

5.1 San Diego Regional Plan:

GRAMPAH: Greater Regional Area Metropolitan Plan to Abate Homelessness (Note that this is just a starting point and will be revised)

Introduction:

San Diego has had a large number of homeless (no matter how you define that word) for many years. Our nice weather makes it a more comfortable place than many cities, but real estate and rent prices are very high, and wages tend to be lower than most similar cities. Add all that up, and also figure that a lot of retired and/or injured military veterans call San Diego their home, and it becomes easy to understand why San Diego is the #8 population center in the U.S., but #4 in the number of homeless. This plan, when fully implemented, seeks to end veteran homelessness locally by the end of the year 2017, Chronic Homelessness (repeat persons all the time) by the end of 2018, and Family Homelessness by 2020. Yes, San Diego is the toughest city in the country to do all that in, because of factors such as the proximity to Tijuana, and the Navy presence here.

Homelessness is currently a huge problem in much of the United States, and is having an impact, nationwide, on tourism, business, culture, housing, taxation, crime, and the future. In San Diego, it has been a bigger problem than in most cities in the past, and continues to be that. San Diego has excellent weather for a major city, and anyone faced with the reality of having to live outdoors quickly realizes weather as a prime factor influencing their welfare and survival. So, San Diego would be a choice location to live outdoors, should that be necessary.

Definitions, Basics

WHO IS HOMELESS?

There is no valid definition that can be arrived at, and for several reasons. One is that most homeless do not admit being homeless, and will say to you, "I live under that tree over there. It is my home. I am NOT homeless!" Denial, of course. The second problem is that the homeless have learned to stay as hidden as possible, in order to minimize being harassed. How can you even count them if you cannot find them? San Diego's homeless live in caves by the ocean, on rooftops in air conditioning units, in garages that have no electricity nor sewer nor water, in cars, hidden in forests, and a lot of other options, including living in storm sewers. If you live in your aunt's 1960's bomb shelter, underground, are you homeless? Many homeless stay temporarily on the couch of friends or family, and are referred to as "couch surfers", but no program has ever been found which can accurately count them. Children generally never get counted in any official count of the homeless, and San Diego has a very large number of them, which is a social problem.

All official definitions aside, here are some of the ways that we consider a person to be homeless: A.) If you spend more than 50% of your income on rent and utilities, you are homeless. B.) If you have received an Eviction or Foreclosure Notice in the past two years, you are homeless. C.) If you spent more than 30 days total in hospitals, jails, mental institutions, or shelters, combined, in the past 3 years, you are homeless. D.) If you spent at least 48 hours living on the sidewalk or outdoors, on two separate occasions in the past 3 years, you are homeless. E.) If your clothing, refrigerator, stove, couch, bed, jewelry, and other possessions are in storage instead of wherever you live, you are homeless. F.) If you live in a place that is not housing, such as a garage, closet, storm sewer, car, rooftop, basement, illegal campground, tent, or similar, you are homeless. HUD, the United States Dept. of Housing and Urban Development has different definitions, which are used nationwide. Since these official definitions change from time to time, and this is a 4-year plan, they are not quoted here. The main point is that not all homeless are found on the sidewalk.

CHRONIC HOMELESS:

Those who continue to be homeless, again and again, are referred to as "Chronic" homeless, which means that in the great homeless "rotation", they have been on the sidewalk repeatedly. Often these are people who refuse to accept help because they are proud and do not want to be given anything by anybody. Or, sometimes these people have been helped in the past, but that help was more of a bad thing for them than a good one. Since most homeless do not admit being homeless, it can be difficult to determine who our Chronic Homeless are.

VETERANS:

Military veterans are a special case when it comes to being homeless, because many of them became handicapped due to being injured in war, and are now not able to work. Military handicapped payments do not, for the most part, cause them to be able to afford rent. San Diego has a very large number of veteran homeless, because many military personnel from all over the country become "stationed" here, and eventually consider San Diego to be their home. If they retire or become injured, they usually go back to their adopted home of San Diego, but end up homeless. That is the wrong way to treat our military veterans, of course, so our plan is to have the Veterans Administration, the Navy, and Marine Corps provide housing for San Diego's military veterans, either on-base or off-base, using housing that the military already owns but is not currently using.

An alternative would be for Veterans Benefits to provide enough money for them to afford housing, but that would be very expensive. The Navy and Marine Corps owe our past heroes, and so do all of us. Landlords are being recruited to rent to veterans and veteran families, San Diegans are being recruited to rent out an extra room to a veteran if they have one, and involvement of the DOD and the VA in helping to house our veterans would be much appreciated.

We will be depending upon money from the Navy and Veterans Administration to help house

our homeless veterans, and ask that they be permitted to live in military housing, either on-base or off-base, now that a lot of same is vacant. Our veterans sacrificed a lot for our country, some of them very dearly, and should be treated with our greatest respect. Of course, any veterans who do not accept military housing would be welcome to apply for other housing, and will even be given preferential treatment.

The Immediate Emergency:

PROBLEMS CAUSED:

Homelessness is about housing, and not about all sorts of other things, but housing is about supply-and-demand, politics, bank loans, economic development and growth planning, population densities, employment and wage rates, and many other factors, making homelessness an extremely complicated problem. In the end, it is also about compassion, dignity, funding and related sources, harassment, public opinion, law, community problems, security, toilets and trash, and the things that homelessness causes, such as alcoholism, drug abuse, mental illness, and suicides, of both the Direct Suicide and Indirect Suicide varieties. Indirect Suicide is when a person loses the will to live, and so does not seek shelter from the cold and rain, or does not see a doctor when sick, or does not get out of the way of a fast-moving truck.

Homeless tents on the sidewalk interfere with the ability of residents to walk down the street. Homeless interfere with the prestige of banks, businesses, tourist attractions, shopping, and feelings of security. Homeless attract negative attention to the City. Often their garbage overfills trash bins and even overwhelms bathroom and toilet facilities. They use a lot of ambulance and hospital resources, costing tax money. They often end up being arrested, and jails are an extremely expensive thing to pay for.

ECONOMICS:

On the economic end, homelessness is caused by a greater demand for housing than the supply which exists, causing very high prices, and it is

caused by those housing units available to be of an upscale variety, out of the economic reach of many. It is also caused by a shortage of jobs, low wages, and increased population (and competition for jobs and housing) in an area. Technology causes homelessness by having more jobs done by machines, and fewer jobs done by humans, which saves money for businesses and the government, but at a social cost related to having fewer jobs in total. Redevelopment and Gentrification cause homelessness, because the least-expensive homes or apartments are torn down to make room for much better and prettier housing, but at a cost of displacing to the streets all those who could only afford the super-low rents on those least-expensive housing units.

Poor folks should go someplace else? In 50 years now, that has not ever happened, but maybe we can change all that. With the cooperation and help of the homeless themselves, and the citizens of San Diego, and both government and private interests, a solution is possible. We begin with an overview of what is currently done for those who become homeless because of falling off a scaffolding at work, becoming handicapped, or get into a serious auto accident, or come back from war missing both legs, or lose their job because their boss and his business that employed them filed for bankruptcy and went out of business. It all begins with Intake.

INTAKE: OUTREACH:

Outreach means reaching out to find persons, families, and children (sometimes alone) who have become homeless or in need of services, and explaining how they can get those services and what help exists. Phoning "211" toll-free from any telephone can begin this process, or there exist various websites that help inform as to the services available. In addition to the government and service provider websites, San Diego's homeless themselves have a homeless-owned website which takes their perspective in providing resource information. In addition, there are churches and religious ministers who look for homeless on the streets, as well as government programs such as HOT, the San Diego (City) Police Homeless

Outreach Team; PERT, the San Diego County Psychiatric Emergency Response Team; security guards such as Civic San Diego's Downtown Partnership and Clean & Safe; SIP (Serial Inebriate Program) police officers, and even undercover narcotics officers, all trying to find what can be done for those unfortunates on the sidewalk.

The second prong of our attack on homelessness is to find and help not only those who are living on the sidewalk, but also in parks, in canyons, on rooftops, and on beaches, unsheltered. We propose combining HOT (San Diego City Police Homeless Outreach Team) and PERT (San Diego County Psychiatric Emergency Response Team) into a single unit that can handle many functions. Unmarked trucks using essentially unmarked specialists will be sent upon the request of citizens to handle homeless encampments, homeless interference with business, interference with tourism, or the interference with residents enjoying the community. Each truck, supplied by San Diego County, has a computer for dispatch, communications, and such things as photos, a GPS city map, internet access, and continuous updates on what hotels, motels, shelters, mental hospitals, meals, and other resources are available. The truck is a cargo van, which can transport both people and their possessions. Each team consists of one law enforcement officer from HOT (or any homeless outreach program), plus one emergency psychiatric technician. Between the two of them, evaluations may be made as to how to proceed.

Those with a very temporary problem may be taken to a hotel and given a voucher for a one or more nights' stay. Those with obvious mental health issues will be taken in for treatment. Ditto for those needing de-tox facilities or a complete mental evaluation. If the neighborhood has a local shelter, there is the option of the person or persons going there for temporary housing. There is also the option, at the discretion of the HOT-PERT team, of moving homeless to a different outdoor location, one that is less disruptive to the community. Those who come from another city will be put in touch with relatives or friends, and possibly be given a

bus ticket back to that city, if they want. Once off the street, a standardized test of vulnerability (triage) will be given, to determine just how much help is needed. Obviously, children outdoors and homeless alone would get priority over adult homeless, and those needing medical care, etc., would also get priority. The call on what to do initially is up to the First Responders. In the end, tests given will probably result in placement in one of these programs which follow in the next section.

Often, homeless can be helped by being given a job, or being brought to a shelter, or being given food, medical care, a hotel room, a bus pass, or even a trip back home if they come from another city but became stuck here. There is now a **universal test of vulnerability**, which measures just how much trouble a person or family is in, determining what services are appropriate, and giving a triage score, so those in the most need of help (such as children alone, families, and the elderly) can get resources priority. The new system is called **CAHP**, which stands for Coordinated Assessment Housing Placement, and this test gives more help to, say, an injured military veteran instead of a violent criminal recently released from prison. Both the test and its scoring are periodically adjusted to work better and better at the allocation of societal resources.

Data is collected so that demographics, trends, changes, needs, numbers, and much more can be subjected to analysis to predict current and future needs and trends. This is used to formulate a "dashboard", which is a web page that allows those interested to click on a particular category or other factor, and instantly get data on same. How many homeless are there? How many are counted versus hidden? Where do they come from? How did they get to where they are? What sort of thing made them homeless? What sort of help, besides housing of course, do they need? The data tells us what works and what doesn't work, as well as how to do a better job while using less taxpayer money at the same time. The first line of defense after finding those who need help is often Emergency Shelters.

Short Term Partial Solutions

Resources Used

EMERGENCY SHELTERS:

Emergency Shelters come in several different purposes, and are to be used temporarily by persons or families that need them, hopefully leading to better housing as soon as possible. **Domestic Violence Shelters** specialize in helping parents and children who have been beaten up by their spouses or thrown out of their homes. This happens all-too-often, and there is an immediate need for shelters with this purpose. **Other emergency shelters** care for things like a person missing the last bus to Seattle, or has just gotten out of the hospital and has nowhere to go, or any of a wide assortment of problems, such as their home becoming flooded or burning down. Emergency Shelters are also used to get people indoors temporarily who have been forced out to the sidewalk, and then it can be determined what help they need. Some think that the sidewalk homeless do not want help, but that is only true because many have been helped in the past in an abusive way, which caused more harm than good, and so they are now afraid of getting that same raw deal again. Fortunately, San Diego City and County are now ready to experiment with slightly different sorts of help that may work out better for the homeless, and thus ensure their cooperation. These things may include tiny campgrounds, possibly even in rural areas, neighborhood shelters which serve one specific area only, and even work programs which provide both housing and employment. Salt Lake County experimented with several programs, and now has the fewest Chronic Homeless in the U.S.

EMERGENCY VOUCHERS:

Hotel-Motel Vouchers are often given instead of using Emergency Shelters, because there is no cost of building or maintaining a shelter, just the use of a vacant hotel room. This saves money, but too few hotels accept them, plus those hotels and motels that do may be in the wrong neighborhood or area for any particular

homeless person or family. There are also **Section 8 Vouchers** for regular apartments, and they have the same problems as not that many landlords will accept them, plus housing may not be in the right area for any particular person or family needing help. Both types of vouchers are a useful tool in certain cases.

NON-EMERGENCY SHELTERS:

There are two types of shelters used for non-emergency housing, and the first is called **Permanent Supportive Housing, or PSH**. This is a place to live for a person with a physical or mental handicap to spend the rest of their lives in a home that can deal with their medical, food, and other needs. Persons expected to be drug-addicted and never recover are also given this type of housing. The other type of non-emergency shelter is called **Transitional Housing, or TH**, and it is for those who request help for a limited time to help them recover from physical or mental illness, drug or alcohol abuse, or any other barrier to employment, such as a handicap, while temporarily also receiving other help resources, such as a psychiatrist or social worker. They are given help with employment training, and help finding a job. They are attempting to "transition" back into having a job and paying their own rent. Largely, programs of this type have been a big failure, and so they are being phased out unless there are churches, private donors, and other funding sources, other than taxpayer money, to pay for it. Getting better results while using less money is what governments (and also Regional Plans such as this one) are all about.

Rapid Rehousing is the latest plan to be used, and it takes advantage of the fact that much less damage is caused to individuals and families by becoming housed very quickly when homeless. This avoids the expensive costs of mental health treatment, drug and alcohol abuse treatment, and other expensive costs to the taxpayer which result from the damage done to people because of being homeless. It is one of two proactive new programs (the other being ESG, below) which can actually prevent homelessness, rather than waiting for a person or family to first hit the sidewalk. Rapid

Rehousing pays rent and a security deposit, temporarily, on any home or apartment, whether the landlord takes Section 8 vouchers or not. Once housed, there is an attempt to find this tenant a job. It works well in many cities, saving taxpayer money because it is not necessary to build a shelter, nor pay the high cost of a hotel room. It uses existing apartments, but too few landlords know about this program. It is also a money-saving tool because in some cities those who have used it never again need any form of help. So, it is something that can be permanent, a temporary investment in a person or family that produces results. Rapid Rehousing works the least well in cities like San Diego, where rents are very high, plus most jobs do not pay very well.

EMERGENCY SOLUTIONS GRANTS (ESG):

These are one-time-only grants to help a person overcome eviction from having been sick, or temporarily injured, or other factors that have caused the threat of not being able to pay rent. Landlords like this plan, because instead of having to evict a tenant that has, perhaps, paid their rent on-time for many years, they get their money, and can keep a good tenant. It is efficient use of funding, because this is not an every-month or permanent sort of thing, just a fix for a temporary problem. One use is that if a person's car is disabled, but they need it to get to work and pay rent, an ESG can be given to them for auto repair. This prevents their loss of employment and housing, and can be used proactively, to prevent folks from becoming homeless in the first place.

JAILS:

Some people advocate jailing the homeless, but most homeless have no fault in being so, and never intended to be that poor. So, they would be punished for something that they could not prevent. The irony is that a jail is much nicer than the sidewalk, giving them a bed, blanket, toilet, shower, meals, medicine, haircuts, clothing, laundry services, indoor comfort during cold and rain, and many more things that they do not get on the sidewalk. Jail rewards people for having been homeless. The main problem with jails, of course, is that they are excessively

expensive. Just jailing San Diego's estimated 8,000 homeless would cost the taxpayers \$1.6 million a day! It would require collecting five times as much money in taxes as now, and that is no way to run a government. Using available hotel rooms, instead, could cost as little as one-eighth as much money. What if we were to get cooperation from the homeless, they volunteering to help become less of a problem? That won't happen? Some will cooperate, and if the requests made are reasonable, and they can comply, and you ask in the right way, you may get your wish.

Other Resources Needed

FOOD:

While food is not housing, many people cannot pay for housing in San Diego because whatever money they have must be used for food. To help these folks, San Diego has meal programs, two major food banks (Feeding America and San Diego Food Bank), and many local food pantries set up usually by churches and other nonprofit organizations. Food Stamps, also called by many other names such as EBT, SNAP, CalFresh, and others, can also provide help with food so that families can pay rent. In California, those receiving SSI, Social Security, or Disability, receive their Food Stamp money in cash, in case they need some of it to pay rent.

MEDICAL CARE:

Most poor people in Metro San Diego qualify for Medi-Cal, a State of California program that gives them free health insurance to cover their medical needs, including prescription drugs, psychiatry, emergency dental work, and even eyeglass exams in some cases. Each case is evaluated separately.

EMPLOYMENT:

A few of the service providers do give the homeless employment doing such things as street cleaning, planting and taking care of flowers, and even such tasks as erasing graffiti. Mostly, however, the State Employment Bureaus have been closed. We propose a local

Self-Employment Bureau, which would help people create a job for themselves, such as becoming a taxi driver, tour guide, repairer of computers or cell phones, or many other possibilities. There are also possibilities regarding finding our homeless jobs in other cities, where the wages are higher than San Diego, and the rent prices are lower. Rapid Rehousing does have programs which help find jobs. A model of OJT, On-the-Job Training fits in better than schools which teach employment skills, because persons in such programs are given a paycheck from day one. Of course, having the right skills can also lead to employment, whether classroom instruction and labs are used or not.

Causes of Homelessness:

The City of San Diego has had a large number of homeless for many years. The biggest surges were about 15 years ago, when over 4,000 Affordable Housing and Inexpensive Housing (IH) units were torn down to build Petco Park. This caused over 4 thousand homeless downtown, but many moved to other parts of San Diego or to the suburbs. Ocean Beach and Pacific Beach were the hardest hit. More recently, another 10,000 low-rent units were torn down, many in the year 2016, while the City quietly touted its 100 or so Affordable Housing units also created. San Diego wants to blame prison releases, people moving here from elsewhere, and whatever else sounds good, to avoid accepting the blame for its past and present actions on housing. As far as released prison inmates, most of them have housing, and very good-paying jobs selling dope (heroin, cocaine, methamphetamine, and crack, not marijuana), so they can afford to pay rent wherever they want.

The homeless problem started with the Redevelopment Agency, which has become Civic San Diego (Downtown Partnership, Clean & Safe), together with the San Diego Housing Commission, and now those same agencies are charged with the task of building "Affordable Housing". Okay, but the new "Affordable Housing" has rent prices two to three times as high as the units torn down, plus we have about

15,000 fewer units total, when we compare those torn down versus new units added. When the State of California stopped the flow of money for billionaires that was called "Redevelopment", San Diego turned to federal money instead, mostly from HUD. It is still tearing down two to four times as much Affordable Housing as is being built, so there has been no slowdown in extra homeless. Numbers are up at least 2,000 in one year, and it is actually surprising that they are not up 3 times that.

So, any valid homeless solution needs to do something like remove the Power of Eminent Domain from the City, or require that the City cannot tear down nor make unavailable any housing below a certain price. It does charge a fee to developers for failure to have sufficient Affordable Housing in developments, but that is a one-time fee, not ongoing forever. And, the money is used for low-income housing in entirely different neighborhoods, if it does not get "Re-purposed" (embezzled) to cover different uses, such as the Pension Scam problem.

We define "Inexpensive Housing" as that housing which can easily and realistically be afforded by one person, living alone, and earning Minimum Wage. That means a rent amount where the worker could also afford food, transportation, medicine, clothing, and other necessities. Minimum Wage in San Diego is about \$10 an hour, yet HUD has claimed (years ago when money was worth more than now) that a person needs to earn \$32 an hour, full-time, to afford to live in San Diego. Rents need to be adjusted accordingly, as do wages. In the future, we want to see a different Federal Minimum Wage for each county and for each city, based upon the cost-of-living there for very-low-income residents.

Long Term Solutions

Cooperation: Having had many really bad and failed programs for many years, most homeless have no more patience with the so-called "help" that has been offered them. So, we need to change from what does not work to what does

work. Once they have been treated worse in an institution than their life on the street, they cease to consider that "help". The solution is to have in our Scoring Formula an element of Client Satisfaction that is competitive among agencies. So, not only efficient utilization of taxpayer money, but how well folks were treated, in their opinion. This is "cooperation" stood on its head, which makes more possible with less money, because it elicits the cooperation of the homeless. Cooperation for cause will be two-thirds of the battle. They won't cooperate? Yes they will, at least a fair percentage of them, if you take their perspective.

While there have never been any real solutions, there have been a few things that have worked out better than others, either in San Diego, or in other cities. These could at least provide some temporary solutions.

Some suggestions for temporary solutions: Civilian Conservation Corps. Self-Employment Bureau. Sleeping in cars. Ceding park lands or a derelict shopping mall. Rural RV camps. Campgrounds, including LTVA lands. Conferences, help groups, and think tanks. Hotel vouchers, Section 8 vouchers. Tiny Houses. Hotels of Tijuana. OJT, On the Job Training.

Although **HOT and PERT** are services for residents and businesses, not the homeless, combining these two agencies may provide a universal County-wide Fast Intake Function, FIT. Each unit would consist of a police officer with college training in Psychology and Social Welfare, plus a psychiatric technician with training in Criminal Justice. Their van could carry homeless persons or families and their belongings to a mental hospital, jail, shelter, hospital, motel, or even just a better place to camp outdoors, which causes fewer problems for the community. They would have food, water, blankets, clothing, hotel-motel vouchers, and a computer to be used to investigate resources available, such as shelter and motel availability. The call on what to do would be theirs.

"211" would operate a "cutoff website" that anyone can update constantly without the need to know how to run a website, in order to electronically provide information when operators are overwhelmed by incoming calls. The new FIT (HOT and PERT) would use this cutoff website to get quick and reliable information. 211 operators would also be able to use this information. This is all very quick, easy, inexpensive, and efficient.

There would be a **Cell Phone App** for reporting homeless encampments that cause problems, and that would use multiple mailboxes, one for each type of problem. The app automatically sends a photo, sender information, sender's e-mail address, sender's GPS location and cell phone number, date and time of transmission, and an optional text. Senders may either become ignored or prioritized based upon past information sent. All of these mailboxes would be accessed by FIT (HOT and PERT) teams, and they could send a one-keystroke response (form letter) to any sender. The same app could be used for needed street and sewer maintenance, or even dope sales problems, using different mailboxes that the message is sent to.

Permanent Supportive Housing has not been a failure, although Transitional Housing has. Transitional Housing is for those who want to re-enter society, despite their addiction or handicap. Transitional Housing will only be funded for those persons who request it, and only using private donations, not public money. In the case of PSH, primarily HUD money would be used, and this is for people with permanent handicaps.

The **Veterans Administration** and the Military would be requested to house veterans, both on-base and off-base as called for, using housing already owned by same, and currently vacant. Veteran families would receive priority.

Vacant lots and rural campgrounds will provide alternative housing, using garden sheds, RV's, mobile homes, tiny houses, converted shipping containers, car-tent camping, and similar. Rural camps would be on the MTS bus routes 888 or 894.

The Housing Commission should concentrate on buying existing housing, rather than building new housing, and such real estate is an investment, not an expense, because that housing can someday be sold, maybe even at a profit.

The **City of San Diego** should stop tearing down inexpensive housing, although that is mostly too late as a solution. It can only help to keep the homeless problem manageable.

Higher wages are definitely needed, so the City and County governments should attempt to help powerful labor unions to become established here. The news media should also help in this effort.

A **Self-Employment Bureau** would help a lot, which helps people start their own business, such as operating a taxicab, sidewalk power-washing business, window cleaning service, laundry service, mobile vehicle repair service, or any of thousands of more possibilities.

A different **Federal Minimum Wage** for each county and each city in the United States, based upon the Cost of Living there, honestly, and not contrived. **Rent can only be a "Percentage of Income" provided the income after paying rent is enough to live on.** One of our definitions of "Homeless" is anyone who pays more than 50% of their income for rent. So, an average rent price of \$1600 per month in San Diego produces that with an income of \$3200 a month or less, or about \$800 a week, which is 40 hours at **\$20 an hour**. That should be the lowest wage permitted in San Diego, which is 50% for rent. This permits \$400 per week for all other needs. Paying 30% of income for rent, \$1600 rent requires making \$35 an hour or so, which does fit in with HUD's statement that you need at least \$32 an hour to live in San Diego.

TIME IS OF THE ESSENCE! People are not only suffering, but also becoming damaged, in such a way that will require more taxpayer money to rehabilitate or help them, the longer their homelessness continues. The smart money is in prevention, because it is far less expensive than lifetime housing and treatment.

Things all these plans have in common: (1) a complete understanding of the homeless mind-set, values, experiences, needs, desires, and dreams. Perception. This is necessary for cooperation, which is the key to any plan. (2) Those writing the Plan need to have a personal stake in its outcomes. (3) Visionary perception of the future and ideas. (4) a unique understanding of reality that realizes the differences between the Official Truth, versus the Real Truth, versus the Real-But-Secret Truth. (5) This plan must make complex material digestible and understandable to the public, when necessary. (6) Extreme frugality is absolutely necessary.

Conclusions

Special-needs groups still must be evaluated, such as gay and lesbian children which became homeless because of being thrown out of their parents' homes due to their sexual orientation, or even those few people who want to be homeless. All this will take public input.

After that, implementation of any plan to end homelessness in San Diego needs first to stop the City from causing additional homeless. We propose that San Diego agree with HUD that it will not take any IH (Inexpensive Housing) out of use, nor any Affordable Housing, under the threat of having to return all HUD money granted. And, San Diego may not get around this limitation by changing rental prices, changing housing definitions, changing classifications, and/or other ways the City usually does business.

If San Diego's city-owned "Civic San Diego" (Downtown Partnership and Clean & Safe) cannot be stopped from causing an additional 1,000 to 2,000 homeless every year by its real estate policies, then no plan to end homelessness can succeed. We would be trying to fill a bucket that had no bottom to it. To replace the 15,000 IH (Inexpensive Housing) units torn down in the past "developments" will require building 100 new units a week for 3 years. And, a fair number of the units built will have to be Retired/SSI Affordable and some Minimum Wage Affordable as well, the rest

being "Affordable Housing". In addition, the new housing created must be in neighborhoods where this type of housing was removed. We also need housing that is below a certain monthly rent level, such as IH, to be exempt from zoning ordinances. That would make it possible to fix the homeless situation that San Diego created for itself.

Next, HUD funding needs to be secured for PSH (Permanent Supportive Housing) and Section 8, so that when our Intake-Outreach function begins with HOT and PERT becoming the combined FIT (Fast Intake), they have resources to use. Resources must first exist for any Intake to proceed.

The last group of Resources needed is for HOT-PERT-FIT to have alternative housing resources available for those who need them.

Dr. John Kitchin, Ph.D., Publisher, San Diego Homeless News. December 16, 2016.