past, it has made strides in encouraging diverse housing options. The Council set a goal to build 12,000 more units before 2035 and had a Regional Housing Needs Assessment (RHNA) mandate to add more than 8,772 between 2021 to 2029. This finalization of new specific plans that will rezone and allow more multi-family by right will help facilitate this. There are currently three Plans that soon will be completed. This includes the Golden State Specific Plan that includes the Airport area, the Downtown Burbank Specific Plan and the Media District Specific Plan. These plans will allocate space for 16,000 new housing units within the city. Most of these expanded housing-development locations will focus on high-opportunity areas— near transit and employment

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centers. and will provide more residents with access to economic and social opportunities while maintaining Burbank’s vibrant and welcoming character.

Tenant protections in Burbank have been strengthened in recent years, offering greater stability for renters through just-cause eviction policies and legal assistance programs. However, continued outreach and enforcement efforts will ensure that all renters are aware of their rights and can access the resources available to them. Expanding these protections will help prevent displacement and ensure that Burbank remains a city where all residents can find secure, long-term housing.

### **Summary of Impediments to Fair Housing Choice**

The 2025 Analysis of Impediments highlights both the progress made and the opportunities for continued improvement in advancing fair housing choice in Burbank. While protections are in place, ongoing reports of housing discrimination against low-income renters, individuals with disabilities, and families with children indicate an opportunity to strengthen enforcement and enhance public education efforts to further promote equity and inclusion.

Affordability challenges remain a significant focus, as housing costs have risen faster than wages for many residents. Expanding the supply of affordable housing through increased investment, incentives for developers, and the promotion of mixed-income communities offers a promising path toward a more balanced and accessible housing market.

Efforts to update and modernize zoning regulations present an important opportunity to encourage diverse housing options. Supporting higher-density development, mixed-use neighborhoods, and transit-oriented growth can help meet community needs while preserving Burbank’s unique character and sustainability goals.

Addressing environmental disparities also creates an opportunity to enhance quality of life for all residents. By prioritizing equitable affordable housing development, the city can ensure broader access to healthy living environments, green spaces, and essential community amenities.

Strengthened tenant protections mark important progress, and expanding outreach, education, and access to legal resources will continue to empower renters and promote long-term housing stability throughout the community.

Finally, overcoming financial and regulatory challenges to affordable housing development remains a priority. By implementing zoning reforms, streamlining approval processes, and fostering strong public-private partnerships, Burbank is well-positioned to expand its affordable housing options and achieve its regional housing goals.

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The 2025 Analysis of Impediments to Fair Housing Choice demonstrates Burbank’s strong commitment to building an inclusive, affordable, and sustainable housing environment for all residents. By addressing housing discrimination, expanding affordable housing options, modernizing zoning policies, and strengthening tenant protections, Burbank is taking important steps toward ensuring that everyone—regardless of income, background, or ability—has the opportunity to live and thrive in the city.

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## Introduction

Purpose and scope of the AI.

### Purpose of the Report

This Analysis of Impediments (AI) to Fair Housing Choice outlines the laws, regulations, and conditions that may affect housing access in Burbank. The AI includes:

- A comprehensive review of local laws, regulations, and administrative practices, assessing their impact on housing location, availability, and accessibility.
- An evaluation of public and private conditions that influence fair housing choice.

Equal access to housing is essential for individuals to meet their basic needs and pursue personal, educational, and employment goals. Recognizing equal housing access as a fundamental right, both the federal government and the State of California have established fair housing choice as a legally protected right.

This report provides a demographic profile of the City of Burbank, assesses housing needs among various income groups, and evaluates the availability of diverse housing options for residents. Additionally, it analyzes conditions in the private market and public sector that may limit housing choices or hinder access. While the report discusses the nature and extent of housing discrimination, it primarily focuses on identifying barriers to equal housing access and proposing solutions to address these impediments.

Overview of fair housing laws and the importance of the analysis.

### Defining Fair Housing

Federal fair housing laws prohibit discrimination in the sale, rental, or lease of housing, and in negotiations for real property based on race, color, religion, sex, national origin, familial status, and disability. California fair housing laws expand upon these protections to include age, marital status, ancestry, source of income, sexual orientation, and any arbitrary discrimination. For this report, fair housing is defined as:

*“Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choices available to them, regardless of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, Source of income, sexual orientation, or any other arbitrary factor.”*

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### Legal Framework for Fair Housing

The federal Fair Housing Act of 1968, along with the Fair Housing Amendments Act of 1988, prohibits discrimination in all aspects of housing, including sales, rentals, leases, and negotiations. The Act prohibits discrimination based on race, color, religion, sex, and national origin.

In 1988, the Fair Housing Act was amended to include protections for familial status and individuals with disabilities, requiring “reasonable accommodations” for structural modifications in multi-family dwellings at the request of individuals with disabilities.

The California Civil Rights Department enforces state laws that offer protection and remedies for victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA) prohibits discrimination and harassment in housing practices.

California laws, such as the Unruh Act and the Ralph Civil Rights Act, provide further protections against discrimination in public accommodations and housing situations. The Bane Civil Rights Act protects individuals from interference with their housing rights through force or threats.

### Housing Issues, Affordability, and Fair Housing

The U.S. Department of Housing and Urban Development (HUD) distinguishes between housing affordability and fair housing. Economic factors affecting housing choices do not inherently raise fair housing concerns unless biases related to income, race, or other factors lead to differential treatment.

Disputes between tenants and landlords generally do not pertain to fair housing issues unless they involve violations of fair housing laws that result in unequal treatment.

### Understanding Impediments to Fair Housing Choice

According to HUD’s Fair Housing Planning Guide, impediments to fair housing choice include any actions or omissions that restrict housing choices based on protected characteristics or have the effect of limiting such choices.

To promote equal housing opportunities, communities must actively work to identify and eliminate these impediments. Compliance with federal fair housing laws is also necessary for certain federal funding, requiring jurisdictions to:

- Certify their commitment to furthering fair housing choice.
- Maintain fair housing records.
- Conduct an analysis of impediments to fair housing choice.

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## Community Profile

Burbank, located in Los Angeles County, California, is a thriving and diverse city known for its strong economy, high-quality public services, and vibrant community life. As a key hub for the entertainment, media, and technology industries, Burbank continues to attract residents seeking economic opportunity, excellent amenities, and a well-connected urban environment. The 2021-2029 Housing Element and the American Community Survey (ACS) data highlight the city's strengths, including a skilled workforce, a growing population, and a commitment to fair housing policies that ensure equitable access to housing and economic opportunities for all residents.

Burbank is home to a richly diverse community, with significant populations of Latino, Armenian, Asian, Middle Eastern, and other ethnic groups. According to the 2022 American Community Survey (ACS), over 45% of Burbank residents identify as non-white, reflecting the city's multicultural character and commitment to inclusivity. The city actively celebrates its diversity through cultural events such as the Burbank International Film Festival and the Downtown Burbank Arts Festival, which highlight local artistic and cultural contributions. Additionally, the Burbank Cultural Arts Commission fosters community engagement through initiatives like the Community Arts Grant Program, which funds projects that promote cultural expression and diversity (Burbank Cultural Arts Commission, 2024).

Public art and beautification efforts further reflect Burbank's dedication to inclusivity. The Burbank Arts Beautification Program transforms public spaces by featuring artwork on city infrastructure, such as utility boxes, adding vibrancy and cultural representation to neighborhoods (Burbank Parks and Recreation, 2024). Additionally, local organizations, faith groups, and advocacy networks collaborate to ensure that all residents have access to housing, employment, and essential services, strengthening the city's commitment to equity and opportunity. The Burbank Cultural Arts Commission continues to promote artistic initiatives that celebrate cultural diversity, positioning Burbank as a regional leader in arts and inclusivity (BurbankArts.com, 2024).

While housing affordability remains a challenge, Burbank offers a desirable quality of life with a range of housing options, strong local infrastructure, and access to employment centers, recreational amenities, and educational institutions. ACS data confirms that Burbank's median household income is \$84,417, which is higher than the Los Angeles County median (\$76,367), reflecting a strong local economy with a highly educated workforce (ACS 2022).

## Population Trends and Projections

Burbank's population is expected to grow steadily, increasing from 107,000 in 2020 to approximately 120,000 by 2040, according to projections from the U.S. Census Bureau. This 12.1% increase highlights the need for continued investment in housing, transportation, and essential services.

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### Projected Population Growth

Jurisdiction	2010 Actual	2020 Projected	2040 Projected	% Change (2010-2020)	% Change (2020-2040)
Burbank	103,340	107,000	120,000	3.9%	12.1%
Glendale	196,543	200,000	220,000	1.5%	10.0%
Pasadena	137,122	140,000	160,000	2.1%	14.3%
Los Angeles County	9,818,605	10,100,000	10,900,000	2.9%	7.9%

Source: U.S. Census Bureau, 2010; SCAG 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction Report.<sup>1</sup>

Burbank’s projected growth presents an opportunity to enhance fair housing policies, promote mixed-income developments, and invest in infrastructure that supports economic diversity. The Housing Element emphasizes the need to expand affordable housing options, prevent displacement, and ensure that all residents have access to stable and secure housing.

By prioritizing equitable development, public-private partnerships, and sustainable urban planning, Burbank can continue to thrive as an inclusive and economically resilient community. The city’s commitment to fair housing enforcement, tenant protections, and infrastructure improvements will ensure that all residents—regardless of income, background, or ability—can fully participate in Burbank’s future growth and prosperity.

### *Age Distribution*

Burbank’s age distribution reflects a balanced and evolving community, with residents spanning various life stages. According to the 2021-2029 Burbank Housing Element, the city’s median age is 39.6 years, highlighting a mix of working professionals, young families, and seniors.

Burbank’s age distribution reflects a balanced and evolving community, catering to working professionals, young adults, families, and seniors. The city’s working-age population (35 to 64) comprises 32.1%, playing a crucial role in sustaining the local economy (American Community Survey [ACS], 2022). Similarly, young adults (20 to 34) make up 23.5%, reinforcing Burbank’s appeal to professionals in the entertainment, technology, and creative industries (2021-2029 Burbank Housing Element).

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<sup>1</sup> As required by HUD, this table, along with subsequent tables, closely reflects those in the City’s 2021-2029 Housing Element. However, where updated data was available, revisions have been made, and figures may differ.

### Regional Age Distribution

Jurisdiction	Under 5	5 to 19	20 to 34	35 to 64	65 or over
Burbank	6.5%	18.2%	23.5%	32.1%	19.7%
Glendale	6.2%	19.0%	22.8%	31.0%	21.0%
Pasadena	5.8%	16.5%	26.4%	35.1%	16.2%
Los Angeles County	7.2%	24.3%	21.7%	30.4%	16.4%

Source: American Community Survey, 5-Year Estimates, 2022.

Additionally, seniors (65 and older) account for 19.7% of Burbank’s population, a percentage higher than Los Angeles County’s senior population (16.4%) but lower than neighboring Glendale (21.0%) (ACS, 2022). This reflects Burbank’s increasing need for age-friendly housing options, including senior apartments, assisted living facilities, and accessible housing modifications to support aging in place (SCAG Regional Housing Needs Assessment, 2022).

Burbank’s youth population (under 19) accounts for 24.7% of residents, which is lower than Los Angeles County’s 31.5% but aligns with trends seen in Glendale (25.2%) and Pasadena (22.3%) (ACS, 2022). The Burbank Unified School District has reported a decline in school enrollment over the past decade, reflecting a shift in household composition and regional trends toward smaller family sizes (SCAG, 2022).

A historical comparison reveals notable demographic shifts that impact housing needs. The school-age population (5-17 years) declined from 17.9% in 2010 to 13.0% in 2018, mirroring statewide and regional trends of lower birth rates and smaller households. Similarly, the young adult population (25-44) has decreased from 36.0% in 1990 to 30.4% in 2018, likely influenced by rising housing costs and economic factors affecting affordability (ACS, 2022).

In contrast, middle-aged (45-64) and senior (65+) populations have steadily increased, with the senior population rising from 12.8% in 2000 to 15.0% in 2018. Burbank’s senior population is growing faster than Pasadena (16.2%) and Los Angeles County (16.4%), emphasizing the need for age-friendly housing policies, such as affordable senior housing, rental assistance programs, and accessible home modifications (SCAG, 2022).

Burbank’s age distribution presents opportunities to enhance housing diversity and affordability. While Pasadena has a higher proportion of young adults (26.4%), indicating a strong rental market, Glendale and Burbank’s senior populations suggest a growing demand for housing that supports aging in place (ACS, 2022).

## Racial and Ethnic Composition

Burbank is a diverse and vibrant community, with a racial and ethnic composition that reflects the rich cultural fabric of Southern California. When compared to nearby cities such as Glendale, Pasadena, and Los Angeles County, Burbank’s demographic profile highlights unique opportunities for fostering inclusive and equitable housing policies. Understanding these demographics is essential for ensuring that housing accessibility, affordability, and equity align with the needs of all residents.

### Race and Ethnic Percentages by Region

City/County	White (%)	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)	Hispanic or Latino (of any race) (%)
Burbank	52.2	6.9	0.7	12.4	0.3	22.5	4.8	28.0
Glendale	36.2	4.8	0.4	17.0	0.2	34.5	6.9	42.0
Pasadena	30.5	10.6	0.3	18.9	0.1	30.2	9.5	37.5
Los Angeles County	46.8	6.5	0.9	11.6	0.4	28.0	5.8	49.0

Source: American Community Survey, 5-Year Estimates, 2022.

Burbank’s racial and ethnic diversity is a strength, contributing to a dynamic cultural landscape and economic vitality. The Hispanic or Latino population represents 28% of Burbank’s residents, reflecting a significant demographic presence. While this is lower than Glendale (42.0%) and Pasadena (37.5%), it underscores the importance of ensuring that affordable housing and homeownership opportunities remain accessible to Latino households (ACS, 2022).

The White population (52.2%) is higher than in Glendale (36.2%) and Pasadena (30.5%), but comparable to Los Angeles County (46.8%). Meanwhile, Asian residents make up 12.4% of Burbank’s population, a figure that is lower than Glendale (17.0%) and Pasadena (18.9%) but higher than Los Angeles County (11.6%). This diversity underscores the importance of equitable housing policies that cater to various racial and ethnic groups, ensuring that all residents have equal access to affordable housing, homeownership, and community resources (SCAG, 2022).

Burbank also has a growing Black or African American population (6.9%), which is higher than Glendale (4.8%) but lower than Pasadena (10.6%) and Los Angeles County (6.5%). Additionally, 22.5% of residents identify as "Some Other Race," which highlights Burbank’s rich multicultural identity and the

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need for inclusive housing strategies that reflect diverse backgrounds and household needs (ACS, 2022).

Burbank’s demographic composition highlights opportunities for expanding affordable housing, improving fair housing enforcement, and ensuring equitable access to housing resources. With nearly one-third of residents identifying as Hispanic or Latino, targeted programs that support homeownership, rental assistance, and tenant education can help bridge potential housing gaps.

Burbank’s commitment to diversity and inclusion provides an opportunity to develop housing policies that meet the needs of all racial and ethnic groups. While the city has a lower percentage of Hispanic and Latino residents than Glendale and Pasadena, ensuring that affordable housing is accessible and equitably distributed is essential for maintaining a balanced and thriving community. Additionally, targeted initiatives for Black, Asian, and mixed-race households can help expand homeownership and reduce systemic barriers to housing access (SCAG Regional Housing Needs Assessment, 2022).

### *Educational Attainment*

Burbank’s high levels of educational attainment play a critical role in economic growth, workforce stability, and access to quality housing. Education is a key determinant of financial security, influencing earning potential, career opportunities, and the ability to afford housing. According to the 2022 American Community Survey (ACS) 5-Year Estimates, 49% of Burbank residents hold a bachelor’s degree or higher, well above the national average of 32% and reflecting the city’s highly skilled labor force.

#### **Education Levels in Burbank**

Educational Attainment	Percentage
High School Graduate	24%
Some College (No Degree)	27%
Bachelor’s Degree	49%
Graduate or Professional Degree	14%

Source: American Community Survey, 5-Year Estimates, 2022.

Burbank’s strong educational profile enhances economic stability, attracting businesses that offer high-paying jobs in entertainment, technology, and healthcare. The Burbank 2021-2029 Housing Element emphasizes that this skilled workforce supports homeownership and rental demand, driving investment in market-rate and high-end housing. However, disparities in educational attainment also impact housing affordability, as residents with only a high school diploma or incomplete college education (51% of the population) may face greater financial hurdles in securing stable housing.

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While residents with bachelor’s and advanced degrees often have higher earning potential, individuals with lower educational attainment may struggle with rising housing costs. The California Association of Realtors (CAR) 2022 report states that homeownership in Burbank requires an income significantly above the median household earnings, making it challenging for lower-income residents to buy a home. Higher rental costs also place financial pressure on those with limited earning potential, increasing the risk of overcrowding or displacement (CAR Housing Affordability Report, 2022).

Educational attainment directly influences economic mobility, making it a critical factor in housing affordability. By expanding education and workforce opportunities, Burbank can bridge the gap between income disparities and housing affordability, ensuring that all residents—regardless of educational background—have access to quality housing.

### Economic and Employment Trends

Burbank’s strong and diverse economy provides a solid foundation for job opportunities, supported by thriving industries such as entertainment, healthcare, education, technology, and professional services. The 2021-2029 Housing Element highlights that Burbank maintains a high jobs-to-housing ratio of nearly 3:1, with a daytime workforce exceeding 130,000 jobs. This economic strength positions Burbank as a key employment hub, attracting skilled professionals and businesses while fostering economic resilience. The city is projected to experience continued job growth, reaching approximately 138,700 jobs by 2045.

With a low unemployment rate of 4.7%, Burbank demonstrates a healthy job market, creating opportunities for residents across various sectors. The city’s economic vitality is largely driven by major employers such as Warner Bros., Walt Disney Studios, Providence St. Joseph Medical Center, and Woodbury University, which continue to attract talent and investment. As Burbank’s economy continues to expand, ensuring a diverse range of housing options will help maintain a well-balanced workforce and support future growth.

#### Major Employers in Burbank

Rank	Employer	Employees	Industry
1	The Walt Disney Company	4,010	Entertainment
2	Warner Bros. Entertainment, Inc.	3,940	Entertainment
3	Providence St. Joseph Medical Center	2,438	Healthcare
4	Hollywood Burbank Airport	2,300	Aviation
5	Burbank Unified School District	1,928	Education
6	City of Burbank	1,454	Government

7	ABC Inc.	1,160	Entertainment
8	Deluxe Shared Services	971	Entertainment
9	Entertainment Partners	687	Entertainment
10	Nickelodeon Animation	602	Entertainment

Source: Burbank 2021-2029 Burbank Housing Element (Table 1-5, Page 1-16)

Burbank remains an employment-rich city, with the entertainment industry continuing to be the leading employer. The presence of industry leaders such as Warner Bros., Walt Disney Studios, and Nickelodeon attracts highly skilled professionals in film production, digital media, and animation, reinforcing the city’s reputation as an economic powerhouse. Additionally, the healthcare sector, anchored by Providence St. Joseph Medical Center, plays a vital role in the local economy, employing thousands of residents in medical research and patient care. The education sector also remains significant, with institutions such as Burbank Unified School District and Woodbury University contributing to the city's knowledge-based economy.

**Burbank Workforce Distribution by Industry**

<b>Economic Sector</b>	<b>Workforce Contribution (%)</b>
Entertainment & Media	35%
Healthcare	20%
Education	15%
Retail & Hospitality	18%
Technology	12%

Source: Burbank 2021-2029 Burbank Housing Element

Burbank’s workforce is anchored by its diverse economic landscape, with key sectors contributing to job growth and regional stability. The entertainment and media industry are the dominant employers, representing 35% of the city’s workforce, attracting creative professionals in film, television, and digital media production. The city’s entertainment job base fosters both high-wage creative positions and entry-level opportunities, demonstrating the need for a diverse housing supply that accommodates workers across all income levels.

The healthcare sector, contributing 20% of employment, is driven by major institutions like Providence St. Joseph Medical Center, which provides thousands of jobs in patient care, medical research, and administrative support. As healthcare demand rises, ensuring that essential workers, such as nurses, medical technicians, and support staff, have access to stable and affordable housing near their workplace remains a priority.

The retail and hospitality industry, making up 18% of the workforce, is a critical driver of Burbank’s economy, supporting both residents and visitors through restaurants, hotels, and retail establishments. Many workers in this sector face challenges related to housing affordability, given the disparity between wages and market-rate rents. Strengthening affordable housing initiatives, particularly near commercial districts and public transit hubs, will enhance economic mobility for these workers.

The technology sector, which accounts for 12% of Burbank’s workforce, continues to grow, with startups and established firms investing in animation, software development, and digital production. The influx of highly skilled professionals in technology and media reinforces the demand for market-rate and workforce housing, ensuring that Burbank remains competitive in attracting top talent.

According to the Southern California Association of Governments (SCAG) 2016-2040 Final Growth Forecast, Burbank’s employment base is expected to expand significantly, with a 35% increase in jobs from 2012 to 2040. This steady job growth presents an opportunity to expand housing availability, ensuring that employees across various income levels have access to suitable and affordable housing options.

**Projected Employment Growth in Burbank**

<b>Jurisdiction</b>	<b>2012 Employment</b>	<b>2020 Employment</b>	<b>2035 Employment</b>	<b>2040 Employment</b>	<b>% Change (2012-2020)</b>	<b>% Change (2020-2040)</b>	<b>Numeric Change (2012-2040)</b>
Burbank	100,000	110,000	125,000	135,000	10%	22.7%	35,000
Los Angeles County	4,000,000	4,300,000	4,700,000	5,000,000	7.5%	16.3%	1,000,000

Source: SCAG 2016-2040 TRP/SCS Final Growth Forecast by Jurisdiction Report.

Burbank’s projected employment expansion presents a unique opportunity to strengthen its housing policies. To ensure that all workers—regardless of income level—have access to stable housing, the 2021-2029 Housing Element emphasizes several key strategies:

- Expanding affordable and workforce housing options to align with the needs of retail, hospitality, and service-sector employees.
- Encouraging mixed-use and transit-oriented developments to improve access to jobs and reduce commuting costs.
- Strengthening partnerships with major employers to explore employer-assisted housing programs for local workers.
- Supporting first-time homebuyer assistance programs to help moderate-income workers transition into homeownership.

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- Streamlining the housing approval process to accelerate the development of new rental and ownership opportunities.

## Housing Market

Burbank’s housing market remains competitive, with a mix of single-family homes, multi-family developments, and transit-oriented housing options. The ACS data indicates that approximately 54% of Burbank’s housing units are renter-occupied, reflecting a demand for rental housing driven by young professionals, families, and retirees (ACS 2022). The Housing Element notes that increased demand for housing, limited land availability, and rising construction costs have contributed to higher home prices and rental rates.

The city has been proactive in addressing these challenges. Burbank continues to implement policies that expand affordable housing opportunities, promote mixed-income developments, and encourage transit-oriented growth. The Housing Element identifies key strategies, including inclusionary zoning, incentives for affordable housing development, and streamlining permitting processes to facilitate new housing construction (2021-2029 Burbank Housing Element).

## Housing Supply and Demand

The balance between housing supply and demand plays a crucial role in determining affordability, accessibility, and equity in housing markets. In Burbank, strong economic growth and a desirable location have created a high demand for housing, but limited housing production, low vacancy rates, and rising costs have constrained affordability. These factors may disproportionately impact low-income households, minorities, seniors, and people with disabilities, making it more difficult for them to secure stable and affordable housing.

### Existing Housing Stock

Burbank’s residential landscape reflects a balanced mix of single-family and multi-family housing, shaped by decades of thoughtful planning and evolving community needs. As of 2020, the city had a total of 44,978 housing units, with approximately 48.5% comprised of single-family homes and 51.2% comprised of multi-family residences. This composition marks a notable shift toward higher-density living, especially concentrated in Downtown Burbank and along key transit corridors where smart growth initiatives have encouraged mixed-use and multi-family development.

The age of Burbank’s housing stock is another critical consideration influencing current housing strategies. Approximately 74.7% of the city's occupied housing units were built over 38 years ago, highlighting a significant portion of homes that may require maintenance, rehabilitation, and modernization to meet contemporary standards. Aging housing stock often presents challenges related

to structural integrity, energy efficiency, and habitability, increasing the importance of targeted housing preservation programs.

**Burbank’s Housing Units by Year Built:**

<b>Year Built</b>	<b>Renter-Occupied Units</b>	<b>Owner-Occupied Units</b>	<b>Total Units</b>	<b>% of Total Housing Stock</b>
2010 or later	298	24	322	0.8%
2000–2009	1,672	1,070	2,742	6.6%
1980–1999	5,942	1,482	7,424	17.9%
1960–1979	7,887	1,456	9,343	22.5%
1940–1959	6,908	9,374	16,282	39.2%
1939 or earlier	1,431	3,961	5,392	13.0%
<b>Total</b>	<b>24,138</b>	<b>17,36</b>	<b>41,505</b>	<b>100%</b>

(Source: 2021–2029 Burbank Housing Element; Table 1-16, Page 1-32)

This data underscores the city's ongoing need to prioritize housing preservation, adaptive reuse, and modernization programs, particularly for homes built before 1980. Investments in rehabilitation will be critical not only for maintaining housing quality but also for preserving affordability, energy efficiency, and safety for current and future residents.

**Housing Production Trends**

Housing production in Burbank has remained relatively slow compared to nearby jurisdictions. Between 2010 and 2020, the city’s housing stock increased by only 1.5%, lagging behind Glendale’s 6.2% growth and Pasadena’s 5.4% expansion.

The Regional Housing Needs Assessment (RHNA) has established a target of 8,772 units for the 2021-2029 cycle, distributed across income levels as follows:

<b>Income Level</b>	<b>RHNA Allocation</b>	<b>% of Total Units</b>
Very Low-Income (<50% AMI)	2,553	29.1%
Low-Income (50-80% AMI)	1,418	16.2%
Moderate-Income (80-120% AMI)	1,409	16.1%
Above Moderate-Income (>120% AMI)	3,392	38.7%
<b>Total</b>	<b>8,772</b>	<b>100%</b>

Source: Southern California Association of Governments (SCAG), RHNA Allocation, 2022.

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To meet these goals, Burbank has implemented zoning amendments, mixed-use development incentives, and streamlined approval processes for affordable housing projects which have helped to increase development and many housing projects are moving forward. Some of these include:

- 650 S. Sixth Street – 46 residential rental units
- LaTerra Select – 573 residential rental units.
- First Street Village – 275 residential rental units
- 3700 Riverside Drive – Mixed use with condominium units
- 4100-4108-4110 W. Riverside Dr – 72 residential units
- 2311 N Hollywood Way (Former Fry’s Site) - 862 units
- 921 W. Riverside Drive – 92 townhomes
- 2814 W. Empire Avenue – 148 residential rental units
- 910 Mariposa – 23 to 40 townhomes
- 3201 W Olive Avenue – 144 residential rental units
- 2321 - 2335 North Fairview Street- 60 residential rental units

Despite these proactive measures, several challenges persist in the production of affordable housing. The high cost of land acquisition in Burbank presents a major obstacle, as real estate prices remain significantly above regional averages. Increased interest rates and increasing tariffs are contributing factors as well. The limited availability of vacant land further complicates efforts to build new developments, particularly in areas already densely populated.

Additionally, construction costs continue to rise, with material and labor expenses making it difficult for developers to deliver affordable housing at a price that aligns with income-restricted rental requirements. Without subsidies, grants, or public-private partnerships, many developers are hesitant to pursue projects that exclusively serve very low- and low-income households.

#### Vacancy Rates

Burbank’s homeowner vacancy rate stands at just 0.5%, significantly lower than Los Angeles County’s average of 1.1%. This indicates an extremely tight housing market for buyers.

Vacancy Type	Burbank (%)	Los Angeles County (%)
Homeowner Vacancy Rate	0.5%	1.1%
Rental Vacancy Rate	6.3%	12.1%

Source: American Community Survey, 2022.

This tight housing supply has contributed to increased competition among buyers, driving up home prices and making homeownership less attainable for first-time buyers and low-to-moderate-income

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households. The 2021-2029 Burbank Housing Element highlights that the median home price has risen by more than 35% over the past five years, further compounding affordability challenges.

The rental market presents a different scenario, with a rental vacancy rate of 6.3%, compared to the countywide average of 12.1%. While this suggests a moderate surplus of rental housing, it does not necessarily translate into affordability. The median rent in Burbank has steadily increased, with one-bedroom units reaching \$2,400 per month in 2022, reflecting a 15.7% increase from 2018. The rising rental costs highlight persistent affordability challenges, especially for low-income residents, despite the presence of available rental units.

The combination of low homeowner vacancy rates and rising rental market costs underscores the need for policies that address affordability gaps. Expanding affordable homeownership programs, providing rental assistance, and ensuring that new developments include mixed-income housing are essential steps toward promoting fair housing in Burbank. The 2021-2029 Housing Element identifies strategies such as inclusionary zoning, density bonuses, and rental assistance programs as critical tools in expanding housing affordability and accessibility. Addressing these challenges will help ensure that all residents, regardless of income level, have access to stable and affordable housing options.

### **Trends in Rental Costs**

Burbank has experienced increasing housing costs that disproportionately affect low-income and minority residents. Between 2018 and 2022, the median rent increased by 10.1%, making affordability a growing concern for renters.

<b>Number of Bedrooms</b>	<b>2018 Rent (\$)</b>	<b>2022 Rent (\$)</b>	<b>% Change (2018-2022)</b>
Studio	1,487	1,625	+9.3%
1-Bedroom	2,075	2,400	+15.7%
2-Bedroom	2,600	3,000	+15.4%
3-Bedroom	3,300	3,900	+18.2%
4-Bedroom	4,250	5,000	+17.6%

Source: American Community Survey, 2022

While Burbank continues to attract new residents and investment, these rising rental and homeownership costs pose challenges for those with fixed or lower incomes, particularly essential workers, seniors, and minority households. The increasing cost of housing can lead to displacement, as long-time residents struggle to afford their homes in neighborhoods undergoing redevelopment and revitalization.

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To mitigate displacement and ensure that all residents benefit from economic growth, Burbank has implemented several housing stability initiatives, including:

- Relocation Assistance for No-Fault Evictions – This temporary program provided financial support to tenants forced to move due to circumstances beyond their control, such as building renovations or owner move-ins.
- Rental Assistance Programs – The city has expanded access to tenant-based rental assistance by providing special use vouchers, helping low-income families and individuals maintain stable housing.
- Inclusionary Housing Policies – New developments are encouraged to include affordable housing units, ensuring that new residential growth is accessible to a diverse range of income levels.
- Tenant Protections – A Tenant Protection Ordinance was in July 2024 and amended in March 2025 to provide just cause eviction, anti-harassment and anti-retaliation protections. Rent stabilization measures beyond state law are being explored to provide long-term security for renters.

## **Housing Affordability**

Housing affordability plays a critical role in shaping economic mobility, community stability, and fair housing opportunities in Burbank. As home prices and rental costs continue to rise, disparities in homeownership rates, rent burdens, and income-based housing access have become increasingly evident. These challenges disproportionately affect low- and moderate-income households, essential workers, and minority communities, limiting their ability to secure stable and affordable housing.

This section examines key factors influencing housing affordability in Burbank, including homeownership trends, rental market conditions, cost burdens, wage-to-housing affordability gaps, and the availability of income-restricted affordable housing. Understanding these dynamics is essential for identifying barriers to fair housing and developing policies that promote equitable access to homeownership and rental opportunities.

### Homeownership Trends

Homeownership in Burbank is a key indicator of economic stability and wealth accumulation. Disparities in homeownership rates persist across income levels, racial groups, and ethnic communities, reflecting broader systemic barriers to housing access. While Burbank maintains a higher-than-average homeownership rate compared to Los Angeles County, data from the Home Mortgage Disclosure Act (HMDA) 2022 reveals significant racial disparities in mortgage lending outcomes, which impact homeownership opportunities for minority populations.

In Burbank, White residents have the highest homeownership rates, while Black, Hispanic, and Pacific Islander households face significant challenges in obtaining mortgage loans. According to the 2022 HMDA Data, White applicants accounted for the largest number of home loan applications (41,890) and had the highest origination rate (91.4%). In contrast, Black applicants had an origination rate of just 55.0%, with a mortgage loan denial rate of 45.0%, the highest among all racial groups. Native Hawaiian or Pacific Islander applicants also faced challenges, with a 40.0% denial rate. Asian applicants had a relatively strong origination rate of 75.8%, though disparities in loan approvals still exist across income brackets.

#### Housing Market Participation by Race

Race/Ethnicity	Applications Received	Loans Originated	Applications Denied	Origination Rate (%)	Denial Rate (%)	Loan Amount
White	41,890	38,276	14,470	91.4%	34.6%	\$14.1B
Asian	8,632	6,550	2,409	75.8%	27.9%	\$3.01B
Black or African American	4,002	2,200	1,802	55.0%	45.0%	\$1.29B
Native Hawaiian/Pacific Islander	392	235	157	60.0%	40.0%	\$95M
American Indian/Alaska Native	1,024	232	789	22.7%	77.3%	\$245M
Total	56,940	47,493	19,628	83.3%	34.5%	\$22.75B

#### Home Mortgage Disclosure Act (HMDA) 2022 Data for Burbank

#### Homeownership Rates by Income Level

Affordability remains a primary barrier to homeownership in Burbank. According to Burbank’s Housing Element (2022), the city’s median home price of \$950,000 places homeownership out of reach for many low- and moderate-income households. While homeownership is traditionally considered affordable when households spend no more than 30% of their income on housing, high property values make it difficult for middle-income buyers to afford monthly mortgage payments unless their household income exceeds \$150,000 per year.

#### Income Disparities in Homeownership

- Lower-Income Households (0-50% AMI): Homeownership rates among extremely low-income and very low-income households are minimal. Many of these households face significant cost burdens in the rental market, making it difficult to save for a down payment.
- Moderate-Income Households (50-80% AMI): Homeownership rates remain low due to high home prices and limited availability of affordable for-sale units.
- Middle-Income Households (80-120% AMI): While middle-income households fare better in homeownership attainment, they still face challenges due to limited housing supply and increasing competition with higher-income buyers.

- Above Moderate-Income Households (120%+ AMI): This group has the highest homeownership rates, benefiting from greater access to mortgage credit and financial resources.

According to the 2021-2029 housing Element, neighborhoods with higher concentrations of minority households, including southeastern Burbank and areas east of Hollywood Burbank Airport, experience lower homeownership rates and higher rental cost burdens. These areas have a larger share of low-income households and are more vulnerable to displacement. Additionally, historically the city identified Focus Neighborhood Revitalization Areas including Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/Alameda.

### Rental Market Conditions

The rental housing market plays a crucial role in housing affordability and stability, particularly for lower and moderate-income households. Over the past decade, rental prices have experienced significant fluctuations, influenced by factors such as housing supply constraints, population growth, and economic conditions.

This section examines median rental prices, rent burdens, and cost trends over time, providing insight into how rental affordability has evolved. The analysis considers key metrics such as the percentage of income spent on rent, regional and local rental price variations, and the impact of housing policies aimed at mitigating affordability challenges. Additionally, the discussion highlights disparities in rent burdens across different income groups, shedding light on the financial strain faced by low-income renters.

### *Cost Burdened Households*

The following table presents a breakdown of cost-burdened households across different categories:

<b>Household Category</b>	<b>Percentage (%)</b>
Renters Cost-Burdened (30%+)	56.4%
Renters Severely Cost-Burdened (50%+)	31.1%
Homeowners Cost-Burdened (30%+)	31.5%
Homeowners Severely Cost-Burdened (50%+)	13.9%
Lower-Income Renters Cost-Burdened	80.0%
Lower-Income Renters Severely Cost-Burdened	50.0%
Lower-Income Homeowners Cost-Burdened	64.0%
Lower-Income Homeowners Severely Cost-Burdened	45.0%
Senior Renters Cost-Burdened	67.0%
Senior Renters Severely Cost-Burdened	40.0%

Large Family Renters Cost-Burdened	48.0%
Large Family Renters Severely Cost-Burdened	22.0%
Small Family Renters Cost-Burdened	37.0%
Small Family Renters Severely Cost-Burdened	25.0%

**Source:** 2021-2029 Burbank Housing Element

Among renters in Burbank, 56.4% are cost-burdened, meaning they spend more than 30% of their income on housing. Within this group, 31.1% face severe cost burdens, allocating over 50% of their earnings to rent. These figures closely mirror trends in Los Angeles County, where 58.3% of renters experience housing cost burdens. For homeowners, affordability remains a challenge, though the burden is somewhat lower than for renters. In Burbank, 31.5% of homeowners allocate more than 30% of their income to housing expenses, while 13.9% are severely cost-burdened, spending more than half of their income on mortgage payments or related costs. Compared to Los Angeles County, where 36.3% of homeowners are cost-burdened, Burbank's homeowners experience slightly better affordability.

The situation is particularly pressing for lower-income households, who face disproportionate financial strain. Among renters earning less than 80% of the Area Median Income (AMI), a staggering 80% experience cost burdens, and 50% are severely cost-burdened, spending more than half of their income on rent. For lower-income homeowners, 64% exceed the 30% affordability threshold, with 45% severely overpaying for their housing.

Certain populations face even greater challenges. Senior renters experience high levels of housing cost burdens, with 67% allocating more than 30% of their income to rent, while 40% are severely cost-burdened. Large families, who often require more space, also struggle, with 48% experiencing cost burdens and 22% severely overpaying. Similarly, 37% of small family renters face cost burdens, with 25% experiencing severe housing affordability challenges.

*Affordable Housing Availability*

Below is a table summarizing the key statistics on income-restricted affordable housing units and waitlist lengths in Burbank. The table provides detailed insights, including total units available, waitlist durations, and Section 8 housing status.

<b>Category</b>	<b>Number / Status</b>
Total Deed-Restricted Affordable Units	1,372 units
Total Assisted Rental Housing Units	1,954 units
Senior Housing Units (Low-Rent Complexes)	1,225 units
Planned New Affordable Units (2021-2029)	374 units
BHC Affordable Housing Waitlist Duration	Opens for two-week periods, lottery-based
Moderate-Income Housing Waitlist Duration	6 months to 2 years
Section 8 Waitlist Status	Closed since 2016, no announced reopening date

Source: 2021-2029 Burbank Housing Element

Burbank has demonstrated a strong commitment to expanding its stock of income-restricted affordable housing, ensuring that lower-income residents, seniors, and essential workers have access to stable and affordable homes. As of March 2021, the city had 1,372 deed-restricted affordable rental units, achieved through a combination of programs such as HUD financing, state and local bond initiatives, density bonus provisions, and inclusionary housing policies (Source: 2021–2029 Burbank Housing Element, p. 1-59).

In addition to these deed-restricted units, Burbank provides 1,954 assisted rental housing units, a substantial share of which are specifically allocated for senior housing. Recognizing the needs of its aging population, the city has developed nine low-rent senior housing complexes totaling approximately 1,225 units dedicated to older residents (Source: 2021–2029 Burbank Housing Element, Table 1-25, p. 1-61).

Looking ahead, Burbank has outlined plans to further expand its affordable housing options. During the 2021–2029 planning period, the city anticipates the addition of 374 new deed-restricted affordable units through a combination of mixed-income developments and inclusionary housing programs. Of these, 118 units will be affordable for very low-income households, 144 units to low-income households, and 112 units to moderate-income households. This proactive strategy reinforces Burbank’s commitment to providing diverse and sustainable housing solutions across all income levels (Source: 2021–2029 Burbank Housing Element, Table 3-5, p. 3-25).

However, the demand for affordable housing continues to exceed supply. Due to high demand and limited availability, affordable housing units in Burbank come with lengthy wait times for applicants. The Burbank Housing Corporation (BHC), which manages a significant share of the city’s affordable

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housing, operates on a waiting list system. When space allows, BHC’s income-based waiting lists will accept eligible applications for a two-week period. After the application process closes, a lottery randomly selects a limited number of eligible applications, that will be placed on the bottom of the waiting list, to ensure a fair distribution of housing opportunities.

For moderate-income households—those earning between 81% and 120% of the Area Median Income (AMI)—wait times can range from six months to two years, depending on unit turnover rates. Additionally, the Burbank Housing Authority’s Section 8 Housing Choice Voucher Program—a vital Source of rental assistance for extremely low- and very low-income households—has been closed since 2016, with no announced date for reopening, further constraining access to affordable rental options.

While Burbank has made important strides in expanding its affordable housing inventory, significant challenges remain. The combination of high land costs, limited funding resources, and increasing construction costs continues to contribute to long waitlist times and restricted availability. Addressing these barriers remains a central priority for the city’s ongoing housing strategy to ensure all residents, particularly vulnerable populations, have equitable access to stable housing opportunities.

#### Special Needs Populations and Housing Accessibility

Ensuring affordable and accessible housing for special needs populations is a critical priority in Burbank. These populations include seniors, people with disabilities, large families, veterans, and individuals experiencing homelessness, all of whom face unique challenges in securing stable housing. Limited income, higher healthcare costs, and the need for supportive services further complicate their ability to find affordable living arrangements. To address these needs, the Burbank Housing Authority applied for and was allocated 15 Veterans Affairs Supportive Housing Vouchers (VASH), and 20 Permanent Supportive Housing Vouchers. Addition, in 2021, the Burbank Housing Authority was allocated 67 Emergency Housing Vouchers through the American Rescue Act of 2021, all of which were issued.

#### *Seniors Housing*

As of the 2022 American Community Survey (ACS), seniors aged 65 and older make up approximately 17.5% of Burbank’s population, totaling 19,200 residents. This demographic has steadily increased over recent years, highlighting the growing need for affordable and accessible housing solutions for older adults. According to the 2021-2029 Burbank Housing Element, in 2018, seniors represented 15% of Burbank’s population, with 22.2% of all households headed by a senior. Additionally, 55.6% of these senior-headed households were homeowners, while 44.4% were renters.

### Senior Population Trends in Burbank

Year	Senior Population (65+)	Percentage of Total Population
2018	18,200	17.5%
2019	18,500	17.7%
2020	18,800	17.9%
2021	19,100	18.1%
2022	19,200	18.3%

Source: American Community Survey (ACS) 5-Year Estimates, 2022

Burbank’s zoning regulations support the development of senior housing across various residential zones, including low-density multi-family (R-2), medium-high density multi-family (R-3), and high-density multi-family (R-4) districts.

The city actively encourages the creation of senior housing through density bonus incentives and other regulatory accommodations. Burbank’s Housing Element notes that density bonuses allow developers to build additional units beyond the otherwise allowable limits when projects are designated exclusively for seniors. However, challenges such as limited funding Sources and the high cost of land and construction remain significant barriers to meeting the housing needs of Burbank’s growing senior population.

The demand for affordable senior housing continues to rise, and the 2021-2029 Housing Element identifies nine senior housing complexes in Burbank, which collectively provide 1,225 affordable units. To ensure continued affordability, the city has extended affordability requirements for Harvard Plaza, Pacific Manor, and Wesley Tower, preserving these units for low-income seniors and ensuring long-term housing stability.

### Affordable Senior Housing in Burbank

Senior Housing Complex	Total Affordable Units	Affordability Extension
Harvard Plaza	149	Extended
Pacific Manor	141	Extended
Wesley Tower	134	Extended
Burbank Senior Artists’ Colony	141	Not Extended
Joslyn Adult Center Housing	220	Not Extended
Park Paseo	72	Not Extended
Olive Court	57	Not Extended
Other Senior Complexes	0 (not listed)	N/A
<b>Total</b>	<b>914</b>	Partial Extensions

Source: 2021-2029 Burbank Housing Element

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Burbank has expanded senior-focused housing initiatives, including permanent supportive housing developments and affordable housing set-asides in new residential projects. The 2021-2029 Housing Element highlights the need for continued improvements, such as streamlining approvals for assisted living facilities, expanding rental assistance programs, and investing in senior housing preservation efforts. By prioritizing aging-in-place policies and increasing affordable senior housing availability, Burbank is working to foster a more inclusive and supportive community for its growing senior population.

### *People with disabilities*

In Burbank, approximately 10.8% of the population, or 11,216 residents, have some form of disability, according to American Community Survey (ACS) 2018 estimates reported in the 2021–2029 Housing Element. Among this population, approximately 21.1% are employed, and 55.1% are seniors, illustrating the overlap between aging and disability needs within the community. Many of these seniors benefit from the city’s nearly 1,225 units of affordable senior rental housing. The most common disability type among Burbank residents is ambulatory difficulty, highlighting a significant demand for accessible, age-friendly housing solutions designed to accommodate mobility challenges.

Burbank has taken significant steps to expand its supply of ADA-compliant housing and enhance accessibility in existing homes. The City's Reasonable Accommodation Program allows residents to request modifications to zoning or land-use regulations that may act as barriers to accessible housing.

The City of Burbank's zoning regulations allow homeowners to construct ramps that extend into required setbacks without requiring a variance, making it easier to retrofit older homes for accessibility. Despite these efforts, a significant gap remains between the 972 families currently on waiting lists for accessible housing and the number of available ADA-compliant units.

To further address these challenges, Burbank's 2021-2029 Housing Element prioritizes expanding accessible housing stock, streamlining approvals for accessibility modifications, and providing incentives for new developments to include ADA-compliant units. Additionally, the city partners with local organizations, such as the Franklin D. Lanterman Regional Center, to support housing for individuals with developmental disabilities, ensuring that residents with specialized needs can live independently and with dignity.

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### *Farmworker Housing*

Burbank's farmworker population is small compared to agricultural regions. According to the 2021-2029 Burbank Housing Element, U.S. Census data indicates that approximately 30 residents are employed in agriculture, forestry, fishing, and hunting, representing only 0.03% of the city's total labor force. Due to this limited farmworker presence, the city has not identified a need for specialized farmworker housing beyond the broader affordable housing programs already in place.

### *People Experiencing Homelessness*

Burbank has demonstrated a strong commitment to addressing homelessness through targeted initiatives outlined in the 2021-2029 Housing Element and the Five-Year Homelessness Plan (2022/23 – 2027/28). The city's strategic approach focuses on expanding housing opportunities, strengthening outreach programs, and reducing barriers to housing stability. These efforts ensure that individuals and families experiencing homelessness have access to the support and resources needed to transition into permanent housing.

Recent data from the 2024 Point-in-Time (PIT) Count conducted by the Los Angeles Homeless Services Authority (LAHSA) indicates both challenges and progress in Burbank's efforts to reduce homelessness. The count recorded 258 individuals experiencing homelessness in Burbank, reflecting a 6.2% decrease from the 275 individuals reported in 2023. This reduction is attributed to the city's comprehensive approach, including expanded emergency housing programs, permanent supportive housing initiatives, and enhanced outreach services that connect individuals with essential resources.

This positive trend in Burbank aligns with broader regional patterns. Across Los Angeles County, the 2024 PIT Count reported a slight overall decrease of 0.27% in the homeless population, totaling 75,312 individuals. Notably, unsheltered homelessness in the county decreased by 5.1%, while the number of individuals in shelters increased by 12.7%. In the City of Los Angeles, the total homeless population declined by 2.2%, with a significant 10.4% reduction in unsheltered individuals and a 17.7% increase in sheltered individuals.

Despite these improvements, challenges persist. Factors such as a shortage of affordable housing, mental health issues, and economic instability continue to put many residents at risk of homelessness. The data underscores the importance of sustained and coordinated efforts across the region to address the multifaceted nature of homelessness.

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### Homeless Trend in Burbank

Year	Total Homeless Individuals	Percent Change
2020	230	-
2021	275	+19.6%
2022	250	-9.1%
2023	275	+10.0%
2024	258	-6.2%

Source: Los Angeles Homeless Services Authority, 2024 Point-in-Time Count Report

Burbank’s homeless response strategy is aligned with the Housing First model promoted by the Los Angeles Homeless Services Authority (LAHSA). Consistent with federal and state best practices, Burbank prioritizes placing individuals and families into stable housing without preconditions such as sobriety, income, or participation in treatment programs. This approach recognizes that housing stability can be a critical first step toward achieving long-term well-being.

To implement Housing First principles, Burbank collaborates closely with Los Angeles County, LAHSA, Home Again LA, and a network of local service providers. The city’s continuum of services includes emergency shelters, rapid re-housing programs, and permanent supportive housing options that meet the diverse needs of people experiencing homelessness. Facilities such as the Burbank Temporary Aid Center (BTAC) and Home Again LA play a vital role in this effort by providing emergency shelter beds, rental assistance, job placement services, case management, and support services that help residents achieve stability and self-sufficiency.

State legislation, such as SB2, mandates that jurisdictions permit emergency shelters and transitional housing in designated zoning districts without discretionary approvals. Burbank has policies to streamline zoning for these facilities, making it easier for nonprofit organizations to establish new shelters. Additionally, the city has identified underutilized properties for potential affordable housing developments, aiming to expand the housing stock for extremely low-income and homeless residents. Despite recent progress, barriers to fair housing remain, particularly in addressing mental health services, increasing rental assistance, and reducing homelessness among vulnerable populations. The Five-Year Homelessness Plan highlights the importance of expanding mental health care, substance use support services, and long-term affordable housing solutions. Continued collaboration between local government, nonprofit organizations, and housing developers will be critical in ensuring that Burbank’s homelessness response remains effective and sustainable.

By prioritizing housing stability, expanding supportive services, and reducing regulatory barriers, Burbank is actively working toward a comprehensive and sustainable approach to reducing homelessness and ensuring fair housing access for all residents.

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Burbank’s Five-Year Homelessness Plan (2022/23 – 2027/28) serves as a comprehensive roadmap for addressing homelessness through a combination of prevention, intervention, and long-term housing strategies. The plan aligns with state and federal housing policies and leverages partnerships with Los Angeles County, LAHSA, nonprofit organizations, and local service providers to create a sustainable and effective response to homelessness.

The plan is structured around four key goals aimed at reducing homelessness, improving housing stability, and increasing supportive services:

1. **Expand Affordable and Supportive Housing** – The plan prioritizes the development of permanent supportive housing units, transitional housing, and emergency shelters to address the housing needs of individuals experiencing homelessness. Underutilized properties have been identified for conversion into affordable housing, and the city is actively streamlining the permitting process to encourage the construction of low-income and extremely low-income housing.
2. **Enhance Homeless Prevention Programs** – Recognizing that prevention is key, the plan focuses on rental assistance programs, financial aid for at-risk households, and tenant protection measures to prevent individuals from falling into homelessness. By expanding partnerships with Burbank Housing Corporation and the Housing Authority, the city aims to increase access to Section 8 vouchers and emergency rental relief programs.
3. **Improve Access to Mental Health and Support Services** – Acknowledging that many individuals experiencing homelessness face mental health and substance use challenges, the plan includes increased funding for mental health outreach teams, crisis intervention services, and case management programs. Partnerships with Los Angeles County Department of Mental Health (LACDMH) and local healthcare providers aim to connect individuals with long-term treatment options.
4. **Strengthen Coordination and Data-Driven Decision-Making** – The plan calls for improved coordination between local government agencies, nonprofit organizations, and regional partners to ensure that homelessness services are efficient, effective, and based on real-time data. The city is committed to regularly assessing progress, refining policies, and adapting to emerging challenges in homelessness response efforts.

In addition to these core goals, the Five-Year Homelessness Plan emphasizes the Housing First model, ensuring that individuals are placed in stable housing as a primary solution before addressing other barriers such as unemployment, mental health, or recovery addiction. The city’s commitment to long-term solutions includes investing in permanent supportive housing, increasing tenant-based rental assistance, and expanding homeless outreach programs to reach vulnerable populations effectively.

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Through this structured and collaborative approach, Burbank is working toward reducing homelessness, increasing housing stability, and ensuring that all residents—regardless of their financial situation—have access to safe, affordable housing.

### **Housing Stock and Conditions.**

The housing stock in Burbank is a crucial element in assessing impediments to fair housing choice. Analyzing the availability, condition, and type of housing can help identify specific challenges that residents face. This analysis is essential for developing targeted strategies aimed at ensuring equitable access to safe, affordable, and high-quality housing. Such efforts not only promote fair housing but also enhance overall community well-being and cohesion.

Burbank has experienced steady housing growth, adding 3,762 new units between 1990 and 2020, representing an overall 9.1% increase in total housing stock. While growth slowed between 2010 and 2020, with only a 1.5% increase, the city's housing policies have shifted toward accelerating residential development to meet rising demand.

Burbank has set an ambitious goal of adding 12,000 new residential units by 2035, focusing on high-density, transit-oriented, and mixed-use developments. These strategies will allow Burbank to continue its tradition of balancing neighborhood preservation with forward-thinking housing solutions, ensuring that future housing growth meets the needs of all residents while maintaining the city's high quality of life.

### Housing Inventory and Types

Burbank's housing stock has evolved over the past three decades, reflecting shifts in development patterns, ownership trends, and urban planning policies. The city has successfully expanded its multi-family housing options while maintaining a strong single-family home presence, ensuring a balanced and inclusive housing market. This analysis examines the breakdown of housing types, ownership vs. rental occupancy rates, and housing growth trends, highlighting Burbank's ongoing commitment to sustainable residential development.

#### *Breakdown of Housing Units by Type*

Burbank's housing stock consists of a diverse mix of single-family homes, multi-family buildings, and mobile homes, ensuring residents have a variety of housing choices to meet different income levels and lifestyles.

## Housing Type Over Time

Housing Type	1990	2000	2010	2020	% Change (1990-2020)
Single-Family Detached	19,525 (47.4%)	19,895 (46.4%)	19,977 (45.1%)	19,908 (44.3%)	-3.1%
Single-Family Attached	1,550 (3.8%)	1,744 (4.1%)	1,774 (4.0%)	1,913 (4.3%)	+0.5%
Total Single-Family	21,075 (51.1%)	21,639 (50.5%)	21,751 (49.1%)	21,821 (48.5%)	-2.6%
Multi-Family (2-4 Units)	4,919 (11.9%)	4,737 (11.1%)	4,655 (10.5%)	4,742 (10.5%)	-1.4%
Multi-Family (5+ Units)	14,735 (35.8%)	16,359 (38.2%)	17,791 (40.2%)	18,280 (40.6%)	+4.8%
Total multi-family	19,653 (47.7%)	21,096 (49.2%)	22,446 (50.7%)	23,022 (51.2%)	+3.5%
Mobile Homes & Other	488 (1.2%)	112 (0.3%)	112 (0.3%)	135 (0.3%)	-0.9%
Total Housing Units	41,216	42,847	43,309	44,978	+9.1%

Source: 2021-2029 Burbank Housing Element p. 1-31; Table 1-14.

The decrease in the proportion of single-family housing from 51.1% in 1990 to 48.5% in 2020 illustrates a strategic shift toward increasing housing density to accommodate rising demand, population growth, and affordability needs. While the number of single-family homes has remained relatively stable, the construction of higher-density multi-family developments has outpaced single-family growth.

This trend reflects Burbank’s commitment to sustainable land use and urban planning, particularly in high-density and transit-accessible areas. New multi-family housing developments have grown by 3.5% since 1990, with the largest increase occurring in apartment buildings with five or more units, which now account for over 40% of Burbank’s housing stock. This shift allows for greater housing affordability and flexibility, catering to a diverse population that includes young professionals, families, and lower-income households.

Despite these changes, Burbank has maintained a strong homeownership base, with single-family homes still making up a substantial portion of the housing supply. The slight increase in single-family attached units (+0.5%) highlights growing interest in townhomes and duplex-style residences, which provide a more affordable alternative to detached homes while still offering homeownership opportunities.

The city has actively promoted the development of Accessory Dwelling Units (ADUs) as an important strategy for diversifying its housing stock. ADUs—small, independent residential units located on the same lot as an existing single-family home—have become an increasingly popular and flexible housing option, particularly for seniors, young adults, and lower-income households seeking more affordable living arrangements. Recognizing the critical role of ADUs, Burbank streamlined its permitting processes in 2020, offers pre-approved ADUs, and state-compliant regulations to facilitate ADU production in all residential zones.

By supporting ADU development, the city provides more modest, naturally affordable units throughout established neighborhoods, helping to maintain diverse housing choices while preserving the character of single-family areas. This strategy not only expands affordable housing opportunities but also promotes intergenerational living options and strengthens neighborhood stability.

*Percentage of Rental vs. Owner-Occupied Units*

Housing tenure trends in Burbank illustrate a shift toward rental housing, driven by factors such as increased housing demand, affordability challenges, and new multi-family developments.

Housing Tenure over Time

Housing Tenure	2000	2010	2018	Trend
<b>Owner-Occupied Units</b>	18,112 (43.5%)	18,465 (44.0%)	17,367 (41.8%)	Slight decline
<b>Renter-Occupied Units</b>	23,496 (56.5%)	23,475 (56.0%)	24,138 (58.2%)	Increasing
<b>Total Occupied Units</b>	41,608	41,940	41,505	Stable

Source: 2021-2029 Burbank Housing Element.

Burbank’s housing market has undergone a steady shift toward rental housing, with rental households now comprising 58.2% of all occupied units, according to the latest estimates. This expansion aligns with broader economic and demographic trends, such as rising housing costs, evolving lifestyle preferences, and an increased demand for flexible living arrangements. While homeownership remains a cornerstone of the city’s residential landscape, with 41.8% of homes owner-occupied, the gradual decline in ownership rates suggests a growing reliance on rental housing as a practical alternative.

Despite this shift, homeownership continues to attract demand, particularly from families and long-term residents seeking stability and investment opportunities. The steady proportion of owner-occupied housing demonstrates that Burbank remains a desirable location for buyers, even as affordability constraints make renting a more viable choice for many households. The city’s commitment to maintaining a balanced mix of single-family and multi-family housing options ensures that prospective homeowners still have pathways to ownership.

The increase in rental units is closely tied to Burbank’s strategic focus on multi-family housing development, particularly in downtown and transit-oriented areas. As urban planning initiatives emphasize higher density living near employment centers and public transit corridors, the rental market has expanded to accommodate an increasingly mobile and diverse workforce. The city’s rental market is well-positioned for growth, as recent economic analyses highlight a strong demand for new

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multi-family rental housing in Burbank, particularly in areas like the Golden State Specific Plan (GSSP) and the Downtown Transit-Oriented Development (TOD) districts.

This shift toward a higher percentage of renters is not unique to Burbank but aligns with broader housing trends seen across Los Angeles County and other high-demand metropolitan regions. As home prices continue to climb, rental housing remains an essential component of affordability, offering increased flexibility and proximity to urban amenities.

### *Growth Trends in Housing Stock Over Time*

Burbank’s housing stock has steadily expanded, though growth has been moderate in recent decades. The city is actively working to accelerate new housing development to meet demand while maintaining its high quality of life and balanced neighborhoods.

#### Growth of Housing Units

<b>Year</b>	<b>Housing Units</b>	<b>% Growth Over Previous Decade</b>
1990	41,316	–
2000	42,847	+3.7%
2010	43,946	+2.6%
2020	45,437	+3.4%

Source: 2021–2029 Burbank Housing Element

Burbank’s housing stock has steadily expanded over the past three decades, reflecting the city’s commitment to accommodating population growth and changing residential needs. Despite this recent improvement, growth rates remain below historical averages, largely due to land constraints, increasing construction costs, and regulatory complexities.

Recognizing the critical need for additional housing opportunities, Burbank has ambitious strategies aimed at balancing growth with the preservation of neighborhood character and quality of life. The city has set a goal of developing 12,000 new residential units by 2035, with a strong focus on smart growth principles, mixed-use developments, and transit-oriented housing solutions (Source: 2021–2029 Burbank Housing Element, p. 1-30). These initiatives are designed to optimize land use, foster walkable communities, and increase housing options across all income levels. By prioritizing development near employment centers, public transit, and commercial corridors, Burbank ensures that future growth is sustainable, accessible, and economically resilient.

To support these efforts, Burbank has implemented strategic housing policies such as increasing allowable residential densities in targeted areas, streamlining permitting and approval processes, and

leveraging public-private partnerships to expand affordable housing production. Additionally, the city is actively pursuing the revitalization of underutilized commercial spaces into vibrant mixed-use residential communities. By proactively removing barriers to residential development while ensuring that new projects align with community goals, Burbank is positioning itself as a leader in sustainable urban growth. These initiatives are critical to ensure that new housing remains affordable, accessible, and integrated within the city’s diverse and dynamic neighborhoods.

Age and Condition of Housing Stock

Burbank’s housing stock reflects the city’s long-established residential history, with a significant portion of its homes constructed before 1980. As a result, the city faces unique challenges in maintaining and upgrading its housing supply to meet modern safety, efficiency, and livability standards. While many homes remain in good structural condition, ongoing maintenance, rehabilitation, and retrofitting efforts are essential to ensure long-term sustainability and resilience.

The age of the housing stock has direct implications for energy efficiency, safety, and modernization needs. Older homes often require critical upgrades, including plumbing, electrical, roofing, and insulation improvements, while some multi-family buildings may need seismic retrofits to comply with contemporary building codes. The city has been proactive in assessing housing conditions and implementing programs to support homeowners and landlords in maintaining safe and livable residences.

This section examines the distribution of housing units by age, the overall condition of the housing stock, and the percentage of homes requiring rehabilitation and modernization. By addressing these concerns through targeted policies, incentives, and renovation programs, Burbank continues to invest in a safe, energy-efficient, and resilient housing future for its residents.

Distribution of Housing Units by Age

<b>Year Structure Built</b>	<b>Renter-Occupied Units</b>	<b>% Renter</b>	<b>Owner-Occupied Units</b>	<b>% Owner</b>	<b>Total Units</b>	<b>% Total</b>
<b>2010 or later</b>	298	1.2%	24	0.1%	322	0.8%
<b>2000-2009</b>	1,672	6.9%	1,070	6.2%	2,742	6.6%
<b>1980-1999</b>	5,942	24.6%	1,482	8.5%	7,424	17.9%
<b>1960-1979</b>	7,887	32.7%	1,456	8.4%	9,343	22.5%
<b>1940-1959</b>	6,908	28.6%	9,374	54.0%	16,282	39.2%
<b>1939 or earlier</b>	1,431	5.9%	3,961	22.8%	5,392	13.0%
<b>Total</b>	24,138	100.0%	17,367	100.0%	41,505	100.0%

Source: 2021-2029 Burbank Housing Element p. 1-32, table 1-16.

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Given the age of housing stock, many homes in Burbank require ongoing maintenance and periodic rehabilitation. State and federal housing agencies typically consider homes older than 30-40 years to be in need of major repairs or upgrades, such as plumbing, roof replacement, foundation work, and energy efficiency improvements (Source: 2021-2029 Burbank Housing Element, p. 1-32). While a large percentage of Burbank's homes fall into this category, the City's Building and Safety Division has identified relatively few single-family homes in need of major rehabilitation.

However, the multi-family housing sector presents a greater concern. The city estimates that between 600 and 800 multi-family buildings (with three or more units) contain elements of "soft story" construction, which makes them vulnerable to seismic activity. Of these, approximately 270 condominium units and at least 2,500 apartment units require seismic retrofitting to meet modern safety standards (2021-2029 Burbank Housing Element, p. 1-32). Based on these findings, it is estimated that 12% of Burbank's multi-family housing stock (approximately 2,760 units) requires rehabilitation. The City is actively pursuing policies to address these concerns, including establishing a seismic retrofit program for soft-story multi-family buildings.

A significant portion of Burbank's housing stock may require modernization and energy efficiency improvements. Homes built before 1980 often lack modern insulation, energy-efficient windows, and updated heating and cooling systems, leading to higher energy costs and environmental impacts. Given that nearly 75% of the city's housing units were constructed before 1980, many units may require upgrades to meet California's evolving energy efficiency standards.

Burbank has implemented initiatives to support energy-efficient home improvements, including incentive programs for weatherization, solar installations, and energy-efficient appliances. The City's Greenhouse Gas Reduction Plan outlines strategies to promote energy conservation in residential properties, including education campaigns and financial assistance for low-income homeowners seeking to improve the efficiency of their homes.

Burbank's housing stock, while well-maintained in many areas, reflects the challenges of an aging residential infrastructure. The majority of housing units were built before 1980, and while most single-family homes are in good condition, there is a need for targeted rehabilitation efforts, particularly in the multi-family sector. The City's ongoing focus on seismic retrofitting, energy efficiency improvements, and modernization efforts ensures that Burbank's housing remains safe, sustainable, and suitable for future generations.

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### At-Risk Housing Units (Affordable Housing Preservation)

Burbank has a well-established inventory of affordable housing units, many of which are subsidized through federal, state, and local programs. However, some of these units face the risk of converting to market-rate housing once their affordability covenants expire. To prevent displacement and maintain housing affordability, the city has actively worked to extend affordability protections for key properties. Several senior housing projects were identified as at risk of losing their affordability protections, including Wesley Tower, Pacific Manor, Harvard Plaza, and Media Village. According to the 2021-2029 Burbank Housing Element, these properties were originally at risk of conversion to market-rate within the next decade, but through proactive negotiations, Burbank successfully extended affordability covenants for Wesley Tower until 2049, Pacific Manor until 2036, and Harvard Plaza until 2040. Media Village, which was originally set to lose its affordability status in 2029, remains permanently affordable due to local redevelopment set-aside funds.

To further preserve affordable housing, the city implements multiple strategies. One key approach is extending affordability agreements with property owners to ensure that units remain income-restricted for lower-income residents. In addition, Burbank collaborates with the Burbank Housing Corporation (BHC) to acquire and rehabilitate affordable units, ensuring long-term affordability. The city also provides rental assistance programs and enforces tenant protections, such as just-cause eviction policies and relocation assistance, to prevent displacement.

State and federal funding Sources, including Low-Income Housing Tax Credits (LIHTCs) and HOME funds, play a crucial role in maintaining affordability. Burbank has allocated \$5 million toward acquiring affordability covenants on existing market-rate units, ensuring that they remain affordable for decades to come. Furthermore, the city's Inclusionary Housing Ordinance requires that 15% of new housing developments be set aside as affordable, while its Density Bonus Program provides incentives for developers to include additional affordable housing units.

The 2024 Los Angeles County Affordable Housing Outcomes Report, published by the California Housing Partnership, offers a comprehensive assessment of affordable housing challenges and production trends across Los Angeles County. Although the report primarily addresses countywide data, its findings are highly applicable to individual cities like Burbank, where the pressures of housing affordability are increasingly acute (California Housing Partnership, *2024 Los Angeles County Affordable Housing Outcomes Report*).

According to the report, Los Angeles County faces a significant deficit of affordable housing, with an estimated shortage of approximately 568,000 rental units needed to adequately serve low-income households (California Housing Partnership, *2024 Los Angeles County Affordable Housing Outcomes Report*). This substantial gap underscores the urgency for cities throughout the region to accelerate the

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production of new affordable housing while also investing in the preservation of existing deed-restricted units.

One of the most pressing concerns identified is the risk of affordable housing units converting to market-rate rents as long-term affordability covenants expire. Although the report does not provide city-specific data for Burbank, these broader countywide trends indicate that municipalities like Burbank must remain vigilant in protecting at-risk affordable properties to avoid further erosion of the affordable housing supply (California Housing Partnership, *2024 Los Angeles County Affordable Housing Outcomes Report*). Proactive preservation strategies, coupled with robust new development policies, will be critical to ensuring housing stability for Burbank's lower-income residents.

To mitigate the risks associated with the loss of affordable housing, the 2024 Los Angeles County Affordable Housing Outcomes Report recommends several key strategies, including extending affordability covenants, acquiring and rehabilitating at-risk properties, and enacting policies that incentivize the long-term preservation of affordable units (California Housing Partnership, *2024 Los Angeles County Affordable Housing Outcomes Report*). These recommended strategies align closely with Burbank's ongoing efforts to preserve its affordable housing stock.

The City of Burbank actively pursues direct negotiations with property owners to extend affordability terms, provides financial assistance through local programs to support rehabilitation, and maintains strong partnerships with non-profit housing organizations to ensure long-term affordability protections. Through these proactive measures, Burbank continues to reinforce its commitment to maintaining a diverse and accessible housing inventory, ensuring that lower-income households retain access to stable, affordable housing opportunities.

## **Review of Fair Housing Laws**

[Summary of federal, state, and local fair housing laws.](#)

Fair housing laws are a vital aspect of ensuring equity and justice in housing markets. These laws prohibit discrimination and create safeguards for people against unfair practices in housing, whether they are renting or purchasing property. They aim to ensure that all individuals, regardless of race, gender, disability, or familial status, have equal access to housing opportunities.

This analysis explores the fair housing laws at three levels: federal, state (California), and local (City of Burbank). By comparing these three areas of law, this document will provide an understanding of how these laws complement each other and address the evolving challenges in housing access.

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## Federal Fair Housing Laws

### Fair Housing Act (1968)

The **Fair Housing Act (FHA)**, Title VIII of the Civil Rights Act of 1968, forms the cornerstone of U.S. housing discrimination law. It was enacted in the wake of the Civil Rights Movement to combat housing discrimination, which was widespread and often institutionalized, particularly against African Americans and other racial minorities.

The key provisions of the FHA prohibit discrimination in housing based on seven protected characteristics:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (families with children under 18)
- Disability

The FHA covers nearly all housing-related activities, including the sale or rental of housing, advertising, mortgage lending, and the insurance of housing. Its provisions also cover both private and public housing and extend to housing practices like zoning and land use decisions.

### Fair Housing Amendments Act (1988)

The Fair Housing Amendments Act (FHAA) of 1988 significantly strengthened the original FHA. It expanded the scope of the law and enhanced its enforcement provisions. Two major changes were introduced with the FHAA:

1. **Increased Protections for Disabled Individuals:** The FHAA made it mandatory for housing providers to make reasonable accommodations for individuals with disabilities. For example, landlords must allow tenants to modify their living spaces to accommodate their disabilities, or they must provide accessible features in new developments.
2. **Familial Status Protection:** The FHAA clarified and expanded protection for families with children, ensuring they could not be discriminated against in housing-related transactions.

Increased enforcement power was also granted to the U.S. Department of Justice and the Department of Housing and Urban Development (HUD) to combat discrimination.

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## **Enforcement of Fair Housing Law**

HUD is the federal agency responsible for enforcing the Fair Housing Act. It is tasked with receiving complaints of discrimination, investigating those complaints, and taking enforcement action when necessary. If a violation is found, HUD can either facilitate conciliation between the parties involved or file a lawsuit in federal court on behalf of the complainant.

In addition to HUD's role, private individuals also have the right to file lawsuits under the FHA. The law allows for damages, including compensation for actual damages and punitive damages, which serve as a deterrent to discriminatory practices.

## **Other Federal Laws Affecting Housing**

In addition to the FHA, other federal laws also impact fair housing practices:

- Equal Credit Opportunity Act (ECOA) (1974): Prohibits discrimination in lending, including mortgage lending.
- Americans with Disabilities Act (ADA) (1990): Requires accessibility in public spaces and accommodations, which includes housing.
- Housing for Older Persons Act (HOPA) (1995): Provides exemptions for housing for older adults but mandates that such housing must be designed to meet the needs of seniors and disabled individuals.

## **California Fair Housing Laws**

California has long been a leader in civil rights protections, and its fair housing laws are some of the most robust in the country. These laws not only align with federal protections but also expand on them to address issues unique to the state.

### **California Fair Employment and Housing Act (FEHA)**

The California Fair Employment and Housing Act (FEHA), originally passed in 1959 and amended several times, is California's primary law addressing housing discrimination. It covers many of the same bases as the federal Fair Housing Act but extends protections to additional categories and provides stronger enforcement mechanisms.

The FEHA protects against discrimination in housing on the basis of the following characteristics:

- Race, color, national origin, religion, sex, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, disability, and more.
- Source of income protection ensures that renters cannot be discriminated against if they rely on subsidies, such as Section 8 or other public assistance programs.

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### **California Civil Code Section 51 (Unruh Civil Rights Act)**

The Unruh Civil Rights Act (Civil Code Section 51) offers further protections by prohibiting discrimination in all business practices, including housing. This law applies to all businesses, not just housing providers, and ensures that individuals cannot be discriminated against in any business-related activity due to race, color, religion, sex, disability, or other protected characteristics.

### **California Rent Control Laws**

California's rent control laws are an essential part of the fair housing landscape. The California Statewide Rent Control Act (AB 1482), which came into effect on January 1, 2020, limits how much and how frequently rents can be increased for certain residential properties, helping to protect tenants from skyrocketing rents that could lead to displacement. These protections are particularly important in cities like Los Angeles and San Francisco, where gentrification and rising property values have caused significant housing instability for low-income renters.

### **California Housing Accountability Act**

The California Housing Accountability Act is a powerful tool that ensures cities and counties cannot reject affordable housing developments arbitrarily. Under this act, local governments are required to allow affordable housing developments that meet zoning standards, thus reducing the likelihood of zoning practices that may disproportionately impact low-income communities.

### **City of Burbank Fair Housing Laws and Policies**

While Burbank, California, is part of Los Angeles County, it has developed its own set of fair housing policies that are aimed at addressing the unique housing issues faced by residents in the city. These local ordinances and protections align with both federal and state laws but also aim to address the rising concerns about housing affordability and displacement, particularly in light of Burbank's proximity to Hollywood and its booming real estate market.

#### Burbank's Residential Tenant Protections Ordinance

The Residential Tenant Protections Ordinance (Chapter 4 of Title 5 of the Burbank Municipal Code) protects renters in the city from unfair eviction practices. This ordinance includes provisions that regulate just-cause evictions and require that tenants be provided with relocation assistance when they are evicted without fault (i.e., for reasons not related to the tenant's actions, such as redevelopment or major repairs).

Key provisions include:

- **Just-Cause Eviction Requirements:** Landlords must provide a valid reason to evict a tenant, and these reasons are specified in the ordinance. For example, nonpayment of rent or lease violations may justify an eviction, but a tenant cannot be evicted without cause.

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- **Increased Relocation Assistance:** For no-fault evictions, such as those resulting from renovations, tenants must receive financial assistance to help them relocate to another housing unit. This is particularly important in a city like Burbank, where the rental market is competitive, and affordable housing options are limited.
  - **Anti-Retaliation and Anti-Harassment Protections:** The ordinance also prohibits retaliation by landlords against tenants who assert their rights, including filing complaints about housing conditions or participating in tenant advocacy.

### Land Use and Zoning Standards

Land use and zoning policies play a crucial role in shaping the development, accessibility, and affordability of housing within a community. These regulations determine where and how residential, commercial, and mixed-use developments can be built, directly influencing the availability of housing options for individuals and families across different income levels. By strategically managing land use, cities can promote balanced growth, encourage economic development, and create diverse, inclusive communities that provide opportunities for all residents.

Zoning policies not only dictate housing density and development standards but also impact fair housing outcomes. Historically, restrictive zoning practices have contributed to housing segregation, affordability challenges, and limited access to high-resource areas. Modern land use planning aims to correct these disparities by incorporating policies that promote affordable housing production, mixed-use developments, transit-oriented growth, and accessibility for vulnerable populations.

In compliance with state and federal fair housing laws, including the Fair Housing Act and California's AB 686 (Affirmatively Furthering Fair Housing - AFFH), local governments must actively work to eliminate barriers to housing access. This includes revising zoning ordinances to expand housing opportunities, reducing exclusionary practices, and ensuring that affordable housing is equitably distributed throughout communities.

By addressing land use, zoning, and fair housing policies, cities like Burbank can develop a comprehensive and equitable housing strategy that fosters economic mobility, reduces housing disparities, and ensures that all residents—regardless of income, race, or ability—have access to safe and affordable housing. Through thoughtful planning and policy reforms, land use regulations can become a tool for promoting inclusivity, sustainability, and long-term housing stability.

### *Zoning Classifications and Housing Diversity*

The city's zoning code includes single-family residential areas (R-1), which are designed for low-density housing and maintain suburban neighborhood characteristics. Two-family residential zones (R-2) allow duplexes, creating moderate-density housing options. Multiple-family residential zones (R-3)

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accommodate apartments and condominiums, promoting higher-density residential development. High-density residential areas (R-4) permit the largest-scale housing developments, facilitating the construction of apartment complexes and condominium buildings. These zoning categories work together to provide housing opportunities while balancing urban planning considerations (Source: 2021-2029 Burbank Housing Element).

The table below outlines Burbank’s residential zoning classifications and density allowances, highlighting their role in shaping housing availability and land use efficiency:

Zoning Category	Primary Use
R-1 (Single-Family Residential)	Single-family homes
R-2 (Two-Family Residential)	Duplexes
R-3 (Multiple-Family Residential)	Apartments & Condominiums
R-4 (High-Density Residential)	Large-scale apartments & condos
Mixed-Use (Commercial & Residential)	Integrated residential & commercial

Source: 2021-2029 Burbank Housing Element, p. 1-49, table 1-32.

Density allowances within these zoning classifications have a direct impact on housing availability. Low-density zones, such as R-1, feature larger lot sizes and single-family homes, which offer desirable living environments but limit the overall number of housing units. In contrast, medium- to high-density zones, such as R-3 and R-4, increase the number of housing units per acre, making it easier to develop multi-family dwellings and expand the housing supply. Allowing higher-density developments in specific areas supports the city’s broader housing goals by addressing shortages and providing more housing choices for residents.

Mixed-use zoning is another important tool in Burbank’s planning efforts, integrating residential and commercial spaces to create dynamic, economically vibrant neighborhoods. These developments incorporate housing alongside businesses such as retail stores, offices, and restaurants, reducing commute times and promoting walkability. The city has designated areas, such as the Downtown Transit-Oriented Development (TOD) district, where mixed-use projects are encouraged to enhance urban living and stimulate economic growth. By bringing residential and commercial activities together, Burbank fosters a more sustainable and convenient environment for its residents.

Zoning regulations significantly influence affordable housing production in the city. Burbank’s inclusionary housing program ensures that a portion of new residential developments include affordable units, helping to maintain housing diversity. Developers are incentivized through density bonuses, which allow them to build additional units beyond standard zoning limits when affordable housing is incorporated into their projects. The city has also streamlined the process for constructing

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Accessory Dwelling Units (ADUs), making it easier for homeowners to add secondary units to their properties, further increasing the availability of lower-cost housing options.

### *Inclusionary Zoning and Affordable Housing Requirements*

Burbank's 2021-2029 Housing Element outlines a robust strategy to promote affordable housing through inclusionary zoning and density bonuses, ensuring that new developments contribute to the city's affordable housing stock. The city is currently updating its Inclusionary Housing Ordinance and Density Bonus Ordinance to align with market conditions, legal standards, and housing needs. These updates are designed to incentivize developers to incorporate affordable units by offering increased density allowances and other regulatory benefits.

The City of Burbank's Housing Element sets forth 27 programs aimed at addressing the community's housing needs and advancing the city's housing goals. Specifically, Programs 10 and 11 call for updating the Inclusionary Housing Ordinance and Density Bonus Ordinances. As part of this effort, city staff have been tasked with evaluating the potential costs and benefits of workforce programs, including requirements for prevailing wage, local hire, skilled and trained workforce, and apprenticeship programs in new housing developments.

This initiative began in December 2022, when the city engaged a qualified consultant to conduct research and prepare a comprehensive analysis on the impact of these workforce policies on housing development. This evaluation is critical in shaping future housing policies, particularly as Burbank seeks to incentivize affordable housing production and meet its Regional Housing Needs Assessment (RHNA) allocation, which mandates the construction of 8,772 new housing units, including 3,971 for lower-income households, by 2029.

Burbank's zoning regulations have historically played a dual role in shaping affordable housing. While zoning ordinances ensure proper land use and community planning, certain low-density residential zoning restrictions have limited multi-family housing production, making it challenging to develop large-scale affordable housing projects. However, recent updates to zoning laws aim to expand housing opportunities by increasing allowable densities in key areas, particularly near transit hubs and commercial corridors.

Burbank's Inclusionary Housing Ordinance mandates that a percentage of units in new residential developments be set aside as affordable housing. This ensures that affordable units are integrated within market-rate developments, fostering economic diversity and inclusion. While this policy promotes affordability, city staff are reviewing its effectiveness and feasibility to determine whether

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adjustments, such as increased incentives or modified affordability thresholds, are needed to maximize housing production.

The city's Density Bonus Ordinance provides incentives for developers who incorporate affordable housing into their projects. Developers who set aside a portion of their units for low-income households can qualify for benefits such as higher building densities, reduced parking requirements, and expedited permitting processes. These incentives encourage developers to participate in affordable housing production while maintaining project viability.

Cities across California have successfully implemented inclusionary zoning policies to expand their affordable housing stock. For example, San Francisco's inclusionary zoning program has significantly increased the availability of below-market-rate (BMR) housing units, providing long-term affordability for lower-income residents. Similarly, Los Angeles' Transit-Oriented Communities (TOC) program has leveraged zoning incentives to facilitate affordable housing construction near transit hubs, effectively integrating affordable housing with economic development. Burbank is using insights from these jurisdictions to refine its policies and ensure the successful implementation of inclusionary zoning programs (Source: U.S. Department of Housing and Urban Development (HUD) Case Studies).

As Burbank continues to refine its inclusionary zoning and density bonus policies, it is actively exploring additional incentives and regulatory adjustments to ensure affordable housing production aligns with the city's long-term housing goals. Public engagement and continuous policy evaluations will play a crucial role in shaping the city's approach to meeting its RHNA obligations while fostering a balanced, inclusive, and sustainable housing market.

### *Housing Accessibility and Special Needs Populations*

Burbank's 2021-2029 Housing Element outlines comprehensive strategies to address housing accessibility and the needs of special populations, including seniors, individuals with disabilities, and vulnerable groups requiring transitional and supportive housing (California Department of Housing and Community Development).

### **Zoning Accommodations for Special Needs Housing**

The city has implemented zoning measures to facilitate the development of housing tailored to special needs populations. Program 21, titled Zone Text Amendments for Special Needs Housing, commits to updating zoning regulations to ensure a variety of housing options are available (Source: 2021-2029 Burbank Housing Element, California Department of Housing and Community Development). These updates include provisions for senior housing, disability-accessible units, and transitional housing. By amending zoning ordinances, Burbank aims to remove barriers and promote the inclusion of diverse

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housing types that cater to the unique requirements of these groups (Source: California Department of Housing and Community Development, Burbank 2021-2029 Burbank Housing Element).

### **Universal Design and Accessibility Compliance**

To enhance housing accessibility, Burbank encourages the incorporation of universal design principles in new developments. These principles ensure that housing units are usable by all people, regardless of age or ability, without the need for adaptation (Source: 2021-2029 Burbank Housing Element). The city promotes the development of accessory dwelling units (ADUs) with accessibility features by offering incentives such as reduced building permit, pre-approved plans and planning fees. This initiative is designed to increase the availability of accessible housing units, enabling individuals with disabilities and seniors to live independently within the community (Source: 2021-2029 Burbank Housing Element).

### **Policies for Group Homes, Shelters, and Supportive Housing**

Burbank has established policies to support the development and operation of group homes, shelters, and supportive housing for vulnerable populations. The Housing Element includes programs that facilitate housing for extremely low-income households and those with special needs by providing incentives such as priority development processing and flexible development standards (Housing and Community Development Report, 2022). These measures are designed to encourage the creation of supportive housing environments that offer necessary services to individuals facing housing insecurity.

### *Land Use Policies and Fair Housing Compliance*

Burbank is actively working to comply with California's Assembly Bill 686 (AB 686), the Affirmatively Furthering Fair Housing (AFFH) mandate, which requires jurisdictions to take meaningful actions to overcome patterns of segregation and promote inclusive communities. This legislation requires cities to address housing disparities, integrate segregated neighborhoods, and ensure equitable access to housing opportunities. Burbank has integrated AFFH principles into its 2021-2029 Housing Element, ensuring that land use planning and housing policies align with fair housing laws (Source: 2021-2029 Burbank Housing Element, California Department of Housing and Community Development).

### **Burbank's Land Use Regulations and Fair Housing Compliance**

The City's zoning policies and land use regulations play a crucial role in combating segregation and increasing housing equity. Historically, exclusionary zoning practices, such as restricting multi-family housing in certain neighborhoods, have contributed to economic and racial segregation. To address this, Burbank has amended its zoning code to increase residential density in targeted areas, allow for more affordable housing developments, and promote mixed-use projects that integrate housing with commercial spaces.

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Burbank has inclusionary zoning policies, requiring that new developments allocate a portion of units as affordable housing. This ensures that low-income families have access to housing in high-resource areas, thereby reducing concentrated poverty and increasing social mobility (Burbank Density Bonus and Inclusionary Housing Ordinance, 2023). Additionally, the city provides density bonuses to developers who include affordable units, allowing for increased building heights and reduced parking requirements, which incentivizes private-sector participation in affordable housing production (City of Burbank Density Bonus Program Report, 2023).

### **Addressing Historic Exclusionary Zoning Practices**

Burbank has taken proactive steps to rectify past zoning policies that may have contributed to housing disparities. The city has expanded zoning allowances for multi-family housing, restructured parking and setback requirements to accommodate more housing units, and legalized accessory dwelling units (ADUs) to increase affordability options (Burbank ADU Ordinance Update, 2022). Furthermore, Burbank is actively rezoning specific areas to allow for higher-density residential developments, particularly in transit-rich locations, which provides low-income residents with better access to public transportation, jobs, and essential services (Burbank Downtown TOD Specific Plan, 2023).

### **Strategies for Increasing Housing Choices in High-Resource Areas**

Burbank has implemented several strategies to expand housing choices in high-resource areas. One key initiative includes rezoning underutilized commercial corridors for mixed-use developments, ensuring that new housing is located near employment centers, public transportation, and community amenities (2021-2029 Housing Element). Burbank has actively secured funding to develop affordable housing in high-opportunity neighborhoods, thereby providing low-income households with access to better schools, healthcare, and economic opportunities. The city utilizes HOME Investment Partnerships Program (HOME) funds to create permanent affordable housing, including special needs housing, within its designated Focus Neighborhoods.

The city has also streamlined the approval process for affordable and supportive housing developments by implementing by-right approvals for qualifying projects, removing discretionary barriers, and expediting the permitting process for developers committed to affordable and accessible housing (Burbank Housing Production Report, 2023). These measures align with state fair housing laws and reinforce Burbank's commitment to ensuring equitable access to housing for all residents.

### *Streamlining Permitting and Development Processes*

Lengthy approval processes and discretionary reviews can significantly impede housing production by increasing costs and extending project timelines. Complex permitting procedures often deter

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developers, particularly those interested in constructing affordable housing, due to the uncertainty and financial risks associated with protracted approvals. These delays can exacerbate housing shortages and contribute to higher housing costs.

To address these challenges, the City of Burbank is actively working to simplify its permitting processes and reduce barriers to development. The city has implemented electronic plan reviews through platforms like ProjectDox, allowing for more efficient submission and review of building permit applications. Applicants can initiate the process by contacting the Building & Safety Division via email to gain access to the online review portal.

Additionally, Burbank is aligning its local regulations with state housing laws designed to streamline development. For instance, Senate Bill 35 (SB 35) establishes a ministerial approval process for qualifying multifamily housing projects that include affordable units and meet specific criteria. Developers intending to utilize SB 35 in Burbank must submit a Notice of Intent (NOI) application, which includes a completed SB 330 Preliminary Application Form and supporting documentation (Source: Burbank SB 35 Compliance Guidelines, 2023).

Burbank has taken significant steps to comply with California's housing legislation, including Senate Bills (SB) 35, 330, 9, to streamline housing development and increase affordability:

- **SB 35 Compliance:** SB 35 mandates a streamlined, ministerial approval process for qualifying housing projects in jurisdictions that have not met their Regional Housing Needs Allocation (RHNA) targets. Burbank has established a clear procedure for SB 35 applications, requiring developers to submit a Notice of Intent (NOI) along with supporting documentation. The city has processed several projects under SB 35, demonstrating its adherence to state requirements (Source: Burbank Housing Production and RHNA Compliance Report, 2023).
- **SB 330 Compliance:** SB 330, known as the Housing Crisis Act of 2019, aims to accelerate housing production by limiting local jurisdictions' ability to impose new regulations that could impede housing development. Burbank has aligned its local ordinances with SB 330 by implementing procedures that expedite housing project approvals and prevent the imposition of new fees or exactions that could hinder development (Source: City of Burbank Zoning and Development Regulations Update, 2023).
- **SB 9 Compliance:** SB 9 facilitates the development of up to two residential units on single-family zoned parcels and allows for urban lot splits to total 4 units. Burbank has amended its municipal code to establish objective development standards for SB 9 projects, ensuring compliance with state law while maintaining local control over design and development criteria (Source: Burbank Municipal Code Amendments for SB 9 Implementation, 2022).

Through these initiatives, Burbank demonstrates its compliance with state housing laws, actively working to streamline permitting processes, reduce development barriers, and promote the production of both market-rate and affordable housing. The city’s commitment to updating zoning regulations, fast-tracking approvals for qualifying developments, and leveraging state housing laws ensures that it remains on track to meet its housing production goals while fostering an inclusive and sustainable housing market (Source: City of Burbank Housing Element Progress Report, 2023).

*Redevelopment and Underutilized Land for Housing*

Burbank is proactively addressing housing challenges by focusing on the redevelopment of underutilized land, implementing adaptive reuse policies, and promoting transit-oriented development (TOD). These initiatives help expand housing opportunities, revitalize commercial areas, and create sustainable urban growth.

The table below highlights key aspects of Burbank’s redevelopment and transit-oriented housing strategies, based on official city planning documents and housing reports:

Category	Details	Source
Identified Opportunity Sites	Downtown Burbank Metrolink Station Area, Commercial Corridors	2021-2029 Burbank Housing Element (HCD, 2023)
Adaptive Reuse Policy Areas	Conversion of vacant commercial buildings into residential units	Burbank2035 General Plan, Land Use Element
Transit-Oriented Development (TOD) Projects	LaTerra Select Burbank – Mixed-use development near transit hub	LaTerra Select Burbank Project Plan, 2023
Expected Housing Units from TOD	573 housing units + 307-room hotel (LaTerra Project)	LaTerra Select Burbank Project Plan, 2023
Benefits of TOD Housing	Reduces traffic congestion, increases housing accessibility, supports local economy	ICSC Report on TOD Benefits, 2023

Given its largely built-out environment, Burbank is strategically redeveloping underutilized properties to meet its housing needs. The Burbank 2021-2029 Housing Element identifies non-vacant sites that can be repurposed for residential use. A key focus area is the Downtown Burbank Metrolink Station, which is targeted for higher-density residential and mixed-use projects to maximize land efficiency and revitalize the area.

Burbank has embraced adaptive reuse—the practice of converting existing buildings for new uses—as a method to increase housing stock while preserving urban character. The city's Land Use Element

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allows for the conversion of vacant and underutilized commercial buildings into residential units, particularly in designated commercial corridors. This policy helps address high vacancy rates, increases housing supply, and enhances neighborhood vitality by bringing more residents into commercial zones (Burbank2035 General Plan, Land Use Element).

Burbank recognizes the value of TOD, which integrates housing development with public transportation infrastructure to enhance accessibility and reduce reliance on personal vehicles. The LaTerra Select Burbank project, a major TOD initiative, is set to deliver 573 housing units and a 307-room hotel adjacent to a transit plaza connected to the Burbank Metrolink Station. Scheduled to open in 2025, this development is expected to reduce traffic congestion, promote sustainable urban growth, and provide housing near employment hubs (LaTerra Select Burbank Project Plan, 2023). The International Council of Shopping Centers (ICSC) TOD Benefits Report further highlights the economic advantages of TOD projects, including increased local business activity and enhanced neighborhood walkability (ICSC Report on TOD Benefits, 2023).

#### *Compliance with Regional Housing Needs Allocation (RHNA)*

The City of Burbank has undertaken specific zoning amendments and policy updates to ensure compliance with the Regional Housing Needs Allocation (RHNA), as required by the California Department of Housing and Community Development (HCD). These efforts are aimed at expanding affordable housing opportunities, accommodating mandated housing growth, and maintaining local control over land use decisions.

#### **Adjustments to Zoning to Accommodate Mandated Housing Growth**

To accommodate the mandated housing growth, Burbank's zoning adjustments include density increases, streamlined approval processes, and modifications to development standards. The Housing Element Opportunity Sites Overlay Zone enables higher residential densities and flexible land use regulations, encouraging the construction of affordable housing in areas previously zoned for commercial and lower-density residential use.

Additionally, by aligning local zoning regulations with RHNA mandates, Burbank ensures that developers can build at densities consistent with the RHNA housing targets, reducing the risk of housing shortages and promoting equitable housing distribution throughout the city. The city's revised zoning ordinance allows for increased height limits and reduced parking requirements in targeted areas, making it more financially feasible for developers to construct affordable housing.

Burbank has proactively updated its zoning laws and implemented housing opportunity overlays to comply with state mandates such as the Housing Crisis Act of 2019 (SB 330). These updates ensure that

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the city remains compliant with California’s housing laws, preventing potential state intervention or legal challenges due to non-compliance (California HCD Housing Compliance Report, 2024).

By meeting RHNA targets and complying with state regulations, Burbank retains local control over its zoning and land use policies, avoiding potential penalties or restrictions that could arise from failing to meet affordable housing goals. The Housing Element’s Opportunity Sites Overlay Zone, inclusionary zoning policies, and streamlined permitting processes collectively demonstrate Burbank’s commitment to fair housing access, sustainable urban development, and the creation of a diverse housing market that serves residents across income levels.

## **Fair Housing Practices in Burbank**

In Burbank, fair housing organizations play an essential role in ensuring that all residents have equal access to housing opportunities while being protected from discriminatory practices. These organizations are responsible for monitoring and enforcing compliance with local, state, and federal fair housing laws, including the Fair Housing Act and California's Fair Employment and Housing Act. Their primary function is to assist residents by providing guidance on their rights, offering mediation services, and addressing complaints related to housing discrimination.

To ensure a comprehensive and coordinated approach to fair housing, these organizations collaborate closely with entities such as the Burbank Housing Authority, the Housing Rights Center, and the Landlord-Tenant Commission. This partnership helps streamline fair housing enforcement efforts, tenant protections, and landlord compliance requirements. Additionally, these organizations work to educate residents on the process of filing complaints, offer referrals to legal resources when necessary, and oversee that landlords adhere to fair housing laws to prevent discriminatory practices.

Fair Housing Complaints and Enforcement in Burbank

### Key Fair Housing Organizations and their Roles

The provision of fair housing services in Burbank is a collaborative effort among several key agencies, each dedicated to ensuring equitable access to housing and addressing landlord-tenant disputes. Organizations such as the Burbank Housing Authority (BHA), the Housing Rights Center (HRC), and the Landlord-Tenant Commission work collectively to promote a fair, inclusive, and sustainable housing environment. Through their specialized programs and initiatives, these organizations offer essential support to both tenants and landlords, facilitate conflict resolution, and uphold the principles of fair housing to ensure that all residents are treated with dignity and fairness.

### **Burbank Housing Authority (BHA)**

The Burbank Housing Authority works to ensure that all residents have equal access to housing opportunities, free from discrimination. BHA adheres to federal fair housing requirements set by the

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U.S. Department of Housing and Urban Development (HUD) and California's Fair Employment and Housing Act (FEHA), ensuring that no applicant or tenant is denied housing based on race, color, national origin, religion, sex, disability, familial status, or other protected characteristics (Source: HUD Fair Housing Act, 2024: hud.gov).

To enforce fair housing laws, BHA partners with the Housing Rights Center (HRC) to provide fair housing education, complaint resolution, and legal assistance for tenants facing housing discrimination. Additionally, BHA requires all landlords and property managers who accept Section 8 vouchers to comply with fair housing regulations (Source: Burbank Housing Rights Program, 2024).

Furthermore, BHA has developed policies to ensure accessibility for disabled residents, requiring reasonable accommodations in housing units and enforcing Americans with Disabilities Act (ADA) compliance in all properties receiving government assistance. These efforts expand housing access for people with disabilities, ensuring that they can secure and maintain safe, suitable housing (Source: City of Burbank Housing Accessibility Report, 2024: burbankca.gov).

Beyond compliance, BHA actively works to promote inclusive housing options by partnering with developers to create mixed-income housing projects that integrate affordable units into market-rate developments. One such project, The Burbank Housing Initiative, was developed in collaboration with private developers and city agencies, creating over 100 new affordable units within a high-resource neighborhood.

### **Housing Rights Center (HRC)**

The Housing Rights Center (HRC) is a nonprofit organization dedicated to promoting equal access to housing and preventing housing discrimination. The HRC provides essential services, including education, counseling, and advocacy for tenants who believe they have been subjected to discriminatory housing practices. It also works with landlords and property managers to ensure they are compliant with fair housing laws. Through its programs, the HRC helps ensure that all residents, regardless of their race, ethnicity, gender, disability, or familial status, can access housing opportunities without facing bias or discrimination.

One of the HRC's core functions is to provide fair housing education to both tenants and landlords. The HRC offers workshops and resources to tenants, educating them on their rights under the Fair Housing Act and California housing laws. These programs are designed to empower tenants to recognize and report discrimination, providing them with the knowledge and tools to assert their rights effectively. In addition, the HRC provides counseling and mediation services for tenants facing discriminatory practices. In 2023, the HRC counseled over 300 tenants who had experienced discrimination in housing based on race, family status, gender, or disability. Many of these individuals were able to resolve their

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complaints with the assistance of HRC's advocacy team, who worked with property owners and managers to ensure compliance with housing laws and prevent further discriminatory practices.

#### Training for Landlords and Property Managers

The HRC also focuses on promoting fair housing practices among landlords and property managers. To ensure that Burbank's rental housing market remains compliant with fair housing laws, the HRC regularly conducts training sessions for landlords and property managers. These training programs cover the ins and outs of fair housing regulations, best practices for tenant relations, and how to avoid common pitfalls that may lead to discriminatory practices.

In 2023, the HRC hosted several training sessions, attended by over 150 property managers and landlords, educating them on topics such as accessibility requirements for disabled tenants, eviction procedures, and non-discriminatory advertising practices. This training is crucial in creating a more inclusive housing market where all tenants can feel secure in their housing choices.

One of the key initiatives launched by the HRC in 2023 was the "Fair Housing for All" Campaign, which aimed to raise awareness about housing discrimination and encourage tenants to report suspected violations. This campaign included a series of public service announcements, community workshops, and collaborations with local schools to educate young people about their rights as future tenants. The campaign successfully reached over 2,000 community members, providing them with tools to identify and report housing discrimination.

The HRC also partnered with local housing organizations to host a Fair Housing Month event in April 2023, where more than 250 community members attended to learn about housing rights and available resources. The event featured guest speakers, information booths, and a presentation on recent legislative changes affecting housing policies in California.

#### **Landlord-Tenant Commission**

The Landlord-Tenant Commission in Burbank serves as an educational and advisory body dedicated to providing information and facilitating the resolution of disputes between landlords and tenants. Comprising volunteer members, the Commission offers a neutral platform where both parties can present concerns and work toward mutually agreeable solutions. While the Commission does not possess legal authority or provide legal advice, it plays a crucial role in promoting housing stability and fostering understanding within the community (Source: City of Burbank, Landlord-Tenant Commission and Housing Resources, 2024: burbankca.gov).

The Landlord-Tenant Commission actively promotes fair housing practices by ensuring that tenants are aware of their rights and that landlords understand their legal responsibilities under fair housing laws.

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The Commission works closely with the Housing Rights Center (HRC) to address fair housing violations, educate the community on anti-discrimination laws, and provide resources for tenants facing housing discrimination. Workshops and informational sessions are regularly held to help tenants understand their protections under the Fair Housing Act and California's Fair Employment and Housing Act (FEHA) (Source: Burbank Housing Rights Center, 2024: hrc-la.org).

To enhance accessibility and efficiency, the Commission introduced an online mediation platform in 2023, allowing tenants and landlords to resolve disputes remotely. This initiative proved especially beneficial during periods when in-person meetings were limited, allowing for quicker and more convenient dispute resolution. The mediation program addresses unlawful evictions, rent increases, discriminatory leasing practices, and failure to maintain habitable living conditions (Source: City of Burbank, Landlord-Tenant Commission Report, 2024: burbankca.gov).

The City of Burbank has also established a Housing Enforcement Unit (HEU) to ensure compliance with the Tenant Protection Ordinance (TPO), which became effective on August 30, 2024. The HEU includes staff from the City's Community Development Department and City Attorney's Office, and is responsible for overseeing tenant protections, investigating complaints, and enforcing housing regulations. The unit's primary functions include:

- Intake and Investigation: Receiving and reviewing complaints related to potential violations of the TPO.
- Enforcement: Taking appropriate actions to address and rectify violations, which may involve legal proceedings or administrative remedies.
- Education and Outreach: Informing both landlords and tenants about their rights and responsibilities under the TPO to promote voluntary compliance and prevent disputes (Source: City of Burbank, Tenant Protections, 2024: burbankca.gov).

Unlike the Landlord-Tenant Commission, which focuses on education and mediation, the Housing Enforcement Unit has enforcement authority to ensure that the Tenant Protection Ordinance is upheld. Tenants who believe their rights under the TPO have been violated can contact the HEU for assistance, resources, and complaint resolution (Source: City of Burbank, Housing Enforcement Unit, 2024: burbankca.gov).

Regular monthly meetings are held by the Landlord-Tenant Commission, typically on the first Monday of each month at 6:15 p.m. in the Community Services Building. These meetings provide an opportunity for tenants and landlords to present grievances, receive information, and access resources aimed at fostering mutual understanding and resolving conflicts amicably. During these sessions, the Commission provides guidance on fair housing laws, including protections against discriminatory

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housing practices such as refusal to rent based on race, disability, or familial status (Source: City of Burbank, Landlord-Tenant Commission Meeting Schedule, 2024: burbankca.gov).

Additionally, the City Attorney's Office has sought licensed California attorneys to serve on a panel for mediating landlord-tenant disputes. This initiative aims to provide non-cost mediation services to residents, further supporting the Commission's efforts in promoting fair and equitable housing practices. Legal professionals assist with cases involving retaliatory evictions, failure to make reasonable accommodations for disabled tenants, and landlord harassment (Source: City of Burbank, Mediator Program, 2024: burbankca.gov).

Beyond dispute resolution, the Landlord-Tenant Commission and Housing Enforcement Unit work together to ensure that tenant protections are enforced while fostering constructive landlord-tenant relationships. The Commission continues to advocate for stronger housing policies, while the HEU actively investigates and enforces regulations to protect tenants from unlawful evictions and housing discrimination.

### **Fair Housing Trends within the City of Burbank**

The Housing Rights Center (HRC) has been the primary organization responsible for delivering fair housing services in Burbank, ensuring that tenants and landlords have access to resources, legal protections, and dispute resolution assistance. The following analysis provides a detailed examination of HRC's fair housing services during fiscal years 2021-2022, 2022-2023, and 2023-2024, focusing on the number of people served, trends in discrimination allegations, case outcomes, and workshops conducted. A comparison of HRC's service data across these years highlights shift in housing-related issues, key patterns in protected class discrimination, and areas requiring improvement.

### **Fair Housing Services Provided by the Housing Rights Center (HRC)**

In the fiscal year 2021-2022, the Housing Rights Center provided services to 181 Burbank residences, of which 28 cases specifically addressed fair housing matters. The majority of HRC's services during this period focused on tenant rights education, eviction counseling, and dispute resolution between landlords and tenants. HRC also hosted workshops and community outreach sessions to educate residents on their fair housing rights and help landlords comply with anti-discrimination laws (City of Burbank Housing Programs and Fair Housing Services Report, 2022: burbankca.gov).

During the subsequent fiscal year 2022-2023, HRC expanded its reach, serving 210 residents in Burbank. This increase in service delivery included 30 households that raised discrimination-related concerns, marking a modest rise in fair housing complaints handled by the organization. The Housing Rights Center's expanded outreach efforts contributed to this rise, as more tenants became aware of

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their rights and how to report housing discrimination (Source: Housing Rights Center Annual Report, 2023: [hrc-la.org](http://hrc-la.org)).

In contrast, the fiscal year 2023-2024 showed a notable decline in overall services provided by HRC, with only 141 residents receiving assistance. Of this total, 17 cases specifically involved fair housing violations or discrimination concerns. The reduction in total residences served may indicate limited outreach capacity, decreased funding, or a shift in demand for HRC's housing-related services. Additionally, the fluctuation in reported fair housing cases across the three years suggests that awareness and reporting mechanisms may require further strengthening.

#### Housing Rights Center: Fair Housing Services in Burbank

Fiscal Year	General Housing Services Provided by HRC	Fair Housing Services Provided by HRC	Total Residences Served by HRC
2021-2022	153	28	181
2022-2023	180	30	210
2023-2024	124	17	141

The Housing Rights Center actively promotes fair housing practices in Burbank by ensuring that tenants are aware of their rights and that landlords understand their legal responsibilities under fair housing laws. HRC works closely with the City of Burbank and the California Civil Rights Department (CRD) to monitor fair housing violations, investigate complaints, and conduct legal enforcement when necessary. Common violations addressed by HRC include refusal to rent to individuals based on race, disability, or family status, discriminatory lease terms, and failure to provide reasonable accommodations (California Civil Rights Department, Fair Housing Discrimination Report, 2024: [calcivilrights.ca.gov](http://calcivilrights.ca.gov)).

To enhance accessibility and efficiency, HRC introduced an online mediation platform in 2023, allowing tenants and landlords to resolve disputes remotely. This initiative proved especially beneficial during periods when in-person meetings were limited, allowing for quicker and more convenient dispute resolution. The mediation program addresses issues related to unlawful evictions, rent increases, discriminatory leasing practices, and failure to maintain habitable living conditions (City of Burbank Landlord-Tenant Commission Report, 2024: [burbankca.gov](http://burbankca.gov)).

In addition to mediation and complaint resolution, HRC conducts annual fair housing compliance workshops for Burbank landlords, property managers, and real estate professionals. These workshops educate housing providers on anti-discrimination laws, rental policies, and fair housing best practices,

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helping to reduce incidents of housing discrimination before they occur (Source: Housing Rights Center Educational Programs, 2024: [hrc-la.org](http://hrc-la.org))

### Trends in Discrimination Allegations and Case Outcomes

The trends in discrimination allegations and case resolutions over the past three fiscal years provide valuable insights into Burbank’s ongoing commitment to fair housing protections. In 2021-2022, a total of 28 discrimination allegations were recorded. The vast majority of these cases (27 complaints) were successfully resolved at the inquiry stage through counseling and referrals, demonstrating the effectiveness of early intervention and support services. Only one case escalated to a formal investigation, which resulted in a sustained finding of discrimination. This reflects strong efforts in addressing concerns promptly, minimizing the need for legal escalation.

During the 2022-2023 fiscal year, the number of reported allegations increased slightly to 30, reflecting greater awareness among residents about their housing rights and the resources available to them. The majority of cases (28 complaints) were resolved through early intervention and counseling, while two cases proceeded with formal investigations. Of these, one case resulted in a confirmed finding of discrimination, aligning with the previous year’s trends. The high-resolution rate demonstrates that most concerns could be effectively addressed without requiring further legal action, reinforcing the proactive approach of fair housing services in Burbank.

In 2023-2024, discrimination allegations decreased significantly to 17 cases, an encouraging trend that may indicate improved landlord compliance, greater awareness of fair housing laws, or fewer incidents of housing discrimination. However, two cases progressed to formal investigations, and both resulted in sustained findings of discrimination.

#### Discrimination Allegations and Case Trends in Burbank

Fiscal Year	Total Allegations	Inquiries Resolved	Cases Opened	Resolution through Counseling	Sustained Cases
2021-2022	28	27	1	26	1
2022-2023	30	28	2	27	1
2023-2024	17	15	2	15	2

Data Source: Fair Housing Council of Los Angeles County, 2024

The increase in sustained findings of discrimination in 2023-2024 underscores the importance of continued fair housing advocacy and outreach. Although fewer complaints were filed, the findings demonstrate that discrimination cases were handled effectively and that fair housing services remain vigilant in addressing violations. The most common concerns involved Source of income discrimination and accessibility for people with disabilities, highlighting areas where additional education and awareness can further strengthen housing equity in Burbank.

A deeper analysis of discrimination allegations by the protected class provides further clarity on the nature of reported complaints. In 2021-2022, discrimination based on physical disability was the most frequently cited concern, accounting for 50% of all allegations. This was followed by mental disability discrimination (32%), with additional cases related to race (7%), Source of income (4%), familial status (4%), and marital status (4%).

By 2023-2024, physical disability discrimination remained a leading concern, comprising 47% of total allegations. General discrimination complaints—cases that lacked specific categorization—also accounted for 47%, suggesting a need for clearer reporting mechanisms and continued fair housing education. A single complaint of discrimination based on national origin was recorded, demonstrating that housing discrimination remains an issue that requires ongoing attention and advocacy.

**Discrimination Allegations by Protected Class (2021-2022)**

Allegation Type	Number of Allegations	Percentage (%)
Physical Disability	14	50.0%
Mental Disability	9	32.0%
Race	2	7.0%
Source of Income	1	4.0%
Familial Status	1	4.0%
Marital Status	1	4.0%
Total	28	100%

Data Source: Fair Housing Council of Los Angeles County, 2024

The consistent focus on disability-related discrimination cases highlights the importance of promoting accessibility in housing. The Housing Rights Center and the City of Burbank have taken proactive steps to ensure that landlords and property managers are well-informed about fair housing requirements, particularly regarding reasonable accommodations for tenants with disabilities. Through ongoing education, outreach programs, and mediation efforts, Burbank continues to strengthen fair housing protections and promote an inclusive housing market for all residents.

Over the three years, physical disability discrimination consistently emerged as the most reported issue. The persistence of these allegations highlights systemic challenges in providing accessible and equitable housing to individuals with disabilities. The data also suggests that residents may lack clarity on how to classify other forms of discrimination, leading to a rise in general discrimination allegations during the 2023-2024 fiscal year.

**Allegations by Protected Class (2023-2024)**

An analysis of fair housing allegations in 2023-2024 highlights the prevalence of discrimination cases related to physical disability and general discrimination concerns. Out of the 15 total cases reported, 7 allegations (47%) involved physical disability discrimination, emphasizing the ongoing need for

accessibility protections in housing. Another 7 cases (47%) fell under general discrimination allegations, reflecting instances where the complainant did not specify a protected class but still experienced unfair treatment. Additionally, one complaint (6%) related to national discrimination, indicating that while less frequent, housing discrimination based on nationality exists.

**Allegations by Protected Class**

Allegation Type	Number of Allegations	Percentage (%)
Physical Disability	7	47%
General Discrimination	7	47%
National Origin	1	6%
Total	15	100%

Data Source: Fair Housing Council of Los Angeles County, 2024

These findings suggest that disability-related discrimination remains a significant concern in Burbank, alongside a growing number of general discrimination complaints, which could indicate a gap in awareness regarding fair housing protections. Expanding outreach efforts and providing targeted education on tenants' rights and fair housing laws could help reduce these cases in the future.

**Workshops and Outreach Efforts in Burbank**

Fair housing education and outreach workshops are an essential tool for preventing housing discrimination and promoting awareness of tenants' rights. Over the past three years, the number of workshops held in Burbank has remained relatively stable. In 2021-2022, only one workshop was conducted to educate residents on fair housing rights. By 2022-2023, this number increased to two workshops, a level that was maintained during 2023-2024.

Fiscal Year	Workshops Held in Burbank
2021-2022	1
2022-2023	2
2023-2024	2

Data Source: Fair Housing Council of Los Angeles County, 2024

The steady number of workshops demonstrates an ongoing commitment to fair housing education. Increasing the frequency of workshops, particularly in underserved areas and for vulnerable populations such as seniors, individuals with disabilities, and low-income renters, could strengthen awareness and reduce the number of escalated cases.

**Fair Housing Case Investigations and Resolutions – Housing Rights Center and Fair Housing Council**

Investigations into housing discrimination complaints in Burbank provide a critical lens through which to assess the effectiveness of local fair housing services and the progress made in protecting residents' rights. Over the past three years, both the Fair Housing Council of Los Angeles County (FHCLA) and the

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Housing Rights Center (HRC) have played integral roles in promoting housing equity, investigating complaints, resolving disputes, and educating the community. Their combined efforts illustrate the city's ongoing commitment to upholding the principles of fair housing, even as challenges evolve over time.

In fiscal year 2021–2022, the Fair Housing Council handled 27 fair housing investigations involving Burbank residents. Of these, 26 cases were successfully resolved through early intervention techniques such as counseling and mediation, resulting in an impressive 96% resolution rate. Only one case escalated to a formal sustained finding of discrimination, underscoring the success of proactive mediation efforts during this period (Source: Fair Housing Council of Los Angeles County, 2024).

The following year, 2022–2023, saw a slight increase in reported cases, with a total of 28 investigations. Despite the higher volume, early intervention remained highly effective; 27 cases were again resolved informally, and only one case resulted in sustained finding of discrimination. This stability in outcomes highlights the strength of Burbank’s fair housing support systems during a time of increased housing market pressures (Source: Fair Housing Council of Los Angeles County, 2024).

In Fiscal year 2023–2024, the total number of investigations dropped to 15, and the proportion of cases resulting in sustained discrimination findings increased. Two cases were formally sustained, suggesting either greater severity in reported incidents or improved documentation by complainants. This shift indicates a need for continued vigilance, expanded legal resources, and intensified tenant education efforts to address increasingly complex fair housing violations (Source: Fair Housing Council of Los Angeles County, 2024).

The following table summarizes the Fair Housing Council’s case outcomes:

<b>Fiscal Year</b>	<b>Total Investigations</b>	<b>Resolved via Counseling</b>	<b>Sustained Cases</b>
2021–2022	27	26	1
2022–2023	28	27	1
2023–2024	17	15	2

Source: Fair Housing Council of Los Angeles County, 2024

Building on the fair housing efforts initiated by the Fair Housing Council of Los Angeles County (FHCLA), the Housing Rights Center (HRC) assumed the responsibility of providing fair housing services to Burbank starting in the 2023 fiscal year and continuing through the present. HRC’s engagement marks an important expansion of local fair housing support, offering residents enhanced access to discrimination investigations, tenant rights counseling, and educational workshops.

During the 2023–2024 fiscal year, the Housing Rights Center served a total of 141 Burbank residences with a combination of general housing and specific fair housing assistance (Source: Housing Rights Center, 2024). Out of these, 17 households raised concerns explicitly related to alleged violations of fair housing laws. These cases were thoroughly investigated to ensure compliance with both the federal Fair Housing Act and California's Fair Employment and Housing Act (FEHA).

Of the 17 fair housing matters reported, 15 were resolved through preliminary investigations, counseling, and informal dispute resolution. Two cases, however, escalated into formal discrimination investigations, both of which resulted in sustained findings. One case was referred to by the California Civil Rights Department (CRD) for the filing of a formal administrative complaint, while the other involved legal assistance related to an eviction proceeding. The outcomes of these cases demonstrate the Housing Rights Center’s commitment to pursuing enforcement when early intervention is insufficient.

Analysis of the allegations revealed that the majority involved issues of physical disability discrimination (47% of cases), and general discrimination not tied to a specifically protected class (47%). One case (6%) involved allegations based on national origin. These patterns closely mirror national fair housing enforcement trends, where discrimination based on disability status remains among the most commonly reported and substantiated violations (Source: Housing Rights Center, 2024).

In addition to direct services, the Housing Rights Center emphasized the importance of community outreach and education. During the 2023–2024 fiscal year, HRC conducted two fair housing workshops in Burbank. These workshops targeted tenants, landlords, property managers, and real estate professionals, with the goal of promoting broader awareness of fair housing rights and responsibilities. Topics included protections against sources of income discrimination, reasonable accommodation requirements, and how to file fair housing complaints.

The following table summarizes HRC’s service activities in Burbank for the most recent reporting period:

<b>Fiscal Year</b>	<b>Fair Housing Matters Served (HRC)</b>	<b>Formal Cases Opened (HRC)</b>	<b>Workshops Held</b>
2023–2024	17	2	2

Source: Housing Rights Center, 2024

*Summary of Findings from Fair Housing Services (2021–2024)*

One of the most consistent findings during this period is the high-resolution rate achieved through early intervention strategies. Between 2021 and 2023, more than 95% of discrimination complaints investigated by the Fair Housing Council were resolved informally through counseling, mediation, or tenant education, minimizing the need for protracted legal proceedings. This trend demonstrates the effectiveness of accessible dispute resolution services in addressing potential violations before they escalate.

The analysis highlights the critical role of education and outreach. Beginning in 2023–2024, the Housing Rights Center implemented public workshops in Burbank aimed at tenants, landlords, and property managers. These efforts address an essential need for proactive education, empowering residents to understand their rights and responsibilities under fair housing laws and helping to prevent violations before they occur.

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## Community Engagement

### Summary of community input and involvement in the AI process.

The City of Burbank's Analysis of Impediments Survey offers a valuable and comprehensive look into community perspectives on housing discrimination, fair housing policies, and opportunities for improvement. With high levels of participation and a diverse range of responses, the survey underscores the community's commitment to fostering an inclusive and equitable housing environment. The feedback collected provides insights into public awareness of fair housing rights, the challenges residents face, and potential solutions for ensuring greater access to housing opportunities for all.

One of the most promising findings from the survey is that more than half of respondents feel well-informed about housing discrimination laws and their rights as tenants or homeowners. This demonstrates the effectiveness of ongoing education and outreach efforts. The survey also highlighted an opportunity to further expand public awareness efforts, as some respondents expressed uncertainty or limited knowledge of fair housing policies. Those with a strong understanding of fair housing laws often referenced personal experiences or anecdotal knowledge, while others noted a need for clearer definitions and guidelines on what constitutes housing discrimination. These findings emphasize the importance of continued education and outreach efforts to ensure that all residents feel empowered to recognize and report potential violations.

The survey also shed light on housing-related challenges faced by residents, with one in four respondents indicating they had either experienced or knew someone who had experienced housing discrimination. While overt forms of discrimination are less commonly reported, subtle and systemic barriers persist. Respondents identified concerns such as refusal to rent based on income, discouragement from renting in certain areas, and challenges related to housing vouchers. The data highlights the need for expanded protection and stronger enforcement to ensure equal access to housing for all, particularly low-income families, individuals with disabilities, and households using rental assistance programs.

One key takeaway from the survey is the disparity between the number of people who perceive discrimination and those who report it. While a majority of respondents stated they would report instances of discrimination, a notable percentage expressed uncertainty about the reporting process or concerns about potential retaliation. To address this, the survey responses highlighted the need for clearer reporting mechanisms, enhanced tenant protections, and increased trust in enforcement agencies.

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Residents also offered constructive suggestions on how to strengthen fair housing protections in Burbank. Education was a recurring theme, with many calling for greater awareness efforts targeting both tenants and landlords. Suggestions included public awareness campaigns, informational workshops, and mandatory training sessions for housing providers to prevent unintentional discrimination and ensure compliance with fair housing laws. Additionally, respondents emphasized the importance of strong enforcement measures, such as stricter penalties for violations, improved monitoring of rental practices, and increased oversight of housing policies. These recommendations align with the best practices in fair housing policy and reflect the community’s desire for actionable solutions that create lasting positive change.

**Insights from stakeholders, including residents and advocacy groups.**

Stakeholders, including residents, advocacy groups, and community organizations—play a vital role in shaping housing policies and advancing equity in Burbank. Their collective insights provide a comprehensive understanding of the housing landscape and offer practical, forward-thinking solutions to promote fairness and inclusiveness. The City of Burbank’s Analysis of Impediments Survey serves as a valuable tool in amplifying community voices, highlighting the diverse perspectives, priorities, and experiences of residents.

Through the survey, residents shared their experiences and perspectives on housing opportunities, affordability, and accessibility. Many participants emphasized the need to address income-based discrimination, particularly regarding the acceptance of Section 8 housing vouchers by landlords. This challenge disproportionately affects low-income families, limiting their ability to secure stable, high-quality housing. By enhancing education and awareness efforts for landlords and tenants, Burbank has an opportunity to promote broader acceptance of rental assistance programs and improve housing accessibility for all residents.

Participants also raised concerns about financial barriers, such as predatory lending practices, which often target vulnerable individuals with misleading or unfavorable loan terms. Addressing these concerns through consumer protection initiatives and financial literacy programs can empower residents to make informed housing decisions and achieve long-term financial stability.

Race and ethnicity emerged as important themes in the survey responses, with several residents sharing concerns about potential discriminatory practices in the rental and lending markets. Some participants noted that certain communities face barriers in securing rental opportunities, reinforcing the importance of continued enforcement of fair housing laws and proactive outreach efforts. Advocacy groups have championed greater accountability measures, emphasizing that clear policies,

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enhanced tenant protections, and stronger enforcement mechanisms can further ensure equal access to housing for all.

Another significant topic raised by residents was housing accessibility for families. Some survey participants noted challenges in securing housing due to familial status, with larger households sometimes facing higher rents or limited availability of suitable accommodations. Ensuring that families have fair access to quality housing options can help support a thriving, family-friendly community in Burbank. Advocacy organizations continue to promote policies that encourage inclusive rental practices and eliminate barriers that disproportionately affect families with children.

Stakeholders provided valuable recommendations for strengthening fair housing protections. One of the most frequently mentioned solutions was expanding public education efforts to ensure that tenants and landlords fully understand their rights and responsibilities under fair housing laws. Workshops, outreach campaigns, and multilingual educational materials can serve as key tools in enhancing awareness and reducing instances of unintentional discrimination.

Residents also emphasized the importance of accessible and transparent reporting systems for addressing housing concerns. Many respondents expressed a willingness to report potential discrimination but were unsure of how to navigate the process. By simplifying reporting mechanisms, ensuring confidentiality, and providing stronger protection against retaliation, the city can foster a culture of accountability and empower more individuals to seek assistance when needed.

Beyond addressing individual concerns, stakeholders highlighted the importance of long-term housing policy improvements. Many residents advocated increasing the availability of affordable housing, implementing rental stability measures, and updating zoning laws to promote inclusive development. For example, several participants suggested that incentivizing the construction of affordable housing units could provide greater housing opportunities for low- and moderate-income families. Others encouraged exploring rent stability policies to help ensure housing remains accessible despite changing market conditions.

Additionally, economic opportunity was frequently identified as a key factor in ensuring long-term housing stability. Many respondents pointed to income disparities and financial constraints as primary challenges in securing and maintaining housing. Recommendations included expanding job training programs, increasing access to financial assistance, and supporting workforce development initiatives to strengthen economic mobility and provide residents with greater housing choices.

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## Identification of Impediments to Fair Housing Choice

Quantitative Data Analysis: Statistics and trends related to housing discrimination, affordability, and access.

The City of Burbank's housing landscape reflects national trends in affordability challenges, housing discrimination, and inequities in access. Quantitative data from local reports and surveys provide a detailed view of these issues, it is important to note that during the development of this AI, the City of Burbank received 98 fair housing surveys. As a result, the following analysis should not be considered statistically representative of the entire city but rather a snapshot of the opinions and experiences of those 98 survey respondents.

### Housing Discrimination

In the Analysis of Impediments Survey, 25.25% of respondents reported encountering or knowing someone who had encountered housing discrimination. While this figure represents only a subset of the population, it indicates substantial barriers to equitable housing access.

Among the types of discrimination reported, income-based bias was the most prevalent, with 30% of respondents identifying it as a critical issue. Examples include landlords refusing to rent to Section 8 voucher holders, a practice that disproportionately affects low-income families. Racial and ethnic discrimination followed closely, cited by 25% of respondents, reflecting systemic biases that limit housing opportunities for marginalized groups. Familial status discrimination (20%) and predatory lending practices (15%) further highlight the intersectionality of housing inequities.

The Fair Housing Activities Report for 2021-2022 supports these findings, documenting 28 discrimination-related inquiries over the fiscal year. Physical and mental disabilities were cited as key protected classifications involved in these cases, accounting for 50% and 32% of reported discrimination inquiries, respectively. Race-based discrimination accounted for 7%, illustrating the need for greater enforcement of anti-discrimination laws.

Only 50.51% of respondents felt well-informed about housing discrimination, while 35.35% felt somewhat informed, and 14.14% admitted they were uninformed. Among those encountering discrimination, 65.66% said they would report it, but 33.33% were unsure how to proceed.

### Housing Affordability

Housing affordability remains a top priority in Burbank, as the city works to ensure that residents across all income levels have access to stable and affordable housing options. The 2021-2029 Housing Element highlights significant employment growth over the past decade, positioning Burbank as a dynamic economic hub. However, housing production has not kept pace with job growth, creating a job-to-

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housing imbalance that has contributed to higher housing costs. Addressing this challenge presents an opportunity to expand housing options, increase affordability, and enhance overall quality of life for residents.

The Housing Needs Assessment provides valuable insights into the current housing landscape, revealing that 44.1% of renters and 31.3% of homeowners in Burbank spend more than 30% of their income on housing. Among renters, low- and moderate-income households are most affected, with 84% of extremely low-income renters and 75% of very low-income renters experiencing cost burdens. These figures highlight the importance of targeted affordability initiatives to ensure that all residents can access secure and stable housing (City of Burbank's 2020–2025 Consolidated Plan)

As of April 2025, Burbank's rental market remains one of the most expensive in the region. The average rent for a two-bedroom apartment in Burbank is approximately \$2,953 per month, reflecting a 2.9% increase over the past year. This rate is 41% higher than the national average rent price of \$1,623 per month. In comparison, the average rent for a two-bedroom apartment in Los Angeles is around \$2,996 per month, while the statewide average in California is approximately \$2,601 per month. These figures highlight that Burbank's rental costs are competitive compared with other high-demand areas in the state. (Apartments.com, February 2015 - CoStar Group's Market Trend Data)

### Barriers to Access

Burbank is actively working to expand housing access and address structural challenges that impact affordability, availability, and equity in the housing market. Beyond affordability and fair housing protections, zoning regulations, development constraints, and the availability of land for new housing play a key role in shaping the city's housing landscape. By implementing proactive policies and fostering public-private partnerships, Burbank is taking steps to ensure that residents at all income levels have access to quality housing opportunities.

According to the 2021-2029 Housing Element, Burbank has been allocated 8,752 new housing units under the Regional Housing Needs Assessment (RHNA) for the current planning period. Of these, 3,971 are for lower-income households. To meet this target, the city has identified opportunity sites for new housing development, particularly in high-density, transit-oriented areas such as Downtown Burbank and the Golden State District. These locations offer excellent access to jobs, public transportation, and amenities, making them ideal for mixed-income and affordable housing developments.

Burbank is committed to facilitating housing growth while maintaining the city's high quality of life. The Housing Element outlines key strategies to support sustainable residential development, including streamlining approval processes, offering density bonuses, and providing financial incentives for affordable housing projects. However, market conditions such as high land costs and limited funding

Sources for affordable housing remain challenges. To address these barriers, the city is exploring additional funding opportunities, public-private partnerships, and innovative zoning solutions to encourage diverse housing options.

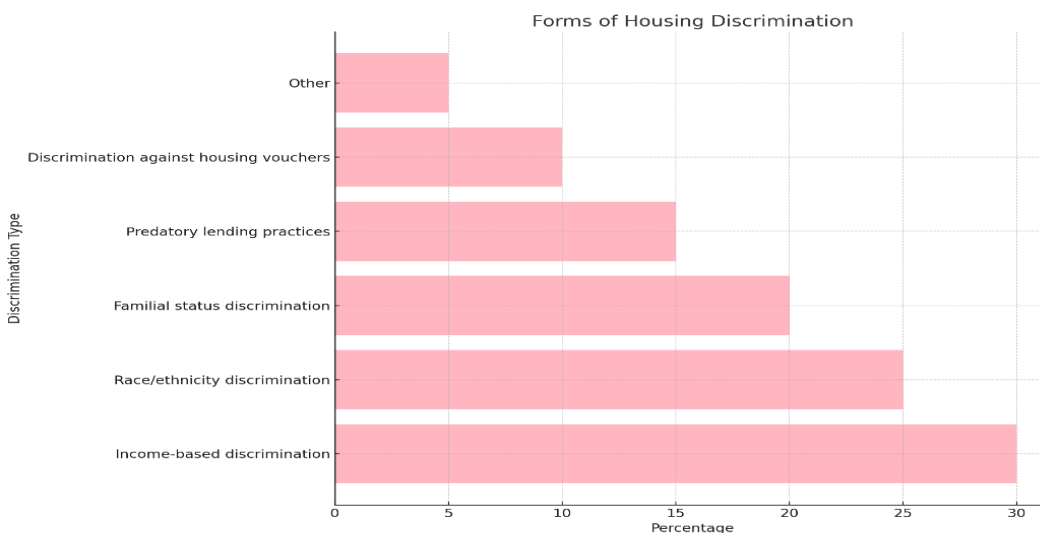
The Analysis of Impediments to Fair Housing Survey highlights residents' perspectives on housing access and equity. A key concern among respondents was housing displacement due to renovictions, in which landlords renovate properties and subsequently raise rents, making them unaffordable for existing tenants. To protect renters from displacement, Burbank continues to explore tenant protection policies, support rental assistance programs, and provide education on housing rights.

Additionally, 15% of survey respondents identified discriminatory lending practices as a barrier to homeownership, particularly affecting low-income and minority households. Addressing this challenge requires expanding homebuyer assistance programs, strengthening fair lending enforcement, and increasing financial education resources to support equitable homeownership opportunities.

### Forms of Housing Discrimination reported in the survey.

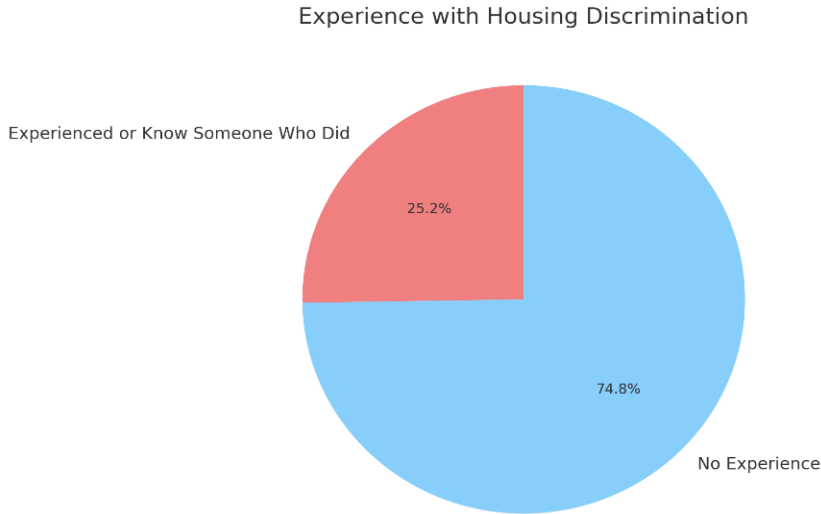
The horizontal bar chart detailing the types of housing discrimination, as provided by survey respondents, provides a nuanced understanding of the challenges faced by residents:

- Income-based discrimination emerged as the most commonly perceived form of discrimination (30%), reflecting barriers faced by low-income families, particularly in the refusal to accept housing vouchers.
- Race and ethnicity discrimination were identified by 25% of respondents, underscoring the challenges faced by minority households who may face biases in securing housing.
- Familial status discrimination (20%) underscores the challenges faced by households with children, who may face biases in securing housing.
- Predatory lending practices (15%)



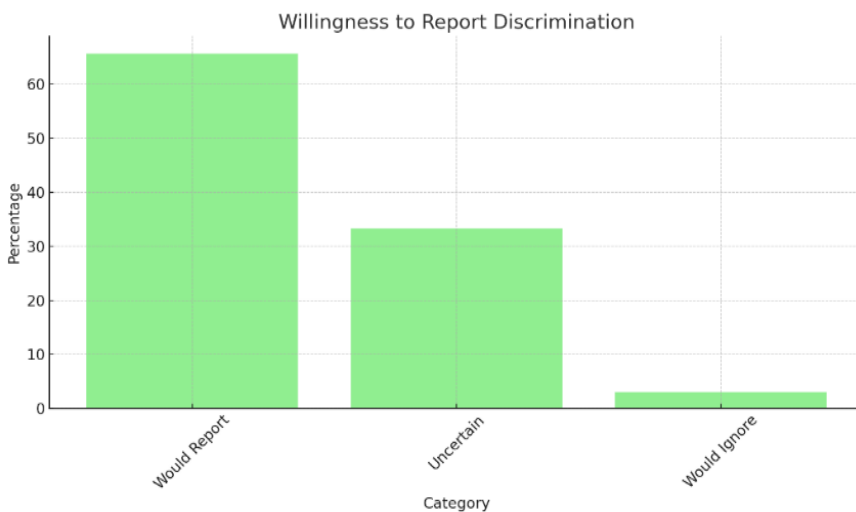
### Experience with Housing Discrimination

The pie chart below reveals that 25.25% of respondents have either experienced or know someone who has faced housing discrimination, while the remaining 74.75% have not encountered it directly.



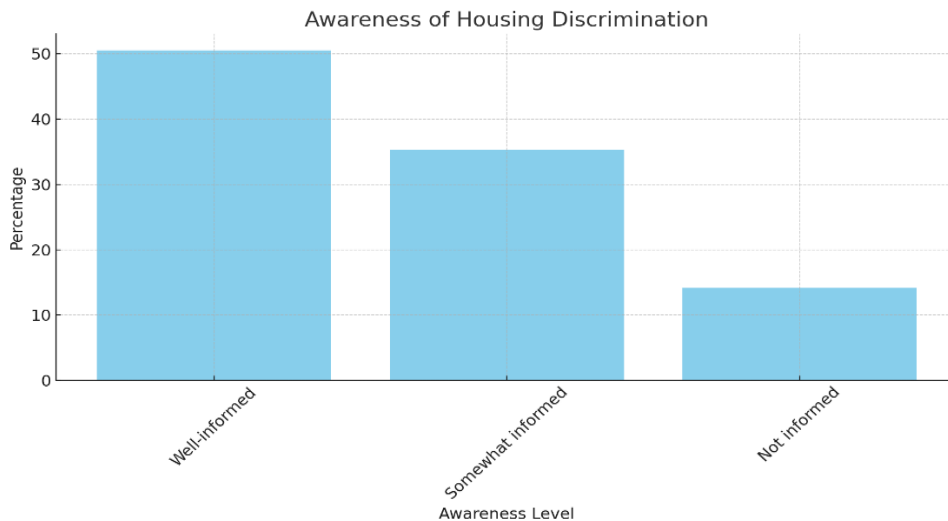
### Willingness to Report Discrimination

The bar chart below reporting willingness reveals an interesting trend: 65.66% of respondents indicated they would report instances of discrimination, while 33.33% were uncertain, and 3.03% would ignore such incidents. Although a majority are willing to take action, the fact that one-third are uncertain may underscore a critical gap in knowledge about how and where to report housing discrimination. Additionally, the small percentage of individuals who ignore such behavior may reflect feelings of helplessness or mistrust in the effectiveness of enforcement mechanisms.



## Awareness of Housing Discrimination

The bar chart below indicates that just over half of respondents (50.51%) consider themselves well-informed about housing discrimination, while 35.35% feel somewhat informed, and 14.14% admit to having little or no awareness. The high percentage of respondents who feel only “somewhat informed” provides an opportunity to deepen community engagement through outreach and education programs, particularly focusing on underserved populations.



## Recommendations

To develop suggested actions addressing identified impediments to fair housing choice, the City of Burbank undertook a comprehensive, community-informed, and data-driven process as part of its 2025 Analysis of Impediments (AI) and Consolidated Plan. The city began with extensive community engagement, hosting public workshops, stakeholder focus groups, and a resident survey to gather input on experiences with housing discrimination, access barriers, and affordability challenges. Outreach was disseminated through local newspapers, online platforms, and public postings to ensure broad participation, with particular attention to reaching low-income residents, people with disabilities, seniors, and historically marginalized populations.

In parallel, the city conducted a detailed Housing Needs Assessment and Fair Housing Analysis using data from the U.S. Census Bureau, American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), and LAHSA Point-in-Time counts, among others. Burbank also reviewed local zoning ordinances and compliance with state mandates such as SB 9, SB 35, and AB 686 to assess regulatory barriers. Based on the synthesis of public input, quantitative analysis, and policy review, the City identified key impediments and formulated targeted strategies to promote fair housing, expand

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affordable housing options, and ensure compliance with Affirmatively Furthering Fair Housing (AFFH) requirements.

### **Suggested actions to address identified impediments**

Using the insights gathered from community engagement and data analysis, Burbank developed the following targeted policy recommendations designed to expand housing opportunities and promote fair housing compliance:

1. **Strengthen Fair Housing Enforcement:** Continue to work with the Housing Rights Center (HRC) on receiving housing discrimination complaints, ensuring accessibility and anonymity. In addition, the City's Landlord Tenant Commission (LTC) will continue to meet on a monthly basis, as authorized by council. Continue to work with HRC to Conduct regular audits and paired testing to uncover discriminatory practices.
2. **Continuing to implement and promote Zoning and Land-Use Policies** that allow for availability of affordable housing and ability of individuals and families to live in neighborhoods of their choice: Burbank's zoning and land-use policies have evolved to promote expanded housing opportunities and support fair housing practices. Following the enactment of Senate Bill 9 (SB 9) and the amendment of Burbank Municipal Code Section 10-1-608.1, property owners can now develop up to four units on formerly single-family residential lots, significantly enhancing density potential (Source: Burbank Municipal Code, Section 10-1-608.1). In addition, the city has strengthened inclusionary zoning requirements, prioritizing mixed-income developments and affordable housing integration, particularly in transit-accessible and resource-rich areas.
3. **Expanding Affordable Housing Supply:** State laws have streamlined permitting processes for affordable housing projects to reduce delays and costs. State law allows for the utilization of publicly owned land for affordable developments through long-term leases or sales to nonprofit developers. Continue to provide voucher programs and work with Burbank Housing Corporation to provide affordable housing. Facilitate the process with developers to apply for tax credits and reduced fees, to encourage private investment in affordable housing.
4. **Enhance Tenant Protections:** Continue to strengthen just-cause eviction policies and protections and, if directed by City Council, introduce stricter caps on annual rent increases. Expand legal aid services to support tenants in disputes and ensure access to fair housing resources. Implement anti-displacement measures, including relocation assistance for residents that fall under the City's tenant protection ordinance. This will be done through the City's new housing enforcement unit. Continue to provide information for landlords and tenants on the City's webpage.

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5. **Increase Public Awareness and Education:** Continue to launch targeted public awareness campaigns to educate residents about fair housing laws and their rights in collaboration with HRC. Continue to provide training for landlords, property managers and tenants on compliance with anti-discrimination laws in conjunction with HRC. Expand and add additional and accessible resources, such as an online hub for fair housing information and reporting tools.
  6. **Collaborate with Stakeholders:** Continue to partner with advocacy groups, developers, and major employers to address housing challenges comprehensively. Continue to hold community meetings to incorporate diverse perspectives into policy development. Continue to coordinate with regional agencies to address cross-jurisdictional affordability gaps and transportation integration.
  7. **Monitor and Evaluate Progress:** The City can consider publishing annual fair housing reports to maintain transparency and accountability; conducting community surveys to assess the effectiveness of implemented strategies and identify emerging challenges; and publishing annual fair housing reports to maintain transparency and accountability. Currently, Planning conducts a Housing Element Annual Progress Report which is required by the state to track the city's progress towards meeting the required RHNA numbers each year.

The findings and recommendations underscore the need for a coordinated and comprehensive approach to fair housing in Burbank. Addressing discriminatory practices, expanding affordable housing, and revising zoning policies are critical steps toward creating a more inclusive housing environment. Educational initiatives and stakeholder collaboration will empower residents and ensure that policies reflect community needs. Implementing these actions not only fulfills legal obligations but also strengthens the social and economic fabric of the city, promoting equity and opportunity for all residents.

## **Methodology**

*Description of data Sources (e.g., census data, surveys, interviews).*

The analysis incorporates multiple data Sources to provide a comprehensive understanding of housing discrimination, affordability, and access in the City of Burbank. These Sources include public surveys, housing policy documents, fair housing activity reports, and data from the U.S. Census Bureau's American Community Survey (ACS).

The City of Burbank Analysis of Impediments Survey offers a direct perspective from residents on their experiences, perceptions, and understanding of housing discrimination. The survey included 99 respondents, who provided both quantitative and qualitative responses. Key areas explored include

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awareness of housing discrimination, the willingness to report incidents, and the specific types of discrimination encountered. This data offers a localized view of housing issues, directly reflecting community sentiment.

The Burbank 2021-2029 Housing Element, a policy document prepared by the City of Burbank, outlines the city's housing goals, needs assessments, and constraints for the planning period. It integrates a wide range of quantitative data, including demographic profiles, housing stock characteristics, housing affordability metrics, and the city's Regional Housing Needs Assessment (RHNA) allocations. The Housing Element draws on state and regional data from the Southern California Association of Governments (SCAG), the California Department of Housing and Community Development (HCD), and the U.S. Census Bureau.

The Fair Housing Activities Reports (2021-2023), prepared by the Housing Rights Center, documents inquiries related to discrimination, tenant-landlord issues, and public outreach activities. It provides a breakdown of discrimination cases by protected classifications (e.g., race, disability, familial status) and details tenant concerns such as eviction, rent increases, and substandard living conditions. The report also includes data on the demographic profiles of those accessing services and the outreach efforts aimed at addressing fair housing issues.

Additionally, the American Community Survey (ACS), conducted annually by the U.S. Census Bureau, serves as a vital source for demographic, economic, and housing data. The ACS offers detailed information on population characteristics, income levels, housing tenure, and cost burdens, providing a broader context for analyzing housing affordability and discrimination in Burbank. For example, ACS data was used to assess rental cost burdens, poverty rates, and demographic trends, which were then compared with local survey findings to identify consistency and disparities.

Supplementary data from advocacy organizations and state programs, such as the California Emergency Rental Assistance Program (ERAP), provided additional insights into systemic challenges like affordability gaps and barriers to accessing housing.

#### [Explanation of the analytical methods used.](#)

The analysis applies both quantitative and qualitative methods to identify trends, relationships, and systemic issues related to housing discrimination, affordability, and access.

Descriptive statistical analysis was used to summarize and interpret quantitative data. Metrics such as percentages, frequencies, and averages were calculated to identify patterns. For example, the percentage of survey respondents who reported housing discrimination was determined, as well as the frequency of specific discrimination types like income-based bias or racial discrimination. Similarly, ACS

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data on cost-burdened households and median rental costs was used to contextualize affordability challenges in Burbank.

Trend analysis was employed to track changes in housing conditions over time, particularly with data from the Housing Element and ACS. This included analyzing shifts in rental costs, income levels, and housing stock characteristics to understand how these factors impact affordability and access.

Comparative analysis was conducted to juxtapose local data with regional and national trends. For instance, Burbank's RHNA allocations and housing cost burdens were compared with broader trends in Los Angeles County and California. This approach provided context for understanding how the city's housing challenges align with or deviate from regional patterns.

Qualitative analysis focused on open-ended survey responses and narrative data from the Fair Housing Activities Report. Responses were coded thematically to identify recurring issues, such as barriers to reporting discrimination or perceptions of systemic bias. These themes were used to complement quantitative findings and offer a deeper understanding of residents' lived experiences.

Geospatial analysis was applied to data from the Housing Element, such as the location of housing opportunity sites and areas identified as disadvantaged communities. Mapping these areas allowed for an exploration of spatial patterns in housing access, highlighting disparities in affordability and the availability of housing.

Lastly, ACS data was integrated into multiple stages of the analysis. Demographic and economic indicators from the ACS, such as poverty rates, median household income, and housing tenure, were used to assess the socioeconomic context of Burbank's housing challenges. The ACS data also provided a benchmark for validating findings from local Sources, ensuring consistency and reliability.

### Limitations of the analysis

The analysis is subject to several limitations stemming from data availability, sample size, and representativeness. One major limitation is the small sample size of the Analysis of Impediments Survey, which included only 99 respondents. While the survey provides valuable insights, the limited number of participants may not fully capture the diversity of experiences and perspectives within Burbank's population. Sampling bias may also be present, as certain demographic groups or neighborhoods may be underrepresented.

Another limitation is the reliance on self-reported data in both the survey and fair housing reports. Respondents may have varying interpretations of housing discrimination or may be hesitant to disclose

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their experiences. This could lead to underreporting or misclassification of discrimination cases, potentially skewing the results.

The analysis depends heavily on secondary data from the Housing Element, Fair Housing Activities Report, and ACS. While these Sources provide extensive quantitative data, they may not fully account for informal or undocumented housing practices that contribute to discrimination and affordability challenges. Additionally, the Housing Element's projections and trends are based on historical data and current policies, which may not fully capture future economic or demographic shifts.

The integration of ACS data introduces its own set of challenges. Although ACS provides detailed and reliable data, it is subject to margins of error, particularly for smaller geographic areas like Burbank. Moreover, ACS's reliance on sampling and multi-year estimates may limit its ability to reflect rapid changes in housing conditions or local economic trends.

Geographic data, such as the identification of housing opportunity sites, may not fully reflect the lived realities of residents in disadvantaged communities. While the Housing Element incorporates spatial analysis, it does not provide granular data on localized disparities, limiting the ability to draw conclusions about specific neighborhoods or subpopulations.

Lastly, the analysis does not include real-time data or recent developments, such as post-2022 economic conditions or changes in state housing policies. This temporal limitation highlights the need for continuous data collection and monitoring to inform future housing policies and initiatives effectively.

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## **Appendices**

Additional data, charts, or graphs supporting the analysis.

Copies of surveys and questions used in interviews.

Glossary of relevant terms.

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## References

A comprehensive list of all Sources cited throughout the document.

- 2021-2029 Burbank Housing Element
- U.S. Census Bureau data, including Decennial Census and American Community Survey (ACS) estimates.
- Southern California Association of Governments (SCAG) regional housing needs projections.
- California Department of Housing and Community Development (HCD) guidelines for affordable housing and RHNA compliance.
- Housing Needs Assessment reports detailing affordability metrics, cost-burden statistics, and demographic trends.
- Local land-use and zoning ordinances as referenced in the Housing Element analysis.
- Housing production data tied to previous RHNA cycles and city housing program reports.
- Public engagement findings from city-led community workshops and surveys regarding housing priorities and challenges.
- Geographic Information Systems (GIS) data to analyze housing opportunity sites and environmental constraints.
- Economic data on local employment growth and its impact on housing demand and affordability.
- Results from the City of Burbank Analysis of Impediments (AI) Survey with quantitative and qualitative community input.
- Data from the Housing Rights Center regarding fair housing complaints, including discrimination cases by protected categories (e.g., race, disability, familial status).
- Federal fair housing laws, including the Fair Housing Act and California-specific legal frameworks.
- Historical data on discriminatory practices, such as redlining and racial covenants, impacting housing patterns in Burbank.
- Information on predatory lending and renoeviction practices collected from tenant advocacy organizations.
- Input from public forums and outreach sessions conducted during the AI development process.
- Review of existing tenant protections and gaps in enforcement mechanisms as reported by local stakeholders.