

The following list of questions with their related concerns has been compiled with community input from those WSSM stakeholders who will be most affected by the proposed change of use of the City parking lots at Pico and Midvale. They will be the neighbors of the proposed project. This document is being submitted in advance of planned community informational meetings planned for August 3 and August 6 (virtual) so that the issues, concerns and suggestions raised can be addressed by Councilmember Yaroslavsky, Mayor Bass and/or program representatives at the community meetings.

Many of these issues and concerns could and should have been addressed with the community's stakeholders prior to the announcement of the program in last Monday's press release. They must be addressed now before any further plans or commitments are made.

A. Location

A1. When was the LADOT survey done that determined that the Pico lots were underutilized? May the community review the related study and findings? What criteria were used to make the determination that the site is underutilized?

A2. The targeted lots are the only City parking lots serving the Pico Blvd. small businesses west of the City lot on Overland Avenue north of Pico Blvd. Were you aware that when the County Social Service building vacated its former premises on Pico between Veteran and Greenfield Avenues that the local small businesses lost the parking that was available there at night and on weekends?

A3. Are you aware that for some time the lot was a gas station operated by the family who lived on the lot behind it? Are there issues related to soil and site contamination that should be addressed if people are to live on the property? If any ground is to be broken for related construction activity, what safety measures might be needed to mitigate potential contamination from the former gas station? (What remediation was done in the past?)

A4. May we see a rendering of the planned layout of the facility? What will separate the adjacent home from facility? Height of fence or wall? Distance from nearest project structure to separating fence or wall? Landscape plan?

A5. Does the property interface with any sensitive uses? Nearest sensitive uses? What rules apply to this type of facility in terms of proximity to sensitive uses, cannabis locations, etc.

A6. Under Controller Galperin's analysis of available properties for housing projects, this property does not appear. What has changed to result in its consideration?

A7. The community would like to engage with you and the City to identify other larger and potentially more suitable locations for a Westside facility. Will you work with us to explore such locations? We have suggestions!

Please note: This community has historically been very supportive of social service facilities and the construction of low income housing in our area and believe that we have done our fair share as evidenced by the presence of the following: LA County Ed Edelman Westside Mental Health facility (Sepulveda/Olympic), LA County Social Service Westside offices (Pico/Sepulveda), PATH (Cotner/Pico), LA CARES (Pico/Cotner), Weingart Permanent Supportive Housing Measure HHH project (SM Blvd/ Greenfield), Senior low income housing (Pico/Veteran), Senior low income housing negotiated by community in Linea project.

B. Client/Resident Selection

B1. What exactly does it mean to give priority for beds to "local individuals" having priority for the beds? How will that be operationalized? What evidence will be used to identify local established homeless from the area? Eligibility to meet? How will proof of local residence be established? How long will one have to have been a Westside homeless in this part of CD 5?

B2. What is the plan for the selection and screening of residents? How are potential residents to be vetted? Who will be considered as residents?

B3. From what list or lists will candidates be taken? What criteria will be used to determine who can and cannot live there?

B4. Who is responsible for doing the background checks on individuals staying in these units? Will Meagan's Law apply? Can individuals with petty crime and violent crime histories be prohibited? How can selection of individuals who live there be based upon criminal background and mental health status? There are some severely mentally ill individuals wandering our streets who need a higher level of servicing and who do not belong in tight living quarters. What assurances can be provided as to the screening process and level of those experiencing mental illness to be accepted and those to be denied?

B5. Can a community representative (with appropriate professional background) be included in any prospective resident review process?

B6. We have been told that this type of housing is focused on "stabilizing" the clients. What does that mean? Are these clients able to work?

C. Community Relations

C1. Tell us about the 24/7 community liaison to be associated with the project. What are the expectations for this person and their job? How will it work?

C2. Will any community members be able to contact the community liaison? What kind of response time can the community expect?

C3. What efforts will be employed to create connections with the community? With WLA Homeless organization?

C4. Are there examples of efforts to connect resident clients with community members? Are there plans for any voluntary programs that connect client residents with local non-profit organizations or businesses to provide opportunities for community service (for example: dog walking at the Lange Foundation, weeding at the Westwood Greenway) or job training? Will program staff be available to accompany clients to these settings?

C5. In terms of neighbors on the 2300 and 2200 blocks of Midvale and Kelton: Currently, neighbors can walk safely to and from businesses, transit (EXPO Line and Pico buses) and neighborhood homes in accord with the Community Plan's objective of a "walkable neighborhood." Will not the crowded, proposed facility with tiny private spaces for its residents spur them to congregate on Midvale and Kelton (and Pico), thereby obstructing walkers, and will not multiple trips to supply the facility and transport its residents, employees and service providers cause continued congestion?

D. Security / Public Safety

D1. Understanding that LAPD response time in our community is poor and may not be adequate to address issues arising in conjunction with any altercations or problems involving a program resident, or that take place at the location, what does "stepped up LAPD enforcement" actually mean? How will this enhanced enforcement to be implemented be any different from what we currently experience?

D2. Describe specific duties and authority of the 24/7 security staff to be part of the program.

D3. What is to happen if and when a resident who is having a drug-induced psychotic break and leaves the facility for the adjacent homes and vehicles in the residential area? Will the security guard be responsible for stopping that person?

D4. Is the security guard (or onsite staff) going to stop a client with a meth habit from leaving the facility and casing nearby homes and vehicles to find money or something to fence for his/her next fix? Can the guard leave the immediate premises?

D5. If the security guard does need to follow a resident in crisis off the premises, what happens on site with the other residents then left without security?

D6. Can the private security be empowered to enforce required "no camping" rules?

D7. Will there be a no tolerance policy for possession and/or use of alcohol and drugs on the property? Can that prohibition be extended to within 500 feet of the property?

D8. The establishment of a "no encampment zone" is illusory if there is no enforcement. Relying upon a call to the LAPD for enforcement does not provide the community with any measure of assurance that the zone can and will be enforced.

D9. Can the “no encampment zone” be expanded beyond the 500 feet radius to include a broader area?

D10. As part of the project, will the City install security video cameras at the corners of the blocks adjacent to the project (2200 and 2300 blocks of Midvale and Kelton, 2300 block of Westwood, adjacent Pico blocks and where deemed necessary) (Ayres?)? Who will be responsible for maintaining and monitoring the videos if and as needed? Will residents and businesses have access to the videos should there be a crime committed in the area?

E. Contract Term

E1. While the lease term has been announced as a 10-year term, the community seeks your support for the inclusion of an escape clause and mechanism to implement it under whose terms the program could be terminated. This would be triggered in response to a failure to perform and meet standards established, for failure to deliver on promises made, and/or for unintended negative impacts not previously disclosed. Criteria for termination to be defined with input from the community.

E2. Will you support the crafting of such terms with the community in order to address public safety concerns and to mitigate unintended/unforeseen negative impacts on the community?

E3. Will you agree to a formal review every six months for the first two years with annual reviews thereafter?

E4. What kind of record of complaints or problems will be kept and by whom?

F. Program Characteristics / Services to improve resident client quality of life

F1. What's the expected range on length of client stay for these units? For how long will individuals be housed in the interim location, and what will they be doing while housed?

F2. Describe the characteristics of the population to be housed at this program.

F3. The project's immediate goal seems to be housing 30 persons. What are the intermediate objectives for the clients who reside on site?

F4. Many view programs of this nature to be experimental with few measurable long-lasting impacts. What are the defined measures of success?

F5. What programming is to be required for residents? Is participation required?

F6. What are residents to be doing all day?

F7. Please describe in detail how the delivery of services will be done. What is to be delivered onsite? What is to be delivered offsite? If offsite, how are residents expected to access the programming? Is transportation to be provided? Typical schedule of a resident at a similar facility operated by this social service agency?

F8. It was reported that a team of mental health and substance use disorder specialists, permanent housing navigation support and employment assistance will be made available to help these Angelenos reestablish their lives. Where will those services be offered? Is any programming required? Is participation by residents tracked? Is failure to participate in any programs grounds for removal? Who assesses and tracks the needs and progress of residents?

F9. Would residents of the facility be capable/ able to be volunteers to, for example help keep the Pico corridor clear of trash, walk dogs for the Lange Foundation, weed at the Westwood Greenway, or other community service jobs? Would there be staff available to supervise off-site volunteer activities?

F10. On some levels, this project appears to be test of concept. What is the rationale for grouping 30 homeless people traumatized from homelessness with 29 other similarly traumatized persons into tiny modules while they are in off-site medical (includes mental health) or other treatments? A random selection of homeless persons will likely have at least 30% suffering addiction and 30% experiencing mental illness. Is there concern that some may harm or exploit others in the group?

G. Social Service Provider Operations:

- G1. How will staffing be done? Who will be onsite and what additional resources will be brought to the location (and when)?
- G2. What is the typical onsite staffing pattern for a program location of this size?
- G3. Where will staff park?
- G4. What is the average longevity of field workers placed in locations such as this with the organization?
- G5. What is the level of education and training of on-site workers? Hiring salary and range?
- G6. Who is going to provide the vocational and mental health counseling? Where are they going to conduct their sessions?
- G7. How often will porta potty facilities be cleaned and serviced? How will the trucks access the site?
- G8. If someone living at the facility breaks the rules and is removed, what is to keep them from camping/living nearby?
- G9. What is the policy on visitors to the facility and to residents' quarters?
- G10. Any curfews? Hours of outside use? Quiet hours? Outdoor activities? Communal spaces?
- G11. What data is gathered by the operator and what are the measures for success? After a client leaves interim housing, how is their future activity tracked? Success defined as...?
- G12. What evidence will be gathered to evaluate whether the project is achieving its objectives and will an independent evaluator analyze and report the findings? If not reaching its objectives, will the project be terminated?
- G13. Can restrictions on delivery hours by trucks be established? Can truck deliveries be required to use major arterials to access the site and not use the local residential streets?

H. Economics

- H1. What is the projected cost to prepare the site, purchase the units and supporting structures, and install them to be ready for operation? Project cost? Total cost per unit? Cost per square foot?
- H2. How is the opportunity cost of this project to be evaluated? How has the impact to the Pico business corridor been evaluated? Impact on commercial rental rates and property values?
- H3. What incentives will the City offer to existing small businesses to remain on the neighborhood business corridor if the project is having negative impacts on their business?
- H4. What incentives will the City offer to potential small businesses to locate on the neighborhood business corridor to fill empty spaces created as a result of current tenants leaving in response to the project?
- H5. What analysis was done to determine the economic impact on nearby businesses from the loss of parking?
- H6. Economic impacts on businesses results not just from the loss of parking. In Portland and other cities, the mere presence of individuals loitering around businesses have driven customers away. How will loitering be monitored and can residents be prohibited from doing so?
- H7. What economic analysis was done to determine the economic impact on nearby businesses, rents and property values based upon the presence of this facility with a concentration of former homeless at a single location in their vicinity? Impact on sales tax and/or property tax revenues? Impact on jobs should businesses leave the area?
- H8. In terms of harm prevention, what data are being collected and analyzed **now** since the imminent closure of the two parking lots threatens to severely reduce afternoon and evening

patronage of nearby businesses, especially restaurants? (The north side of Pico does not allow any parking from 4 to 7 pm on weekdays.)

H9. Impacts vs. gain of a very small number of beds?

H10. What is the expected cost of operation of the program. What are City expenses vs. social service provider expenses?

H11. How many and which operators passed on getting involved because the project was “too small?” Average size of City’s tiny home facilities and interim housing locations? Ideal size?

H12. What are the economies of scale that could be achieved with a larger facility? Ideal size?