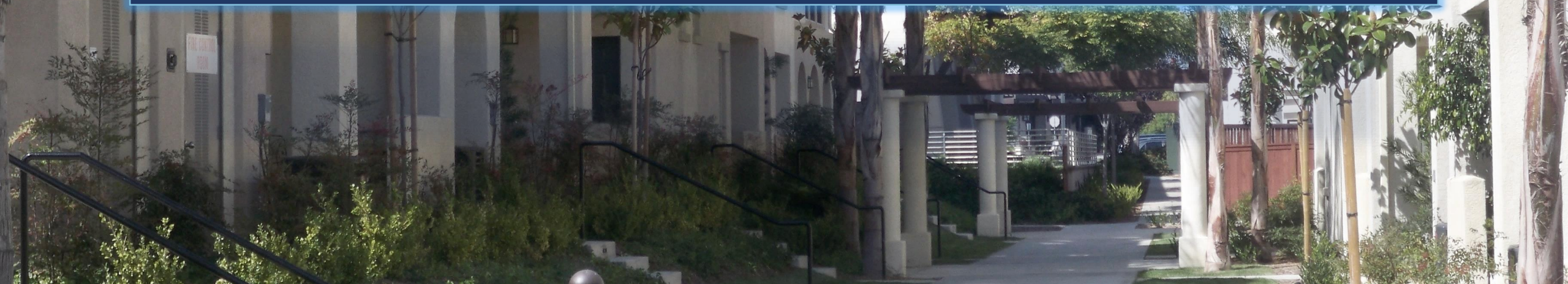


# City Council Workshop on Unsheltered in the City of Chula Vista

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



Hugo Cardenas  
Sr Outreach Coordinator  
*(retired annuitant)*



Alekzander DeLaCruz  
Senior Office Specialist  
*(hourly)*



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



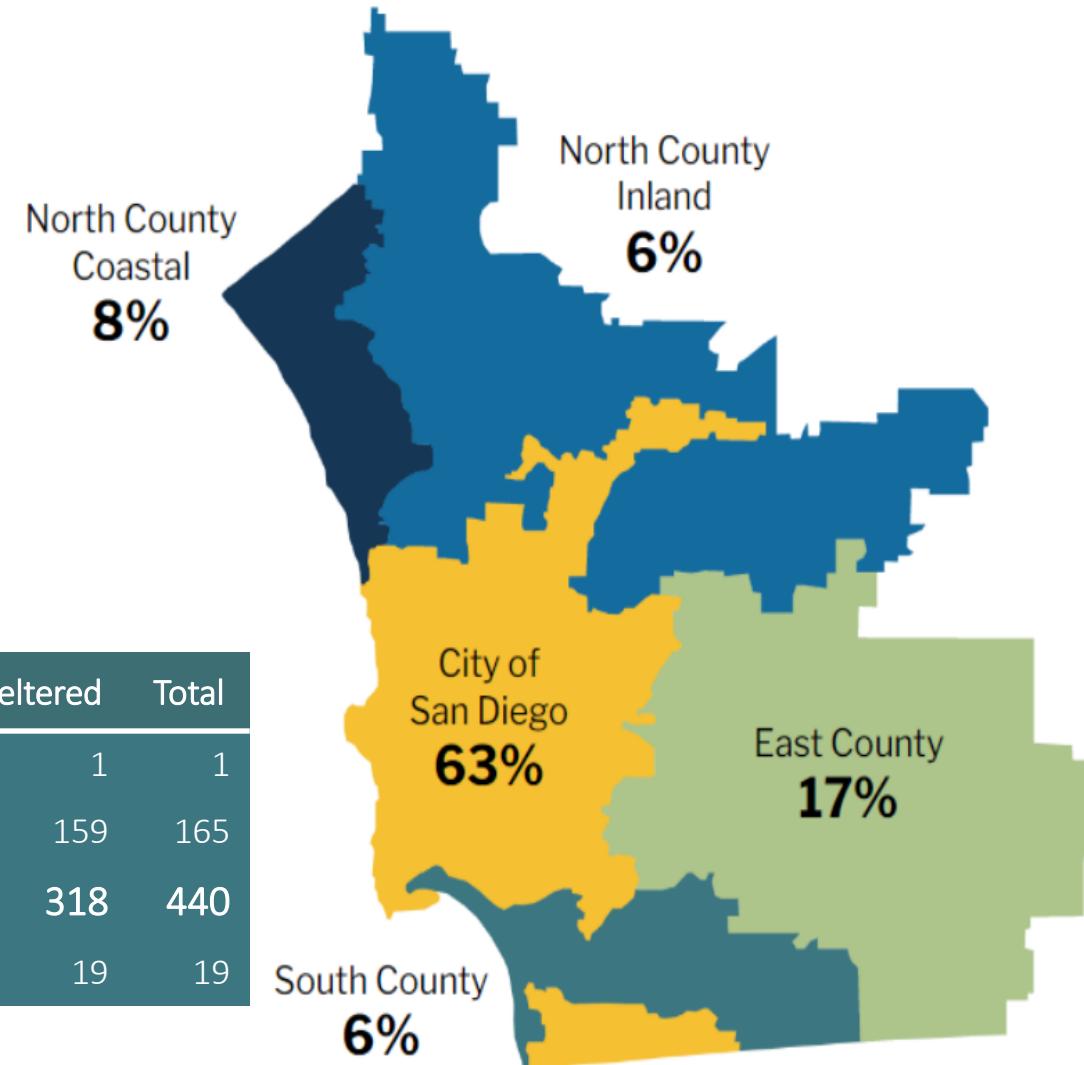
# January 2023 RTFH Point in Time Count (PITC)

## *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

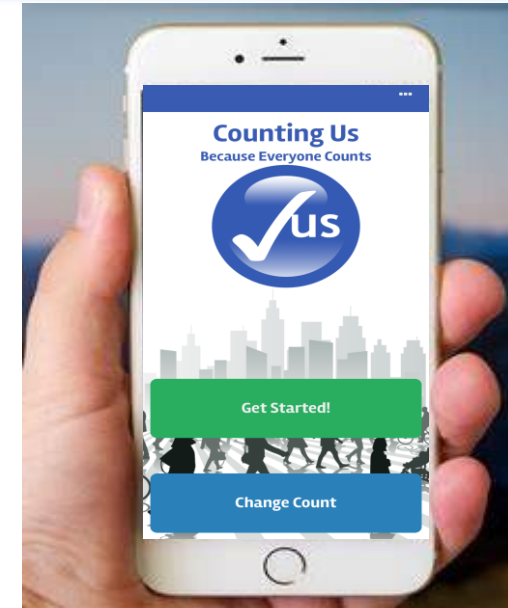


	Sheltered	Unsheltered	Total
Coronado	0	1	1
National City	6	159	165
Chula Vista	122	318	440
Imperial Beach	0	19	19



# Chula Vista PITC Strategy

	Regional Task Force PITC	Chula Vista Independent PITC
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 <b>same</b> questions as RTFH with <b>added</b> questions pertaining to Chula Vista.	





# September 2023 PITC

## Chula Vista



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

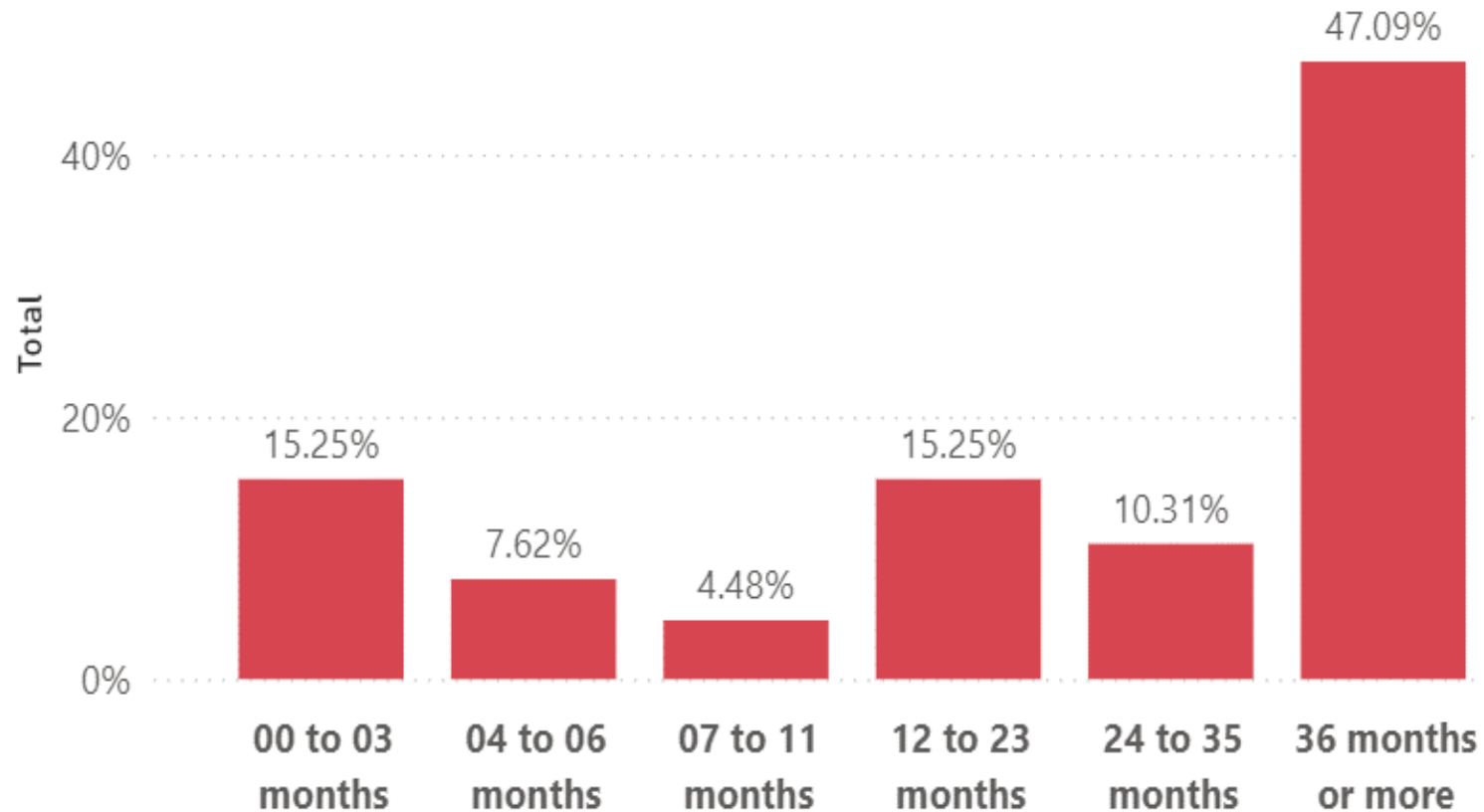
Unsheltered Street Count

- Observation (254)
- Interview (256)

# September 2023 PITC: Unsheltered Demographics

*256 Interviewed*

**Amount of Time Individuals Have Been Unhoused in Chula Vista**

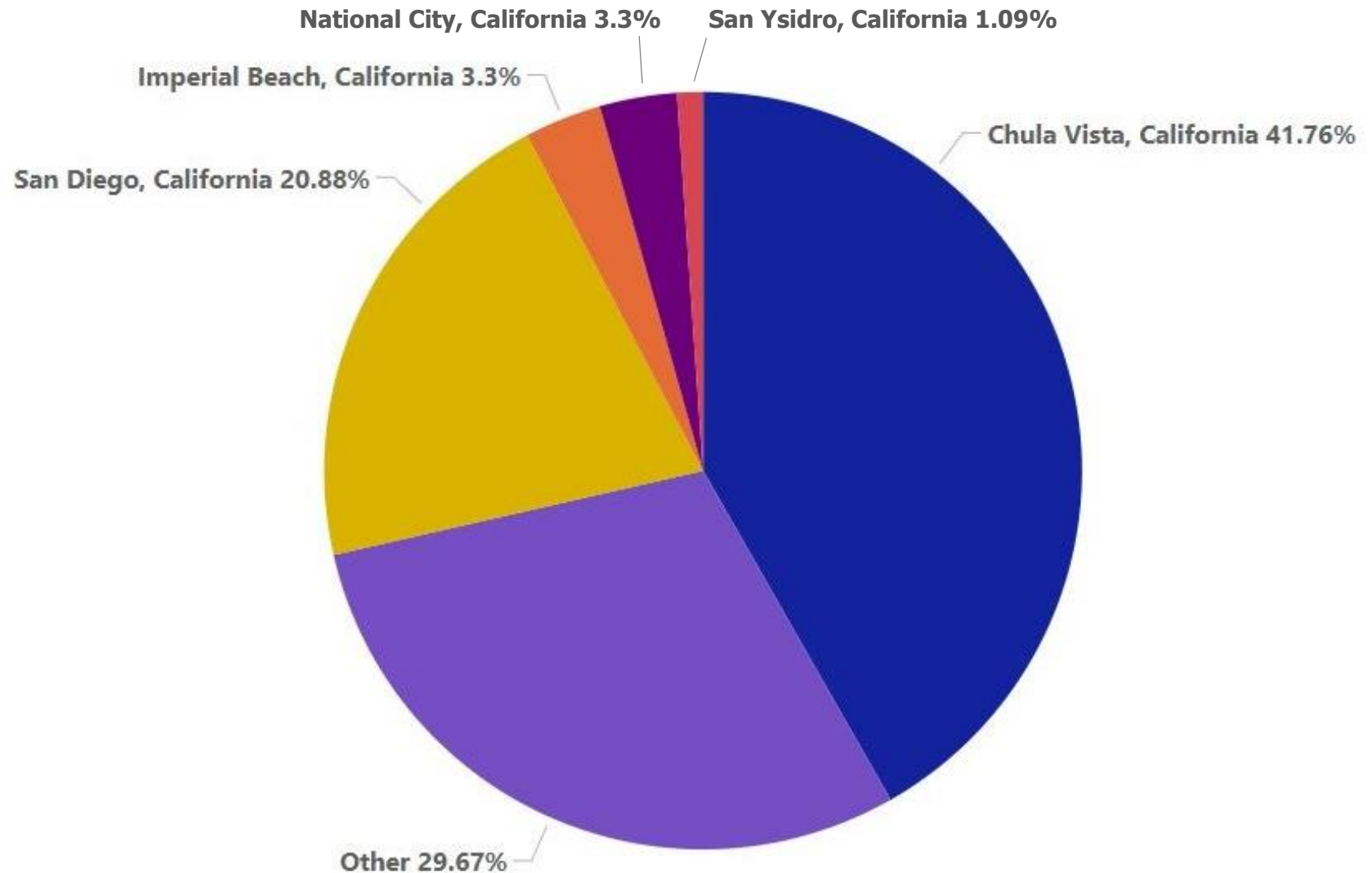




# September 2023 PITC: Unsheltered Demographics

*256 Interviewed*

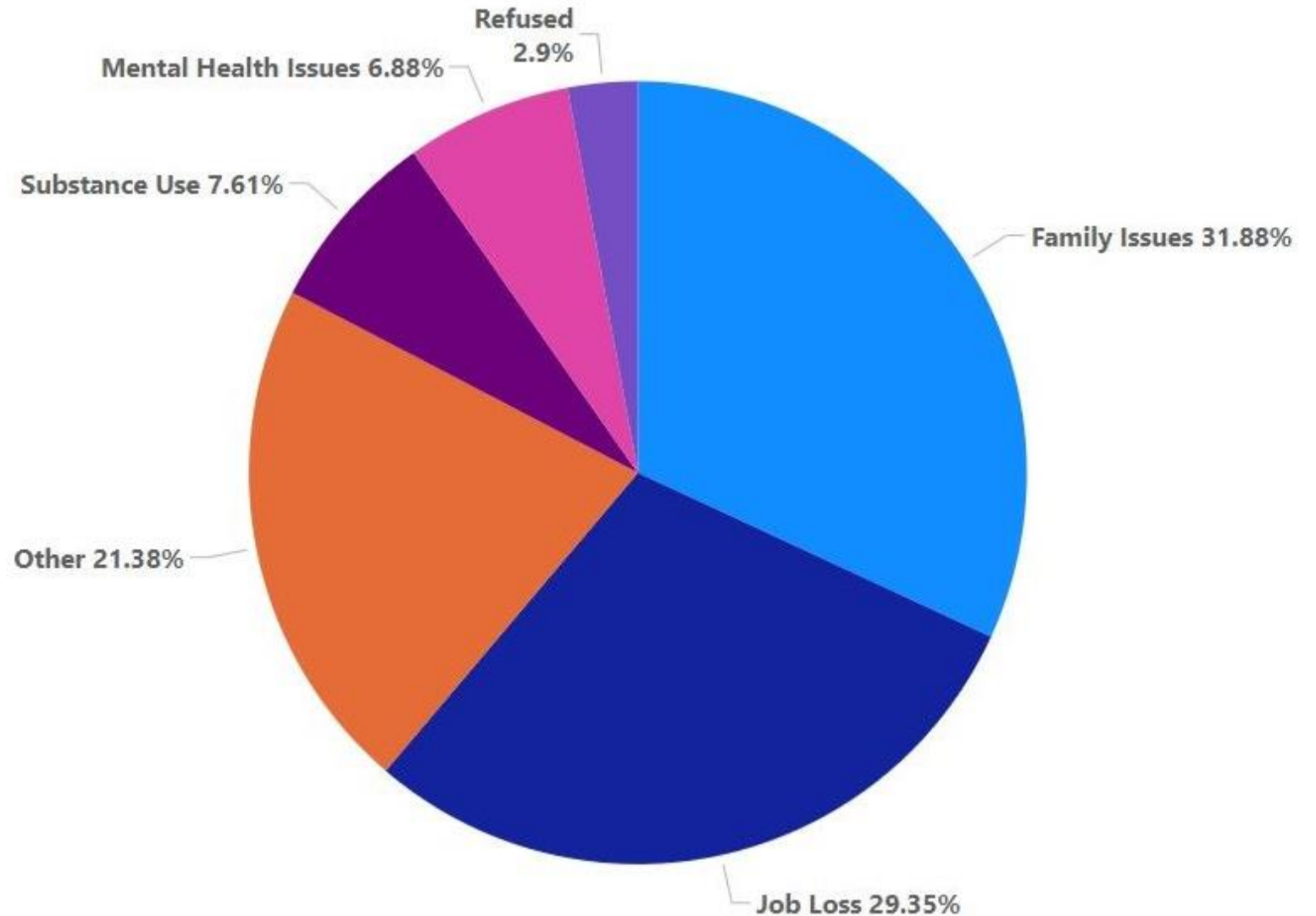
## City or Area of Origin



# September 2023 PITC: Unsheltered Demographics

*256 Interviewed*

## Reason for Becoming Unsheltered

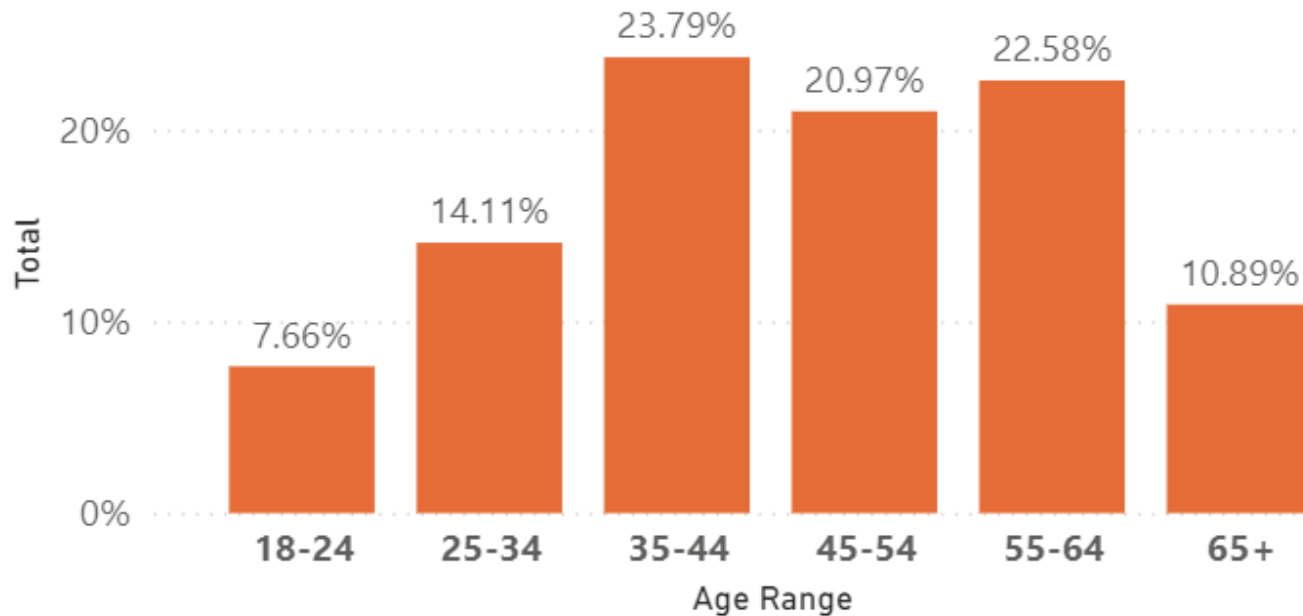




# September 2023 PITC: Unsheltered Demographics

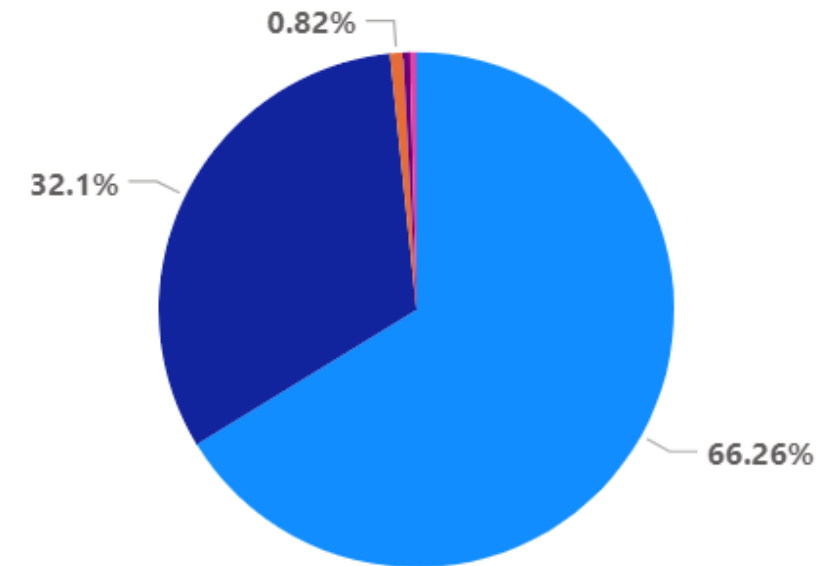
## 256 Interviewed

Number of Unhoused Individuals by Age Range



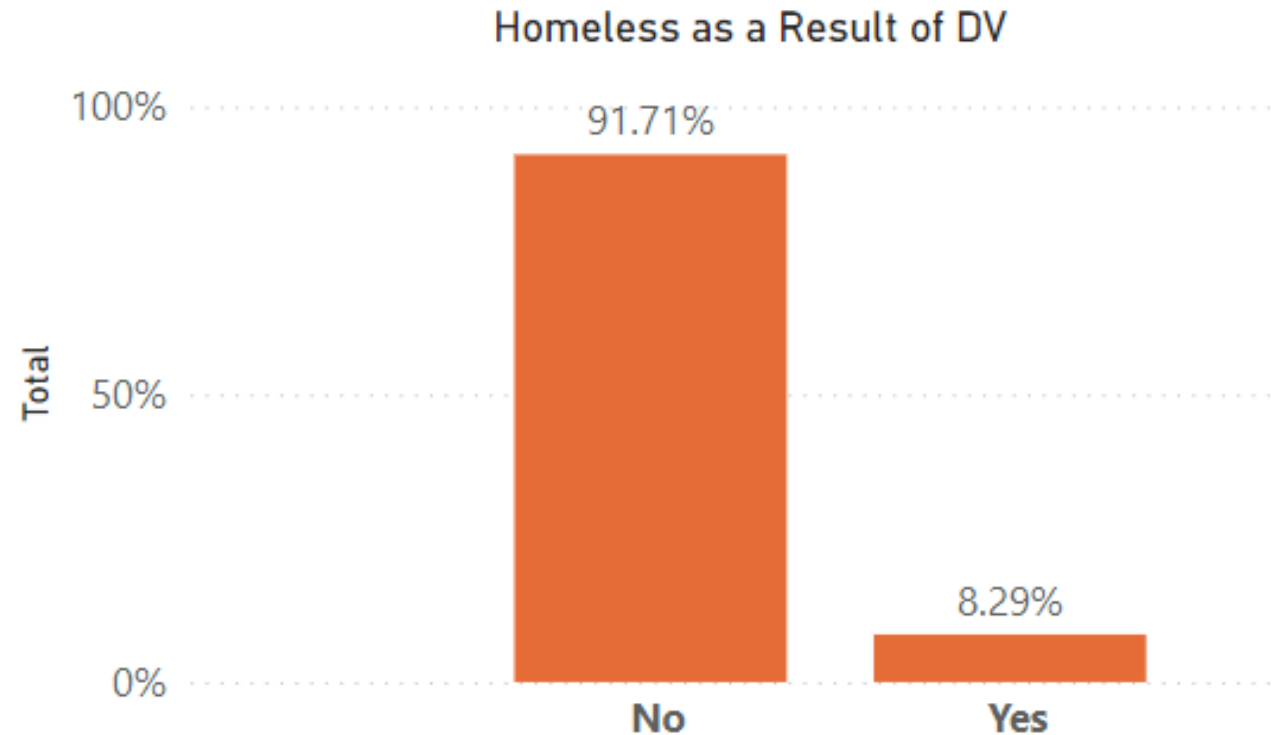
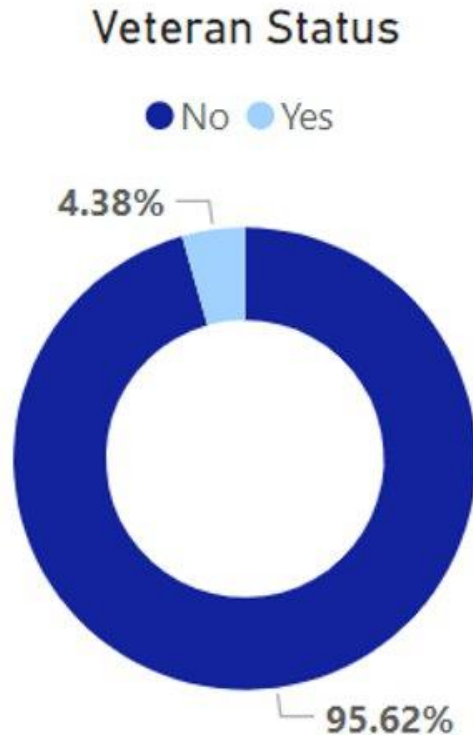
Reported Gender

Male Female No Single Gender Questioning Transgender



# September 2023 PITC: Unsheltered Demographics

256 Interviewed

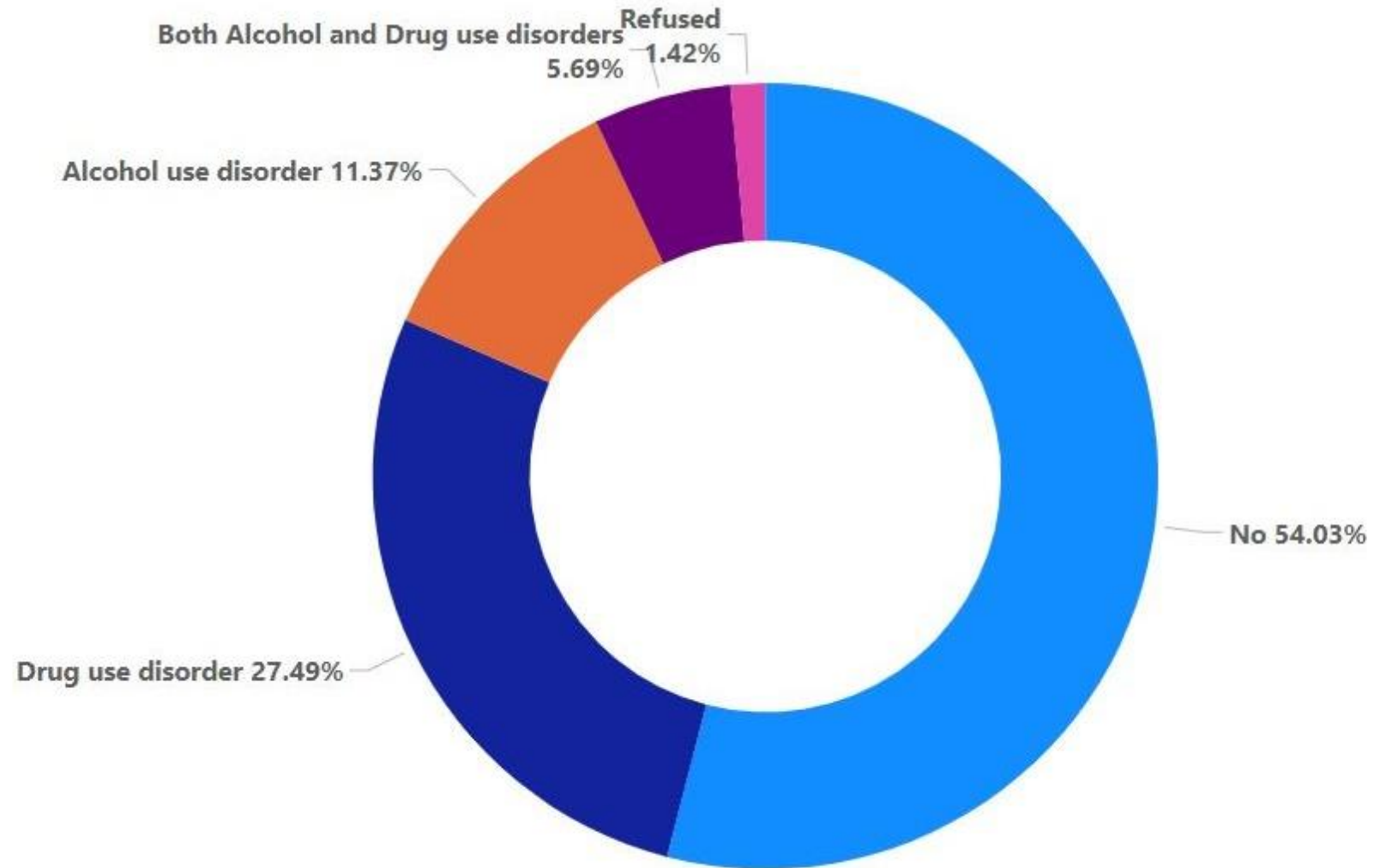




# September 2023 PITC: Unsheltered Demographics

*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



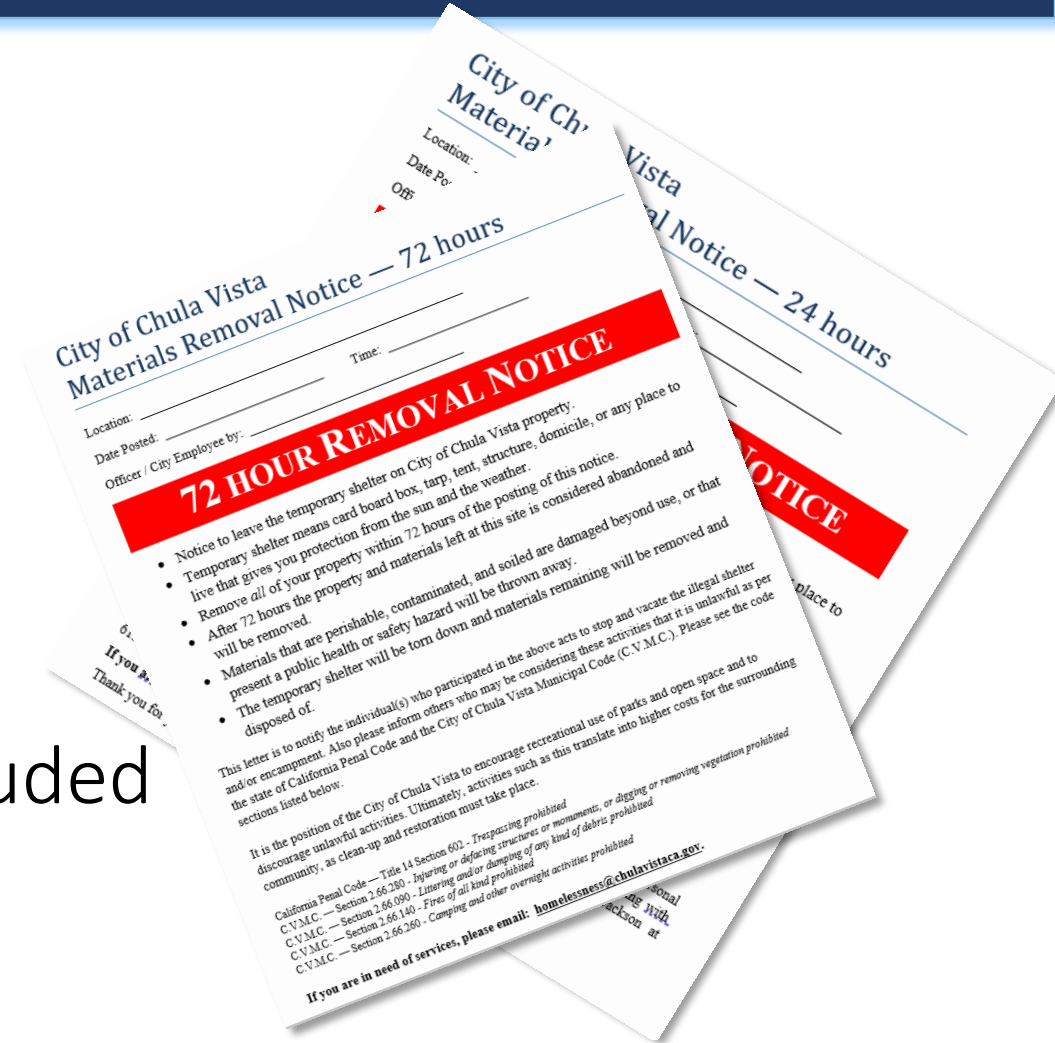
# Removing Personal Belongings: Existing Local Policies

## 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
- 90-day Moratorium on Vouchers
- Requirements for Hotel Operators
- Requirements for Service Providers
- Impacts of regulations



# Vehicles in the Public ROW: Existing Local Laws

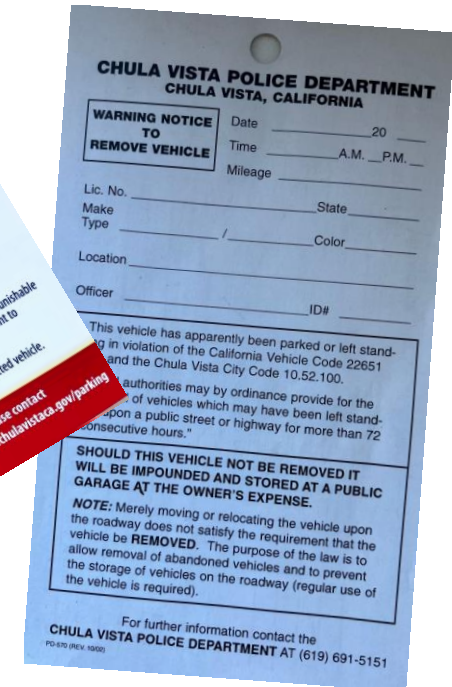
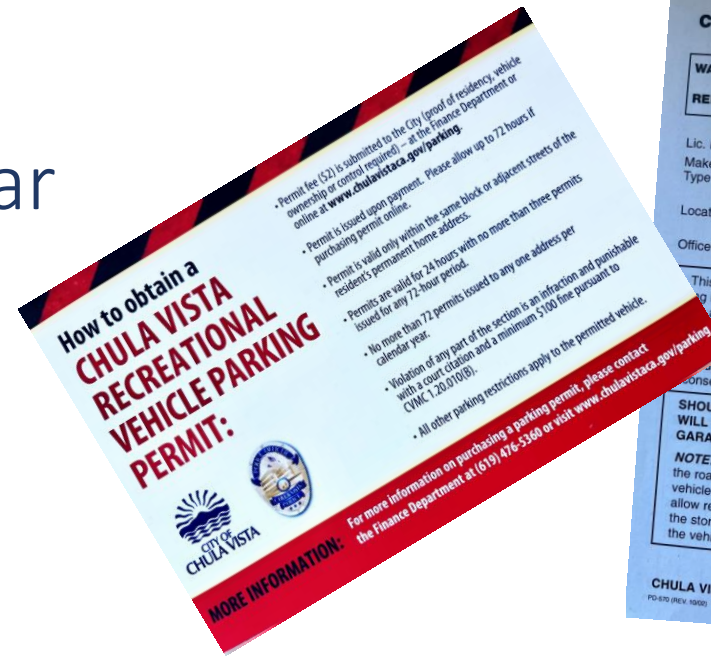
## Vehicles

### 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



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



# 10 Minute Recess

*Coming up Next..*

*Local Funding & City Impacts / City Efforts & Programs / Housing Outcomes*



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

# 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





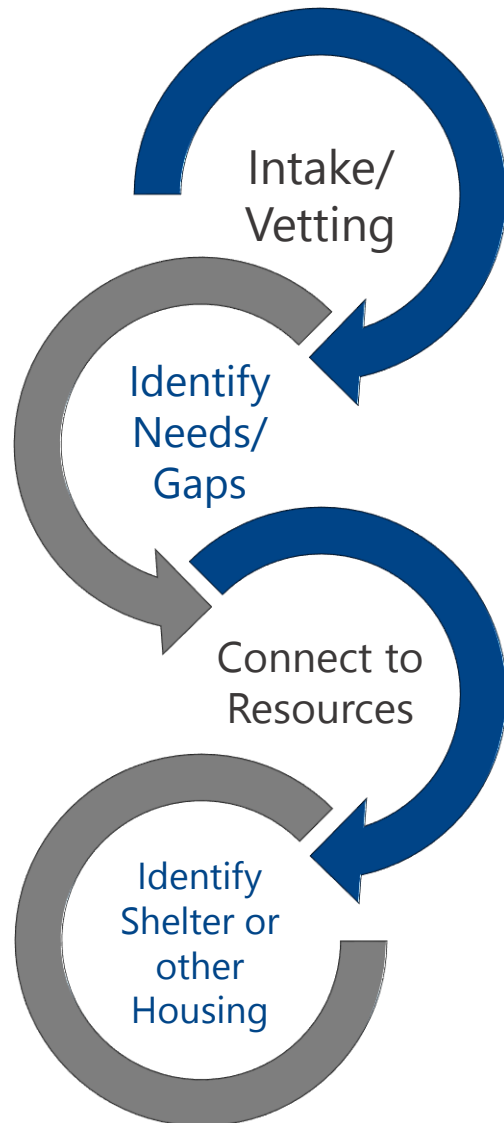
# Efforts and Response: Housing Tools

- 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](mailto: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**

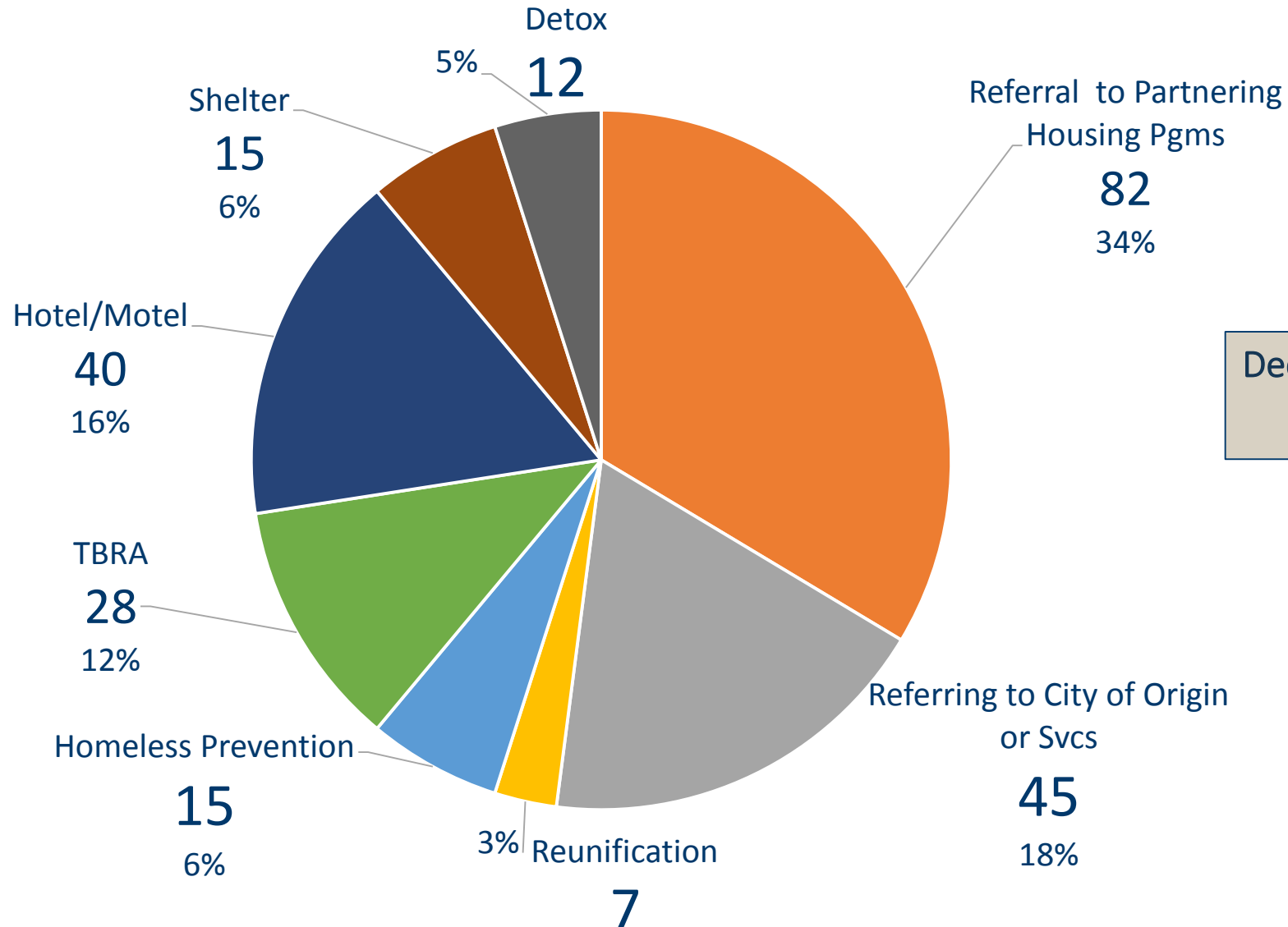


Working with the Community to Build a Brighter Future Today

# Clients Connected to Housing Services (February 2023-Today)

## Dashboard

Providing Housing to  
**162**  
Persons or Households



Declined Services  
**536**

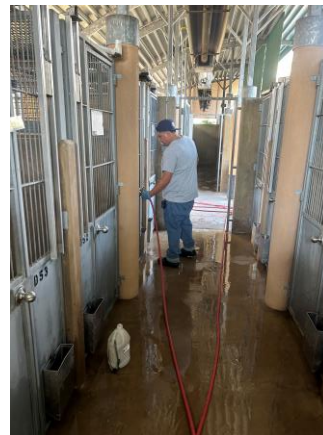


# Efforts and Response: Job Training and Reentry Programs

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



*McAllister (Work For Hope) beautification of Terra Nova Park*



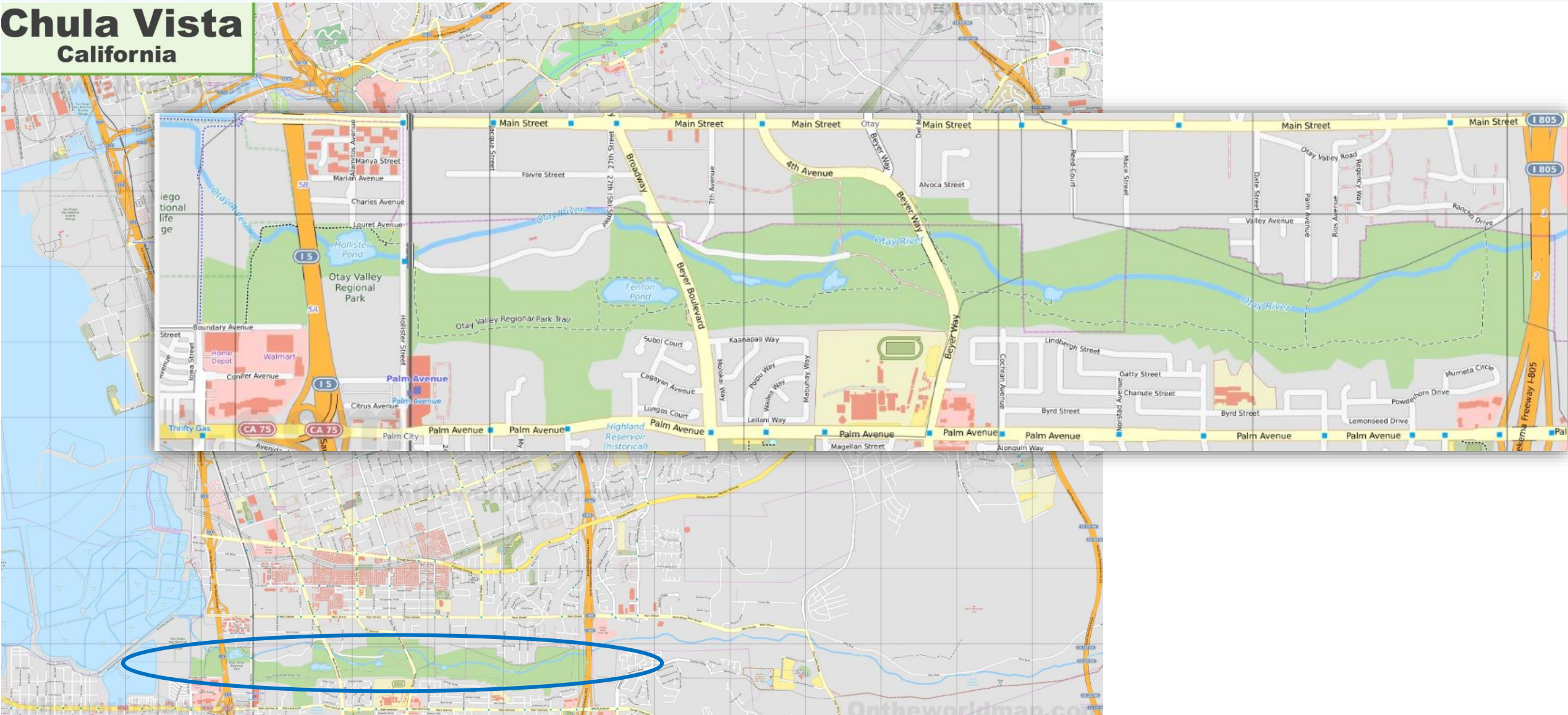
*Alpha (Work for Hope)*



# Efforts and Response: Regional Coordinated Cleanup

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

**Chula Vista**  
**California**

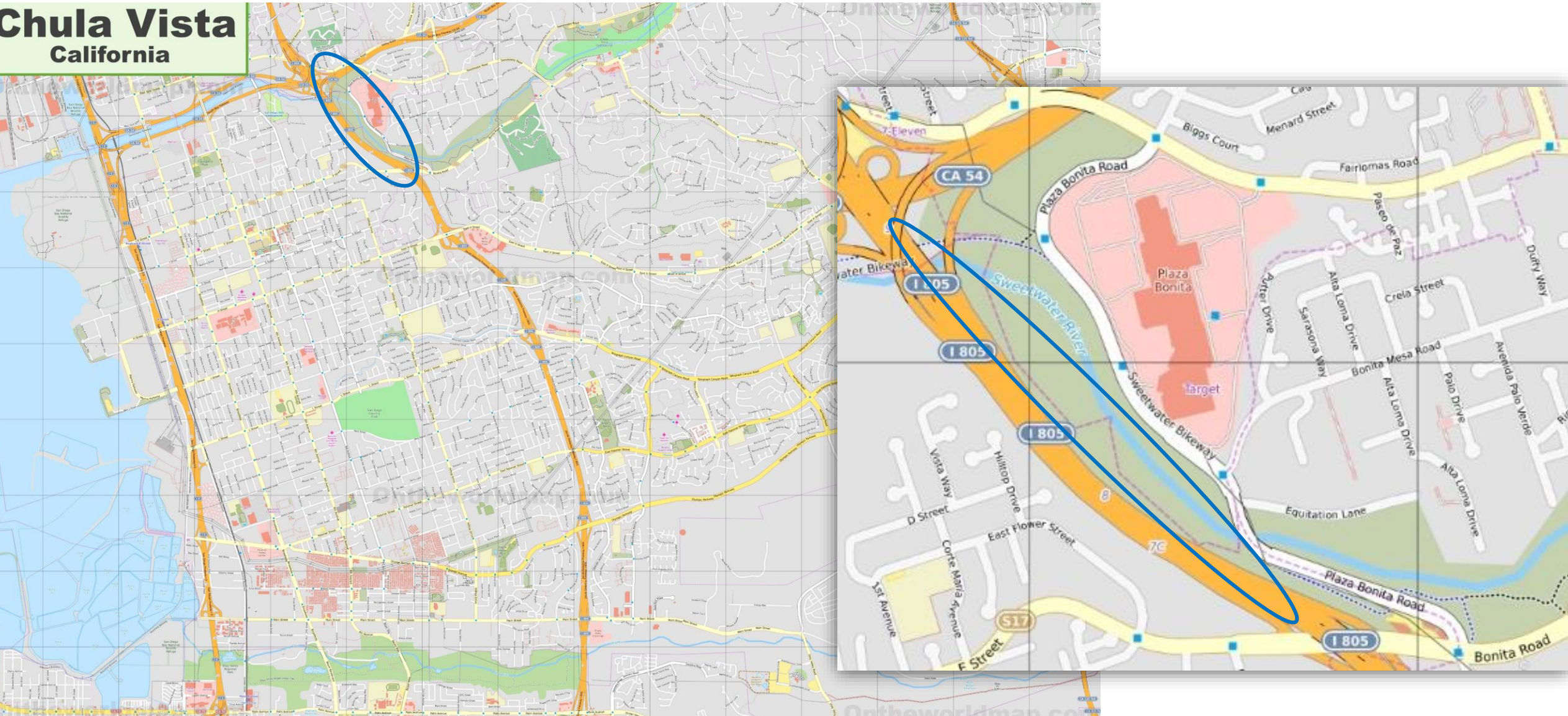


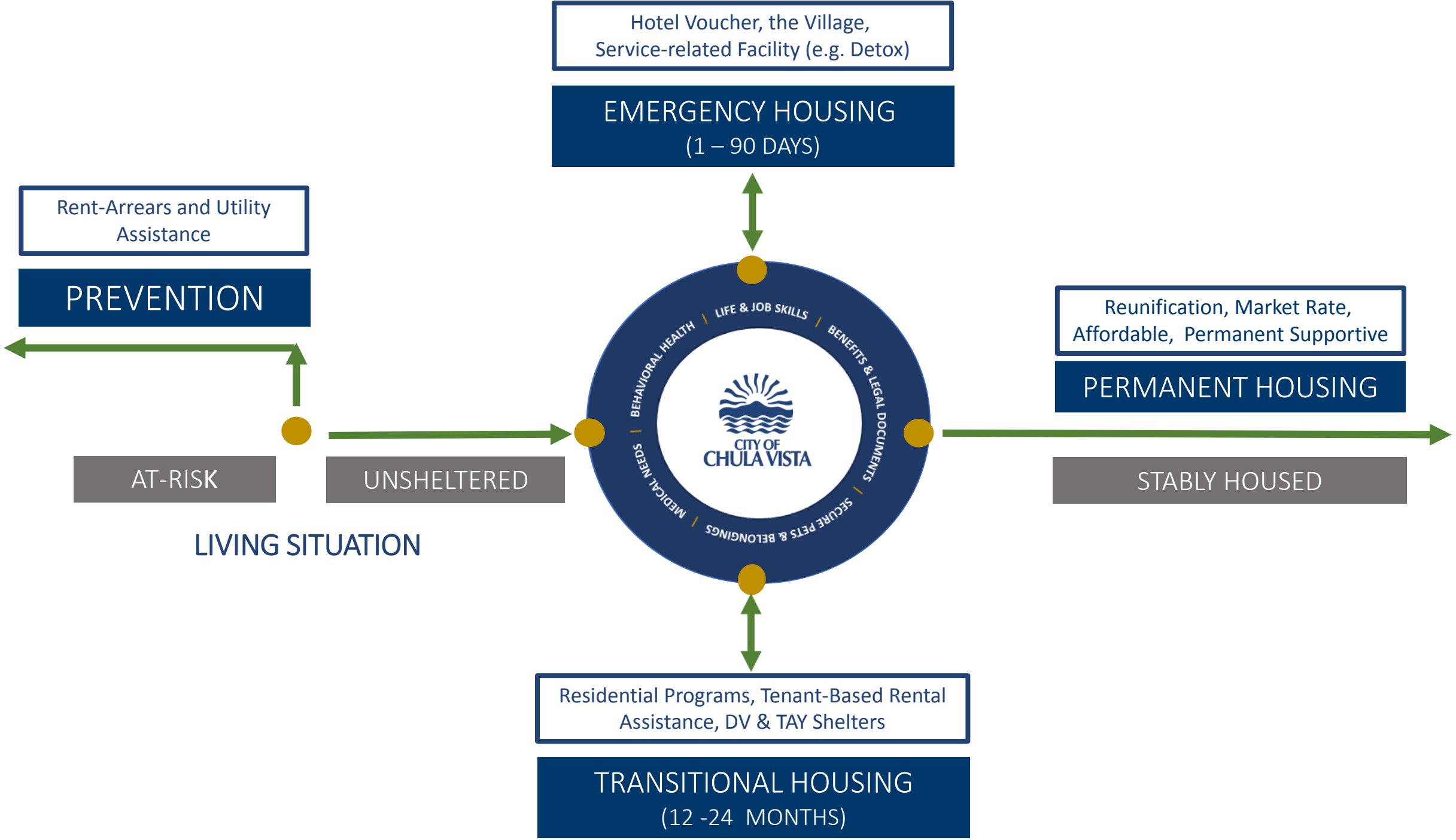


# Efforts and Response: Regional Coordinated Cleanup

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

**Chula Vista**  
California







# Council Clarifying Questions



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



# 10 Minute Recess

*Coming up Next..*

*Affordable & Supportive Housing / Regional Coordination / Next Steps / Policy Options*



# 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

Visit [chulavistaca.gov/housing](https://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.

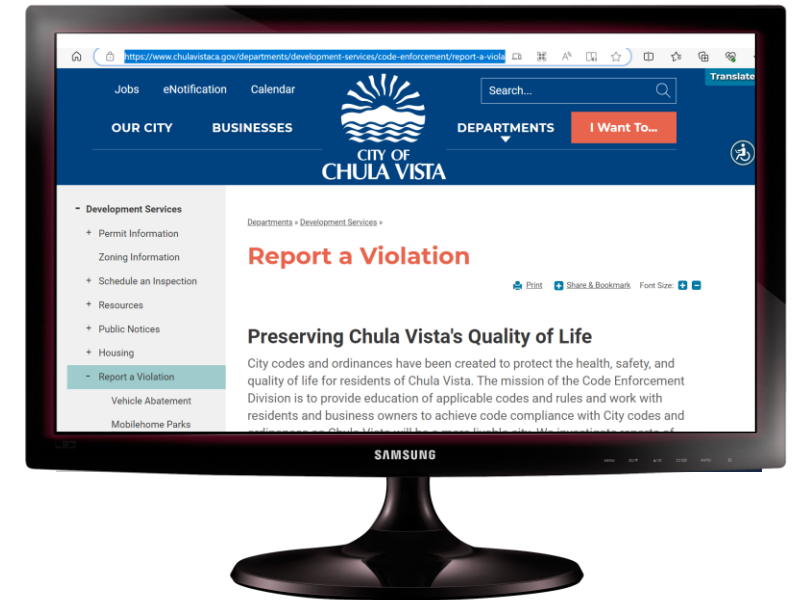
# Ongoing Regional Coordination

- Regional Parks
- Regional Meetings
- South Bay Coordination



# Community Resources

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



[www.chulavistaca.gov/departments](https://www.chulavistaca.gov/departments)



[homelessness@chulavistaca.gov](mailto: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

# Council Clarifying Questions



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



# Public Comment



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