

Housing justice in an era of mass homelessness & mass evictions

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UCLA LUSKIN INSTITUTE ON

INEQUALITY AND DEMOCRACY

ORGANIZED 2016



DECEMBER 1, 2021

We Do Not Forget: Stolen Lives of LA's Unhoused During the COVID-19 Pandemic



APRIL 30, 2021

Mapping Yesterday's Police Activity at UCLA



OCTOBER 16, 2020

Who Profits from Crisis? Housing Grabs in Times of Recovery



AUGUST 25, 2020

Unhousing the Poor: Interlocking Regimes of Racialized Policing



AUGUST 7, 2020

Systemic Racial Inequality and the COVID-19 Renter Crisis



JULY 21, 2020

For the Crisis Yet to Come: Temporary Settlements in the Era of Evictions



JULY 9, 2020

Hotel California: Housing the Crisis



MAY 28, 2020

UD Day: Impending Evictions and Homelessness in Los Angeles

The perfect storm of housing precarity

- End of COVID-19 protections & looming mass evictions
- The criminalization of homelessness
- Expansion of corporate control of rental property & housing markets

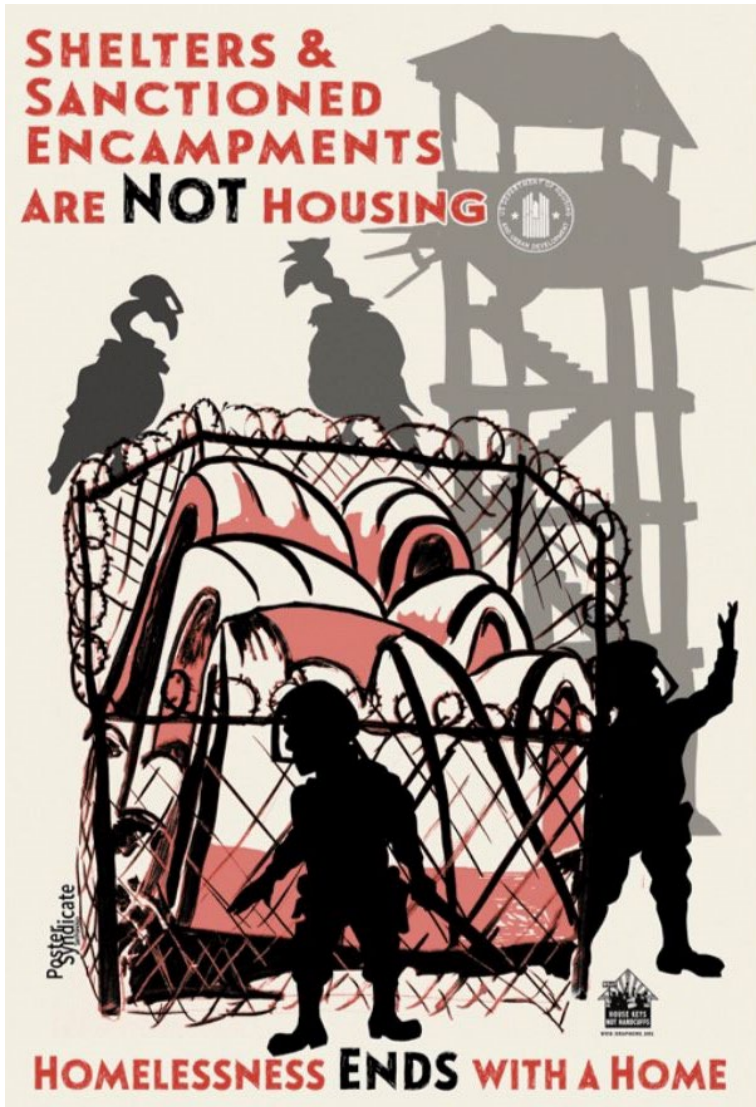
Racial banishment



LA
Times

An expanding regime of racial banishment





Poster by WRAP

The ruse of housing

- Displacement is justified by “housing placements”
- Placements are yoked to police enforcement and other forms of state violence (as in the expanded anti-camping law, LAMC 41.18)
- Such placements, typically in carceral shelter, are meant to ensure the “end of encampments”
- A “right to housing” approach that punishes those who refuse such “housing placements”

Were displaced Echo Park Lake residents housed?

Ethnographic research findings

- Out of 84 displaced Echo Park Lake residents, only 4 have found housing, mainly through community support; 6 have passed away. As of 7/11/2022, 8 have passed away.

LAHSA (Los Angeles Homeless Services Authority) data

- Out of 183 Echo Park Lake placements, 17 people have been placed in housing, 82 have disappeared, another 15 have returned to homelessness. As of 4/6,2022, only 13 people are in housing.

A System of Permanent Displaceability

- Displacement isn't merely an event, but a condition of rightlessness which strips any entitlement to place, property and community.
- Displaceability often begins before homelessness: e.g., system-impacted folks facing housing discrimination or low-income folks in precarious housing. This condition deepens once one is unhoused.
- Placements through the homeless services system don't necessarily improve the underlying condition of displaceability, often keeping people trapped in a shuffle.
- The experience of displaceability is traumatic and impacts health and well-being.

Project No Key

Demand for PRK but weaponization of the program to justify displacement & enact spatial triage

Enforced rightlessness: “no tenancy is created”

A system of evictions (arbitrary cut-off dates, no-compliance expulsions and more)

“That people prefer a tent to a hotel room tells you everything you need to know about Project Roomkey” – La Donna Harrell





**WE DO NOT FORGET:
STOLEN LIVES OF LA'S UNHOUSED
DURING THE COVID-19 PANDEMIC**

By Ananya Roy and Chloe Rosenstock

INEQUALITY
AND
DEMOCRACY



The Scandal of EHVs



Connor Sheets  @C... · 5h ...

In July 2021, HUD awarded LA 3,365 emergency housing vouchers (EHVs), aimed at getting the neediest, most at-risk people off the street. Since then, only 196 - less than 6% - of the vouchers have been leased out (used to house people & make initial payments to landlords.) (3/8)

 1  1  1 



Connor Sheets  @C... · 5h ...

Only 3 emergency housing vouchers have been leased out since March 9. If the city doesn't lease all of them out quickly enough, HUD says it will revoke unused EHVs & reallocate them to more successful authorities, a loss of millions in federal funds for

UD Day: Impending Evictions and Homelessness in Los Angeles

Gary Blasi



Rent Debt in America:

Stabilizing Renters is Key to Equitable Recovery

National Equity Atlas



Mounting rent debt and the potential for mass eviction is one of the most pressing equity issues created by the pandemic. For an equitable recovery, policymakers must eliminate rent debt and prevent eviction. This regularly-updated dashboard provides data on who is behind on rent and the estimated amount owed based on the most recent Census Household Pulse Survey data (March 30 - April 11, 2022) and rent relief distributions from the US Treasury February Report. Data is available for the U.S., all states and counties, 558 cities, and 15 metros. See our analysis at <https://nationalequityatlas.org/rent-debt-in-america>

Debt Dashboard

Debt Map

Relief Map



Select a Geography

United States

\$14,743,300,000

Estimated Total Rent Debt

5,719,000

Households Behind on Rent

5,619,000

Children in Behind Households

Those behind on rent are overwhelmingly low-income households who experienced job and income losses during the pandemic.

Characteristics of Renters Behind on Rent, California

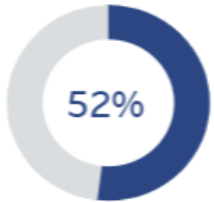
People of Color



Low Income



Unemployed

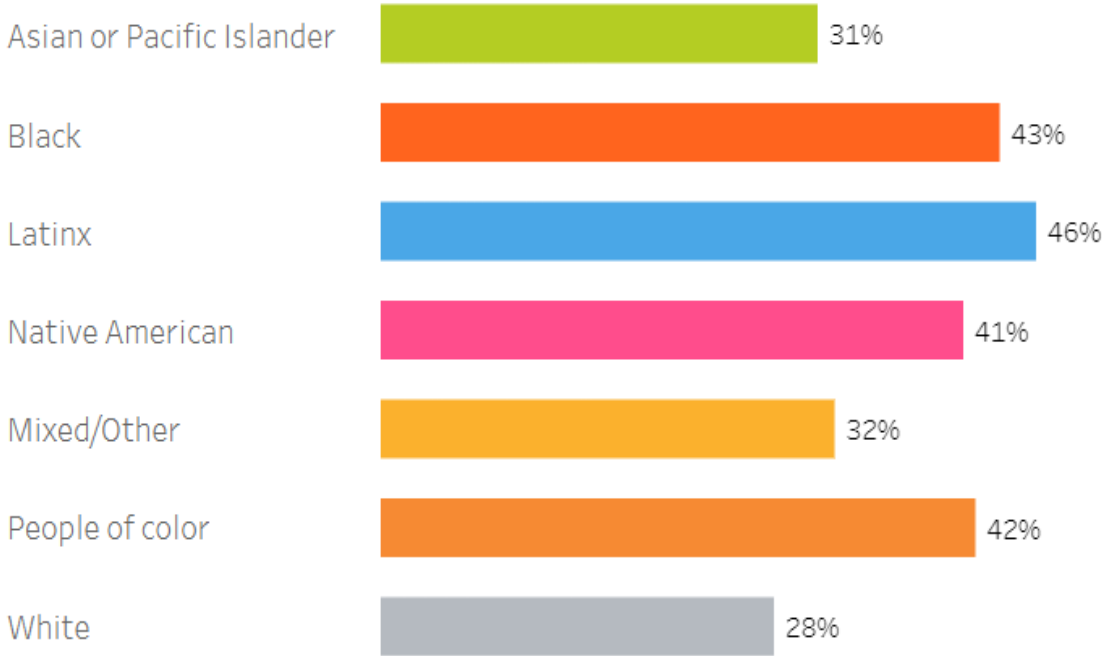


Households with Children



Black, Latinx, Native American, and other renters of color were disproportionately housing insecure before the pandemic.

Renter Households that were Rent Burdened and Economically Insecure in 2019, California



**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ALAMEDA**

ALLIANCE OF CALIFORNIANS FOR
COMMUNITY EMPOWERMENT (ACCE)
ACTION; POLICYLINK; STRATEGIC
ACTIONS FOR A JUST ECONOMY
(SAJE),

Petitioners,

v.

THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT and GUSTAVO
VELASQUEZ, IN HIS OFFICIAL
CAPACITY AS THE DIRECTOR OF THE
CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT,

Respondents.

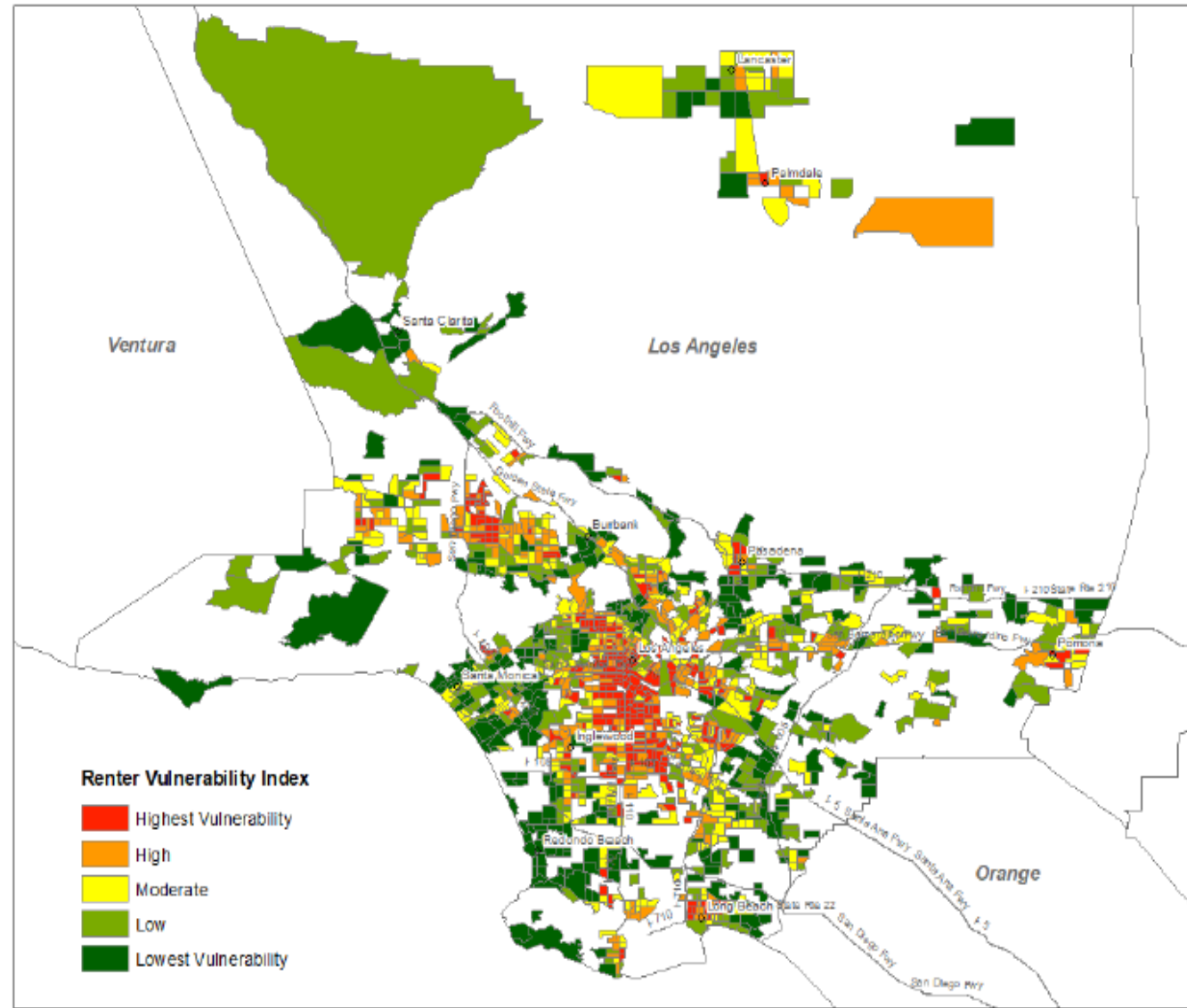
Case No. **22CV012263**

**VERIFIED PETITION FOR WRIT OF
MANDATE (CCP § 1085)**

2. Last year, the Department was charged with distributing \$5.2 billion of federal rental assistance funds intended to keep struggling tenants housed as the COVID pandemic put millions of cost-burdened renters on the brink of homelessness.

3. But the Department's flawed administration of the Emergency Rental Assistance Program ("ERAP") is violating tenants' due process rights and disproportionately harming tenants on the basis of race, color, and national origin, leading to unnecessary evictions.

Map 1. Los Angeles County Neighborhoods by Renter Vulnerability Index



Note: Only census tracts with at least 500 renter households are displayed.

Source: Ong & Associates/ Center for Neighborhood Knowledge, April 30, 2020



Who Profits from Crisis?

Housing Grabs in Times of Recovery

Map 1. At Risk Regions

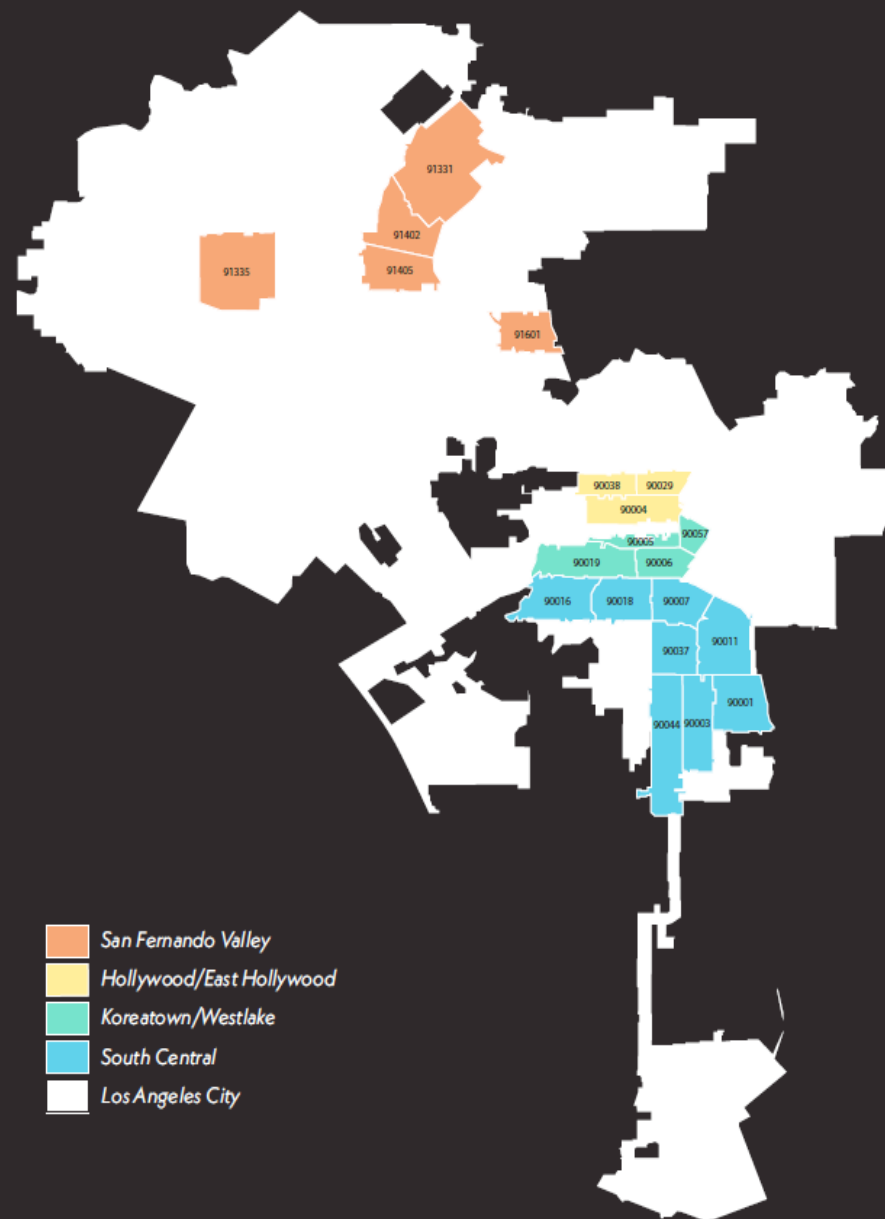
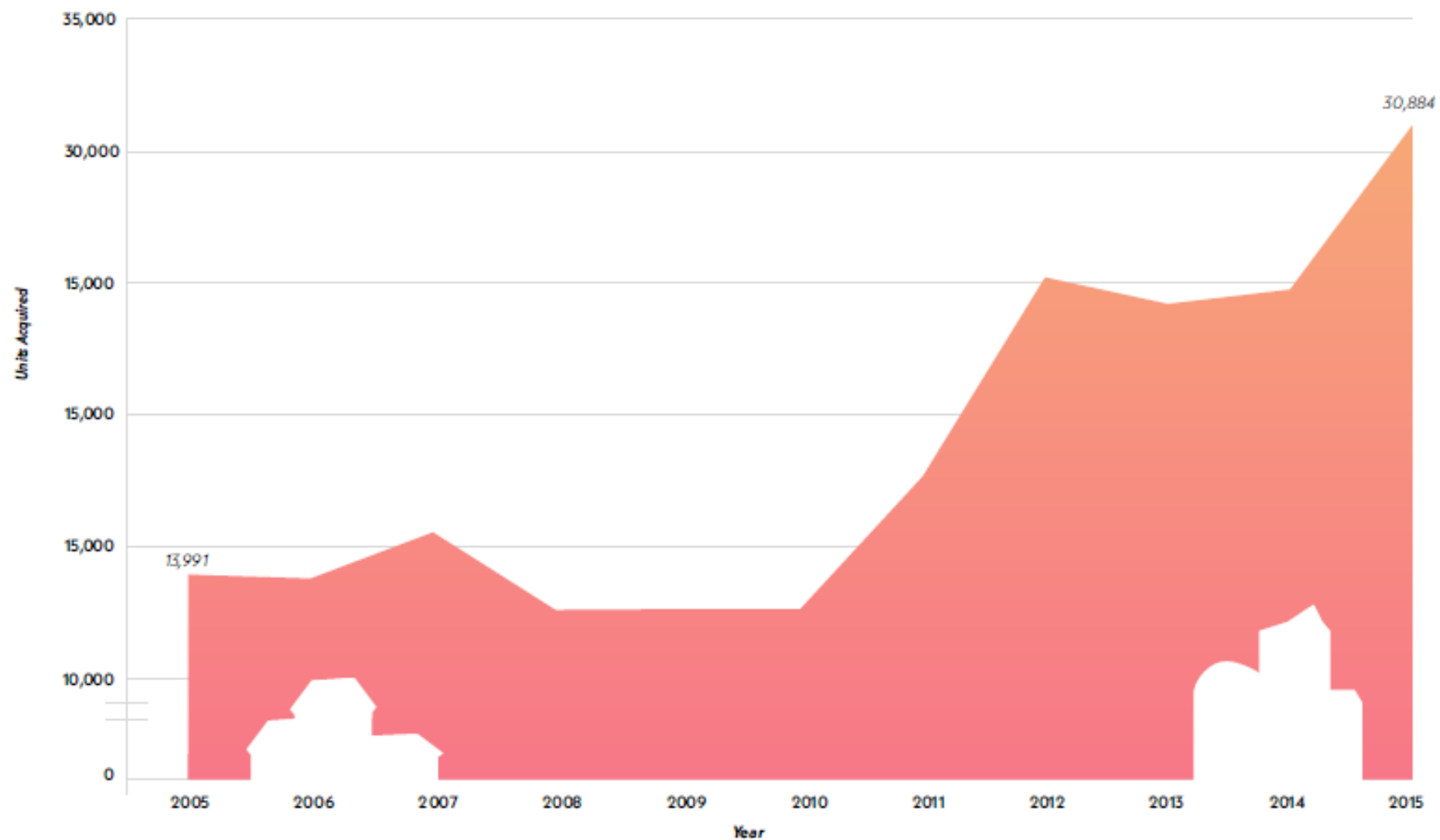
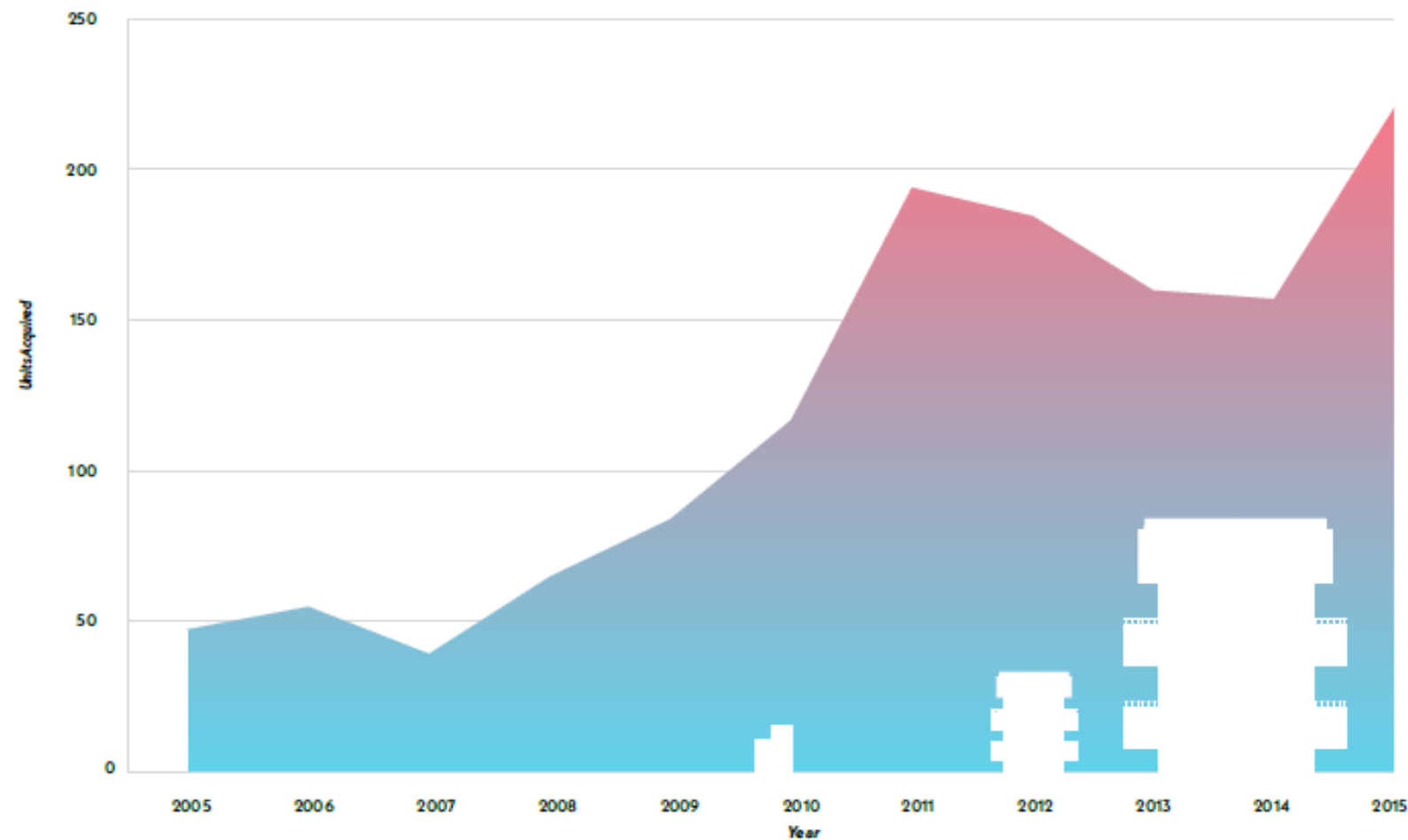


Figure 1. Units Acquired Per Year Via LLC Transactions in Los Angeles County, 2005 to 2015



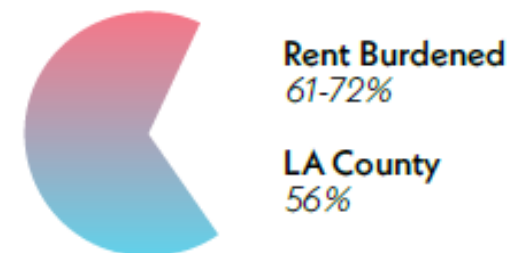
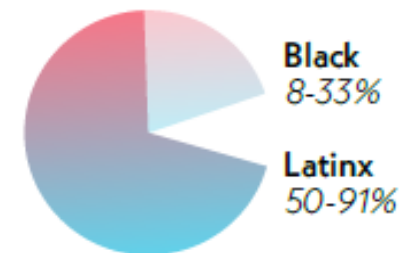
Source: Los Angeles County
Office of the Assessor
Property Transactions,
2005 to 2015

Figure 2d. Average Units Acquired per Year via LLC Transactions in South Central Los Angeles, 2005 to 2015



Source: Los Angeles County Office of the Assessor Property Transactions, 2005 to 2015

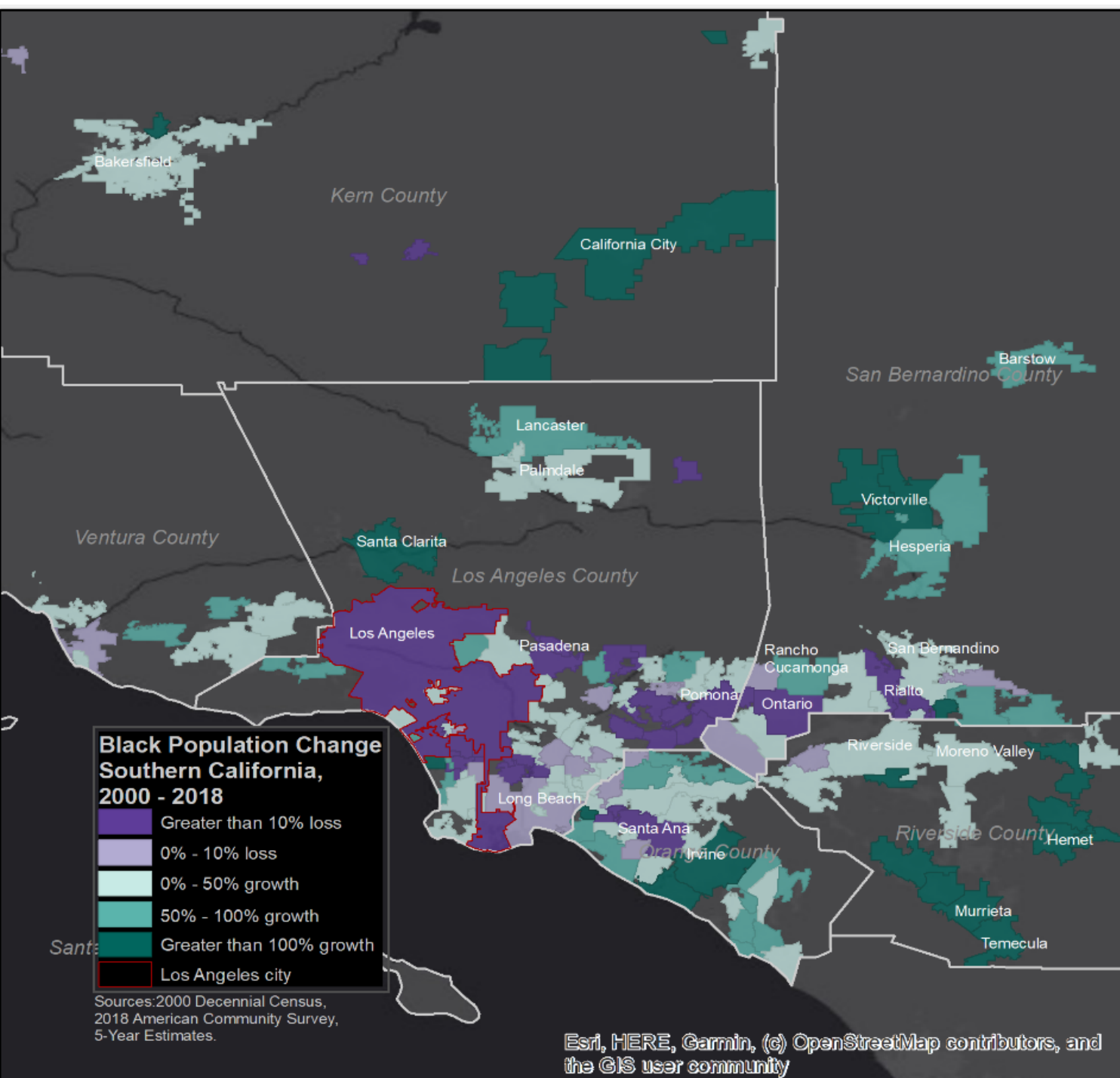
Demographics



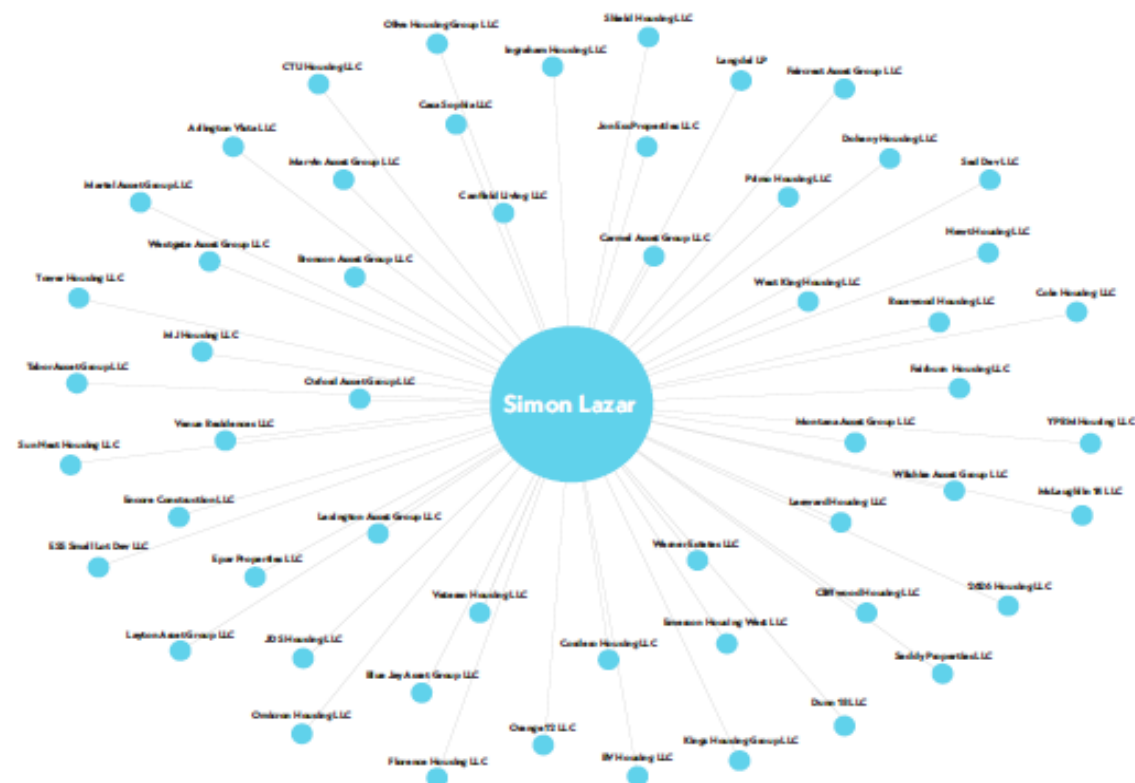
Area Rentership

82-91%

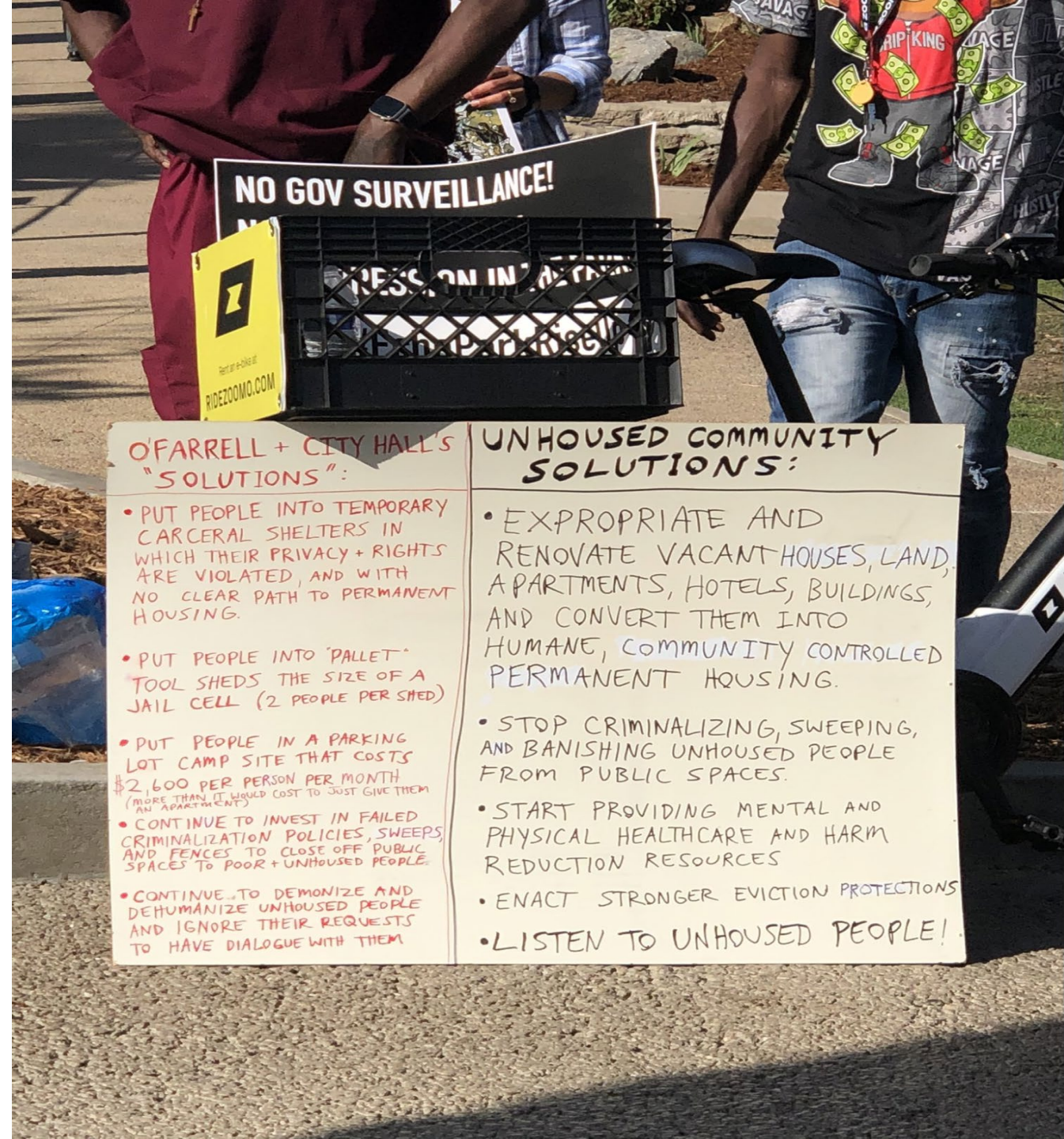
Source: ACS Community Survey 2010, 5-Year Estimate
Chart indicates midpoint of area ranges.



Source: Pamela Stephens



UTACH (Unhoused Tenants Against Carceral Housing)
press conference at reopening of Echo Park Lake, 5/26/21



What is to be done (in a time of plenty)?

Keep people housed

(tenant protections and rental assistance to prevent mass evictions)

Ensure universal access to supportive services for street-connected communities *(instead of means-testing and morals-testing)*

Tackle discrimination in housing markets

(otherwise emergency housing vouchers will fail)

Abolish criminalization

(including LAMC Section 41.18, CARE courts, carceral housing)

What is to be done (in a time of plenty)?

Robust regulation of predatory speculation

(regulate and limit the corporate acquisition of rental property)

Support alternative models of housing and land

(community land trusts, cooperative housing, public banks)

Require disclosure of beneficial ownership/landlord registry

(a step towards limiting business models that rely on flipping, evictions, harassment)

Invest in housing as a reparative public good

(the many routes to social housing lie through tenant power)

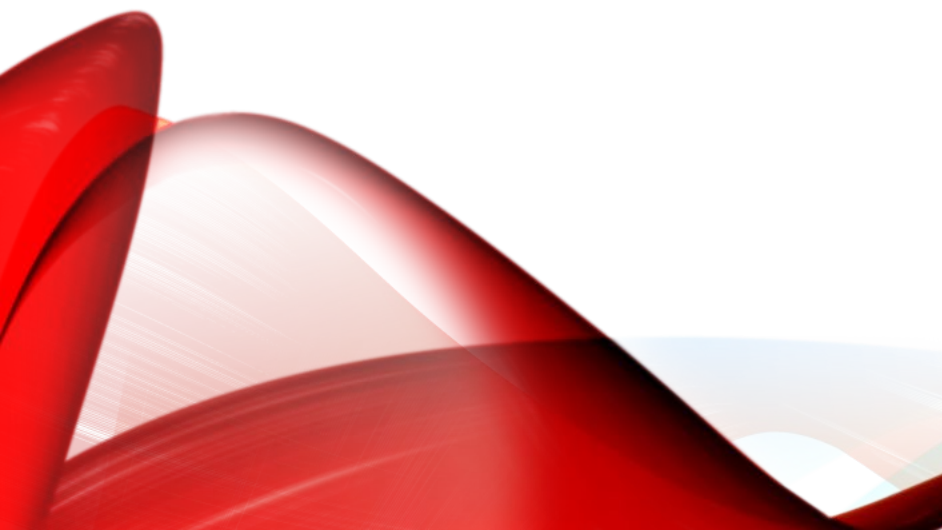
¡COMIDA SÍ
RENTA NO!

JOIN LA TENANTS UNION

UNIVERSAL
RENT

~ MAY
RENT
C







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ARE YOU FACING EVICTION OR RENT DEBT IN CALIFORNIA?

You are not alone! Millions of households are facing eviction and rent debt. Alone we are vulnerable, but together we are powerful. Let's work together to stop evictions, end debt, cancel rent, and build tenant power.

WE ARE IN THIS TOGETHER. THIS IS HOW IT WORKS:

You answer some questions about your eviction and debt situation. We help you fight your eviction and your rent debt, link you with legal resources and tenants' rights groups, and our housing justice work including collective action campaigns. Let's get started. Step 1: What best describes your situation?



IF I DIE UNHOUSED
- FORGET BURIAL -
JUST DROP MY
BODY ON THE STEPS
OF L.A. CITY HALL

The image shows a black leather jacket hanging on a metal railing. The jacket has a bold, white, hand-painted message on its back. The text is arranged in five lines. A bright pink triangle is painted over the words 'FORGET BURIAL' and 'JUST DROP MY'. In the background, the iconic architecture of L.A. City Hall is visible, featuring a series of arches and columns. A row of American flags is mounted on the building's upper edge. Another similar jacket is hanging on a lower railing to the left.

IF I DIE UNHOUSED
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