

TROY STREET SLEEPING CABINS

Community Questions

COMMUNITY

Why was the Lemon Grove community not included in the plans to build the site until after the decision had been made?

A series of 18 community engagement meetings began in November 2021, which reviewed several sites, including the Troy Street location. The County is conducting additional community engagement through the end of 2024 and early 2025. More information on these and upcoming engagements can be found at Engage.sandiegocounty.gov/troy-street.

The community feels left out of the process; how quickly will this happen?

The County recognizes the importance of receiving community feedback and is taking time to share the project information with the community to receive input. The project is currently in community engagement, assessment and design phase. Once this phase is completed then the project will move into the construction phase in 2025 and be completed by 2026.

What are you doing to protect the community's safety and security?

The Troy Street site will include a secure perimeter fence, 24/7 security personnel, trained staff who can provide de-escalation techniques, and support to those in need. Security will also monitor the perimeter fence. Communities are safer when people are housed, and this project aims to provide safe emergency housing to help bridge people to stability and permanent housing. Additionally, the County, through the Office of Homeless Solutions is currently piloting a program to provide homeless outreach services in the City of Lemon Grove including case management, field access to self-sufficiency public assistance programs, housing navigation, and links to community services and resources.

Where is the elementary school in orientation of the project?

Mount Vernon and Bancroft Elementary Schools are approximately one mile from the site. Mount Vernon is on the opposite side of the freeway 125.

With a school nearby, how are you going to protect the kids?

Site participants are not anticipated to pose a risk to children. This site will be secured and managed 24/7 to ensure safety of program participants and the community. As mentioned, background checks are completed prior to entry into the program and registered sex offenders as well as individuals with history of arson or those with felony warrants are not permitted in the program.

How will the surrounding areas of the site be maintained?

The County's contracted service provider will be required to adopt a Good Neighbor Policy to be developed with neighborhood and participant feedback which iterates expectations on addressing specific issues in a collaborative way including how neighbors and participants peacefully enjoy their housing and the surrounding community, and how to resolve any challenges. Staff and participants will contribute to area upkeep within the site and the surrounding boundaries as part of maintaining positive neighborhood relationships.



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Will the land between Palm and Troy Street be maintained?

This area is the responsibility of Caltrans. The County and the site contractor will communicate with our Caltrans partners when maintenance is needed.

Will there be more Sheriff patrols to reduce speeding and ensure the security of our homes?

This site is not expected to have an impact on traffic. This question may be best directed to the law enforcement partners.

Why are you serving people in the unincorporated areas as Lemon Grove is not unincorporated.

While the site itself is considered Lemon Grove, from Sweetwater Road to the east is unincorporated Spring Valley. The site will predominantly provide emergency shelter for people experiencing homelessness in Spring Valley and Lemon Grove.

SITE DESIGN

When do we expect to see some of the community input reflected in the design?

The community engagement is a two phased approach. The first phase includes gathering input and feedback from the community, through the end of 2024. The second phase will take place between February and March of 2025, which will include changes incorporated in the site design based on budget and other factors. There will be additional community meetings scheduled to show the final site design, and they can be found at [Engage.sandiegocounty.gov/troy-street](https://engage.sandiegocounty.gov/troy-street).

What will the perimeter look like? Will there be any improvements to the area?

The site perimeter will include fencing, landscaping, and a new sidewalk along Sweetwater Road which currently has a dirt path. We are seeking additional input from the community on the design.

Would the site be fenced all the way around? Where would the entrance be?

Early concept designs include grading and fencing all along the perimeter with the entrance on Sweetwater Road. The County is currently seeking input on both these design elements.

The sidewalks look nice. Will the County consider sidewalks on the Spring Valley side?

The project budget only allows for a sidewalk on the Lemon Grove side of the road.

Are there plans to expand this program after the initial 70 cabins?

There are no plans to expand to more cabins at this location.



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Will there be lighting throughout the site and on the sidewalks outside?

There will be lighting throughout the site including light poles and surface mounted lights.

Can the pavilions be moved to the center of the facility to build community?

This is great feedback and will be considered.

How close are the cabins to each other?

They are eight feet apart.

How many restrooms/showers are for the area?

Current planning includes ten restrooms and ten showers.

Where will the placement of restrooms and showers be? How can you prevent noise from going in and out of them? What of the safety of female participants using these facilities?

The restrooms and showers are currently designed to be centrally located. There will be monitoring of the restroom facilities and appropriate lighting. Quiet hours at the site are between 10pm and 6am. This feedback will be considered in the final site design to maximize safety and noise reductions.

Why are the restrooms isolated and in a corner?

Accessibility for persons with disabilities is considered in the design process. Early concept design has restrooms and showers within the visibility of the security guard shack and additional staffing will be placed within visibility of restrooms and showers that are not within direct sight. Showers will be closed during the evening quiet hours. Community feedback for the restroom placement will be considered in the final design.

Will there be beautification outside of the actual sleeping cabins making them more appealing?

Yes, we are seeking input from the community and potential participants on what they would like to see.

Can there be for native shrubbery on the site as it may decrease irrigation costs and be a positive environment for pollinators.

Several trees and plants are being considered including Canary Island Pine and Sycamore trees, Rockrose, Coyote Brush and other native plants are also being considered. Decomposed Granite (DG) will be utilized in several areas which will reduce irrigation costs and increase water conservation efforts.

What will the empty space on the left be used for?

Due to the grade of the site that area has the lowest elevation and will not be developed but used for stormwater retention basin.



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What is the long-term plan for this site?

The lease with Caltrans is expected to be for five years.

What does the aging for this site look like and will there be long term maintenance?

Yes, ongoing maintenance, including fencing will be part of the service provider's contracted budget.

What is the timeline for the project?

A current timeline can be viewed at engage.sandiegocounty.gov/troy-street. The Project Phases section will be updated as more dates become available.

Location - Why not under the bridges at Broadway and Sweetwater?

The County had previously completed an assessment of potential sites in Spring Valley and adjacent communities. Staff identified 28 sites, including the State of California, Department of Transportation-owned (Caltrans) Troy Street property located on the corner of Troy Street and Sweetwater Road in Lemon Grove. The Department of General Services (DGS) screening criteria factored in site characteristics, constraints, and conditions, such as floodplain, traffic, safety, and/or sensitive habitat. Program screening criteria include assessment of needs based on the unsheltered population in the area, access to public transit, services, local resources, and other contributing factors, such as feedback from the jurisdiction the site is located in. The site screening process ruled out most of the sites for various reasons and narrowed down the Troy Street property as a feasible site for homeless solutions.

There is a Safe Parking program close by. Why do we need another facility? Are more sites planned for this area?

There are currently no other sites planned for this area. People experiencing homelessness need a variety of choices to meet their unique needs. During community input gathering sessions in 2021 which included over 500 individuals experiencing homelessness, the need for variety of non-congregate emergency housing choices was identified. Identified choices included safe parking, sleeping cabins and RV parking options.

This is already a heavy traffic area. What safety precautions will be put in place?

It is anticipated that the site will have little or no impact on traffic. Parking at the site is primarily for contracted staff.

What are the cabins like inside?

The sleeping cabins contain a bed and mattress, desk, shelves, heater and air conditioner, lighting, electrical plugs, a locking door and two windows. They also include safety features such as a smoke and carbon monoxide detector as well as a fire extinguisher. Most units are for one person; however, we do expect some couples and are planning for 5 to 6 double occupancy units. Upon a participant's exit, the cabins will be cleaned and sanitized to prepare for a new participant to occupy within 24 hours.



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There are no storm drains on either side of the street. Is this in the plan?

There is a storm drain connection just south on Sweetwater Road at Palm St.

OPERATIONS

How are the people using the cabins getting there?

The County's Office of Homeless Solutions (OHS) staff engage people experiencing homelessness and when they are ready for shelter, OHS, makes a referral to the program and assists them with transportation to the location. All intakes into program will be coordinated during regular business hours and there will be no walk-up or unplanned intakes allowed.

Will the cabins immediately have 70 residents, or will they gradually fill up? Will there be a test run prior to fully opening?

The site will gradually fill up as new intakes are completed for individuals. Adjustments to service delivery and process improvements will occur regularly. We have gathered key feedback from other Sleeping Cabin shelter communities to assist with the programmatic design.

Who are the ideal population for this site?

This site will serve unsheltered adult individuals in the nearby communities. There will be no families with children at this site.

Are there licensed people providing behavioral health services and what services are provided?

Yes, the site will provide access to behavioral health assessments to those who may need it. Those in need will be connected to the regional behavioral health continuum of care.

Is this a detox center?

This is not a detox center. Individuals who need these services will be referred to our behavioral health facilities that provide these services. Drug and alcohol use on site is not permitted.

Do you do background checks before people enter?

The County's Sheriff's Homeless Assistance Resource Team (HART) and Office of Homeless Solutions (OHS) conduct background assessments. Anyone with active felony warrants, those with history of arson or registered sex offenders will not be allowed in the program.

Are people living at the shelter allowed to have weapons or drugs and alcohol?

No weapons, drugs, or alcohol are allowed on the site.



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What is the guest policy and will overnight guests be permitted for residents?

No guests are allowed at the site.

What is a “low barrier” shelter?

Low barrier shelters ensure immediate and easy access by lowering barriers to entry. It eliminates sobriety, income requirements, pet and other policies that make it difficult to enter shelter, stay in shelter, or access housing and income opportunities.

Are people referred to as residents at the site?

No, they are considered participants in a program that will receive help with supportive services to stabilize their lives and create a pathway to permanent housing. It is anticipated that the average stay will be 3 to 6 months.

What programs will be mandatory for those who are receiving services?

Participants in the programs are required to develop a housing plan with their case manager and work towards completing goals that will assist them in obtaining permanent housing.

How is transportation being considered for this site?

The service provider will be providing transportation options for participants to get to medical appointments, off-site treatment and services, to obtain documentation, and to search for housing that will support them in meeting their goals and obtaining stable housing. There are also two public transportation stops along Sweetwater Road near the Troy Street intersection. Public transportation is available on the opposite corner of the project and participants will be provided with passes for public transportation as needed. Transportation for new participants to the site for enrollment is provided.

Who will be the agency/program in charge of the site?

The County of San Diego will 1) enter a lease with Caltrans to use this site, 2) manage the major maintenance of the site, and 3) contract with a community provider to operate and manage the site. There will be a competitive procurement process that will determine the most suitable service provider. Oversight for the service provider contract will be under County's Office of Homeless Solutions. The service provider will be expected to meet outcomes for the project and contribute to supporting the community.

Does the site close during the day and will people be walking around and loitering in the neighborhood?

No, the site is operated 24/7 and remains open during the day. Participants may leave the facility for employment or job readiness, medical appointments, or to obtain documents necessary for permanent housing. Transportation will be available to assist them with getting to appointments.



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Will there be recreational vehicles (RVs) parked at the site? What about tents?

There will be no RVs or tents at the site.

How will they handle people exited due to alcohol and drug use since they will likely just decide to hang around the area?

Individuals exited from the program will receive transportation to their next destination.

How will this site monitor drug distribution outside of the site?

In addition to the 24/7 site security, contracted service providers can also call law enforcement when necessary. Drugs or alcohol will not be allowed on the site. As part of the Good Neighbor policy, the program will patrol the perimeter to assist with keeping the area safe and secure.

Can people enrolled in this program have access to rapid rehousing vouchers?

Housing navigation is part of the contracted service provider's role and obtaining more stable housing is the main goal of the program so they will be looking for additional support resources, vouchers and subsidies and ensuring that those eligible are on wait lists. Landlord engagement and partnerships are also key factors in housing navigation that assists with permanent housing placements.

Will the participants have a mailing address at the site?

No, however, they will be connected to services through the County's Health & Human Services Agency Self-Sufficiency Services programs which provide a mailing address for people experiencing homelessness to receive vital documents to support their goals.

Will pets be allowed at the site?

Participants will be allowed to bring pets that they are able to maintain control of through voice, signal or other effective means. There will be a dog run at the site and dogs must be leashed on the property. We have partnered with the Humane Society and County Animal Services to support individual's pets at other locations. We plan to partner with them on this project as well for vaccinations and other services.

Will smoking be allowed at the site?

There will be designated smoking areas at the site. Individuals are not permitted to smoke inside the cabins and fire alarms are placed in each cabin.

What other comparable projects are currently in place?

There are hundreds of Sleeping Cabin Village projects across the country for people experiencing homelessness. The County has connected with and visited agencies in Southern California to learn best practices on program design as well as researching other communities.



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Is there a budget for cleaning and maintenance?

Yes, janitorial and waste management services will be provided at the site.

AUTHORITY AND FUNDING

Didn't the County Board of Supervisors cancel this project?

A previous site, located at Jamacha Road and the Route 125 offramp was under consideration and had been approved by the San Diego County Board of Supervisors on March 12, 2024. On June 25, 2024, the Board rescinded the previous action from March and directed staff to explore and assess alternative solutions in and around the surrounding communities. On July 16, 2024, the Board approved a smaller Sleeping Cabin site at the current Troy Street and Sweetwater Road location.

What happens if funding runs out? Will Lemon Grove receive any funding? What will the transparency of fund use be?

The County will explore various sources of funding and grants to continue the program. The final budgets have not yet been developed but will be public documents when finalized. The County will keep a dashboard with the demographics of participants and the outcomes of the program. The County is communicating closely with the City of Lemon Grove and is currently supporting them by providing a homeless outreach pilot program.

What is the cost of the cabins and are there more affordable alternatives?

The cost of each cabin is between \$12,000 - \$19,000 depending on which size is used. The price for each cabin includes the air conditioner and heater, mattress and bed frame, bookshelves, lighting and electrical and shipping. This is one of the most affordable and competitive units on the market. The cabins provide personal space and safety with a locked door and windows. The cabins are resistant to mold, rot, and mildew and feature a durable design for repeated use.

Can you provide a breakdown of the costs and where the funding is coming from?

The County of San Diego Board of Supervisors allocated \$11.1 Million of federal American Rescue Plan Act (ARPA) funding for the site design and construction. The County will identify funding sources for service operations and will explore various sources of funding and grants to continue the program. The final budgets have not yet been developed but will be in public documents when finalized.

Why is it called the Troy Street if it is between where Palm and Troy Street end?

The site is on the corner of Sweetwater Road and Troy Street therefore project is referred to as Troy Street Sleeping Cabins.