

City Council Workshop on Unsheltered in the City of Chula Vista

October 5, 2023



Empower individuals & families • Build community resilience • Promote housing opportunities • Enhance quality of life

Workshop Topics

SECTION I

Homeless Outreach Team
Data and Demographics



SECTION II

Federal Law
Local Law & Enforcement
Comparison to Municipalities



SECTION III

Funding
Local Outreach
Efforts, Housing Tools, &
Clean-Up



SECTION IV

Permanent Housing
Regional Efforts
Next Steps
Policy Options



Questions

Questions

Recess

Questions

Recess

Housing and Homeless Services Department Team



Angelica Davis
Homeless Solutions Mgr



Stacey Kurz
Director



Bryan Warwick
Housing Manager



Dania Gonzalez
Principal Mgmt. Analyst



Chris Stanley
Senior Planner



Alekzander DeLaCruz
Senior Office Specialist
(hourly)



Hugo Cardenas
Sr Outreach Coordinator
(retired annuitant)



Mark Barnard
Management Analyst



Carlos Rodriguez
Management Analyst



Emily Tran
Management Analyst

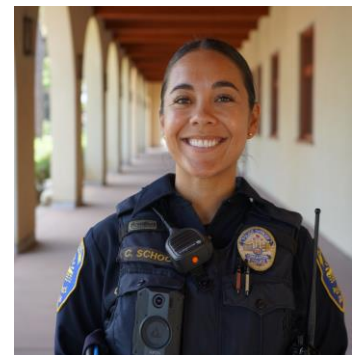
Chula Vista Homeless Outreach Team



Sgt. Bryan Jackson
CVPD HOT Supervisor



Officer Kevin McLean
CVPD HOT Member



Officer Carly Schoch
CVPD HOT Member



Sam Alzubaidi, Ranger Manager
Angelica Davis, Homeless Solutions Manager
Hugo Cardenas, Sr Outreach and Shelter Coordinator
Lt. Ernie Pinedo, Community Policing Supervisor



Alekzander Delacruz
Programs Specialist



Brian Catacutan
Code Enforcement Mgr

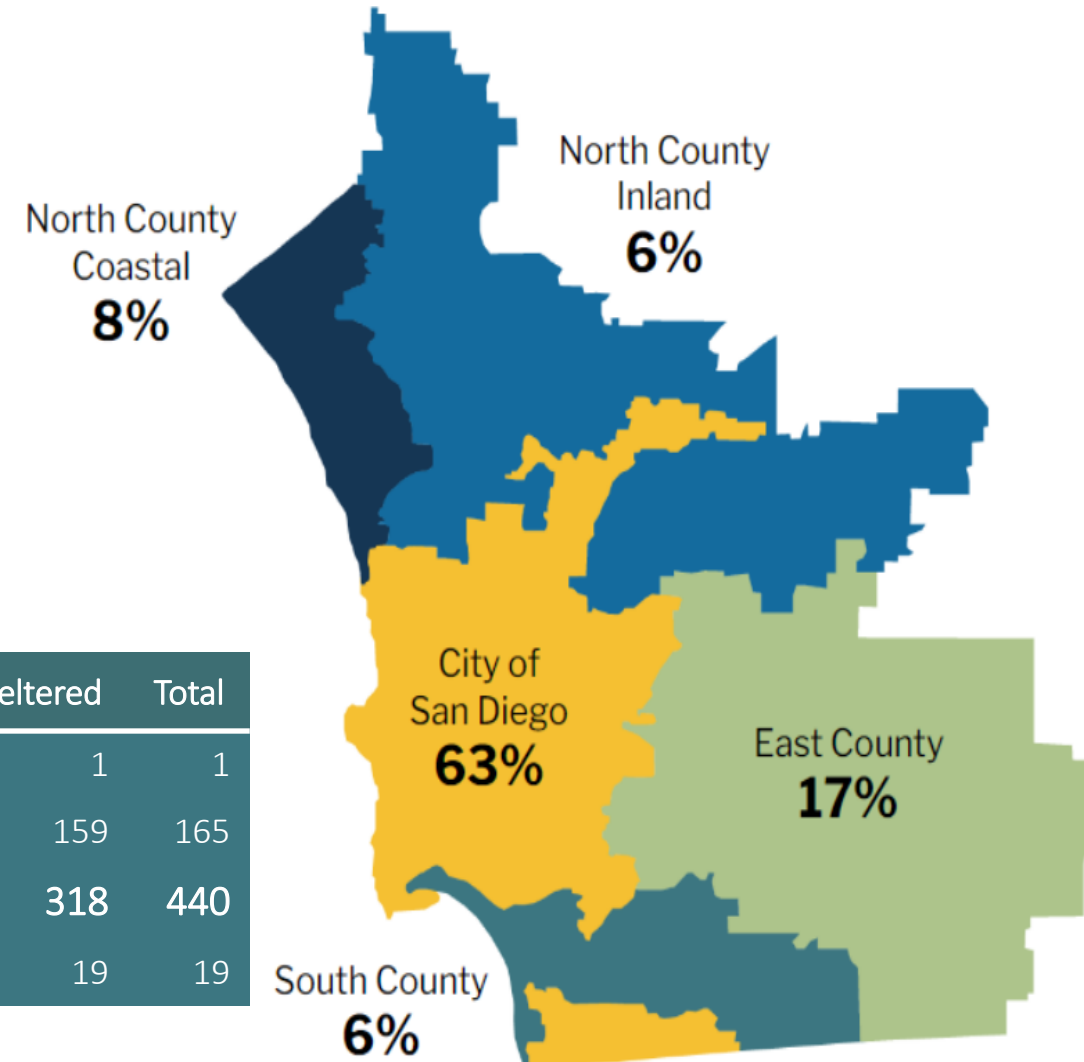


Maggie Wescott
PERT Clinician

January 2023 Annual Point-in-Time Count

San Diego Region

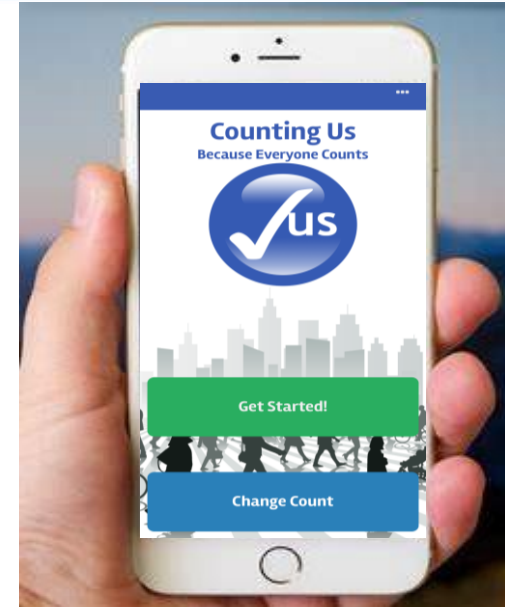
County Area	% of the Region	Total Homeless Persons
City of San Diego	63%	6,500
North County Inland	6%	653
North County Coastal	8%	783
South County	6%	625
East County	17%	1,703



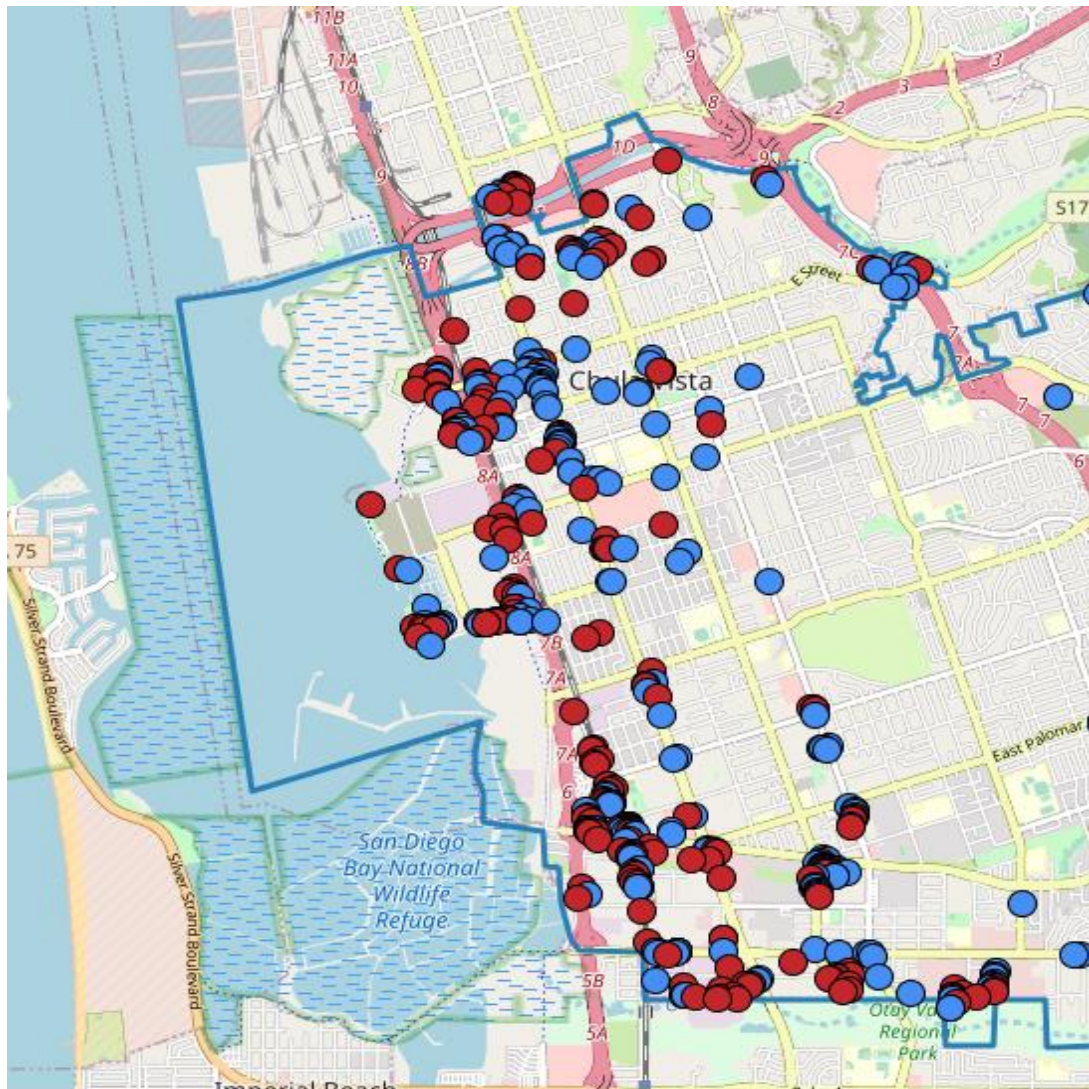
	Sheltered	Unsheltered	Total
Coronado	0	1	1
National City	6	159	165
Chula Vista	122	318	440
Imperial Beach	0	19	19

Chula Vista Unsheltered Count Strategy

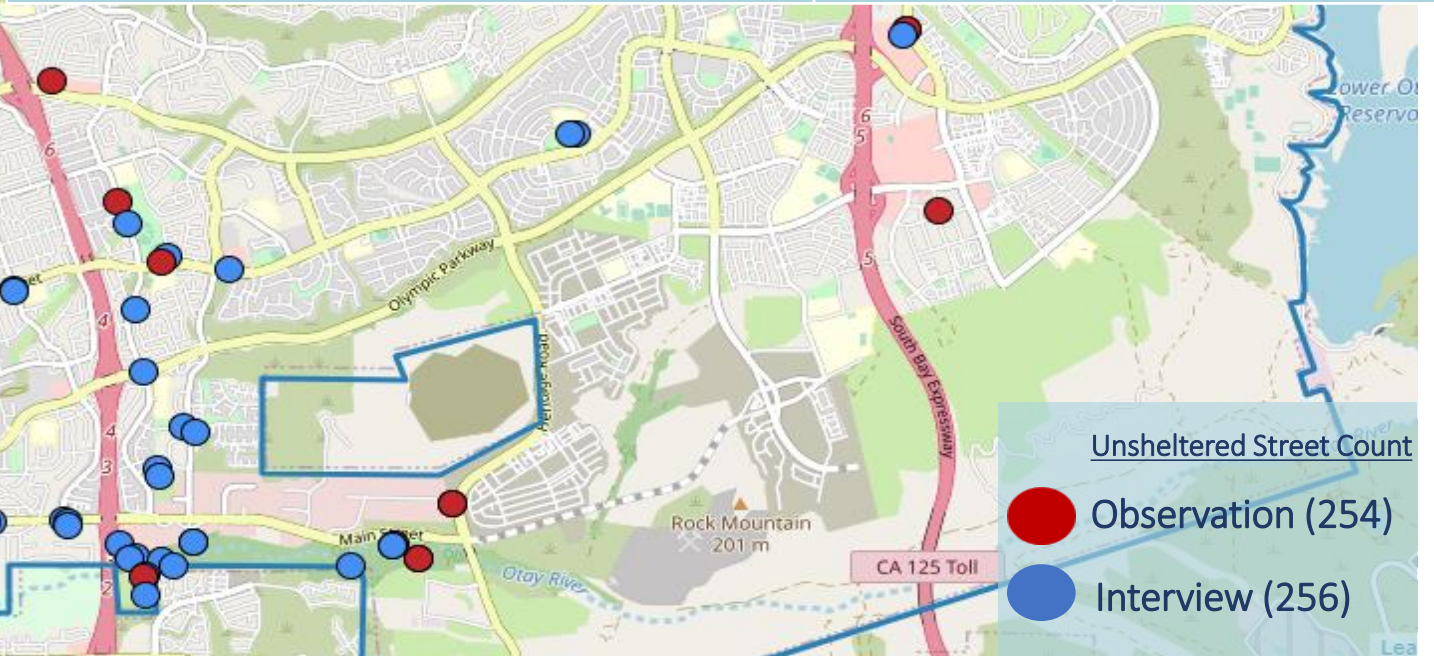
	Annual Regional PITC	Chula Vista Independent (CV Count)
Time Conducted	Winter (January 2023)	Summer (September 2023)
Time and Duration	4 Hours (4:00 am – 8:00am)	1 Full Day (7:30am – 4:30pm)
Team Sections	Census Tracts	Police Sectors
Surveying Teams	Community Volunteers, Service Providers, Law Enforcement Officers	Chula Vista Homeless Outreach Team (Police, Public Works Rangers, Housing, Service Providers)
Survey Questions	City utilized same questions as Regional PITC with added questions pertaining to Chula Vista.	



September 2023 Chula Vista Count



	CV Count Sep. 2023	Regional PITC Jan. 2023
Sheltered (Emergency/Transitional)	132	122
Unsheltered (Street Count)	510	318
Unsheltered (County-Issued Hotel Vouchers)	144	Not counted
Total	786	440

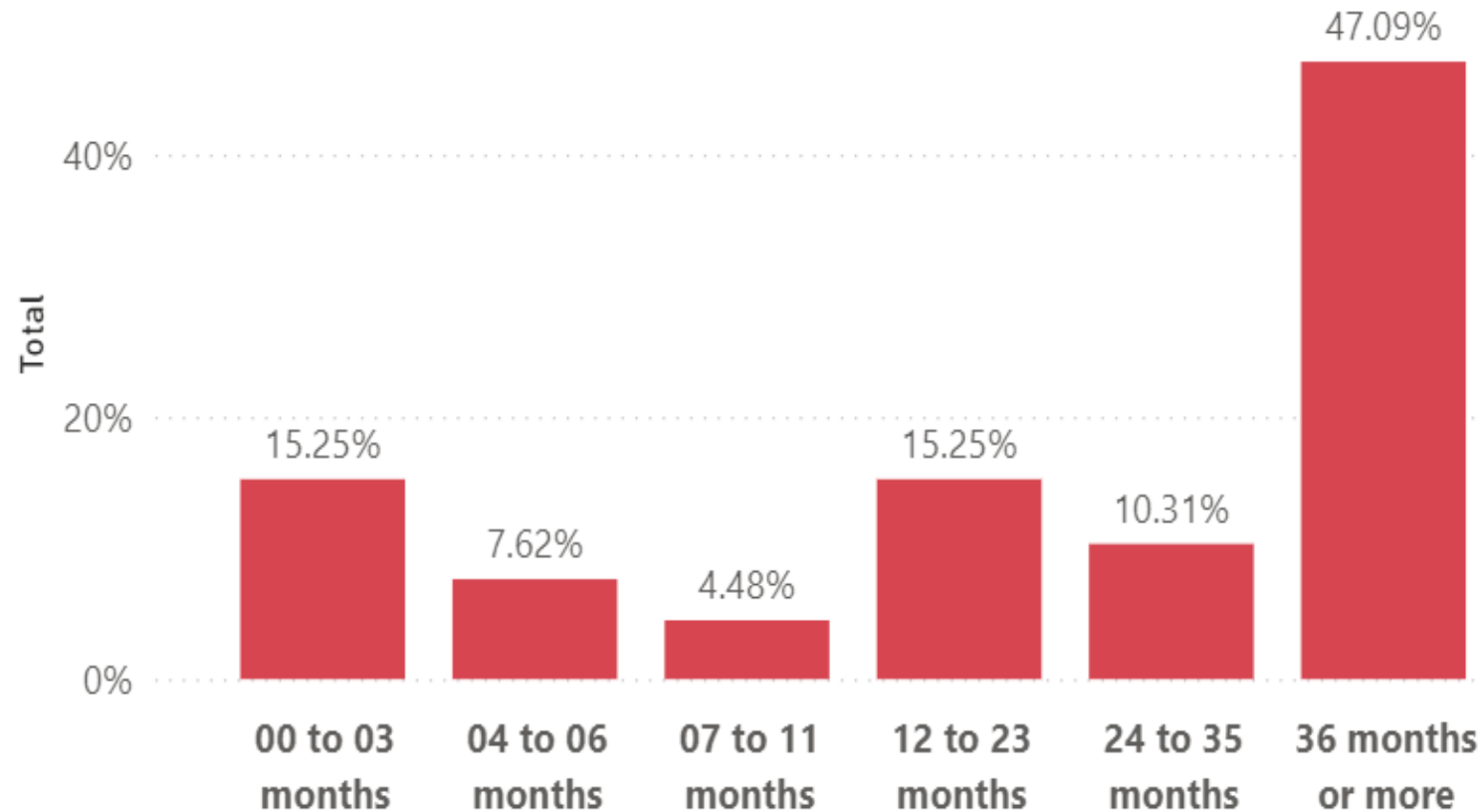


**Minor updates made after 10/5/23 to this slide for clarification purposes.*

September 2023 CV Count: Unsheltered Demographics

256 Interviewed

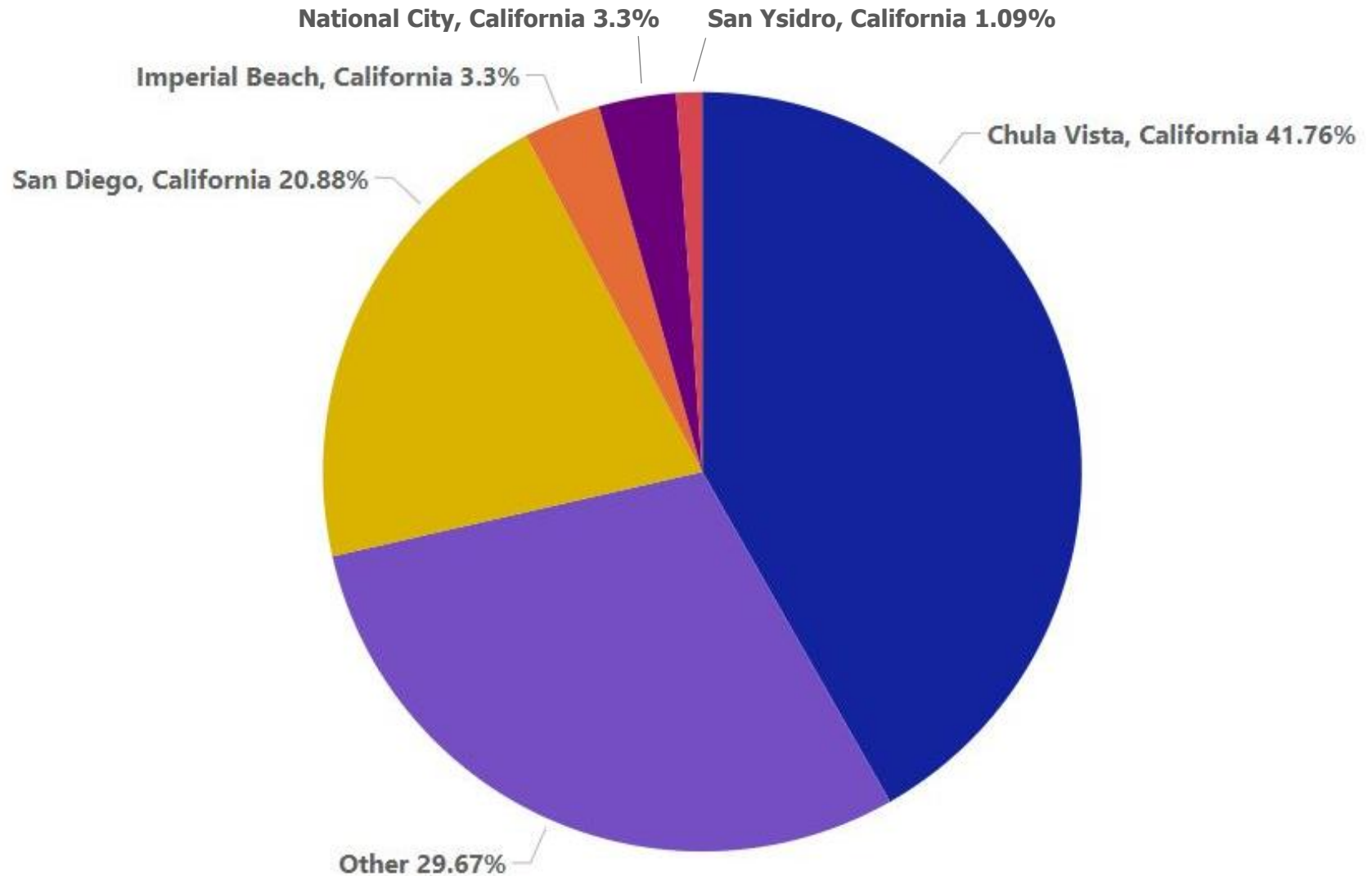
Amount of Time Individuals Have Been Unhoused in Chula Vista



September 2023 CV Count: Unsheltered Demographics

256 Interviewed

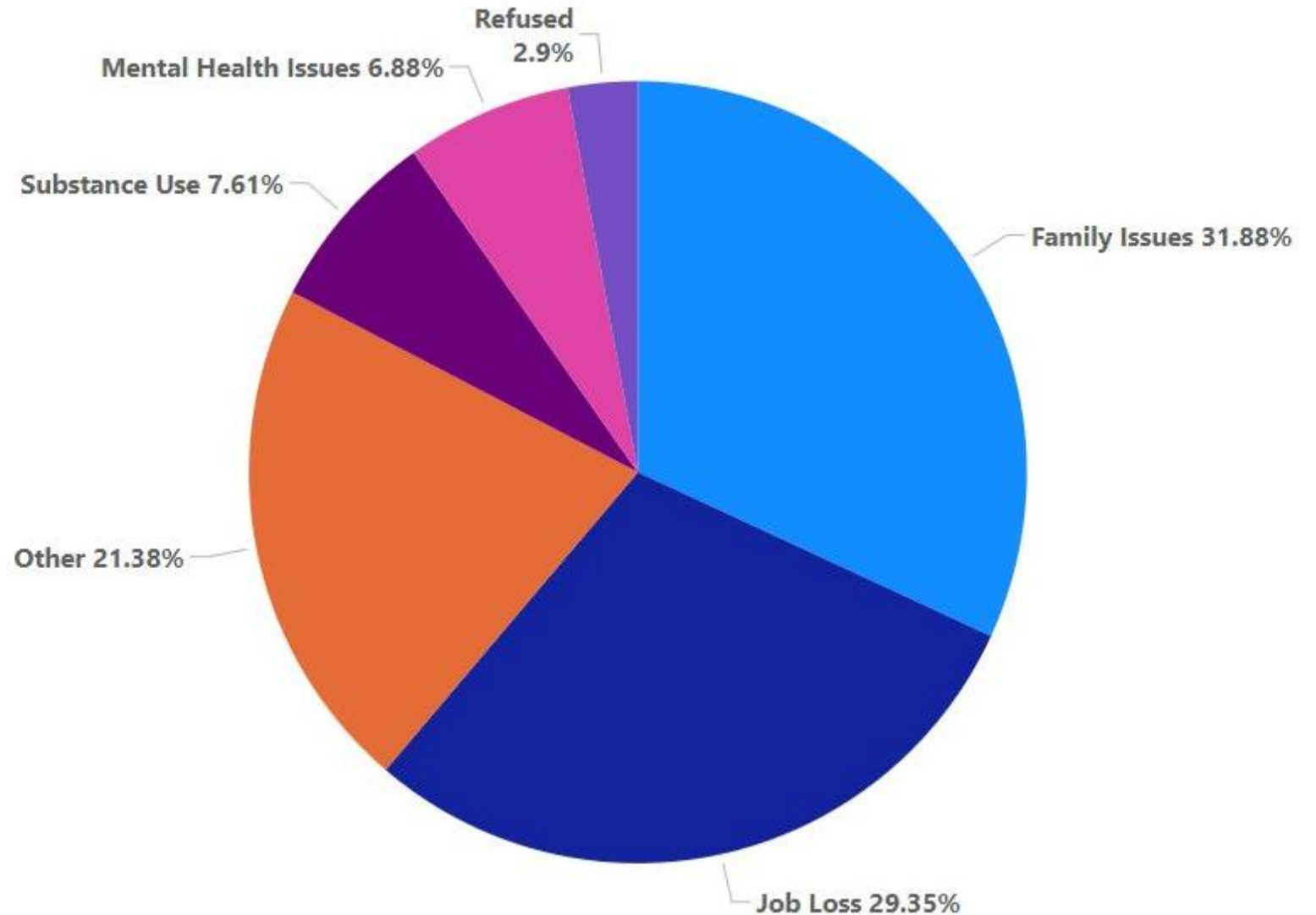
City or Area of Origin



September 2023 CV Count: Unsheltered Demographics

256 Interviewed

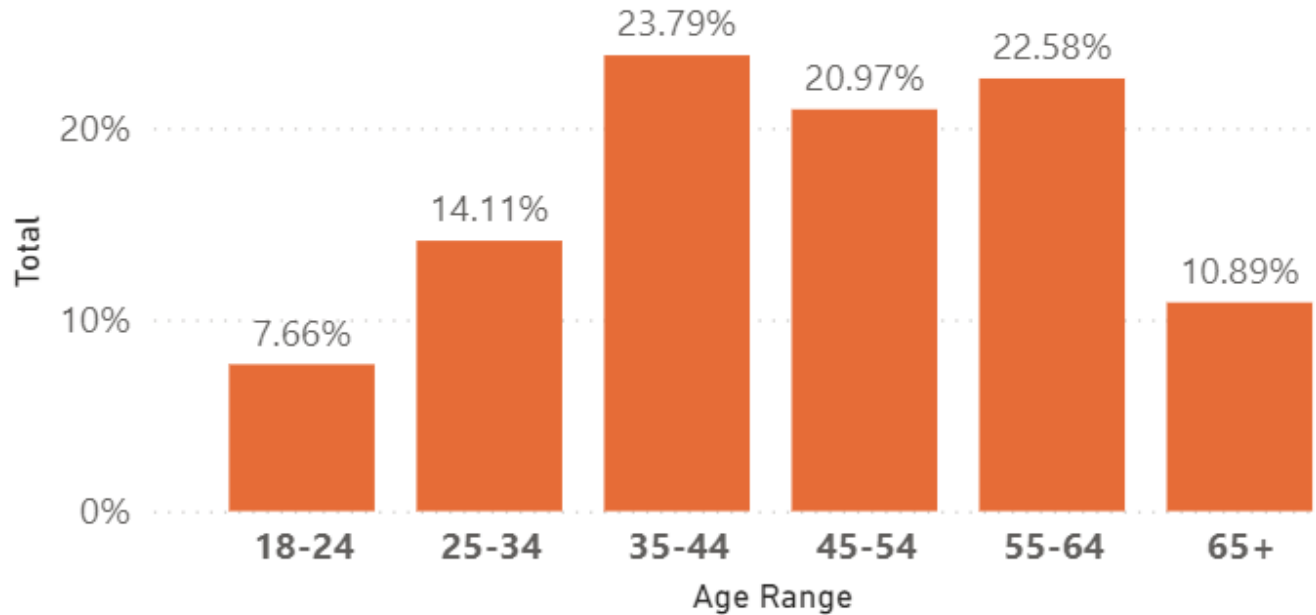
Reason for Becoming Unsheltered



September 2023 CV Count: Unsheltered Demographics

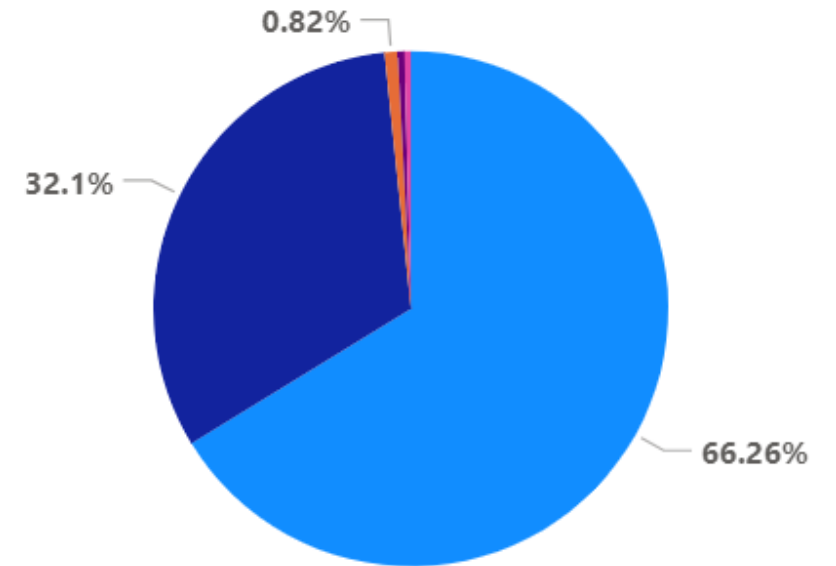
256 Interviewed

Number of Unhoused Individuals by Age Range



Reported Gender

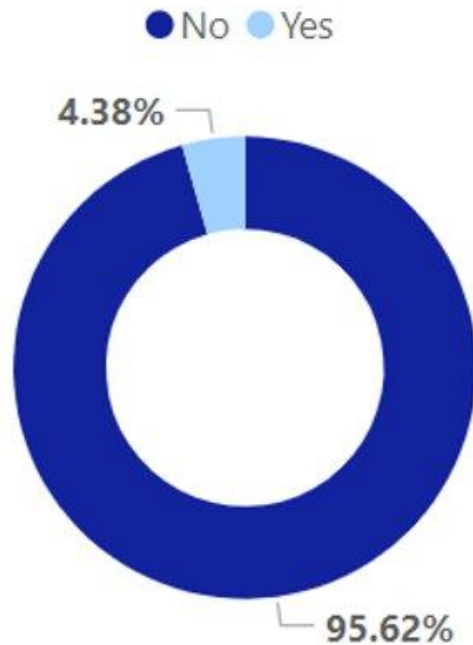
Male Female No Single Gender Questioning Transgender



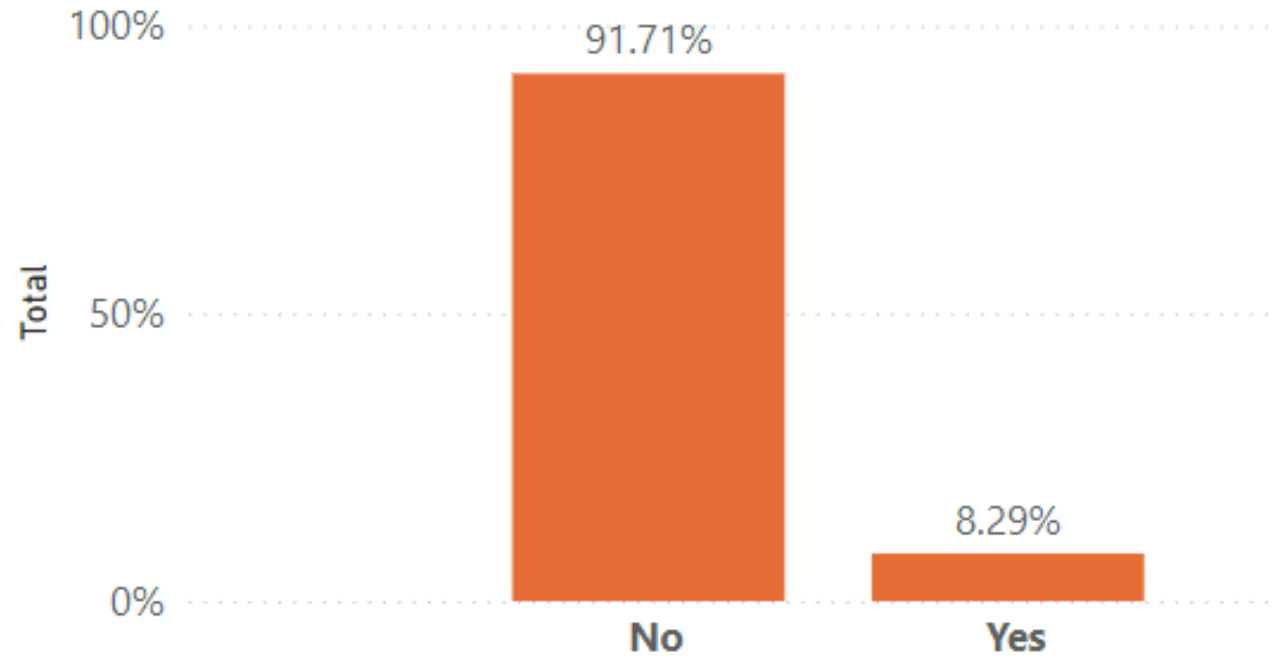
September 2023 CV Count: Unsheltered Demographics

256 Interviewed

Veteran Status



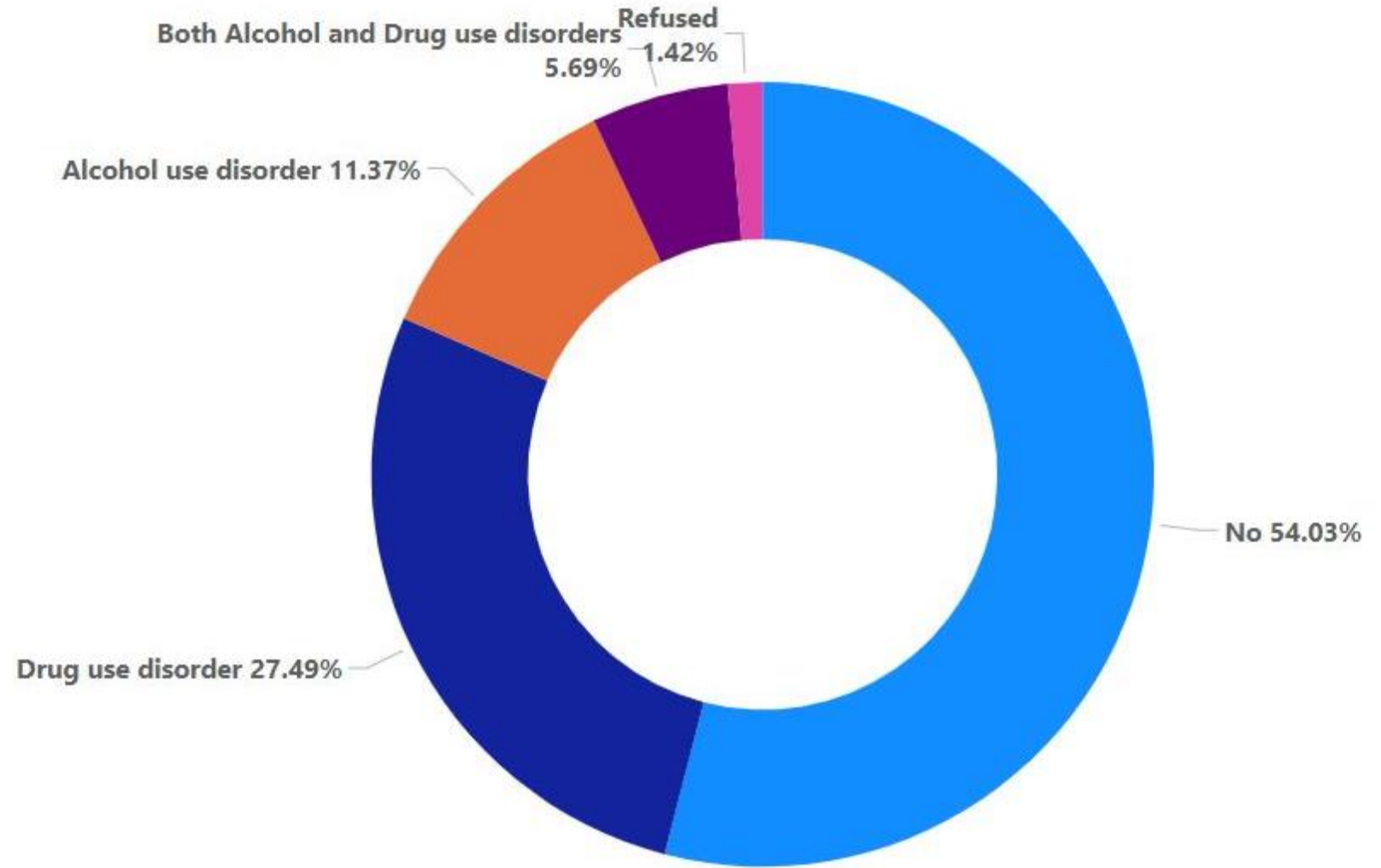
Homeless as a Result of DV



September 2023 CV Count: Unsheltered Demographics

256 Interviewed

Reported Substance Use Disorder



Council Clarifying Questions



Empower individuals & families • Build community resilience • Promote housing opportunities • Enhance quality of life

Public Property Encroachment: Federal Law

Sitting, Sleeping or Lying on Public Property/Anti-Camping

- 8th Am. prohibits City from criminally prosecuting people for sleeping outside when no home or shelter available (*Martin*)
- 8th Am. prohibits City from issuing civil citations that lead to criminal citations for sleeping outside or in car at night when no home or shelter available (*Grant's Pass*)

Removing Personal Belongings on Public Property

- 4th Am. interest in belongings usually requires notice and due process before seizure



Sitting, Sleeping or Lying on Public Property: Local Law Examples

Sitting, Sleeping or Lying on Public Property/Anti-Camping

**No existing regulations in Chula Vista*

- San Diego: Unsafe Camping & Sensitive Uses
- Poway: Encampment Ban
- LA: Time, place, and manner restrictions
- Sacramento: Time, place, and manner restrictions



Removing Personal Belongings: Existing Local Policies

Notice of Removal

- Encampments - 72 hr Notice
- Abandoned Property - 24 hr Notice



Property Storage Requirements

- Storage for 90 days
- Perishable items & contraband excluded
- Opportunity to retrieve belongings



Removing Personal Belongings: Other Jurisdictions

Transit Agency Approaches

- Cal Trans 
72 hour notice in Level 1-4 Priority areas according to risk
- MTS 
4 hour noticing in high risk areas

Los Angeles Approach

- Preclude storage of more than 60 gallons of personal property
- No hazardous materials or contraband
- No blocking ADA access, driveways, limitation on tents
- Special rules for public parks

Hotel/Motel Regulation: Existing Local Law

Permit to Operate (Chapter 5.39 CVMC)

- Work with hotel/motel operators to address crimes and nuisance issues
- Annual permit required
- If high volume of serious crimes or nuisance issues persists, permit may be revoked or not renewed
- Crime & disorder greatly reduced



Hotel/Motel Regulation: Other Jurisdictions

El Cajon

- Concern with impacts of voucher use in City
- Requirements for Hotel Operators
- Requirements for Service Providers
- Impacts of regulations



Vehicles in the Public ROW: Existing Local Laws

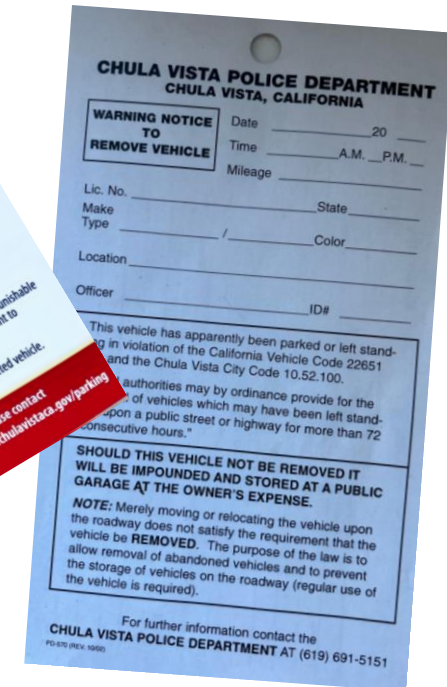
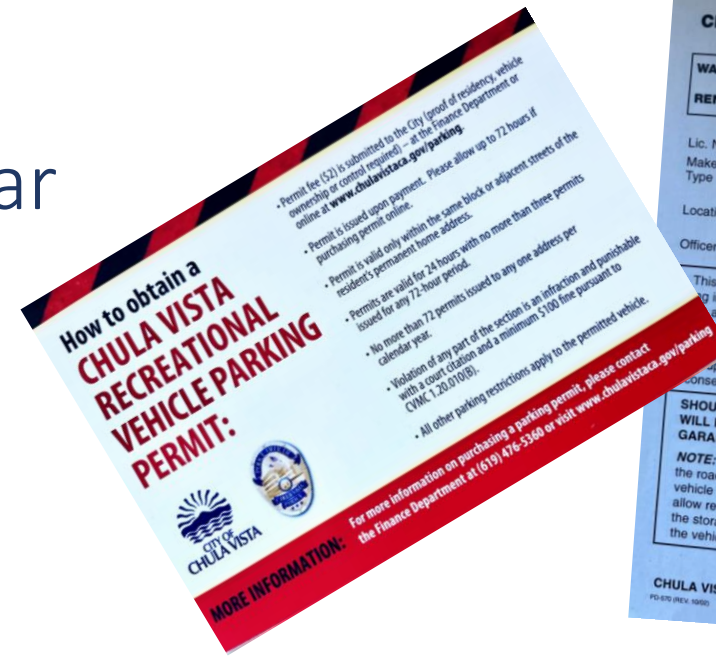
Vehicles

Recreational Vehicle Ordinance

- Permit required (\$2.00 Daily)
- Must be parked near residence
- Valid for 24-Hours
- Limit of 72 Permits/Residence/Year

Inoperative v. Abandoned

- Courtesy warning notice to remove vehicle



Vehicles in the Public ROW: Other Jurisdictions

Los Angeles

- Prior law prohibiting use of vehicles for dwelling sunsetted
- Permit system for vehicle dwelling on public streets
- Permit connected to service provider
- Limits vehicle concentration
- Allows enforcement for safety or hazards
- Also provide safe parking lots for operational vehicles

Private Property Encroachment: Existing Local Law

Private Property Encroachment

- Trespass Authorization Letter (Property Owners/Business Resource)
- Valid for one year
- Eligible Property Types
- Limitations due to staffing and District Attorney's discretion
- Temporary Restraining Order / Stay-Away Order (Civil Matter)



Wienerschnitzel (Broadway & H) 3/9/23 Fire

Prosecution Considerations

1. Doing Justice

- What do we want to accomplish?

2. Ethical Obligations

- Burden of proof- beyond a reasonable doubt

3. Legal Defenses

4. Other Considerations



Council Clarifying Questions



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Direct Local Funding Targeted for Unsheltered FY23-24

Category	Activity	Funding Source	Amount (\$)
Housing Tools	Unsheltered Hotel Vouchers	CDBG	52,000
	Tenant Based Rental Assistance	HOME	800,000
	Hotel Vouchers, Arrears & Shelter Operations	ESG	186,000
	Prevention (Arrears)	Housing Authority	250,000
	Shelter Operations	PLHA	4,200,000
Development	Permanent Supportive Housing	ARPA	13,000,000
		HOME & HOME-ARP	4,000,000
Services	Job Training and Reentry	General Fund	100,000
Regional Coordination	OVRP JEPA	General Fund	400,000
	OVRP Clean-Up	Private Grant	100,000

Other City Service Impacts



Efforts and Response: Outreach

- Education:
 - PD Roll Call, Mental Health Clinics, Service Providers, Healthcare
- Quarterly Local Connect Events with Expanded Services
- Semi-Annual Multijurisdictional Connect Events
- Weekly Coordinated with Multi-Disciplinary Partners



City Net



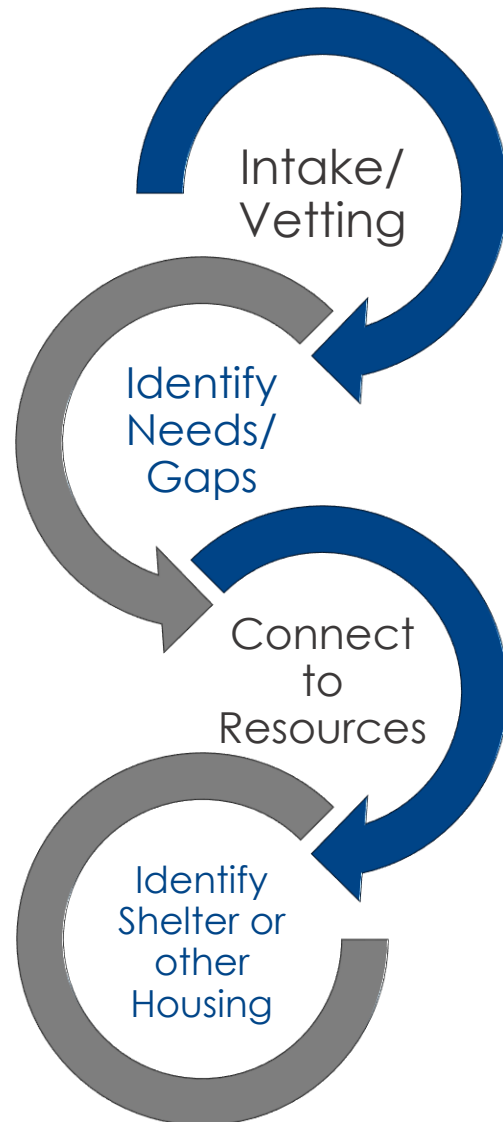
Efforts and Response: Housing Tools

- Homeless Prevention
 - Rental Arrears and Utility Assistance (City & SBCS)
 - Shallow Rent Subsidies (CCDC & Serving Seniors)
- Tenant Based Rental Assistance (City & SBCS)
- Partnering Agencies (ECTLC / Salvation Army / Rescue Mission / SBCS)
- Detox /Sober Living / KIVA
- Local Hotel/Motel Program
- Bridge Shelter
- Family Reunification



HOT Officer McLean transporting client to Greyhound Station for reunification

Efforts and Response: Accessing Services



Specific to Shelter:

- Prioritizing Chula Vista clients
- By Referral Only through the Homeless Outreach Team
- Bed Reservation System
- No Families
- Pets Allowed (1 per client)
- Vehicles allowed on a needed basis

Refer to general email:

homelessness@chulavistaca.gov

Efforts and Response: Housing Tools



- Temporary Emergency Shelter
- 65 Individual Sleeping Cabins
- Common Spaces
 - Community Room | Dining Hall
 - Case Management Office
 - Outdoor Living Room
 - Bathroom & Laundry Facilities
 - Dog Run and Kennel



The Chula Vista Village at Otay Dog Run
made possible through the generous donation from

**CHULA VISTA
POLICE
FOUNDATION**

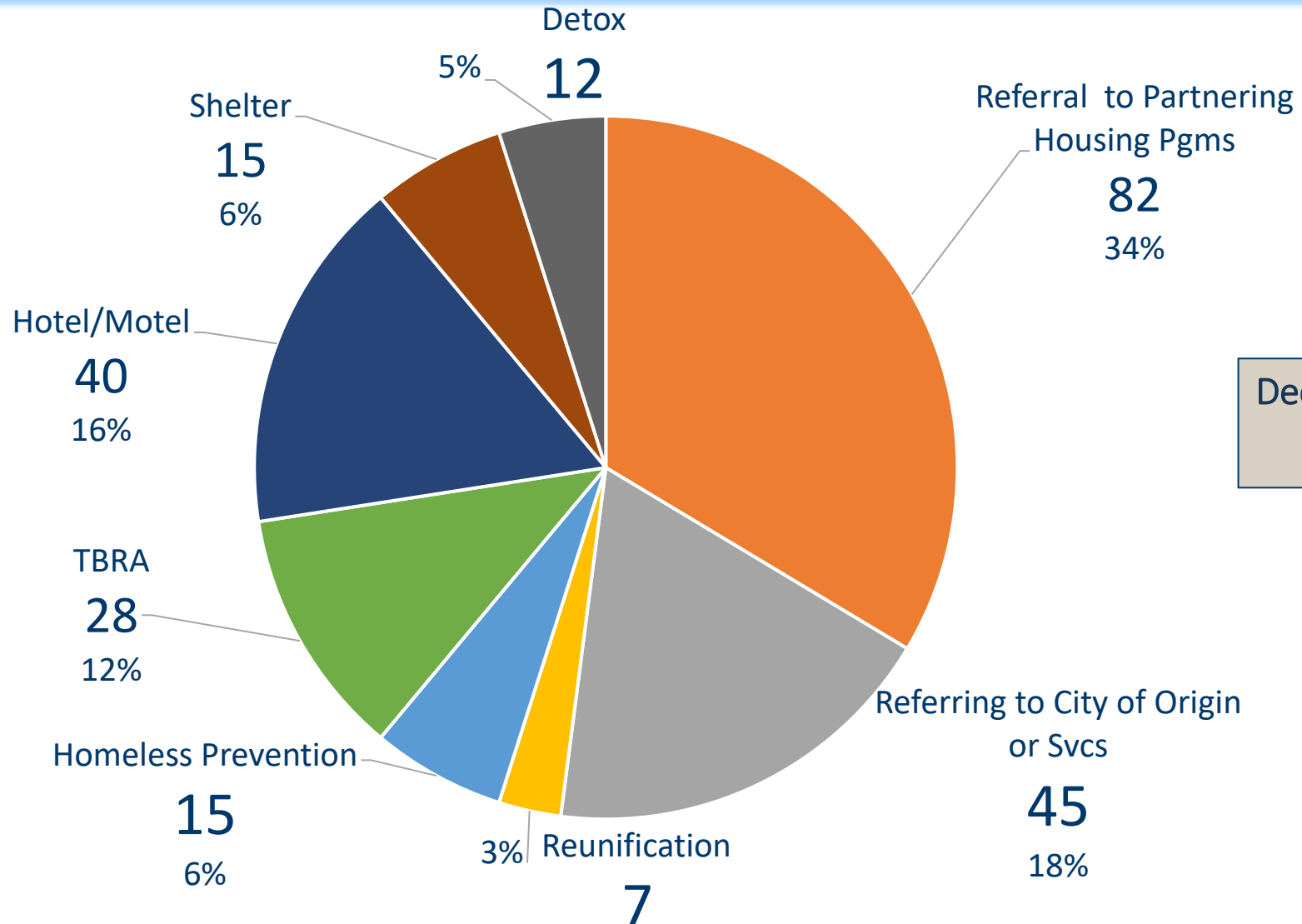


Working with the Community to Build a Brighter Future Today

Clients Connected to Housing Services (February 2023-Today)

Dashboard

Providing Housing to
244
Persons or Households



Declined Services
536

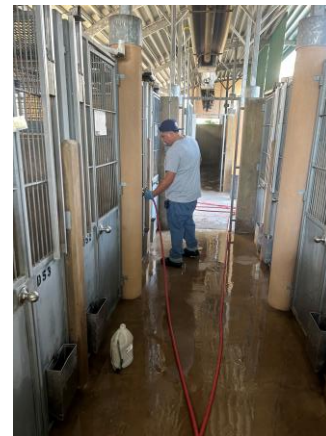
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Efforts and Response: Job Training and Reentry Programs

- Alpha Project: Work For Hope
- McAllister: Take Back the Streets
- Chula Vista: Animal Care Facility



McAllister (Work For Hope) beautification of Terra Nova Park

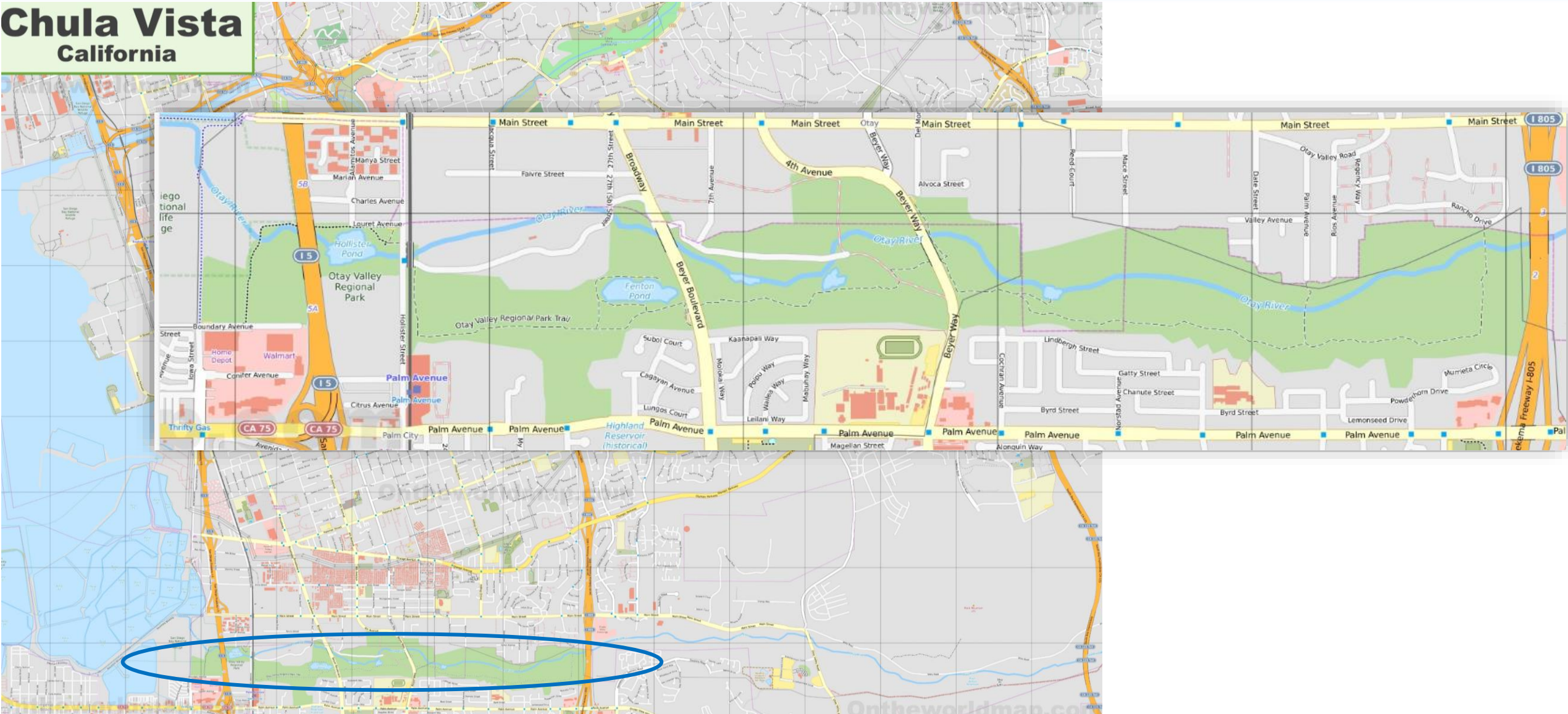


Alpha (Work for Hope)

Efforts and Response: Regional Coordinated Cleanup

Otay Valley Regional Park (Chula Vista, San Diego, County, Caltrans)

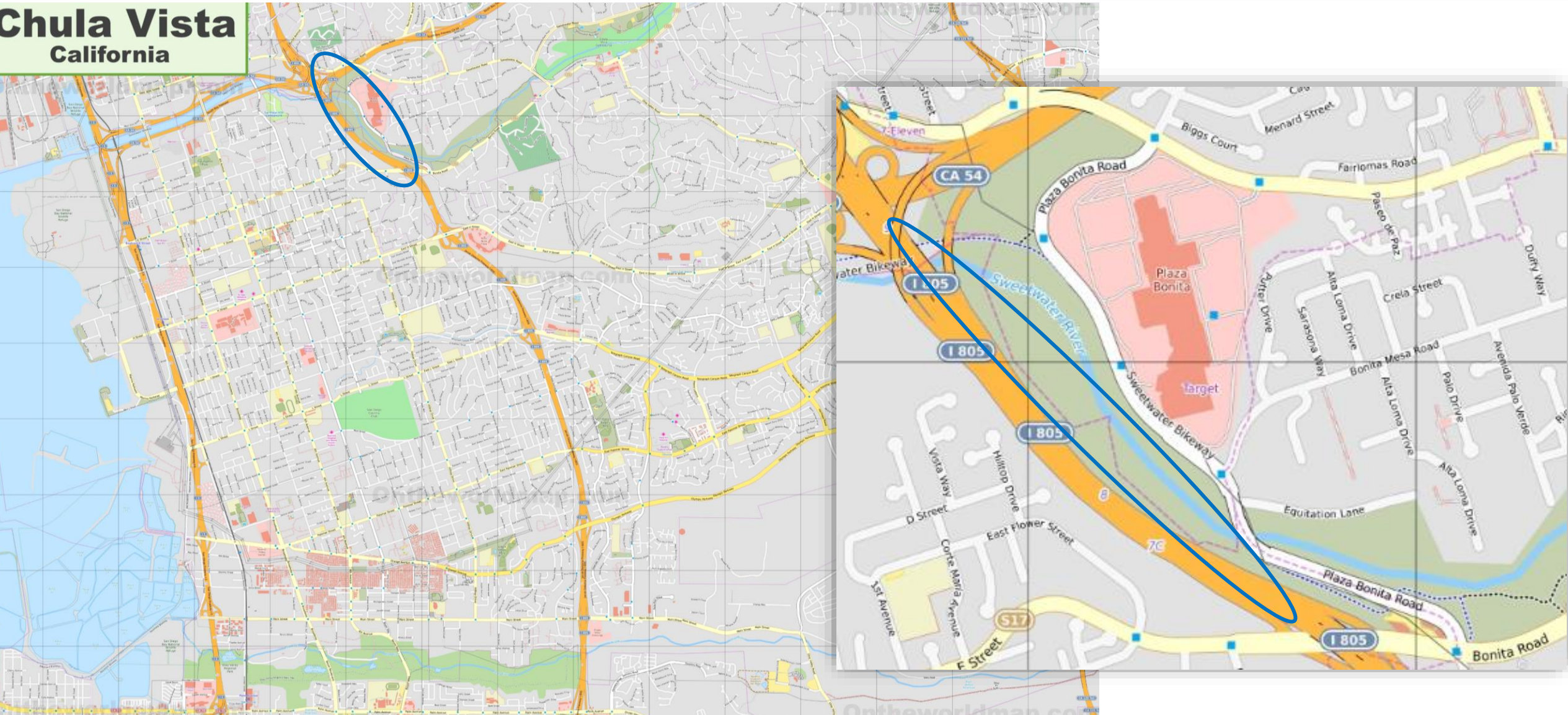
Chula Vista
California

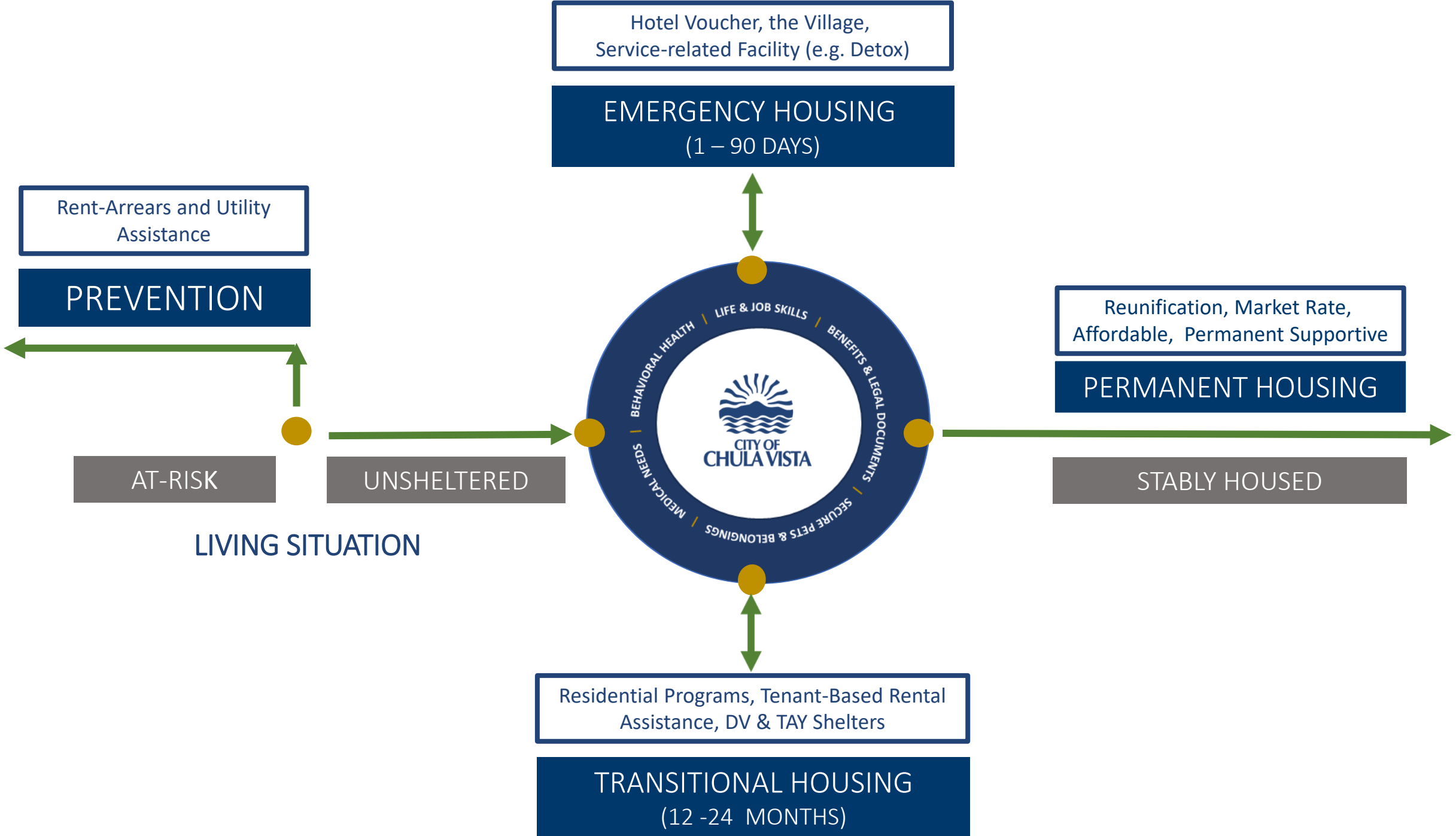


Efforts and Response: Regional Coordinated Cleanup

Sweetwater River Valley (Chula Vista, National City, Caltrans, County)

Chula Vista
California





Council Clarifying Questions



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Building Affordable Housing

Density Bonus Projects

Union Apartment

245 Bonita Glen Dr. (91910)
170 units, 14 affordable
Leased up late 2022



Azul Apartments

310 K St. (91911)
46 units, 3 affordable
Leased up early 2023



Casa Estillo

795 Third Ave. (91910)
142 units, 16 affordable
Currently Pre-leasing



100% Affordable Projects

Casa Anita

748-760 Anita St. (91911)
96 units
Leased up March 2023



Encelia in Village 8 East

1910 Encelia Cir. (91913)
175 Units
Currently Leasing Up



Columba @ Millenia

Solstice/Optima (91915)
200 units
Available late 2023



Over 500 units in production this past year

Permanent Supportive Housing

House very to extremely low-income individuals with rental subsidy and voluntary support services

- \$13M Palomar Motel Conversion
- Approval request 10/17: \$4M (HOME & HOME-ARP) funding towards another project




Existing Palomar Motel, Chula Vista

Housing Policy Work Plan

2021-2029 Housing Element Goals

- Inclusionary Ordinance
(Balanced Communities)
- Density Bonus Ordinance
(Affordable Housing Incentives)
- Pro Housing Designation Application

chulavistaca.gov/housing



HOUSING & HOMELESS SERVICES

JOIN US TO DISCUSS

Inclusionary & Density Bonus Housing in Chula Vista

Learn about the current policies and a proposal to update them to help Chula Vista meet 2021-2029 Housing Element goals.

October 10 from 10-11 a.m. *(virtual)*

October 11 from 6-7 p.m. *(virtual)*

Housing & Homeless Advisory Commission *(in person)*
October 25 from 3:30-5 p.m.

**Minor updates made after 10/5/23 to this slide for clarification purposes.*

Ongoing Regional Coordination

- Regional Parks
- Regional Meetings
- South Bay Coordination



Community Resources

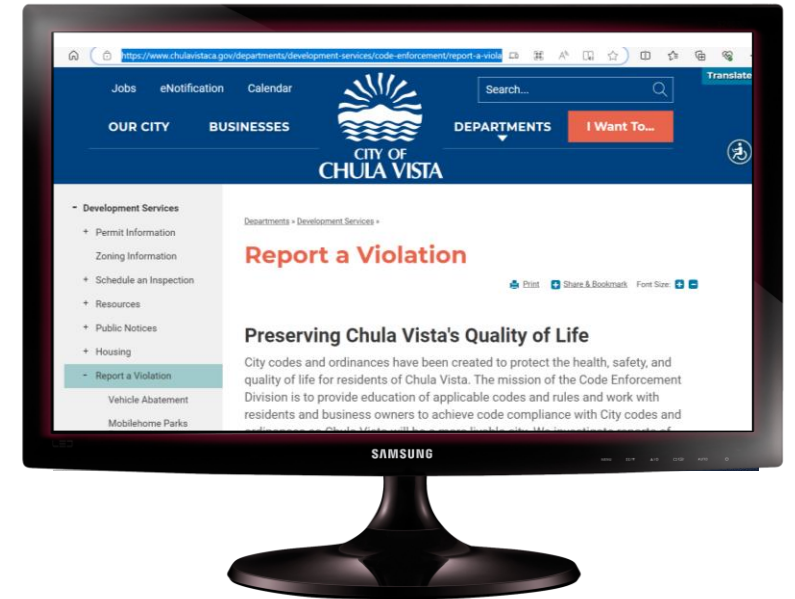
- Report Issues and Concerns
- Identify Repairs Needs
- Share Feedback
- Ask Questions

ACT
Chula Vista



Alert | Connect | Track

In case of an emergency, please call 911.



www.chulavistaca.gov/departments



homelessness@chulavistaca.gov

Next Steps

- Monitoring Best Practices / Legal Outcomes
- Establish Homeless Task Force / Stakeholder Working Group
- Unsheltered Crisis Strategic Plan and Reporting
- Reevaluate Outreach Staffing Needs
- Policy Direction Response from Tonight



Potential Policy Options/Staff Recommendations

Consider Adoption of Municipal Code Provisions:

- Establish Licensing Process for Outreach Contractors & Voucher Use
- Adopt Targeted Restrictions on Sitting/Lying/Sleeping on Public Property
- Adopt Targeted Regulations for Storing Items on Public Property
- Amend Recreational Vehicle Permit Program to Incorporate a Vehicle Dwelling System