

## **Sustainable Re-entry and Gang Reduction Housing Legislation**

With many individuals coming out of incarceration, it is imperative to immediately have proper housing resources in place. This should be done in a non-bureaucratic manner to greatly reduce recidivism as well as create and enhance successes. When done properly, it will also reduce the burden on government and protect the safety of communities.

If the intent of Re-entry legislation and programs are to teach and allow those coming out of incarceration to become a productive part of society, we must create legislation which allows those individuals to make choices and find such housing.

For those attempting to leave gang life or not enter it to begin with, proper housing relocation resources must also be immediately put into place. This must be done so in order to reduce more potential for re-entry into gangs by area affiliation and intimidation.

It is important to note that studies indicate that most successful long term re-entry housing occurred through either private market rental housing or family and friends (some of which was in market rental housing).

A goal of this program will be to allow participating tenants to live close to their work source. If done properly it may allow those tenants to initially not require the purchase of a vehicle. This would lower their expenses and increase their ability to succeed (also environmentally friendly re-entry and gang reduction). Living close to work sources should also reduce absenteeism.

Those prospective tenants wishing to participate in the program on a volunteer basis may do so only after vetting and review as well as proper coordination with law enforcement. That law enforcement point of contact shall remain in place for the housing provider as long as the tenant remains in the unit under this program.

This program will allow better accountability of tenant participants. Doing so will allow better tracking of successes and failures in order to enhance successes.

Current State and Local property rental laws disallow and disincentivizes rental property owners and managers to properly protect current tenants, themselves and the property involved in order to make such a program work.

Minimal funding would be required for this program.

It is important to acknowledge that judges and commissioners will rarely evict nuisance tenants for nuisance issues. Good tenants and management are often afraid to testify against such tenants for fear of retaliation. Even when witnesses other than law enforcement appear in court, many judges and commissioners will not evict such tenants.

In order to remove a nuisance tenant, current rental housing laws in non-rent controlled areas require a sixty day notice to a tenant to move out if the tenant has lived there more than a year and thirty days if less than a year. If the tenant does not move out in those time periods, an

owner/manager must start an eviction. The eviction process in areas such as Los Angeles can easily take ninety days. That is a total of five months which existing tenants and management must endure from a nuisance tenant. In addition, the nuisance tenant is probably not going to pay rent during that period of time and may damage a unit.

In rent controlled areas if a tenant pays their rent on time, it is almost impossible to evict nuisance tenants at all. This legislation shall supersede Rent Control laws.

This legislation shall work as follows:

\*Owners and managers shall have the unilateral right to give all occupants of participating tenants in a unit a fifteen day notice to vacate the unit.

\*Notification shall simultaneously be given to the law enforcement point of contact. It should be noted that if at all possible (by choice of owner/manager) prior contact will be given to law enforcement contact to help resolve issues without eviction.

\*Law enforcement contact shall take appropriate action to help move tenant or follow-up as they may deem proper.

\*When contacted by owner/manager, law enforcement point of contact shall respond within twenty four hours. Doing so in many cases may preserve such housing thereby again reducing costs and enhancing successes.

\*Unlawful Detainer Court cases for those participating in the program shall be heard with ten days after the end of fifteen day notice.

\*Upon Entry of Judgment for Plaintiff (owner/manager) Sheriff Lockout shall be within ten days.

\*This bill shall be strictly voluntary for all parties including property owners and managers as well as the formerly incarcerated and those willing to stay out of gang life as prospective tenants.

\*In order for owners and managers to participate in such a program, it is important they have a comfort level with a prospective tenant. Therefore, those choosing one formerly incarcerated participant over another due to offense shall not be held under Fair Housing Guidelines for that reason (all other Fair Housing Guidelines shall apply).

\*Owners and managers choosing to participate in the program shall be indemnified and not be held liable for actions of participant households.

\*If any guidelines, rules or requirements are changed after an owner accepts a tenant, owners shall have the unilateral right to opt out of the program. There shall be a mechanism provided by this legislation to either move tenants or allows owners, at their option, to evict tenants if rules or requirements change.