SAN DIEGO COUNTY EAST REGION
SHELTER AND HOUSING OPPORTUNITIES

A CALL TO REGIONALLY-FOCUSED,
DATA-INFORMED,
PERSON-CENTERED STRATEGIES

REVISED: APRIL 26, 2019
Acknowledgements

During the past two+ years over 50 community leaders and volunteers from throughout the East San Diego County region have participated in the research, planning, and creation of this comprehensive report of Shelter and Affordable Housing Solutions. Our work was supplemented by the support and contributions of representatives from local and regional government, stakeholders, and service providers who work daily with and on behalf of homeless persons and the economically-vulnerable in East County. We are especially grateful to the San Diego East County Chamber of Commerce for its leadership and backing of the East County Regional Homeless Task Force, and for its willingness to initiate a public dialogue that addresses the spectrum of issues unique to our region’s varied communities related to homelessness.

We are especially grateful to Rebecca Whitaker, intern from San Diego State University’s Masters in Public Health degree program, for her research and valuable assistance in preparing this report.
Table of Contents

Executive Summary......................................................................................................................................................... 1
Introduction to East County Homeless Task Force Group 6 ......................................................................................... 7
An Overview of the East San Diego County Region ................................................................................................. 10
Current Housing Inventory in the East Region ........................................................................................................... 13
East County Community Engagement ....................................................................................................................... 16
Housing Opportunities:
  Implementation—1 to 6 months ........................................................................................................................................ 17
    Prevention and Diversion
    Safe Parking
    AMIKAS Bridge Communities
    Interfaith Shelter Network Expansion
    Rooms for Rent
    Youth and Transitional Age Youth (TAY) Housing Connections Center
    Master Leasing
    Adult Residential Care Facilities
  Implementation—7 to 24 months ....................................................................................................................................... 23
    Temporary Bridge Shelters
    Manufactured Homes
    Accessory Dwelling Units (ADUs)
    Motel Conversion
    Youth Fostering
  Implementation—2+ years .............................................................................................................................................. 28
    Development of Affordable Housing for Low Income Levels
    Permanent Supportive Housing
Moving Forward ........................................................................................................................................................................ 31
  Community Consensus and Support
  The Road to Permanent Housing
  Additional Data Collection for the East Region
Appendix:
  Tables included in this report ........................................................................................................................................... 34
Executive Summary

The visible and unseen impacts of homelessness are experienced by everyone in the community regardless of their personal housing status. Homelessness is an issue of basic humanity, and its effects are felt individually by those who live without benefit of permanent shelter or housing and our communities and neighborhoods impacted by the continued population of residents with no permanent address. Residents, business owners and managers, service providers, and stakeholders of the East County Homeless Task Force sub-group 6 (SG6) have worked together for more nearly two years to identify a range of potential solutions to address the issue of chronic homelessness, specifically as it occurs in East San Diego County.

Those who live unsheltered on our streets do so for a variety of reasons. The poverty that forces them to live this way has many sources—situational, generational, familial to name a few. Once a person finds himself/herself living without benefit of housing, his/her options to escape homelessness become fewer the longer they live on the street. During the course of our work, SG6 identified many types of individuals and families who found themselves living without benefit of shelter or who were threatened with homelessness. These causes were identified through the knowledge and experiences of SG6 participants engaged in direct outreach to those living on the street or in danger of becoming so. They include:

• Families, large families;
• Imminently homeless;
• Married couples;
• Parents with disabled child(ren);
• Parents with mental illness or substance use disorder who have children;
• Persons discharged from hospital with continuing medical or psychiatric needs;
• Persons formerly incarcerated;
• Persons unemployed or under-employed;
• Persons with mental Illness or severe mental illness;
• Persons with pets;
• Persons with substance use disorder, and substance abuse disorder with co-occurring mental illness;
• Registered sex offenders;
• Seniors;
• Single females;
• Singles males; single fathers separated from their children;
• Single parents, single parents who are themselves youth, single parents who are
East County Homeless Task Force Shelter and Housing Opportunities

themselves Transitional Age Youth (T.A.Y.);
• Seniors living on inadequate fixed incomes;
• Veterans.

Considering the varied populations in East County and based upon its significant investment of time and study, this report presents what SG6 has identified as opportunities to create shelter and housing solutions and resources that we believed if implemented will begin to move unsheltered individuals to permanent housing, and do so with the supplemental support and services that will help these persons do so with a greater chance of success.

The collaboration between the partners sitting at the SG6 table has already produced successful outcomes for many homeless persons, outcomes made possible by the nexus of caring and involved volunteers and stakeholders working together. SG6 collaborations housing people in the last year:

• A Way Back Home (City of El Cajon and Salvation Army) Reunited 30 people to date;
• Outreach/Law Enforcement (McAlister,VVSD, Wesleyan Church and Sheriff, Police);
• Shelter/Housing Group (Alpha Project/TPSS, Low Cost Market Rate Developer);
• Crisis House Housing Navigator (City of El Cajon and Crisis House Housing Connections);

The matrixes on the following pages provide a consolidated representation of the range of opportunities SG6 believes will allow East County to successfully move persons who are homeless to permanent housing. A greater description of each topic can be found in the contents of this report.
###东县无家可归任务小组庇护所及住房机会

| 类别 | 简要描述 | 模式 | 下一步 | 资金考虑
|---|---|---|---|---
| 预防、分流和重聚 | 保持处于无家状态边缘的人们被庇护或在住房问题上得到帮助，通过提供经济支持或分流他们到其他资源，如朋友和家庭。 | 预防和分流项目通过非营利组织；重聚：回家的方式 | 确定实施预防反贫困项目的组织 | 确定预防资金来源。

| 安全停车 | 许多人可以在车辆中安全停车，同时提供服务、卫生间和淋浴。 | 梦想改变；犹太家庭服务机构；家庭健康中心 | 确定城市和非整合地区的房产；获得许可 | 标准150,000/年（CM和住房导航员）30个停车位；与犹太家庭服务机构或梦想改变联系

| 桥梁社区 | 夜间为没有庇护所的人提供紧急庇护。 | 收集关于Amikas的信息 | 财产/地点、建筑材料、简单建筑的合作伙伴 | 收集数据

| 旋转式庇护所-联合信仰庇护所扩展 | 扩展当前的冬季庇护所为全年使用，解决情况性无家可归问题，包括个案管理。 | 联合信仰庇护所网络 | 赞助社区（可能增加为每年两次） | 崇拜社区承担庇护和餐饮费用。合同个案管理由ISN资助

| 采用-个人/家庭间隙赞助 | 私人个人和信仰社区临时提供缺口资金以协助支付租金或其他费用，为个人或家庭，谁不满足其他类型的经济援助，例如。 | 预防和分流项目与支持服务，以增加可持续性（见上面的创建成功项目） | 确定非营利项目和赞助 | 依赖于个人/家庭需要，可以为12个月提供高达1500/月。
<table>
<thead>
<tr>
<th>Category</th>
<th>Brief Description</th>
<th>Models</th>
<th>Next Steps</th>
<th>Funding Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rooms for Rent</strong></td>
<td>Individuals/families in East County communities who charge affordable rent for a single room in a residential home and/or exchange work for rent.</td>
<td>roomies.com, roomster.com, trulia.com</td>
<td>Organization to screen and connect Room Owner and Room Renter</td>
<td>Property Manager costs for screening renters and advertising owners; Potentially incentives for owners; Initial rent assistance for client</td>
</tr>
<tr>
<td><strong>Host Home Program</strong></td>
<td>Screened Hosts who have a spare bedroom or private space to offer to screened youth/TAY, single men &amp; women or even families, commit to 3-6 month stay as bridge to permanent housing.</td>
<td>Safe Place for Youth - Host Home Program (<a href="http://www.safeplaceforyouth.org/host_home_program">http://www.safeplaceforyouth.org/host_home_program</a>)</td>
<td>Identify Non-profit to explore, train and initiate the program; identify wrap around resources</td>
<td>Up to $500 for incentive for hosts; non-profit agency incurs cost of running the program; relationships with permanent housing programs and wrap around resources</td>
</tr>
<tr>
<td><strong>Youth/TAY Housing Connections Center</strong></td>
<td>Assessment, case management, resource support, and transitional housing for youth and transitional age youth.</td>
<td>Home Start</td>
<td>Dialogue already occurring</td>
<td>Already in process with Home Start, Inc.</td>
</tr>
<tr>
<td><strong>Master Leasing</strong></td>
<td>Master lease for clients needing transitional, permanent (supportive) housing or Tenant Peer Support model</td>
<td>Action East, Home Start, Inc., Crisis House</td>
<td>Invite non-profits to the East County to start programs; Develop relationships with apartment and home owners</td>
<td>Project Based</td>
</tr>
<tr>
<td><strong>Sustaining Current Adult Residential Care Facilities</strong></td>
<td>Community Care Licensed Facility for persons with medical/physical/mental impairments.</td>
<td>Researching models</td>
<td>Get data on the number of East Region residential care facilities and their vacancy rates; explore barriers</td>
<td>Researching</td>
</tr>
</tbody>
</table>
### Projected Time to Implementation: 7 - 24 months

<table>
<thead>
<tr>
<th>Category</th>
<th>Brief Description</th>
<th>Models</th>
<th>Next Steps</th>
<th>Funding Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recuperative Care Facility/ Medical Bridge Shelter</strong></td>
<td>An adult residential care facility specifically to house those who are recovering from chronic illness and no longer have acute care needs.</td>
<td>Rescue Mission closed; Interfaith Community Services Model</td>
<td>Ongoing dialogue in process with local hospitals and researching ICS model</td>
<td>Currently Researching</td>
</tr>
<tr>
<td><strong>Manufactured Homes: Tiny Homes and Rapid Assembly Homes</strong></td>
<td>Communities of small, affordable, quickly manufactured housing.</td>
<td>Compassion Village; Community First Village; PanLbilt Global</td>
<td>Property for housing developments, partners</td>
<td>Identify properties (perhaps faith-based) and create pilot projects</td>
</tr>
<tr>
<td><strong>Container Bridge Shelter</strong></td>
<td>Community of housing made out of metal shipping containers.</td>
<td>Project in Logan Heights</td>
<td>Shipping containers, partners for construction</td>
<td>Currently Researching</td>
</tr>
<tr>
<td><strong>Accessory Dwelling Units</strong></td>
<td>Individuals/families in East County communities who build secondary housing units on a single-family residential property.</td>
<td>Granny flats, additions to residential houses, guest houses</td>
<td>Research East County city codes for building granny flats and promote this option.</td>
<td>County of San Diego passed a fee waiver for fees to build ADU/granny flats.</td>
</tr>
<tr>
<td><strong>Sprung Structure Emergency Shelter</strong></td>
<td>Temporary tent structure to act as bridge emergency shelter for persons who need to be sheltered immediately and offered wrap around services for bridging to housing.</td>
<td>VVSD - Midway; Alpha Project; Fr. Joe’s</td>
<td>Locations, sponsor agencies, housing locators, housing navigators, and zoning approvals</td>
<td>City of San Diego sites report $7 million/year for 350 people; Foundations previously funding structure.</td>
</tr>
<tr>
<td><strong>Motel Conversion - SROs</strong></td>
<td>Single room efficiency apartments/studios with communal facilities for kitchen, laundry, recreation</td>
<td>City of San Diego SRO’s (SDHC)</td>
<td>Work with cities and county to identify hotel/motels for conversion</td>
<td>Researching - Project Based</td>
</tr>
<tr>
<td><strong>Youth Fostering</strong></td>
<td>Youth and Young Adults fostered in private homes while going through programs and wrap around services</td>
<td>Investigating with Non-profits who work with this population</td>
<td>Identify organization to run a pilot program.</td>
<td>Currently Researching</td>
</tr>
</tbody>
</table>
## Projected Time to Implementation: 2+ Years

<table>
<thead>
<tr>
<th>Category</th>
<th>Brief Description</th>
<th>Models</th>
<th>Next Steps</th>
<th>Funding Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable and Low Income Apartment Complexes</td>
<td>Apartment complexes designed with the intention for low income housing.</td>
<td>City and County Planning; Citronica in Lemon Grove and other current projects around county</td>
<td>City and County meetings to discover plans for this</td>
<td>Project Based - Invite affordable housing developers to East County</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>Housing complexes designed with the intention for low income housing.</td>
<td>Current PSH in County</td>
<td>City &amp; County meetings to discover plans for this</td>
<td>Project Based - Invite developers to consider in East County</td>
</tr>
</tbody>
</table>
Introduction to East County Homeless Task Force Group 6

“To develop solutions to reduce homelessness by working collaboratively with all sectors of our communities.”

East County Homeless Task Force Mission Statement

East County Homeless Task Force Shelter and Housing Solution Group 6 (SG6) was asked to suggest potential solutions for sheltering and housing homeless individuals and families. SG6 participants during the past 2+ years include:

- representatives of 39 non-profit organizations;
- three trained outreach workers;
- 17 citizen volunteers including three un-housed and three previously homeless persons;
- representatives of:
  o ten faith communities,
  o four shelter and services providers,
  o three private businesses (including two housing developers); and
- five representatives of San Diego County government.

SG6 pursued five core values in its development of these housing recommendations:

- Advocacy
- Relationship
- Compassion
- Collaboration
- Resources

THE PROCESS

Issues surrounding homelessness are common to East County, San Diego, the state of California, and the U.S. A sentiment often expressed is that solutions do not work because the problem is too overwhelming. ECHTF SG6 was asked to propose comprehensive regional recommendations for shelter and housing opportunities. Without community consensus and planning, the issues will remain and homeless individuals will continue to live without hope.

SG6 seeks to change the narrative by changing the process model used to create solutions by including broad community and stakeholder input and involvement throughout.

This report is a collaborative effort of stakeholders and many community leaders in dialogue in East County. Included in it are:

- currently available data regarding housing and homelessness specific to the East Region cities and unincorporated areas;
East County Homeless Task Force Shelter and Housing Opportunities

- identification of current shelter and housing projects and trends; and
- an invitation to explore shelter and housing opportunities that have surfaced over months of discussion within and outside of the ECHTF Shelter and Housing Solution Group.

This path forward invites everyone to bring ideas to the table – including persons who are unhoused – for a common dialogue from which communities and stakeholders agree to work together as partners, not opponents. With a common goal opportunities can be researched to determine feasibility, and from that, program frameworks developed for implementation. Once initiated, ongoing assessment and evaluation methods will provide guidance for continued implementation and course correction to assure the intended outcomes occur.

The information in this report is intended to:
- be a resource for informing choices and actions toward new, innovative, immediate, urgently needed shelter and housing opportunities;
- inspire action for interim and long term housing solutions;
- be a springboard for partnerships that can develop and implement shelter and housing projects; and
- expose gaps in data collection surrounding homelessness.
East County Homeless Task Force Shelter and Housing Opportunities

The content of this report includes collaborative input, current research and available data from many sources listed including:

- data from the San Diego County Regional Task Force on the Homeless San Diego’s 2018 Point-In-Time-Count (PITC),
- the county’s Homeless Management Information System (HMIS),
- San Diego County Office of Education (SDCOE),
- and online shelter and housing resources.

A NOTE ABOUT PERSONAL STORIES IN THIS REPORT

Anecdotal stories of persons who are experiencing/have experienced homelessness and insights from the professional experiences of SG6 members and advisors are included in this report. The names of persons who provided personal narratives and images have been changed at their request or to represent the universality of their stories.
An Overview of the East San Diego County Region

East County cities and unincorporated areas covered by this report are: El Cajon, La Mesa, Lemon Grove, Santee, Lakeside, Spring Valley, and Alpine.

UNDERSTANDING THE SCOPE OF HOMELESSNESS IN EAST COUNTY

Nearly 1,100 persons were counted as living homeless in East County during the 2018 San Diego County Regional Task Force on the Homeless’ Point in Time Count (PITC) - a figure that represents approximately 12.7% of the total homeless population in San Diego County. The PITC represents an enumeration of homeless persons recorded throughout the county annually at one moment in time; the 2018 count was conducted January 26th between 4:00 AM and 7:00 AM. Stakeholders agree that the count is an estimation that under-represents the actual number of persons living in San Diego County without permanent housing. The available PITC data from the 2018 Regional Task Force report are divided into categories of sheltered and unsheltered persons.

<table>
<thead>
<tr>
<th>East Region Cities</th>
<th>Total</th>
<th>Unsheltered</th>
<th>Sheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>El Cajon</td>
<td>679</td>
<td>288</td>
<td>391</td>
</tr>
<tr>
<td>La Mesa</td>
<td>41</td>
<td>12</td>
<td>29</td>
</tr>
<tr>
<td>Lemon Grove</td>
<td>52</td>
<td>52</td>
<td>0</td>
</tr>
<tr>
<td>Santee</td>
<td>46</td>
<td>46</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>East Region Unincorporated Areas</th>
<th>Total</th>
<th>Unsheltered</th>
<th>Sheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakeside</td>
<td>74</td>
<td>74</td>
<td>0</td>
</tr>
<tr>
<td>Spring Valley</td>
<td>134</td>
<td>134</td>
<td>0</td>
</tr>
<tr>
<td>Alpine</td>
<td>16</td>
<td>16</td>
<td>0</td>
</tr>
<tr>
<td>Crest</td>
<td>8</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Casa de Oro</td>
<td>38</td>
<td>38</td>
<td>0</td>
</tr>
<tr>
<td>Jamul</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

| East Region Totals              | 1088  | 668         | 420       |

Table 1: 2018 PITC General Data
Source: www.rtfhsd.org

The U.S. Department of Housing and Urban Development (HUD) defines chronic homelessness as “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.”

Disabling is defined by H.U.D. as: “a diagnosable substance abuse disorder, a serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions.’ In addition, ‘a disabling condition limits an individual’s ability to work or perform one or more activities of daily living.’” ²

The number of persons experiencing chronic homelessness in the East Region in 2018:

<table>
<thead>
<tr>
<th>East Region Cities</th>
<th>Total Unsheltered</th>
<th>Chronically Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>El Cajon</td>
<td>288</td>
<td>95</td>
</tr>
<tr>
<td>La Mesa</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Lemon Grove</td>
<td>52</td>
<td>*</td>
</tr>
<tr>
<td>Santee</td>
<td>46</td>
<td>8</td>
</tr>
<tr>
<td><strong>County of San Diego Totals</strong></td>
<td><strong>4990</strong></td>
<td><strong>1400</strong></td>
</tr>
</tbody>
</table>

Table 2: 2018 PITC Chronically Homeless
Source: www.rtfhsd.org
*data not available

Throughout San Diego County, those considered chronically homeless represent 28% of the entire unsheltered population per the 2018 PITC. 33% of unsheltered individuals in El Cajon meet the HUD definition of “chronically homeless.” 46% of all veterans experiencing homelessness can be considered chronically homeless, as per the HUD definition. The 2018 PITC Report revealed an estimated 659 homeless veterans were unsheltered in the county, an increase of 24% since the 2017 PITC.

<table>
<thead>
<tr>
<th>East Region Cities</th>
<th>Total Unsheltered</th>
<th>Veterans</th>
</tr>
</thead>
<tbody>
<tr>
<td>El Cajon</td>
<td>288</td>
<td>32</td>
</tr>
<tr>
<td>La Mesa</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Lemon Grove</td>
<td>52</td>
<td>*</td>
</tr>
<tr>
<td>Santee</td>
<td>46</td>
<td>31</td>
</tr>
<tr>
<td><strong>County of San Diego Totals</strong></td>
<td><strong>4990</strong></td>
<td><strong>659</strong></td>
</tr>
</tbody>
</table>

Table 3: 2018 PITC Veteran Data
Source: www.rtfhsd.org

² ibid.
Moving people from homelessness to housing is difficult because:

- in part, they are not quick to leave what is familiar for the unfamiliar;
  - individuals are not often willing to separate from others on the streets whom they are close to and trust;
  - they desire to remain in their current neighborhood and community;
- and, temporary shelter in the East County is extremely limited - the East County Transitional Living Center in El Cajon offers some emergency shelter beds, but the total is insufficient to meet the overall needs of the region.

Police are called upon to use enforcement measures to deal with homeless persons and encampments:

- A recent federal court decision limits police from issuing citations for offenses such as loitering or encroaching on public property.
- The Ninth U.S. Circuit Court of Appeals ruled that “the Eighth Amendment’s prohibition on cruel and unusual punishment bars a city from prosecuting people criminally for sleeping outside on public property when those people have no home or other shelter to go to.”  

"These people have helped me through the lowest point in my life ... I don’t want to leave the people I trust. I would rather live on the streets in my community than in a house with strangers I have never met before.” (Unsheltered person requesting anonymity)

For the purpose of this report, the PITC data calls forth a necessary regional goal: create permanent housing opportunities for all persons now living in each East County community, beginning with unsheltered persons.

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1 Martin v. City of Boise, majority opinion written by Judge Marsha S. Berzon, filed September 4, 2018.
Housing in the East Region

Affordability and availability impacts a low-wage earner’s ability to attain housing. The National Alliance to End Homelessness – a non-profit, non-partisan advocacy organization – identifies housing as a primary factor greatly contributing to homelessness nationwide: “Without a focus on housing people quickly, a community with a large unsheltered homelessness problem will struggle to find a solution.” This report attempts to create that focus.

In the current market, the lack of rental housing in East County and throughout San Diego County limits those at the lowest levels of income in finding affordable housing. MarketPoint Realty Advisors - a San Diego based real estate consultancy firm - reported that as of September 2018 the San Diego Countywide vacancy rate was:

- 3.72% for all apartment types.
- 1.5% for apartments with average rents of $1,200-$1,299 per month.\(^5\)

Inadequate inventories of housing types leads to the closely related issue - housing affordability. In San Diego County, rents have consistently risen for the past decade. As of September 2018,

- rents in San Diego County rose to an average of $1,960 per month for all apartment types, a 5.74% increase compared with September 2017;
- Cumulative average rents rose 36.21% since September 2013.\(^6\)

While older rental units typically rent for less than newer units, renovation and modernization projects put further pressure on rental trends. As property owners and managers cyclically upgrade older units to contemporary styles and standards the result is that formerly affordable rental housing rents may rise beyond the means of lower-income wage earners who previously resided in them.

In a report entitled *Out of Reach 2018*, the National Low Income Housing Coalition concluded that, “In no state, metropolitan area, or county can a worker earning the federal minimum wage or prevailing state minimum wage afford a two-bedroom rental home at fair market rent by working a standard 40-hour week.”\(^7\)

A standard metric generally used is that one’s capacity to afford housing should equal 30% of their monthly household income. California’s current minimum wage is $12 per hour as of January 1, 2019. In a minimum wage job, a single individual with full-time employment of 40

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\(^4\) Steve Berg; *To Address Unsheltered Homelessness, Shelter and Housing Must Be Connected*; Ending Homelessness Today weblog; July 9, 2018.


\(^6\) ibid.

\(^7\) National Low Income Housing Coalition; *Out of Reach: The High Cost of Housing 2018*; page 1
hours per week would earn $25,000 (pre-tax) annually. Ideally he/she could afford approximately $575 for monthly rent – an amount far less than is currently available per advertised rentals in East County. Even with a second minimum wage earner in the household their combined wages would generally still fall short of meeting the 30% standard. Spending above the 30% standard negatively impacts their ability to afford utilities, food, clothing, transportation and other necessities.

*at the time of this report no studio apartments were listed for rent.

**Table 4: East Region Base Rent December 2018**
Source: www.rentcafe.com

Monthly costs of single rooms for rent in shared housing environments, while a less expensive housing option, are also growing, too. Table 5 below lists advertised September 2018 single room rentals in East County communities.

*only one room advertised in Lemon Grove

**Table 5: Advertised Room Rental Rates September 2018**
Sources: www.roomies.com; www.roomster.com; www.trulia.com
**BARRIERS TO HOUSING**

SG6 examined the issues and problems that persons and families face in attempting to overcome homelessness. In our research and conversations with individuals who have a history of being homeless we learned that these factors stand in the way of their successful transition to housing:

- persons with little or no income or benefits support;
- couples living with only one income;
- families with children or “blended families;”
- person with a history of chronic homelessness;
- VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) assessment score falls below an individual’s eligibility for available program services: limited resources are directed to people with the greatest needs—results in lack of assistance/resources for persons whose assessments score lower;
- person’s willingness to accept assistance offered;
- collateral family issues:
  - single parents with children,
  - parents and individuals with adult disabled children,
  - unmarried couples who do not wish to be separated,
  - seniors raising grandchildren,
  - individuals with companion pets,
  - landlords’ unwillingness to reduce restrictive screening approvals i.e.:
    - individual’s credit worthiness and previous rental history;
    - funding criteria eligibility, i.e. Section 8 qualified and landlord’s willingness to accept vouchers;
- individuals with current substance abuse issues;
- families with children and “blended families”;
- individuals whose mental illness falls below a level of severity that qualifies for program assistance;
- an individual’s previous criminal history, including current probation/parole status;
- current costs of housing;
- lack of transportation; and
- person’s lack of mentoring and companioning on the journey to overcoming homelessness.
East County Community Engagement

Key to the successful creation of any strategy that will address homelessness in the East County is public participation and support. Toward that goal, SG6 will host community meetings throughout East County at which residents, property owners, and business leaders gather to discuss the issues of homelessness that directly affected them. It is our expectation that, while homelessness generally impacts all of our neighborhoods, there could be specific concerns unique to a given area of East County.

- we need to provide more and better tools to help those who are homeless move forward in life;
- when one’s vehicle is impounded, the individual loses all their belongings – need “a place where it is legal to be homeless”; establish a safe storage area for unhoused persons to leave their personal belongings; and
- need a realistic count of numbers of East County’s unsheltered homeless population to understand the true scope of the issue.

The intended outcomes of these conversations are two-fold. First, discussions and conclusions reached will lead to proposals for region-wide and community-specific solutions to address homelessness. Second, these dialogues will spur further local community-driven involvement that brings public voice and support to future solutions.

We acknowledge that no single document can sufficiently address the spectrum of matters relating to homelessness in our East County communities. The opportunities presented in this report summarize community-driven research in East County, and represent a consensus of opinions among those who have enthusiastically participated in this collaboration.
Housing Opportunities: Implementation — 0 to 6 months

We propose these potential first steps to break the cycle of homelessness for those living in East County.

PREVENTION & DIVERSION

The critical step for individuals and families to move to permanent housing is immediate availability of short-term shelter. There is a shortage of shelter housing beds in East County. Crisis House provides emergency housing vouchers for victims of domestic violence. East County Transitional Living Center (ECTLC) is the sole facility offering emergency shelter beds. The nightly need, however, greatly surpasses ECTLC’s capacity. On any given night, 200 additional emergency shelter beds are needed in addition to those currently available.8

The Salvation Army provides its “A Way Back Home” program that reunites homeless individuals with families outside of the El Cajon Valley. The Salvation Army assists with the costs of transportation, lodging, food, and resettlement needed to help the client return home to family.

SAFE PARKING

For homeless who have them, their personal vehicles are all that stands between shelter and chronic homelessness. Local ordinances restrict persons from sleeping in their vehicles overnight on streets and public parking lots. Vehicles parked on streets are subject to citation and impoundment.

Safe Parking is a vital step in the re-housing process. Dreams for Change, Jewish Family Services, and Family Health Centers are 501(c)3 non-profit agencies currently operating or planning to open Safe Parking Programs in the City of San Diego that provide protected environments for clients living in their cars to park at night. Each safe parking sponsor provides restroom facilities and basic meals to those staying on site, and offer clients wrap-around social services.

8 interview with Brad Russell, community outreach worker, McAllister Institute.
To be eligible program participants must be clean and sober, and agree to case management that develops a plan toward permanent housing.

Based on January’s PITC of the number of persons living in vehicles, we believe that Safe Parking in at least three sites in the region such as El Cajon, Lemon Grove, and Spring Valley should be considered as a short-term goal.

**AMIKAS BRIDGE COMMUNITIES**

One means to provide short term shelter is a unique housing type provided through a non-profit organization called AMIKAS. These shelters require appropriate zoning and other local approvals for this new housing type. Based on current materials cost estimates, AMIKAS says that one 800 square foot cabin typically can be constructed in a day for approximately $2,500. A prototype demonstration cabin is located in downtown San Diego at the site of the Alpha Project shelter program.

Each individual cabin is:

- fully enclosed and lockable providing occupants a secure living environment;

**Table 6: 2018 PITC Living in Vehicles**

Source: www.rtfhsd.org
property management and common use facilities are provided by host organization; and
local agencies and faith-based organizations partner to provide community meals and on-site wrap-around services for individual case management.

**INTERFAITH SHELTER NETWORK EXPANSION and SEASONAL ROTATIONAL SHELTER**

Historically the Interfaith Shelter Network (ISN) has provided case-managed seasonal shelter for situationally homeless individuals and families from late fall to early spring in the facilities of participating faith congregation. ISN intends to expand its shelter services to a year-round schedule contingent on sufficient participation by area faith communities.

Guests of the program need to have an ability and willingness to seek work and earn income. Following assessment at the El Cajon office of Family Health Center, ISN guests:

- may be sheltered up to eight weeks (average length of stay is six weeks);
- must be clean and sober, and have no current mental health issues;
- must be willing to resolve matters that contributed to their homeless status with assistance of case managers;
- have no pets; and
- have no sexual-offense criminal history.

**ROOMS FOR RENT**

Options for the most basic level of affordable housing are single room rental spaces. Most commonly available in the East County are homeowners who rent an unused bedroom to a tenant for a nominal amount. Such arrangements help not only the tenant, but also the homeowner by being a source of supplemental income.

Also, residential hotels, often referred to as Single Room Occupancy (SRO) hotels, provide studio/efficiency units that usually offer a bed, small refrigerator, and microwave. There is typically a shared restroom for a given floor or group of rooms. These units usually do not require security deposits or first and last months’ rent, and have lower weekly and monthly rents. Examples of SROs in the City of San Diego include St. Paul’s Villas, Sara Francis Hotel, and the Golden West Hotel.

**YOUTH and TRANSITIONAL AGE YOUTH (TAY) HOUSING CONNECTIONS CENTER**

Throughout San Diego, the PITC identified 4% of all unsheltered persons as being in the age group of 18 to 24 — a category referred to as “transitional age youth.” Those in this category can be vulnerable to becoming homeless due to a variety of contributing factors:
poor family dynamics (forced from parents’ home),
previous incarceration,
physical, emotional, and sexual abuse,
childhood trauma, and/or
behavioral and mental health issues.

Table 7: Homeless students enrolled in East County schools, 2016-2017
Source: San Diego County Office of Education

San Diego County Office of Education data from the 2016-17 academic year identified over East County public school 1,650 students (K-12) as homeless on any one day during the year. Many youth do not live on the street, but are unstably housed in locations that include:

- “couch surfing;”
- transitional housing;
- emergency shelters;
- motels; and
- juvenile detention.

SG6 supports creation of a regionally based educational assessment center for children and teens that provides:

- emergency and temporary housing;
- intervention services, case management, and supportive wrap-around services;
- in-school resources; and
- transitional housing for youth to finish high school.

MOVING FORWARD IN EL CAJON
Believing she was “too difficult” to live with her father, Rebecca at age 16 ran away to live with her mother, whom she then discovered was a substance abuser. After fleeing one bad situation, Rebecca found herself living in more unstable

(Continued on page 21)
Willing landlords execute a lease agreement with the project sponsor understanding that the sponsor will sub-let to program participants. The sponsor has a better credit status, and will oversee requirements the tenant assumes with case management support during his/her occupancy. The landlord receives financial security and case management support. The sponsor has certainty that units are available for clients.

Because of people who supported her and assisted her, Rebecca is self-sufficient and thriving. Best of all her children also are thriving with their mom.

Photo: Rebecca’s children back with their mom; courtesy of “Rebecca.”
East County Homeless Task Force Shelter and Housing Opportunities

When successful, assisted clients develop their own relationships with a landlord, perhaps allowing them to assume a lease in their own name at a future time. The tenant’s track record in maintaining housing helps them build toward independence.

**ADULT RESIDENTIAL CARE FACILITIES**

Residential Care Facilities serve persons 60 and older. They provide room, board, housekeeping, supervision, and personal care assistance with basic activities like personal hygiene, dressing, eating, and walking. This level of care is for people unable to live by themselves but who require skilled nursing care. They are considered non-medical facilities, not required to have nurses or doctors on staff.

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<th>East Region Cities</th>
<th>Facilities</th>
<th>Beds</th>
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<td>Spring Valley</td>
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**East Region Totals**

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<th>Beds</th>
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<td>135</td>
<td>1080</td>
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Table 8: Adult Residential Care Facilities in East County
Source: 2018 PITC

“It is easier to preserve old facilities rather than build new ones, but no one wants to put in the effort it takes for upkeep. Most owners and operators of these facilities are also starting to retire out here in East County. It is cheaper and easier to repurpose the buildings, which is what most new owners decide to do.

“For someone with the skills and resources to implement these types of projects, there are more profitable things they could do instead. The barriers to entry are too high for a lot of good people with good intentions to get into it. There’s also a lot of risk. I personally took on debt last year.

“I’ve been telling everyone all my secrets to doing this, but there hasn’t been anyone else willing to do it with me.

“There is a strong need for a place for those in acute care facilities who have nowhere else to go after recovery. Otherwise they just stay in those facilities, filling beds when they don’t need them anymore, or go to the streets.”

_Matt Philbin: CEO_  
_Anthem Real Estate Ventures, Inc._
Housing Opportunities: Implementation—6 months to 24 months

Many permanent solutions to housing homeless persons will require a longer time frame from idea conception to full operation. The proposed opportunities that follow can, in our opinion, are necessary and achievable with community support, resources, and political will within two years.

TEMPORARY BRIDGE SHELTERS:

MEDICAL RECUPERATIVE CARE FACILITY

Being homeless and living on the street is difficult enough for a healthy individual. When a homeless person falls ill or in injured and requires nursing care or hospitalization, street life becomes a matter of life and death. Following hospitalization, homeless patients in need of continued care should not simply return to the streets. They should be housed, but care facilities for these patients are extremely lacking. Additionally, more seniors in the so-called “Baby Boom” generation are becoming situationally and economically homeless, creating a growing sub-population of medically indigent persons. Medical bridge housing is the intermediate step to address this issue.

In Los Angeles, the National Health Foundation (NHF) has created recuperative care bridge housing to which homeless patients can be discharged following their hospitalization:

“Through its bridge housing program, NHF is able to provide these individuals with additional or “bridge” time in the recuperative care center. During their lengthened stay, they receive help with applications for birth certificates, identification cards, and applications for state and federal benefit programs. Connections are made to medical homes and referrals are made to substance abuse and/or mental health programs and social support groups. Clients have a safe, clean place to stay while waiting for their home to become available. When the time comes, bridge housing clients receive comprehensive discharge instructions and continued follow-up for six or 12 months post-transition.”

Here in San Diego County, Interfaith Community Services (ICS) operates and staffs a Recuperative Care program in Escondido. ICS provides short-term medical care, meals, case management, and emergency housing for homeless individuals recovering from acute illness or injury whose recovery would be jeopardized if they were to return to the streets too early following hospitalization. ICS provides nursing care, although their program is not

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9 Shakoya Green; “Bridge Housing: Connecting the Homeless to Housing after Hospitalization”; June 23, 2016; courtesy National Health Foundation website.
considered to be skilled nursing. Their program is intended to stabilize a client’s medical or mental health condition, conditioned on the individual’s specific case meeting a strict set of qualifying criteria.

**TRANSITIONAL HOUSING**

Escaping homelessness is nearly impossible for individuals or families to succeed on their own. Success usually requires the assistance of social services agencies, trained case workers, and other community support. Transitional housing is a first step in a process that elevates a person to independence. More than an emergency shelter, transitional programs offer housing and wrap-around services for individuals or families. Programs may be tailored to address issues that factor into homelessness including:

- unemployment or other loss in income,
- substance abuse problems,
- mental illness,
- victims of domestic violence,
- veterans, and
- individuals with AIDS/HIV and other chronic illness/disease.

One current facility is the East County Transitional Living Center, a Christian-centered program in El Cajon. Additional transitional housing is needed in East County for persons wishing to move out of homelessness, but not wishing to participate in faith-based recovery.

**SPRUNG STRUCTURE SHELTERS**

One means of providing emergency shelter is through “sprung structure” temporary emergency bridge shelters. In the City of San Diego three structures are operated in partnership with Alpha Project, Father Joe’s Villages, and Veterans Village of San Diego. Total capacity among the three facilities is a combined 675 beds at a combined cost for 2018-2019 of $10-milllion. One such facility in East County likely would need to be a shared cooperative venture among area municipalities and San Diego County along with non-governmental agencies. Potential funding for an East County emergency shelter could be sought through the County’s Regional Task Force on the Homeless, and through state and federal grant funding opportunities.

**ACCESSORY DWELLING UNITS (ADUs)**

State and local law regulate placement of Accessory Dwelling Units (ADUs) on private residential properties. In San Diego County’s unincorporated areas ADUs, which are often called “Granny Flats,” are now approved for construction by right. They can be either an
attached or detached residential dwellings providing complete independent living facilities for one or more persons. ADUs are located on the same parcels as single-family dwellings.

MANUFACTURED HOMES

TINY HOMES

Tiny Homes are not just a trendy way to live; they could help solve the affordable housing crisis in the East Region of San Diego County. A house is generally considered a Tiny Home if:

- it has less than 400 square feet in living areas;
- can be built on a foundation; or
- can be mounted on wheels (referred to as a Movable Tiny House).

Local zoning laws vary, but generally Tiny Homes are not now permitted as legal dwellings. The American Tiny House Association (ATHA) San Diego chapter is currently seeking to build support of local policy makers so that Tiny Homes could be classified as Accessory Dwelling Units (ADU's) if built on foundation. The average cost of foundation built units is $150,000, and construction can take an average of a year and a half to complete. Utilizing Movable Tiny Homes can speed up the process (3-6 months), and reduce costs by 50%-75%. (For additional information regarding Tiny Homes, visit latchcollective.com/tinyhousesasadus).

SG6 suggests establishing partnerships for the development of a Tiny Home village in the East Region to quickly address affordable housing for those experiencing homelessness.

COMPACT HOUSING

“‘Prefab SMALL units provide a smart and efficient way to spend one-time funds from HUD for housing our homeless population with dignity,’ says John Gioia, vice chair of the Contra Costa Board of Supervisors. ‘They provide many living spaces within HUD’s required time-frame for construction. Their compact footprint and stackable nature make them easier to site, and makes them flexible enough to provide on-site amenities and services that meet the needs of the residents.’”

One example of this housing type is by PanLbilt Global, which provides prefabricated compact

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10 Adele Peters; “Can these pre-fab modular apartments help house the homeless?”; FastCompany; August 22, 2018.
housing units that are configured in 400 to 800 square foot living spaces. Each unit can be assembled in about one day. To maximize density, units can be stacked. PanLbilt Global housing kits have typically been used as a housing option for recovery from catastrophic disasters. They have also been adapted to provide housing for veterans and as affordable housing.

**CONTAINERS**

Twenty- and forty-foot repurposed steel shipping containers have become an innovative source of affordable housing. Widely used in global transportation, shipping containers now are being quickly assembled into small supportive housing communities.

![Photo courtesy American Family Housing.](image)

Operational supportive housing projects for homeless populations are established in Orange County and Los Angeles. One such affordable permanent supportive housing program called Potters Lane for veterans is operated by American Family Housing located in Midway City (Orange County). Opened in 2017, the micro-housing project built of steel shipping containers is home to 15 formerly chronically homeless veterans. It is an architectural showcase, tastefully blending into its surrounding community, earning its sponsors a “Gold Nugget” award in 2017 as Best Affordable Housing Project at the California Building Industry Association’s annual west coast conference.

**MOTEL CONVERSION**

Older highway motels offer opportunities to be rehabilitated and transformed into bridge housing for homeless families, women, and men. One example in the City of El Cajon is the East County Transitional Living Center, now operating as emergency shelter and faith-based transitional housing for eligible clients. Should viable motel properties anywhere in East County become available, SG6 recommends public and/or non-profit partnerships be created for the specific purpose of attaining these properties strategically located to address the extreme shortage of short-term shelter beds, or as conversion to Single Room Occupancy facilities that can offer wrap-around supportive services.

**YOUTH FOSTERING**

While age 18 is termed the “age of majority,” an individual is not always prepared to live on his/her own in society. This is especially true youth who have lived in the foster care system. Typically, youth who turn 18 while in foster care are transitioned out of the system to care for themselves. Research shows that without continued support, guidance or financial assistance
youth who age out of the foster care system are less likely to graduate from high school, and even less likely to attend or graduate from college than non-foster youth. They

- have a higher reliance on public assistance,
- often become homeless,
- are caught up in the criminal justice system,
- less likely to secure meaningful employment, and
- fall victim to human and sex trafficking.

The California Fostering Connections to Success Act, known as Assembly Bill 12 (AB12), was passed by the legislature in 2010 giving foster youth the option to remain in foster care until age 21 under the jurisdiction of the Juvenile Court. Youth who complete Juvenile Probation requirements may also opt in to EFC. EFC allows Transitioning Foster Youth additional time in foster care to help them:

- achieve education and employment training opportunities;
- find and secure consistent and safe housing;
- connect with caring adults, relatives, mentors, and community members.

Eligible youth may exit and re-enter EFC at any time prior to age 21.

Housing options for TFY include:

- traditional placements such as licensed foster homes, relatives, and group homes;
- supervised independent living placements allow an individual to be paid directly for their housing, such as for a college dorm room, or independent or shared apartment living; or
- transitional housing program plus-foster care that provides supportive housing with additional case management.
Housing Opportunities: Implementation—2+ years

The state of affordable housing in San Diego County and throughout the state of California is the subject of considerable public debate. News accounts regularly report on the rising cost of housing – rental and home ownership – that is particularly impacted by southern California’s desirability as a place to live. The types and locations of new housing being built, current financing rates, and regulations, restrictions, and requirements placed on new development all factor into the costs that a family pays for housing.

DEVELOPMENT OF AFFORDABLE HOUSING FOR LOW INCOME LEVELS

The Building Industry Association of San Diego reports that housing prices in San Diego County are 60% higher than the national average. Current the average purchase prices for a family residence (or average monthly apartment rental rates) in East County communities are:

- Alpine home purchase price is $580,000\(^{11}\) (rent: $1,515/month\(^{12}\));
- El Cajon $502,500 ($1,450);
- La Mesa $540,000 ($1,637);
- Lakeside $492,000 ($1,355);
- Lemon Grove $460,750 ($1,302); and
- Santee $523,000 ($1,641).

The median income in San Diego County of $70,588\(^{13}\) will prove insufficient to purchase the average-priced East County residence, and is below the affordability metric of 30% of income spent for housing in the region. It is apparent that the increasing cost of housing leaves households at the low- and very-low income levels most vulnerable to the county’s current real estate market. Housing affordability as an issue must be addressed by public policymakers locally and statewide. However, until housing affordability is addressed, its impact on homelessness will remain an ongoing issue in East County.

PERMANENT SUPPORTIVE HOUSING

SENIOR HOUSING

Now, and for some time into the future, the so-called “baby boomer” generation is moving through their senior years. They will increasingly require services and housing specific to their age group, resources not now sufficiently available. The 2018 PITC count identified 1,747 unsheltered persons age 55 years or older - a total representing 35% of all unsheltered persons in San Diego County. 3% were 75 years of age or older.

\(^{11}\) courtesy Trulia\(^{®}\) (Zillow Group) as of December 2018.
\(^{12}\) courtesy RentCafé\(^{®}\), December 2018
\(^{13}\) US Census data, 2017
David is an 80+ year-old unmarried veteran who previously rented a bedroom from a private homeowner in East County. David suffers from several health issues, but has no family to assist him. When the house in which he was living was sold, he was forced to move, but could not find another single-room rental that was affordable on his monthly benefits.

David moved into his car with his few possessions and clothing. He was satisfied doing that. His daily source for food and hygiene was a nearby fast food restaurant. His vehicle, which was in poor repair, broke down on a public street. When police arrived to assist him, they discovered David did not have valid vehicle insurance in effect, and ordered his car impounded. David was left standing on a sidewalk with none of his possessions and no place to stay. Because he’d spent all of his monthly benefit check, David could not redeem his car because of the rapidly escalating daily charges levied by the impound operator.

A church volunteer helped David find temporary transitional shelter program. However, its location was far removed from everything he was familiar with.

David walked away from the program, boarded a bus, and returned to his old neighborhood to live on the street. Weeks later, David received his next benefits check. He used it to buy a very cheap used car, and resumed living in a vehicle.

*not his real name*  

**BOARD AND CARE AVAILABILITY**

Licensed Adult Residential Care Facilities (ARFs) provide 24 hour staff care and supervision. Residents receive three meals a day, a safe place to live, medication administration, housekeeping and laundry service, assistance with basic tasks, and recreational opportunities. The funding model for the industry worked well in the 1980s, but has not been viable for years as evidenced by closures all over the state. The cost to secure local land use permits and construct new facilities greatly exceeds the modest allocation which would be adequate to preserve existing capacity.

"Adult Residential Care Facilities, commonly referred to as Board & Cares, are an overlooked but absolutely critical component of the Continuum of Care. ARFs are regulated by the State Department of Community Care Licensing and are essentially assisted living facilities for adults with severe and chronic mental illness (SMI) who need 24 hour care and supervision.

As a result of a funding formula pegged to the notoriously inadequate federal Supplemental Security Income rate, the ARF industry moves closer to extinction every month. Facilities close and none open to take their place. At a time when this resource is more needed than ever, and the number of units available across the county should be rising to meet demand, the exact opposite is occurring.”

Sandy Philbin, CEO
Anthem Compassionate Care
MENTAL HEALTH CARE CENTER

“Supportive housing services place people with mental health conditions in a variety of living arrangements where they may live among people who do not have mental illness. Thus, supported housing integrates people into the community. The degree of support residents receive while living in supportive housing can vary from frequent visits by a housing counselor to independent living with minimal support.”14 Housing with financial and case management support for seniors with severe and chronic mental illness (SMI) is limited. A major gap in supportive independent housing exists throughout the East County for seniors with behavioral health issues, but without SMI, who live on limited fixed incomes.

The limited data available regarding the mental health status of persons experiencing homelessness in the East Region is that which is collected relating to persons living in shelters, and is insufficient to analyze or make informed conclusions regarding those who are unsheltered in the region.

14 courtesy: Mental Health America®; December 2018
Moving Forward

To better understand community concerns regarding homelessness specific to the East County area, SG6 will host group discussions in East Region communities in 2019.

COMMUNITY CONSENSUS AND SUPPORT—A BEGINNING IN LAKESIDE

Thirty persons participated in Lakeside during a focused group conversation on November 29, 2018, the main subject being the homeless population living along the San Diego River riverbed creating particular issues for property owners. Highlights of the round table:

- it is difficult to relocate homeless persons from established camps because they do not want to leave for an unfamiliar place;
- no single strategy will solve the issue;
- need a realistic census of homeless persons to understand the true scope of the issue in Lakeside;
- we must develop relationships in order to begin dialogues with homeless individuals;
  - takes time to develop trusted relationships with familiar faces – must consider helping one person at a time;
  - requires taking small steps before we can begin to help themselves; and
  - how do you outreach to people who are afraid of people reaching out to help them?

Participants offered these suggestions to begin addressing homelessness issues in Lakeside:

- chronically homeless persons no longer have hope for anything better in their lives; focus on homeless individuals not yet with a mindset of those who are chronically homeless; if we do not help them early, individuals are more likely to remain homeless; we need more and better tools to help them move forward in life;
- when one’s vehicle is impounded, the individual loses all their belongings – need “a place where it is legal to be homeless”; establish a safe storage area for homeless to leave their personal belongings; and
- need a realistic count of numbers of unhoused persons to understand the true scope of the issue in Lakeside.

Participants have agreed to meet monthly in order to continue the dialogue, creating a citizens group to address issues regarding the homeless population in and near the riverbed.
THE ROAD TO PERMANENT HOUSING

Every additional step an unsheltered individual must take toward achieving permanent housing becomes one more potential barrier that makes it more likely the individual will revert back to homelessness. With fewer steps in the process, there is less potential for that to happen. Rapid Re-housing Transitional and Bridge Shelter programs achieve optimal results for their clients when unsheltered persons can enter a re-housing program as quickly as possible from the street and progress to necessary next steps in this model. Permanent housing is the ultimate goal, yet temporary housing is often required as an intermediate step(s).

Housing First is a countywide initiative that aims to offer unhoused individuals and families permanent, affordable housing as quickly as possible. With housing is individualized wraparound supportive services. With such case-managed support these persons are more successful at ending their substance abuse, and are more likely to participate in job training and schooling, and spend are far less likely to be hospitalized than those not participating in Housing First programs.

The shifting demographics of those living in shelters contribute to the extended periods of time required to move one person to permanent housing. The National Alliance to End Homelessness suggests that upward trends in both age and disability status sub-populations could make permanent housing a harder target to achieve. Emergency shelters need to be kept as a middle ground between someone experiencing homelessness and finding permanent housing. However, if permanent housing is not an available option then those in emergency shelters could remain there for longer than intended or become homeless again after leaving the shelter.
MORE DATA COLLECTION FOR THE EAST REGION

It is evident that additional information on persons experiencing homelessness specific to the East Region is needed. The annual PITC provides the most up-to-date information, but only offers community-specific data for the cities of El Cajon and La Mesa. Data relative to Santee, Lemon Grove, Alpine, Lakeside, Spring Valley, and unincorporated areas of East County are not currently available in the PITC.

Data relating to specific subpopulations is also available only in aggregate totals for the entire county, not local communities. The sub-groups for which additional research would be desirable include

- young adults;
- persons with serious or moderate illness;
- Seniors;
- persons formerly incarcerated.

“This country will not be a good place for any of us to live in unless we make it a good place for all of us to live in.”

- Theodore Roosevelt
Appendix 1: Tables Included in This Report

- **Table 1**: 2018 PITC Data - East County Cities/Unincorporated Areas
- **Table 2**: 2018 PITC Data - Experiencing Chronic Homelessness
- **Table 3**: 2018 PITC Data - Veterans
- **Table 4**: September 2018 Average Apartment Rent Costs
- **Table 5**: September 2018 Average Room-for-Rent Costs
- **Table 6**: 2018 PITC Data - Persons Living in Vehicles
- **Table 7**: East County Office of Education - Students Experiencing Homelessness
- **Table 8**: Adult Residential Care Facilities