



**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
Housing Committee Meeting Agenda**

February 7, 2023, 2pm

Members and the public may participate by Zoom video call:

<https://us06web.zoom.us/j/87641705340?pwd=Y0pFaXoyRjkzWkIzUjZ5M0dxMm90UT09>

Or dial in:

+1 669 444 9171

Meeting ID: 876 4170 5340

Passcode: 744796

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
 - 4.1. Discussion Item: Roles and Responsibilities of the Committee
 - 4.2. Discussion Item: Five-Year Plan Line of Effort 1 – Create Affordable and Appropriately Designed Housing Opportunities and Shelter Options for Underserved Populations
 - 4.2.1. Discussion Item: Increasing Non-Congregate Shelter
 - 4.2.1.1. Discussion Item: Tiny Homes on Wheels – Policies and Barriers
 - 4.2.1.2. Discussion Item: Update on Current Projects
 - 4.3. Discussion Item: Encampment Committee Recommendations to Full HSOC from January 2021



- 4.4. Discussion Item: Federal and State Grants – Update on Opportunities
- 4.5. Discussion Item: Housing Developers Roundtable
5. Future Discussion/Report Items
6. Next Regular Meeting: March 7, 2023, at 2pm
 - 6.1. Possibility of Returning to In-Person Meetings
7. Adjournment

The full agenda packet for this meeting is available on the SLO County HSOC web page:

[https://www.slocounty.ca.gov/Departments/Social-Services/Homeless-Services/Homeless-Services-Oversight-Council-\(HSOC\).aspx](https://www.slocounty.ca.gov/Departments/Social-Services/Homeless-Services/Homeless-Services-Oversight-Council-(HSOC).aspx)

**HOMELESS SERVICES OVERSIGHT COUNCIL (HSOC)
HOUSING COMMITTEE MEETING MINUTES**

Date

December 6, 2022

Time

2pm-3:30pm

Location

Zoom

Members Present

Anne Robin
Anne Wyatt
Brenda Mack
Elaine Archer
Kathy McClenathen
Mark Lamore
Scott Smith
Yael Korin

Members Absent

Ken Trigueiro
Marianne Kennedy

Staff and Guests

Abby Lassen
Christy Nichols
George Solis
Jeff Al-Mashat
Jeff Eckles
Joe Dzvonic
Kelsey Nocket

Kristin Ventresca
Kyle Bell
Merlie Livermore
Rita Holland
Russ Francis
Skylar Caldwell
Wendy Lewis

1. Call to Order and Introductions

Scott Smith called the meeting to order at 2:00pm. Introductions were made.

2. Public Comment

Yael reported that residents on the Oklahoma site have unionized and formed committees focusing on site security, wellness, site cleaning and maintenance, and also the management of the food pantry. Yael shared yesterday was the first day the committees started working.

Kelsey from SLO City shared that she is leaving her position to take on a new role in another office. She mentioned that the strategic plan is still on track with the timeline in place to continue on with the work already done.

3. Consent: Approval of Minutes

Anne Wyatt made the motion to approve the minutes and Kathy seconded. The motion passed with all in favor, none opposed and no abstentions.

4. Action/Information/Discussion

4.1 Discussion Item: Alternative Housing Models-Smart Share Housing Solutions

Anne Wyatt shared a Smart Share presentation which was first put together for a Housing Options committee in 2017. According to Anne, HomeShare SLO has now placed 141 clients since it started. Anne also shared other housing options programs such as Tiny House Villages, Tiny House on Wheels and ADUs. Anne also mentioned the changing demographics which affect the need for more housing options.

4.2 Discussion Item: Structuring future discussions regarding encampment cleanup policies and practices countywide

Scott shared that Yael and Brenda asked if we could have discussion on encampments in SLO City at last meeting. The committee received feedback from City of SLO about the sensitivity regarding encampment issue.

Brenda shared that San Luis Obispo County does not have enough warming shelters to meet demand. There are people dying in the cold on streets due to this. She also added there are some misconceptions about how the shelters work.

Yael said that she can send out document that they proposed when an encampment subcommittee was formed two years ago. First proposal was to sanction the encampments that exist. Yael further stated that encampment cleanup is not a positive thing as it costs money as well as displacing people. This money could instead be used for amenities for the encampments if they are sanctioned.

4.3 Discussion Item: Federal and State Grants – Update on Opportunities

George had no updates to report. Brenda asked about the \$11.5 million received for the purchase of the Anderson Hotel. Scott shared that HASLO (Housing Authority of the City of San Luis Obispo) are completing the purchase.

4.4 Discussion Item: Housing Developers Roundtable

Scott reported that HASLO's purchase of the Anderson Hotel is to close no later than February, there will be renovations which are expected to last about 18 months. HASLO was also approved by SLO City to redevelop the Maxine Lewis homeless shelter site.

5. Future Discussion/Report Items

Continued discussion on encampment cleanup policies.

6. Next Meeting Date: January 3, 2023, at 2pm.

7. Adjournment

Scott adjourned the meeting at 3:55pm.

Homeless Encampments in SLO County Recommendations

Homeless Services Oversight Council
Encampment Committee

January 2021

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Executive Summary

In recognition of the urgency of finding solutions to the proliferating homeless encampments in SLO County, especially during the pandemic, the Homeless Services Oversight Council (HSOC) presents these recommendations.

At the request of Supervisor Bruce Gibson, HSOC convened an Encampment Committee to pool resources and expertise to develop recommendations to the Board of Supervisors. This is a draft document, including only the recommendations presented by one of the Encampment Committee's working groups.

These recommendations offer a range of options for meeting the needs of homeless people within SLO county, by offering a broad continuum of shelter and housing types that will provide them with security, stability, and sanitation. These recommendations will relieve the environmental degradation caused by unsanctioned encampments and will improve the health and safety of both people living in the camps and those who reside in the neighboring areas.

The recommendations presented in this document:

1. Provide Services to Existing Encampments
2. Authorize Sanctioned Encampments
3. Authorize Safe Parking Programs
4. Catalogue Housing Options and Opportunities
5. Increase Shelter Space in South County

Introduction

In May 2019, District 2 Supervisor Bruce Gibson proposed that the Homeless Services Oversight Council (HSOC) establish a committee to address the community impacts of homeless encampments. This was prompted by concerns over the significant growth in the population of unsheltered homeless people in recent years, and the public health and safety risks and impacts posed by encampments. In particular, Supervisor Gibson cited fire risks caused by open flames used for cooking and warming, the negative impacts on riparian areas and water supplies caused by trash and human waste, health and environmental hazards caused by discarded materials including syringes and cooking fuels, and community concerns over criminal activity in some encampments.

Responding to Supervisor Gibson's proposal, the HSOC authorized the creation of an ad hoc Encampment Committee in July 2019 and held a special meeting the following month to develop a strategy for convening the new committee and soliciting interest. This was followed by a planning meeting in January 2020, which provided direction to participation and structure of the new committee.

The Encampment Committee met for the first time in March 2020. Per Supervisor Gibson's proposal, membership of the committee was based on broad geographic representation, including people from communities affected by encampments and representatives from special districts, as well as the service providers and City and County representatives who sit on the HSOC. At this initial meeting it was agreed that the committee would break out into five working groups to focus on particular issues and approaches, then report back to the full committee.

Progress was delayed with the outbreak of COVID-19 and subsequent lockdown. At a time when providing assistance to homeless people and moving them out of congregate shelter was most critical, the committee was not able to meet for two months as resources were diverted to dealing with the immediate effects of the new and unfamiliar emergency situation. When the committee reconvened in June 2020, the working groups were formalized, with a focus on the following areas of work: Costs, Data, Public Health & Safety, Outreach & Communications, and Alternatives to Encampment. A sixth working group, Behavioral Health, was later convened following discussions within the Public Health & Safety working group.

The working groups were tasked with drawing up recommendations, to be reviewed by the Encampment Committee and the full HSOC before being presented to the Board of Supervisors. This document represents five recommendations, in draft form, which are the result of several months' work by the Alternatives to Encampment working group. The recommendations have been reviewed and revised by the HSOC Encampment Committee and have benefited from input given by other HSOC committees, including the Executive Committee and the Services Coordinating Committee.

Since the formation of the HSOC Encampment Committee, a separate committee, consisting of the County Administrative Officer and City managers, has been convened to address encampments throughout the county. In January 2021, the HSOC proposed that the draft recommendations from the Encampment Committee be shared with this new committee, for comment and review, prior to the full HSOC's review in March.

The contents of this document are not being presented as final recommendations. The Encampment Committee is anticipating recommendations from the other five working groups (Costs, Data, Public Health & Safety, Outreach & Communications, and Behavioral Health), which will also feed into a final document to be presented to the Board of Supervisors.

You may note that, although these are the recommendations of the Alternatives to Encampment working group, two of the recommendations do not propose alternatives to encampments, but the provision of services to, and sanctioning of, encampments. This is because these recommendations came up in the course of the working group's discussion and were considered important enough to merit inclusion. The first recommendation – provide services to existing encampments – has been identified by the working group as the top priority, while the other recommendations are of equal standing.

HSOC proposes that the County implement these recommendations in coordination with the Cities, and undertake as quickly as possible the following actions:

- Select appropriate sites for the various alternative housing options
- Identify sources of funding and allocate necessary funding directly
- Support efforts for community education regarding the need for these alternatives to encampments
- Direct appropriate departments to assist community organizations as fully as possible with rendering the services necessary for the operation of these alternative housing options
- Coordinate these efforts with the Homeless Services Oversight Council and other local government efforts to address unsheltered homelessness

Recommendation #1: Provide Services to Existing Encampments

HSOC recommends that San Luis Obispo County provide basic services to existing encampments in feasible locations, to empower residents and provide safety and sanitation.

These basic services include trash collection, syringe collection, overdose prevention, laundry services and hygiene services (portable toilets, hand washing stations and showers).

Several of these services have been provided already within the county, either on a limited term basis or with limited reach. Providing additional resources would allow for a scaling up of these programs, improving safety and sanitation for the benefit of those in encampments and local residents, and avoiding the expenses of large-scale cleanup when encampments are removed.

Trash & Syringe Collection: Blue Bag Pilot Program

In July 2019, County Public Works were authorized to run a four-week Blue Bag Partnership Pilot program. This was funded through the Waste Management cost center.

The Blue Bag Partnership distributes uniquely colored, durable waste disposal bags to unsheltered residents of encampments and collects and disposes of bagged waste. The primary purpose of the Blue Bag Partnership is to provide basic sanitation service to areas with significant encampments and attempt to offset the expense of largescale waste cleanup and disposal during encampment removal.

The Pilot effort tracked several metrics to gauge the overall impact of the effort, including the weight of waste removed and number of sharps collected for safe disposal. Over the four weeks, 170 blue bags were distributed, 46 sharps containers were distributed, 1,603 sharps were collected for disposal, and 6.81 tons of trash were hauled to landfill. Outputs in a typical week included 1-2 employees at 0.4 FTE, and an additional 3-4 employees at 0.1 FTE.¹

Basic Hygiene Services: Shower the People & Hope's Village SLO Shower Program

There are two services currently offering showers to people in encampments within the county, though their reach is limited.

Shower the People provides a mobile shower program for homeless people and people with critically low incomes. The organization provides a three-unit shower trailer with three private bathrooms, each equipped with a sink, toilet, shower and dispensers of biodegradable soap and shampoo. They supply clean towels, washcloths, toiletries,

¹ <https://www.slocounty.ca.gov/Departments/Public-Works/Forms-Documents/Press-Releases/Blue-Bag-Partnership-Pilot-Final-Report.pdf>

socks, and underwear. Showers are available for three hours a day per site, in San Luis Obispo (Sundays and Tuesdays), Oceano (Wednesdays), and Grover Beach (Thursdays).

The program is entirely supported by grants and donations from churches, organizations, and individual donors in the community, and is run completely by volunteers.²

Hope's Village of SLO also provides weekly shower services on Saturdays, at the SLO United Church of Christ. Their mobile trailer contains two shower units, including one that meets ADA accessibility guidelines.³

² <https://www.showerthepeopleslo.org/>

³ <https://hopesvillageofslo.com/showers>

Recommendation #2: Authorize Sanctioned Encampments

HSOC recommends that San Luis Obispo County authorize sanctioned encampments across the county where needed, to provide safe and permanent spaces for homeless people to shelter and receive services.

Sanctioned encampments would serve as locations with low barrier entry for unsheltered individuals and newly homeless individuals who decline, or are not able to stay in, shelter beds and other housing options.

Authorizing sanctioned encampments in multiple locations throughout the county, across the five SLO County supervisorial districts and the Seven Cities, would help to avoid a situation where a large number of homeless people are encouraged to gather at one location, and the resulting tension with local area residents. Sanctioned encampments would allow for greater security, both for local residents and people in the encampments, by providing spaces that can be monitored and enclosed with fencing.

Sanctioned encampments would also allow homeless people a sense of security that their shelter will not be removed and would allow service providers a consistent location for service delivery. This would be of benefit to agencies providing the services referenced in recommendation #1 (trash and syringe collection, and basic hygiene services), and would also provide greater access to services and support including (where feasible) behavioral and physical health treatment, lockers and safe storage for personal items, general community services (e.g. housing support, grocery stores, pharmacy), medical services (including for medically fragile homeless people),⁴ food and potable water delivery, provisions for pets, laundry services and fire safety.

Sanctioned encampments have been set up in several locations in California:

- Berkeley City Council allocated \$922,000 over eighteen months for a sanctioned encampments program which provides climate-controlled, wind-resistant durable tents, portable toilets, handwashing stations, shower and sanitation services, garbage pickup and needle disposal.⁵
- The County of Stanislaus entered into a \$500,000 agreement with a local provider for a six-month period to provide homeless people living at a sanctioned encampment with coordination of safety and security, supportive services including case management, and rehabilitative opportunities to support the transition out of homelessness.⁶

⁴ Doctors Without Walls – Santa Barbara Street Medicine are dedicated to providing free, volunteer medical care for the most vulnerable of Santa Barbara County, when and where they are in need: <https://sbdww.org/>

⁵ <https://www.berkeleyside.com/2020/01/22/berkeley-officials-vote-in-favor-of-sanctioned-homeless-camp-pilot-program>

⁶ <https://www.abc10.com/article/news/local/modesto/modesto-homeless-community-to-leave-beard-brook-for-new-location/103-622123290>

- Oakland City Council provides services to encampments that include garbage pickup, portable toilets and wash stations. In January 2020, \$600,000 was allocated to a pilot project which expands these services to a new encampment.⁷

HSOC acknowledges that not all encampments within the county will be appropriate for sanctioning. Caltrans (California Department of Transportation) recently issued guidance on encampments during the pandemic. This guidance distinguishes encampments by priority level according to safety threat, to individuals within the camps, local residents and the environment. Encampments are assessed according to the severity of their impact, with higher level risk encampments being prioritized for removal immediately or within a reasonable timeframe. Caltrans' guidance could serve as a useful starting point for determining which encampments are appropriate for sanctioning and receiving services. This would avoid encouraging encampments which are causing damage to the environment or having a negative impact on the surrounding area.

⁷ <https://www.theguardian.com/us-news/2020/jan/07/the-oakland-women-who-took-over-a-vacant-lot-to-house-the-homeless>

Recommendation #3: Authorize Safe Parking Programs

HSOC recommends that San Luis Obispo County authorize Safe Parking programs, operating in appropriate regions throughout the county.

Safe Parking Programs allow unhoused persons to safely stay in their vehicles overnight on authorized streets, lots, and other properties. There have been several recent local initiatives which could serve as pilot projects for an expanded Safe Parking program across the county. HSOC recommends that the County and Cities evaluate the various safe parking pilot projects and explore funding options from federal and state sources.

Within the county, currently only the City of SLO has enacted an ordinance pertaining to safe parking areas. The ordinance states that safe parking areas are subject to meeting specific performance standards and permit requirements, to ensure that the facilities are compatible with surrounding uses and effectively facilitate clients' transition to permanent housing.⁸

From late March to June 30, 2020, overnight parking along with hot showers and bathrooms were available at three locations: San Luis Obispo Vets Hall parking lot, Los Osos Library Parking Lot and Coastal Dunes RV Park and Campground in the South County. Although there were minimal rules, there were no neighbor complaints or serious incidents reported. It has been estimated by one of the agencies delivering services to the sites that they averaged 10 to 22 patrons a day. The total cost (capital costs of portable showers, excluding administration) for 16 weeks was \$85,500.⁹

CAPSLO's (Community Action Partnership of San Luis Obispo) 40 Prado Safe Parking Program offers individuals living in their cars or small RVs a safe place to park overnight at 40 Prado, as well as access to showers, meals, mental and physical health services, and housing case management. There are on-site supervisors and cameras monitoring the area at all times. In February 2020, CAPSLO received \$16,500 for safe parking for a 1-year period at 40 Prado. In July 2020, CAPSLO received additional funding through the end of the year to expand the program. CAPSLO reported a cost of \$23,000 for the expanded program between July and December 2020.

SLOCOG (San Luis Obispo Council of Governments) had dedicated \$16,000 to a safe parking program, and in December 2020 increased their FY20/21 Regional Surface Transportation Program (RSTP) budget by \$84,000 for this purpose.

Considering how this may be implemented on a county-wide basis, it may be useful to look at the County of Ventura's recently announced pilot program, which it has implemented as a new approach to the county's growing vehicle encampments. The pilot program designates overnight parking areas, in which participants are required to take part in housing support services, responsible disposal of waste and fire safety. The

⁸ Source: Title 17 Art. 4 Regulations for Specific Land Uses and Activities | San Luis Obispo Municipal Code.

⁹ SLO County and city partner with 40 Prado on safe parking program for homeless | SLO the virus (newtimeslo.com): <https://www.newtimeslo.com/SLOthevirus/archives/2020/07/22/slo-county-and-city-partner-with-40-prado-on-safe-parking-program-for->

County also set up one-stop homeless services in the area one day a week, providing support including medical care and food stamps.

HSOC recognizes that there is no 'one size fits all' model for Safe Parking programs. Not all homeless people are looking to move into permanent housing or additional services; some only want a place they are permitted to park without being moved on.

According to people involved with the program at the Vets Hall, one reason for its high participation rate was due to there not being a case management requirement. Case management is also the major budget expense for safe parking programs, although it is linked to a higher success rate for permanent housing. As such, HSOC recommends three tiers of program:

Tier 1 programs designate safe areas for street parking, or parking lot spaces for overnight stays, but without any facilities or services.

Tier 2 programs designate safe areas for overnight parking with limited screening and services, similar to the program run in Spring 2020 at the Vets Hall.

Tier 3 programs designate safe areas for street or lot parking with screening, facilities, and a range of supportive services including case management, similar to the 40 Prado Safe Parking program or the County of Ventura pilot program.

Identification of appropriate spaces, and the type of publicity, should be considered in conjunction with law enforcement and City administration. Smaller areas for programs can be operated by providers and nonprofits including churches and faith-based organizations with 'quick build' planning approval from City and County administration. Program sites with smaller footprints and discrete visual impacts may not even be noticed by neighbors. With four Safe Parking spots or fewer, there is typically no formal public noticing requirement for the surrounding area.

Recommendation #4: Catalogue Housing Options and Opportunities

HSOC recommends that San Luis Obispo County catalogue the various housing options and opportunities that exist throughout the county.

As a first step towards moving homeless people out of encampments and into other types of shelter and supportive housing, HSOC recommends that the County take stock of the options presently available, and the opportunities for expanding pilot programs.

A catalogue of housing options and opportunities would allow agencies and the County to formulate plans for moving people out of encampments and into other, safer types of shelter where services can be provided, and for preventing people from moving into encampments.

Examples of housing options and opportunities include tiny house villages and communities. Tiny house villages are an efficient way to provide immediate housing, not only because they are cost effective and are built relatively quickly, but also because they create communities that allow residents to get on the path to permanent housing in a supportive, village-like environment.

Tiny house villages have been built in less than six months at a cost between \$100,000 to \$500,000 on an area that is 6,000 square feet to several acres, depending on the number of tiny houses, amenities, and common facilities. Villages can support 20 to 70 people on an annual budget of \$30,000 to \$500,000, depending on staffing and services. The individual houses may be wooden structures, cabins on wheels, Conestoga huts, or pallet shelters.

There are villages that provide transitional housing, permanent housing, and some that offer both. Tiny house transitional and permanent villages have been operating successfully across the United States because they provide safety and security to their residents, while addressing the concerns of their neighbors and surrounding communities.

A number of local nonprofits have already worked up proposals for creating tiny house villages and communities. These include Hope's Village of SLO, which has been seeking a viable 3-to-5-acre site for a self-sustaining drug and alcohol-free community village containing 30 tiny houses for 50 unhoused people. Their model tiny cabins on wheels, which measure 77 square feet, cost \$3,900 to construct. Villagers will share usage of a 2,500 square foot common house with a commercial kitchen, dining area, bathrooms, showers, office space, meeting rooms, and laundry facilities. Villagers will be able to receive training in new skills while preparing to move on to other types of housing, although some may become permanent residents.¹⁰

¹⁰ For more details see their business plan here:

<https://img1.wsimg.com/blobby/go/a94aabe1-00b7-4060-95b1-65f37aa20659/downloads/Bus%20Pln%207%2030%2020.pdf?ver=1606666876890>

See also: <https://www.newtimeslo.com/sanluisobispo/it-takes-a-village/Content?oid=10335495>

5Cities Homeless Coalition (5CHC) has proposed to place 20 or more Pallet Shelters, providing space for up to 30 residents, to house 5CHC clients in case management. Pallet Shelters structures can be assembled, and programs put into operation within 1 month. The total cost, for 20 structures plus supporting equipment, security, case management, supportive services and direct financial assistance, has been estimated at \$800,000 for 12 months of operation.

Another option is to add single units to a single lot, for example ADUs (Accessory Dwelling Units) added to houses. This could also include RVs in commercial and industrial parking areas, and tiny houses on wheels in residential backyards. Following a new SLO City ordinance which allows tiny houses on wheels in residential backyards, SmartShare Housing Solutions launched a new program named Tiny House Consulting, to help low income SLO residents to host tiny houses on wheels and other ADUs in their backyards.¹¹

Other housing options and opportunities to explore would include congregate shelter, dormitory type housing, churches and religious institutions, older motel and hospitality properties, non-profit facilities, warming centers, HomeShare mentor program housing, JADUs (Junior Accessory Dwelling Units), residential hotels, conventional homes (via choice vouchers or the 65Now program), and buildings (e.g., offices and commercial buildings) that are currently vacant due to the pandemic.

¹¹ New program helps bring tiny house dreams to life in SLO city backyards:
<https://www.smartsharehousingolutions.org/tiny-house-consulting/>

Recommendation #5: Increase Shelter Space in South County

HSOC recommends that San Luis Obispo County work with local nonprofits to increase the shelter space available in South County.

Increasing the available shelter space will help to prevent people from resorting to living in encampments, where it is more difficult for them to access services and to transition to permanent housing or other types of shelter.

HSOC recognizes the political feasibility issues of creating new shelter space at sites close to residential areas. In 2019, the County had approved a grant for the acquisition of the abandoned Hillside Church for 5Cities Homeless Coalition (5CHC) and People's Self Help Housing to operate a campus and begin construction of affordable housing, but these plans were withdrawn following strong opposition from the local community.

Sites that are further from residential areas may be more politically feasible but may also be less effective in enabling people to access services, and in redirecting them from encampments – including those now close to residential areas.

HSOC proposes that any solution to the lack of shelter space in South County should be addressed as part of a regionally coordinated approach, in which shelter spaces are sanctioned across the county. This would help to avoid a situation in which certain areas experience overwhelming demand for services.

Attachments

For additional information, please see the Dropbox folder:

https://www.dropbox.com/sh/4n7lii5d4o98ntq/AAC2XBCAb8RuR_50-HkAHWVGa?dl=0

This folder includes the following documents:

- **2019 Homeless Census Survey Report**, a report prepared for SLO County based on data from the most recent Point in Time (PIT) count of unsheltered homeless people within the county
- **Arroyo Grande Resolution on Homeless Task Force**, a 2017 memorandum from the City of Arroyo Grande recommending the City Council consider participation in the formation of the South County Homeless Task Force and appointment of a Council Member to serve as a representative on the task force
- **Encampment Resolution Pilot Report**, an evaluation of the City of Philadelphia's Kensington Encampment Resolution pilot program
- **Examples of Safe Parking Programs**, from within California but outside SLO County
- **Latest California Homeless Tent – Shed Camp Building Codes**, a 2018 information bulletin from HCD (Department of Housing & Community Development) addressing the permanent adoption of emergency building standards
- **Possible Camp Locations**, for sites within SLO County
- **Startup Costs**, estimating costs for items including security cameras, portable restrooms, showers, first aid kits, fire extinguishers, etc.
- **Tiny Homes & Villages**, including rationale and examples