

To the Members of the Ad Hoc Committee on COVID-19 Recovery and Neighborhood Investment:

Last month the City of Los Angeles submitted a status report to U.S. District Judge David O. Carter on its legal agreement in the case brought by the LA Alliance for Human Rights that commits the City to providing 6,700 “shelters and alternative housing options” to unsheltered residents living near freeways. As anchor agencies within the Los Angeles homeless services delivery system, our five agencies are the service providers who have the capacity that would be required to implement such a large-scale operation – and we write you to express our serious concerns over many aspects of the proposed plan outlined in the City’s report (“the Plan”). We also offer an alternative approach that utilizes existing housing assets to achieve permanent outcomes quickly.

The Plan indicates that the City is exploring the use of “pallet (or modular) shelters,” “safe parking,” and “safe camping sites” as “housing options” for the target population. [Last week's council motion](#) put forward by Council President Martinez and Councilmember Price allocating \$25 million for exploration and capital towards these options confirms that this is the path the City is pursuing. We disagree strongly with this approach as the primary strategy. Tents, sheds, and sanctioned encampments are not the necessary permanent solutions for this effort – especially during a pandemic that presents such serious danger to the health of those living outside. Rather than moving people experiencing homelessness to another location where they are still living outdoors, we believe it will be more expedient, efficient, and cost effective to utilize existing housing stock in the marketplace. Through a combination of master leasing homes and apartments, acquiring motels and hotels, and moving clients into apartment units that are ready for lease up right now, we can help bring our homeless neighbors off the streets and into permanent solutions while avoiding options like pallet shelters and safe camping that have proven to be ineffective. The City’s report also states that options may include “rapid rehousing rental assistance,” “hotel/motel leasing or vouchers,” and “shared housing.” We agree that these permanent solutions should be pursued and receiving investment.

Our five agencies mapped available housing assets during the last two days. Together with 20 agencies from across the City, our survey revealed enough assets to house at least 3,500 individuals through subsidized market rate units or master lease/acquisition (see Attachment 1 below for a Council District breakdown and summary of the survey results). This does not represent the full inventory of available units. It is rather a quick snapshot of some of the existing capacity of units and properties that could be leveraged quickly to support the housing of the target population of the Plan. A more extensive property/unit asset mapping process can be conducted if the Ad Hoc Committee would like to further explore this with providers.

In addition to our concern about housing options identified in the Plan, we are also very concerned about the City’s intention to utilize forced relocation to move clients if they decline housing options, and to enforce anti-camping laws against all people residing within 500 feet of an overpass, underpass, or ramp in the long-term. When housing resources are available, our organizations are extremely effective in working with people experiencing homelessness to come inside. We do this by implementing well-established best practices that are trauma-informed and person-centered, including utilizing Multidisciplinary Teams that build rapport and trust to encourage clients to accept new resources and come inside. Forcing someone to accept a resource or be forcibly displaced is not only emotionally and physically traumatizing to a person living outside, it actively disrupts the process of them getting off the streets – furthering entrenching their homelessness.

According to the Plan, the City intends to use enforcement “on an ongoing basis to ensure that no person can return to camp or reside in that area.” In Los Angeles, people experiencing homelessness seek shelter in these areas for a number of reasons – including that they offer shade from the hot sun and shelter from the rain. Once those areas are cleared – and hopefully all those individuals are

connected to a permanent housing resource – other people living on the streets will likely replace them. The use of enforcement against these residents – whether or not they have an interim or permanent housing option alternative – will do nothing to resolve their homelessness or reduce the number of encampments living near freeways in the long run.

The current court case and mediation with Judge Carter represents a real opportunity to end homelessness for a substantial amount of individuals. We welcome the urgency and ask that we – as lead agencies in our system – be included in the formulation of the Plan so we can ensure it is sustainable and effective, leverages current and available resources, and aligns with our long-term plan to end homelessness in Los Angeles. Unfortunately, in our opinion, not only we will lose this opportunity with the current Plan – it could possibly fail altogether. The City's aggressive Plan is not philosophically aligned with LA's current homeless services delivery system, AND the Plan is in no way guaranteed to be faster or more effective than the alternative plan we are proposing here. We believe that a strategy leveraging existing housing stock throughout the City and infrastructure that exists within the service provider community can be successful in meeting our collective goals. We are eager to work with you all in designing that strategy.

Sincerely,

Va Lecia Adams Kellum, President and CEO  
St. Joseph's Center

Jennifer Hark-Dietz, Executive Director  
People Assisting the Homeless (PATH)

Stephanie Klasky-Gamer, President and CEO  
LA Family Housing

Veronica Lewis, Director  
Homeless Outreach Program Integrated Care System (HOPICS)

John Maceri, Chief Executive Officer  
The People Concern

Cc:

Mayor Eric Garcetti  
Council Member Paul Krekorian  
Council Member Bob Blumenfield  
Council Member David E. Ryu  
Council Member Paul Koretz  
Council Member Monica Rodriguez  
Council Member Marqueece Harris-Dawson  
Council Member Mike Bonin  
Council Member John Lee  
Council Member Joe Buscaino

## Attachment 1- Letter from CES Lead Agencies

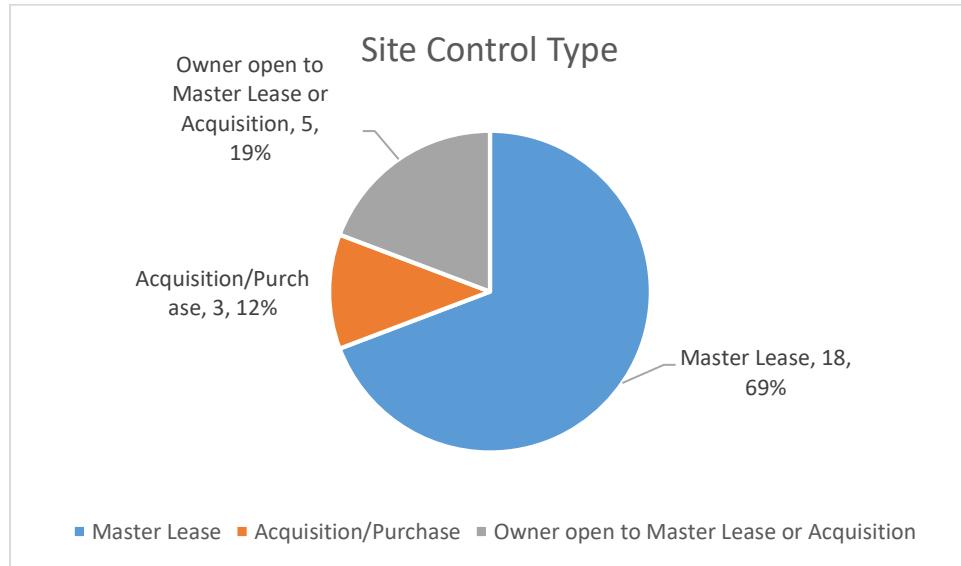
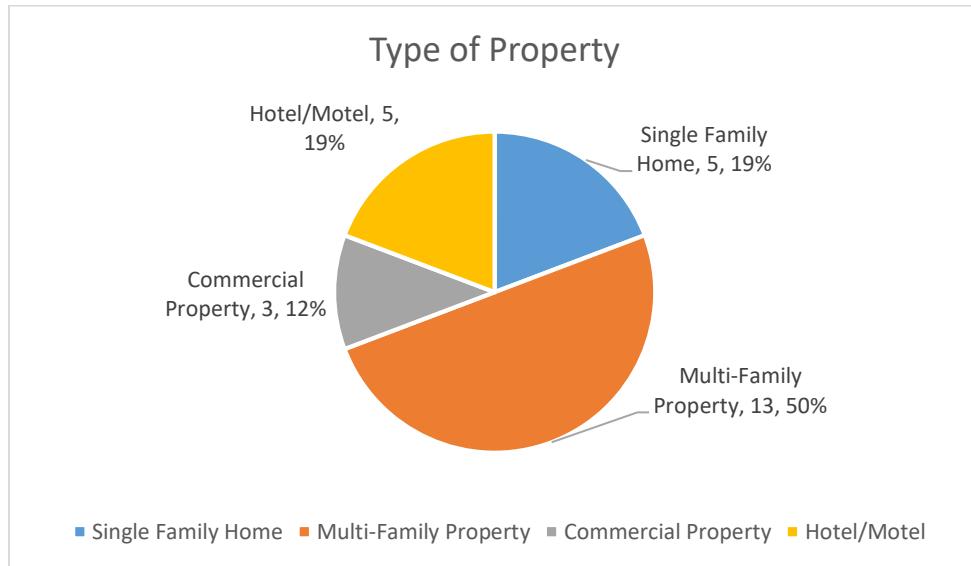
A brief Asset Mapping Survey was completed within the last 24-hours by 20 Provider Agencies from across the City of Los Angeles to ascertain the current census of properties available to be used for interim or permanent housing. The summary of survey results below shows the number of: 1) Market Rate Units available to be occupied as permanent housing through short or medium term rental subsidies; and 2) Properties Available for Master Lease or Acquisition to be used for interim or permanent housing.

This summary is not meant to be a full representation of inventory of available units and properties. Instead, it is designed to provide a quick snapshot of some of the existing capacity of units and properties available through Provider agencies and their property-owner collaborative partners to support this effort to move 6,700 Angelinos off of the street.

Additional details and raw data from the survey may be made available upon request. A more extensive Property/Unit Asset Mapping process can be conducted if the Ad Hoc Committee would like to further explore this with providers.

Market Rate Units Currently Available				Properties Available for Master Lease or Acquisition		
Council District	Number of Landlords w/ Vacant Units	Number of Vacant Units Available Now	Estimated Number to be housed in these units.	Council District	Number of Available Properties	Number of Rooms/Units
CD 1	16	77	115	CD 1	0	0
CD 2	20	98	128	CD 2	1	5
CD 3	7	18	31	CD 3	0	0
CD 4	10	50	65	CD 4	1	20
CD 5	4	80	83	CD 5	3	115
CD 6	19	71	87	CD 6	5	464
CD 7	7	14	20	CD 7	0	0
CD 8	39	210	607	CD 8	7	106
CD 9	40	183	457	CD 9	2	16
CD 10	35	126	185	CD 10	3	40
CD 11	6	14	16	CD 11	0	0
CD 12	3	14	26	CD 12	0	0
CD 13	15	35	67	CD 13	0	0
CD 14	13	61	563	CD 14	0	0
CD 15	16	179	288	CD 15	0	0
<b>Total</b>	<b>250</b>	<b>1230</b>	<b>2738</b>	<b>Total</b>	<b>22</b>	<b>766</b>

## Properties Available for Master Lease or Acquisition



## Properties Available for Master Lease or Acquisition

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