



**San Luis Obispo  
Countywide 10 Year  
Plan to End  
Homelessness**

*We envision a future  
in which the housing  
and comprehensive  
services necessary to  
remain housed are  
available for all,  
affording everyone  
maximum self-  
sufficiency, and the  
opportunity to be  
productive and  
participating  
members of our  
community*

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

March 4, 2021, 2 p.m.

Participate by Zoom video call:

<https://zoom.us/j/93180039772?pwd=QnFZSkwvM2k2Y2l3enh1TWpmVDlidz09>

Or dial in:

+1 669 900 9128

Meeting ID: 931 8003 9772

Passcode: 910954

1. Call to Order and Introductions
2. Public Comment
3. Consent: Approval of Minutes
4. Action/Information/Discussion
  - 4.1 Discussion Item: Working Group Reports
  - 4.2 Action Item: Vote to Approve the Revised Alternatives to Encampment Working Group's Recommendations
  - 4.3 Discussion Item: Regional Homeless Action Plan
  - 4.4 Discussion Item: Hope's Village – Sustainable Community Village
  - 4.5 Discussion Item: Current Encampment Issues
  - 4.6 Discussion Item: Winter Warming Centers and Safe Parking
  - 4.7 Discussion Item: Update on COVID-related funding available to address unsheltered homelessness
5. Future Discussion Items
6. Next Meeting Date: April 1, 2021
7. Adjournment

**HOMELESS SERVICES OVERSIGHT COUNCIL  
HSOC ENCAMPMENT COMMITTEE  
MEETING January 7, 2021, 2PM  
Zoom call**

MEMBERS PRESENT		MEMBERS ABSENT	STAFF & GUESTS
Anne Robin Caro Hall Grace McIntosh Janna Nichols Kristen Barneich Nicole Bennett Steve Martin Susan Funk Tim Waag		Jeff Al-Mashat Jeff Smith Lois Petty Toby Depew	Abby Lassen Anne Wyatt Carolyn Berg Elaine Mansoor Gary Peterson George Solis Glenn Silloway John DiNunzio Laurel Weir Leon Shordon Lucy Passaglia Russ Francis Sue Warren Tim Koznek Yael Korin
AGENDA ITEM			CONCLUSIONS/ACTIONS
1. Call to Order and Introductions of Guests	Janna called the meeting to order at 2pm.  Glenn Silloway from the League of Women Voters, Carolyn Berg from the County Administrative Office, and Lucy Passaglia from SLO Bangers introduced themselves.		
2. Public Comment	Yael Korin announced that Los Osos Community Advisory Council will be holding a homelessness forum on January 26, and will send an invitation out to HSOC.		
3. Consent: Approval of Minutes			Kristen made a motion to

		approve the minutes, seconded by Nicole. The motion passed with all in favor, none opposed and no abstentions.
4. Action/Information/Discussion		
4.1 Discussion Item: Working Group Reports	<p>Kristen reported that the Public Outreach group has given suggestions to the County regarding a social media strategy but has not heard back yet. Laurel responded that the need to respond to the pandemic has meant there has been less time available for this, although County staff have discussed the idea internally with County IT people. Laurel suggested revisiting this in a couple of months time.</p> <p>Janna asked County staff to email the chairs of working groups and request that they send an update in writing, or attend the next meeting with an update.</p>	Russ to email chairs of working groups.
4.2 Action Item: Vote to Approve the Alternatives to Encampment Working Group's Recommendations	<p>Nicole presented the recommendations from the Alternatives to Encampment working group, which met over several months to discuss the ideas in the document (attached to the agenda packet):</p> <ol style="list-style-type: none"> <li>1. Identify existing encampments to receive basic services including trash collection, basic hygiene, laundry services, and syringe services</li> <li>2. Sanctioned encampments across the county</li> <li>3. Safe parking programs throughout the county</li> <li>4. Cataloguing housing options and opportunities throughout the county</li> <li>5. Increasing shelter space in South county</li> </ol> <p>Nicole clarified that recommendation 1 is the top priority, while recommendations 2-5 are of equal weight. Following the Encampment Committee's review and approval, the recommendations will go to the full HSOC meeting on January 20.</p>	

	<p>The Committee discussed each recommendation in turn, and suggested the following revisions, or information to be incorporated:</p> <p>For recommendation 2, sanctioned encampments: Gary and Janna both have information regarding costs to input here, and will forward onto Nicole. The blue bag program should also be incorporated as one of the services.</p> <p>For recommendation 3, safe parking: Tim has information to share on the success of the San Luis Obispo Vets Hall safe parking program, including that its high participation rate was due to there not being a case management requirement. Janna, Grace and Susan highlighted that some people do not want to move into housing and are content to continue living in their vehicles, and simply want a safe place to park overnight. The recommendations should differentiate between safe parking programs which allow a safe place to park and those which also include case management and the expectation for clients to move into permanent housing. A further question is whether people are required to leave during the day or not – if so, this raises issues of registration and licenses. Experience has shown that on site oversight is also important for preventing behavioral problems. The Committee discussed the possibility of a number of smaller programs with centralized oversight.</p> <p>For recommendation 4, cataloguing housing options: Susan suggested including the option of small standalone shelters which are large enough for one person and include basic amenities. Susan will forward information about these onto Nicole.</p>	<p>Susan made a motion to approve the document, subject to revisions at the discretion of the authors, to incorporate feedback from the Committee. Kristen seconded the motion. The motion passed with all in favor, none opposed and no abstentions.</p>
4.3 Discussion Item: 2021 Unsheltered Point in Time Count	<p>George reported that in December, the HSOC Executive Committee voted to ask County staff to request from HUD (Department of Housing &amp; Urban Development) an exception to conducting the unsheltered PIT (Point in Time) count in 2021. HUD has now approved this request. The sheltered count and HIC (Housing Inventory Count) will take place on the night of January 25.</p>	

<p>4.4 Discussion Item: Current Encampment Issues</p>	<p>Tim reported that over the last few months, there has been a lot of scattering of camps around the SLO area, which has made it extremely time consuming and difficult to continue providing aid to chronically homeless people.</p>	
<p>4.5 Discussion Item: Winter Warming Centers and Safe Parking</p>	<p>Grace reported that, since the outbreak at 40 Prado, everyone had been getting tested for COVID weekly. At the time of this meeting, no one who had been staying at 40 Prado had tested positive in the last weekly test. 40 Prado's safe parking program has reopened, although the funding for the expanded program ended on December 31.</p> <p>Caro reported that the Los Osos Cares warming shelter has been open for only a few nights due to the weather being mostly warm and dry. On the nights the shelter has been open, up to 10 people have attended.</p> <p>Janna reported that 5CHC (5Cities Homeless Coalition)'s shelter has also only been open for a few nights, due to the lack of rain. 5CHC have worked with the County to place an isolation trailer at the site, for anyone who is symptomatic or tests positive for COVID. Fewer than 5 people per night have attended. Transport to and from the site is provided through Ride-On Transportation and limited to 3 passengers per van at any one time.</p> <p>Susan reported that there are shelters open in Paso Robles and Atascadero. The Atascadero shelter is open every night through to the end of March.</p> <p>Laurel reported that ECHO (El Camino Homeless Organization) are seeing an increasing number of families at their facility in Paso Robles.</p>	
<p>4.6 Discussion Item: Update on COVID-related funding available to address</p>	<p>George reported that the County received the standard agreement for the first round of ESG-CV (Emergency Solutions Grant – Coronavirus) funding from the State in December. Subrecipient agreements will be sent out imminently.</p> <p>An ad hoc Grant Review Committee is meeting on January 11 to consider</p>	

unsheltered homelessness	applications for the second round of ESG-CV, as well as CDBG-CV (Community Development Block Grant – Coronavirus) proposals. The recommendations from the Grant Review Committee will go to the full HSOC on January 20, and then the ESG-CV recommendations will be taken to the Board of Supervisors between early February and mid March.	
5. Future Discussion Items	<ul style="list-style-type: none"> <li>- Update on the Alternatives to Encampment recommendations following review by full HSOC</li> <li>- Working group reports</li> </ul>	
6. Next Meeting Date: February 4, 2021		
7. Adjournment	Janna adjourned the meeting at 3:35pm.	

# 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.<sup>1</sup>

### 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,

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<sup>1</sup> <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.<sup>2</sup>

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.<sup>3</sup>

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

<sup>3</sup> <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),<sup>4</sup> 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.<sup>5</sup>
- 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.<sup>6</sup>

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<sup>4</sup> 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/>

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

<sup>6</sup> <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.<sup>7</sup>

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.

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<sup>7</sup> <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.<sup>8</sup>

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.<sup>9</sup>

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

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

<sup>9</sup> SLO County and city partner with 40 Prado on safe parking program for homeless | SLO the virus (newtimesslo.com): <https://www.newtimesslo.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.<sup>10</sup>

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<sup>10</sup> 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.newtimesslo.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.<sup>11</sup>

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.

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<sup>11</sup> 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](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

## **Alternatives to Encampments Recommendations**

In recognition of the urgency for offering alternatives to unsanctioned encampments, especially during the pandemic, these recommendations offer a range of options for meeting the needs of persons who are now homeless in our county by offering a broad continuum of housing types that will provide them with security, stability, and sanitation. These alternatives will relieve the environmental degradation being 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. Some people who are now living in unsanctioned encampments prefer moving to sanctioned encampments and safe parking areas while others seek to reside in a transitional or permanent village that will additionally provide them with community, as well as support services to address their challenges and to pursue opportunities.

San Luis Obispo County will expedite the implementation of these recommendations in coordination with the cities to undertake as quickly as possible the following actions:

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

### **1. Priority #1: Existing Encampments:**

- a. Identify existing encampments in feasible locations that can be prioritized to receive basic services to empower residents, provide safety and sanitation.

- Trash collection services;
- Basic hygiene—toilet, hand wash and showers;
- Laundry services
- Syringe services and overdose prevention

- 2. Sanctioned Encampments** across the 5 SLO County supervisorial districts, e.g. North Coast, SLO City, Paso, Atascadero and South County; and the Seven Cities where needed.

- a. Purpose: create sanctioned encampments to create a location for unsheltered individuals and newly homeless individuals who decline or are not able to stay in shelter beds and other housing options.
- b. *Tent camps*
  - o *Services and support to existing camps:*
    - *Behavioral and physical health treatment*
    - Individual shelter-waterproof tent/tiny house/trailer/RV, etc; incremental option, from tent to tiny homes, and other small structures to be further explored.....
    - Basic hygiene—toilet, hand wash and showers;
    - Trash collection services;
    - Lockers/safe storage for personal items;
    - General community security--fenced enclosure and 24/7 monitoring
    - Access to supportive and community services; housing support, grocery stores, pharmacy, etc.
    - Medical services, esp. for medically fragile--*Medical outreach pilot--e.g. Santa Barbara model, Doctors w/o walls;*
    - Food
    - Potable water
    - Provision for pets
    - Paid clean-up program –
    - Laundry services– when feasible
    - Provide fire extinguisher – when feasible
    - Low barriers to entry
    - Syringe services and overdose prevention
- c. **Provision:** base camp in each of 5 SLO County supervisorial districts, e.g. North Coast, SLO City, Paso, Atascadero and South County; and the Seven Cities where needed.
- d. Issues/Challenges:
  - o Assist persons in places of their current choice or relocate (to camp, safe parking, etc);
  - o Level of provision: incrementalism or all in place at start
  - o Location: Will persons choose to relocate to remote/less desirable yet more political feasible sites?
  - o Mechanism/permitting
  - o Funding for camp/services
  - o Risk management: safety & crime; camp residents and local area residents
  - o Goals: help residents; “clearance” for general community; environmental protections--watershed; fire protection
  - o Religion and religious symbols conflict with separation with church and state issues
  - o Considering camps “temporary/pilots” or “ongoing” options
  - o Management/oversight: Rules at odds with Personal choice and autonomy (guest restriction policies, case management requirements; zero tolerance for illegal substances, etc)
  - o Pets: how to accommodate

- o Political feasibility
- o Barriers to entry, i.e. drug/alcohol testing
- e. Examples and Resources

- Plan from January 2020 in Berkeley to set up sanctioned encampments:

"Harrison's proposal asks the city manager to consider amenities in the new "outdoor shelter" such as "climate-controlled, wind-resistant durable tents with wooden pallets for support"; portable toilets and handwashing stations; shower and sanitation services; garbage pickup and needle disposal; and an agency to manage the program, which would be open 24 hours a day.

Council had previously allocated \$922,000 for the program over 18 months."

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

- ABC 10 article regarding sanctioned encampments in Modesto, December 2018:

"In addition, the County will enter into a \$500,000 agreement with [Turning Point](#) for a six-month period to provide the following services to the homeless community:

- Coordination of safety and security
- Coordination of volunteerism and donations
- Supportive services (such as case management)
- Rehabilitative opportunities to support the transition out of homelessness"

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

- The Guardian Article about 37MLK lot:

"Oakland city council member Nikki Fortunato Bas is one of the local lawmakers calling for turning vacant land into self-governed or co-governed encampments, something that would look a lot like 37MLK.

"We simply don't have enough places for people to go," she said. "We don't have enough shelter beds. We don't have enough transitional housing. In the interim, as we're building deeply affordable housing, we need to have transitional spaces."

Oakland already provides some services to some encampments that include picking up garbage, portable toilets and wash stations. But Bas believes more needs to be done, and has allocated \$600,000 to pilot a project similar to 37MLK in Oakland.



"These are spaces that people may need to stay in for two to five years, not a matter of months," she said. "And we need to be able to house them in a way that's healthy and safe and dignified."

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

### **3. Safe Parking Programs in appropriate regions throughout the county**

- a. HSOC evaluates the various types of safe parking options and then encourages cities and the county to identify, in cooperation with SLOCOG, street, lots, or other properties where unhoused persons may safely stay in their vehicles overnight.

1. Current legal areas for street parking or parking lot spaces for overnight stays, but without any facilities or services

- Conduct identification of these spots in conjunction with law enforcement and city/county administration
- Consider appropriate type of publicity about these spots after consultation with law enforcement and city/county administration
- Designated safe areas to shelter in place-for overnight parking with limited services

Example: From late March to June 30, 2020 during the pandemic shut-downs of local businesses, hot showers and bathrooms were available along with overnight parking at three locations: San Luis Obispo Veteran's 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 was estimated by Grace McIntosh that the three sites averaged 10 to 22 patrons a day. Total Cost (excluding administration) for 16 weeks: \$85,5000.

[SLO County and city partner with 40 Prado on safe parking program for homeless | SLO the virus \(newtimeslo.com\)](#)

3. Safe Parking Programs with screening, facilities, and services including case management

- Example: 40 Prado Safe Parking Program:

The 40 Prado Safe Parking programs offers individuals living in their cars or small RV's 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. Interested persons are screened by the lead housing case manager. Persons must meet the following eligibility requirements:

- Must be interested in obtaining permanent housing in SLO county.
- Must be a SLO county resident and provide proof for at least the last 12 months.
- Must be willing to participate in case management services at 40 Prado (weekly meetings with case manager) and save money for housing.

Although proof of insurance/registration is not necessary immediately, after persons are accepted into the program they must work with the case manager to obtain registration/insurance within a certain timeframe. Participants are required to sign a behavior agreement. 40 Prado is low-barrier, but all participants must be respectful of their neighbors. Pets who have proof of rabies vaccination are permitted. The program has operated from July 1, 2020 through December 31, 2020 with 17 spaces; however, effective January 1, 2021 the capacity will be reduced to 7 vehicles.

CAPSLO originally received \$16,500 for safe parking for a 1-year period. In July CAPSLO received additional funding through the end of the year to expand the program. CAPSLO reported cost of \$23,000 for the expanded program between 2/20 and 12/31/20 which was split between the county and the city of San Luis Obispo.

- b. Encourage cities and county to identify local lots, streets or other properties that can be used for safe parking program.
- Currently only the city of SLO has enacted an ordinance.

[Title 17 Art. 4 Regulations for Specific Land Uses and Activities | San Luis Obispo Municipal Code](#)

The ordinance states that safe parking areas are subject to meeting specific performance standards and permit requirements "to ensure that these safe parking facilities will be compatible with surrounding uses and effective at facilitating participants' transition to permanent housing." The social service provider must submit a conditional use application containing a site plan with the location of trash and

recycling facilities, water, restroom facilities, exterior light fixtures, location and distances to residential properties, public transportation, and location of designated overnight parking spaces, as well as the hours of operation, a monitoring and oversight program, a neighborhood relations plan, and sufficient documentation to determine that the applicant is a social service provider that is qualified to operate a safe parking program. Program participants must participate in case management which includes a self-sufficiency program and submit to a criminal history background check. Preference is given to persons with proof of county residency for at least six months within the prior two years.

- Model Program: Santa Barbara Safe Parking Program  
[Safe Parking Shelter and Rapid Rehousing Program | New Beginnings \(sbnbcc.org\)](https://www.sbnbcc.org/Safe-Parking-Shelter-and-Rapid-Rehousing-Program-New-Beginnings)
  - Additional resources appendix 1A – 6A
- c. HSOC coordinates investigation of funding sources
- SLOCOG currently has \$16,000 dedicated to SAFE Parking/Safe Streets and is looking to increase the FY20/21 Regional State Highways Account budget by \$84,000 in December 2020 for this purpose. Total \$100k.
  - Identify which homeless funding streams are allowed to be spent on safe parking costs
- d. Services and Supports for the Safe Parking Program level:
- Level out treatment: step up treatment
  - Basic hygiene—toilet, hand wash and showers;
  - Trash collection services;
  - Lockers/safe storage for personal items;
  - General community security--fenced enclosure and 24/7 monitoring
  - Access to supportive services; housing support
  - Medical services, esp. for medically fragile--*Medical outreach pilot--e.g. Santa Barbara model, Doctors w/o walls;*
  - Food
  - Provision for pets
  - Paid clean-up program
  - Laundry services
  - Security
  - Potable water
  - Syringe services and overdose prevention

#### 4. Catalogue housing options and opportunities throughout San Luis Obispo County

- a. Identify illegal parking throughout San Luis Obispo County
  - o Reach out to law enforcement connections
- b. Multiple living units
  - o RV park
  - o Tiny Home on Wheels (THOW) park
  - o Tiny Home 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 are serving 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.

##### i. **The rationale for Tiny Home villages:**

- a. Housing First Model – The United State Interagency on Homelessness (USICH, <https://www.usich.gov/>) states:

<https://www.usich.gov/solutions/housing/housing-first/>:

A Housing First system recognizes that people experiencing homelessness—like all people—need the safety and stability of a home in order to best address challenges and pursue opportunities.

The Housing First approach connects people back to a home as quickly as possible, while making readily available the services that people may need to be stable and secure.

ii. **Tiny House Villages vs. Other Options:**

1. Advantages and benefits of tiny home transitional villages –

Providing for better outcome of successful and productive reintegration into society - Tiny houses are the most efficient way to provide immediate assistance for people experiencing homelessness. They provide shelter, four solid walls and a lockable door, all of which are essential in providing for a person's sense of safety, dignity, and stability.

Compared with other options, tiny house villages have presented a quicker, more humane, and cost-effective solution. Safe, weatherproof and lockable, they have created strong communities that allow residents to reclaim their dignity and get on the path to permanent housing while in a supportive, village-like environment. In contrast, emergency shelters do not provide personal and secured space, nor do they offer any sense of community. A shelter is not a home and, as such, cannot function as transitional housing.

Cost effective - unlike developing and building a new emergency shelter—which could take many years for siting, permitting, and construction, plus millions of dollars in construction costs—creating a tiny house village can be done in less than six months at a cost somewhere between \$100,000 and \$500,000. (A large variable is the cost of connections for water, sewer and electricity.) Each village can serve 20 to 70 people on an annual budget of \$30,000 to \$500,000, depending on staffing and services. Homeless resident organizations are operating self-managed villages where residents work together to handle day-to-day operations while employing democratic decision-making, all the while reducing operating costs. For more details see here:

<https://www.squareonevillages.org/opportunity-faq> and:  
<https://shelterforce.org/2019/03/15/tiny-house-villages-in-seattle-an-efficient-response-to-our-homelessness-crisis/>

According to the Seattle Human Services Department: “Spaces in tiny home villages represent approximately 12.5% of all shelter beds and safe places the City supports and make up less than 3% of all homelessness response investments made by the City of Seattle.”

Operate successfully in different sizes and type of locations - a tiny home village can be sited on land that is anywhere from 6,000 square feet up to several acres, depending on the number of tiny houses and common facilities to be provided. Possible locations include urban infill sites zoned for residential and mixed use, as well as larger commercial and industrial sites. While it takes careful research and help from local government to identify good sites, some nonprofit housing organizations own land that they hope to develop in the future, and these can be used on an interim basis, from two to four years, for a tiny house village. For more information, read here:

<https://shelterforce.org/2017/06/27/fad-tiny-houses-save-lives-provide-dignity/>

### **Different types of tiny house villages**

Transitional tiny house village - transition is defined as the passage from one form, state, style or place to another. The Transitional Village is not intended to be a final place of residence, but a temporary stepping-stone on which to stabilize one's life before moving on to permanent housing. This village model requires limited usage of water and electricity; can be self-managed with support from non-profits and community volunteers. For these reasons this type of transitional tiny house village may be especially suitable for our needs here in San Luis Obispo County because it can be built on a small scale, with low cost structures and low cost management.

Permanent tiny house village – these villages provide more permanent housing with larger structures; have water and electric connections, and contain kitchens and bathrooms.

Population-specific villages – While some villages are specific for Veterans, while others are built specifically for men, women, families, and youth.

### **Variety and type of structures used in the villages**

Tiny house for a transitional living village - 60-80 square feet in size, can be built for about \$2,000 in materials. Each structure is composed of a kit of modular, pre-manufactured panels, constructed in an off-site workshop. The panels utilize standard dimensions of lumber and plywood, which reduces waste, simplifies the construction, and makes donation of materials easier.

<https://www.squareonevillages.org/opportunity-faq>

Tiny houses for a more permanent living village - 160–288 sq. ft. in size, designed as permanent dwellings on a slab foundation—complete with sleeping and living areas, kitchenette, and bathroom. Cost varies and considered as a very affordable housing.

<https://www.squareonevillages.org/emerald>

Tiny house on wheels - this model of tiny cabins on wheels, which measures 77 square feet, cost \$3,900 to construct, and are built on chassis in order to be moveable. They are considered "Specially-constructed mobile homes" by the DMV and are licensed as "CA Permanent Trailers."

<https://hopesvillageofslo.com/projects>

Conestoga Huts – Cost \$1200-\$1400; The Conestoga Hut Micro-Shelter is a quick shelter option for individuals. The Hut is designed as a hard-shelled, insulated tent structure that can be built with a group of a few volunteers with some construction experience. It has 60 sq. ft. of interior space, a 20 sq. ft. exterior covered porch, a window, lockable door, and insulated floor, walls and roof.

<https://communitysupportedshelters.org/hut-construction-manual>

Pallet Shelters - cost between \$3,500 and \$7,500 depending on their size and additions. These small, white rectangular structures are covered from floor to ceiling with a fiberglass material and aluminum framing, and—depending on whether you pick the 64- or 100-square-foot model—can be set up with little to no tools in under an hour. They come with a fold-up bed, windows, a

ventilation system, and a front door that locks. Purchased from manufacturer.

<https://www.fastcompany.com/90365347/pallet-shelters-let-cities-offer-quick-housing-to-the-homeless>

### **Rules of conduct**

Each tiny house village has their own rules that list acceptable behavior and expected responsibilities for residents within the village. All residents must agree, in writing, to these rules as part of their entry agreement.

An example of one such village manual and agreement from Opportunity Village in Eugene, Oregon: [https://eead3e67-3a27-4098-aa25-9fa572882b1f.filesusr.com/ugd/bd125b\\_32be9eddb4d34ea7ae64cf4beed1ddbb.pdf](https://eead3e67-3a27-4098-aa25-9fa572882b1f.filesusr.com/ugd/bd125b_32be9eddb4d34ea7ae64cf4beed1ddbb.pdf)

### **Not a novel idea**

Tiny home villages are a proven way to provide safe, effective, transitional housing. Villages in multiple locations throughout the country have been operating successfully for several years. They are a source of knowledge from which we can learn and adapt to our County's needs. Please see in this link, a list of transitional tiny home villages throughout the US:

<https://www.squareonevillages.org/more-villages>

Collaboration has been a great advantage for communities interested in building and managing similar tiny house villages. San Luis Obispo County can learn a great deal and benefit from those who came before us, who are committed to sharing their knowledge and expertise they have gained along the way.

### **Community concerns and outreach**

Tiny home transitional and permanent villages have been successful because they provide safety and security to their residents, while answering common issues and concerns of the neighbors and surrounding communities. Rather than being an eye-sore, they are pleasantly designed, gated, safe communities, that can be a welcome addition to their neighborhood. Some



have even been shown to attract the help of residents from the surrounding community, as the housed help the unhoused to reintegrate into society.

### Examples of planned villages

<https://www.squareonevillages.org/toolbox-choosing-a-path>



### 2. Examples and lessons from ongoing successfully operating transitional and permanent tiny homes villages:

a) Hope's Village of SLO: <https://hopesvillageofslo.com/>

For eight years this 501(c)(3) non-profit California corporation has been seeking a viable 3 to 5 acre site in San Luis Obispo County for a self-sustaining drug and alcohol free community village containing 30 tiny houses for 50 unhoused veterans and other unhoused adults. Hope's Village is currently in negotiations with the SLO County Building and Planning Department on a five acre site at Margarita Ranch in Santa Margarita. Rob Rossi has offered a 10 year lease with an option for another five years.

Their model tiny cabins on wheels, which measures 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. Most villagers will temporarily reside on site while they get their bearings, while others may become permanent residents. The village will be managed by a council with all residents having a voice. There will be round the clock security. The villagers will participate in the building and maintenance of the community. They will pay a program fee in the amount of one-quarter of their monthly income. They will receive training in new skills such as cooking, farming, computer, and office skills. The village will develop micro-enterprises including furniture building/repair and painting which will be housed in a 2,000 square foot barn. Also planned is a one acre organic garden with produce and flowers for sale. They intend to start the village on a small scale, but in time would like to include a store to stock grocery necessities and to sell the villagers' arts & crafts. 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>

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

b) SquareOne Villages:

<https://www.squareonevillages.org/>

Since its founding in 2012, the non-profit SquareOne Villages group has developed three villages in Lane County, Oregon, and more are in the works.

Opportunity Village Eugene (OVE) is a transitional micro-housing community located in Eugene, Oregon. It opened as a pilot project on city-owned land in August of 2013, and has since served more than 100 otherwise unhoused individuals and couples. The 30 micro-homes range from 60-80 square feet in size, can be built for about \$2,000 in materials, and are supported by common cooking, gathering, restroom, and laundry facilities. The target resident population is comprised of 0-30% area median income, and residents are paying \$35/month. The village is self-managed by its residents with oversight and support provided by the non-profit, SquareOne Villages. Their start-up costs were

funded with around \$98,000 in private cash donations and small grants, plus an estimated \$114,000 of in-kind materials and labor. City-owned land is leased to the non-profit for a nominal fee of \$1/year. In 2016, the annual operating budget amounted to around \$30,000 for the year—including expenses for utilities, maintenance, bus passes for all residents and insurance.

While OVE does not have on-site services or management, which greatly reduces its operating costs, they work in partnership with existing service providers and other institutions in their community in order to connect the residents with resources.

<https://www.squareonevillages.org/opportunity>.

<https://www.pbs.org/video/religion-and-ethics-newsweekly-tiny-houses-homeless/>

Additional useful facts:

<https://www.squareonevillages.org/opportunity-faq>

c) Emerald Village Eugene (EVE) is a more permanent low-cost housing community developed by Square One Villages. EVE was founded through donations.

<https://www.squareonevillages.org/emerald>

This village model, built on 1.1 acre, provides a permanent, accessible and sustainable place to transition to. Each of the 22 homes at Emerald Village, are designed as permanent dwellings on a slab foundation—complete with sleeping and living areas, kitchenette, and bathroom—all in 160 - 288 square feet. The target Population of Emerald Village earn 20-50% area median income and the residents of EVE are members of a housing co-operative. They make monthly payments of between \$200 - 300 to the co-operative to cover utilities, maintenance, long-term reserves, and all other operating costs.

SquareOne retains ownership of property in trust to assure continued affordability to future members of the co-operative.

See here: <https://www.youtube.com/watch?v=0287joZKexo>

d) Low Income Housing Institute - <https://lihi.org/tiny-houses/>  
Tiny Houses Big Future:

<https://www.youtube.com/watch?v=oedKozxmg3w&feature=youtu.be>

Located in Seattle, LIHI is primarily known for developing low-income, multi-family rental housing (they own and operate over 2,000 apartments and have over 500 units in the pipeline). In 2017 they decided to undertake tiny house transitional villages as a quick and effective way to respond to the homelessness crisis. Since then they have built eight tiny house transitional villages throughout Seattle area.

The tiny houses they build are 8' by 12', cost \$2,500 in materials, and can house single person, a couple or even a small family. A large family can live in two tiny houses side by side. These homes have electricity, heat, ventilation, insulation, windows, and, crucially, a lockable door.

<https://www.kiro7.com/news/seattles-first-tiny-house-village-homeless-open-we/40000629/>

An example of one such village, T.C.Spirit Village (<https://lihi.org/spirit-village/>), has 28 tiny houses, a community kitchen, a hygiene building with restrooms, showers, and laundry, staff and counseling offices, and a security pavilion. There is 24/7 staffing and case management on-site to help up to 32 residents obtain housing, employment, health care, education, and other services.

e) Links to other successful tiny house transitional villages:



1. Madison, WI , since 2015

<https://occupymadisoninc.com/om-village-2046-e-johnson-st/>



2. City of Medford, Oregon, since 2017

<https://www.rogueretreat.com/housing-programs/hope-village/>



3. Denver, CO, since 2017

<https://belovedcommunityvillage.wordpress.com/>



4. Albuquerque, NM, in progress, anticipated project completion, December 2020

<https://www.bernco.gov/community-services/tiny-home-village.aspx>



5. Berkeley, Ca, since 2019

<https://youthspiritartworks.org/programs/tiny-house-village/>

- c. Single unit added to single lot:
  - o THOW/RV-caretakers in commercial, industrial parking/yard areas
  - o THOW/RV-in church yards, parking areas
  - o THOW/RV-in residential backyards
- d. Housing:
  - o Congregate shelter
    - Dormitory type housing="no wrong door"
  - o Homeshare mentor program housing
  - o Accessory Dwelling Unit
  - o Junior Accessory Dwelling Unit
  - o Residential hotels
  - o Conventional homes--choice vouchers, 70Now, other
  - o Vacant buildings with COVID changes; commercial: office, etc
    - Leasing a building for NCS during COVID-19 may be eligible for ESG-COVID funding
    - Concern/issue: where would the community support the use of vacant buildings?
    - Necessary to receive support from community members and city officials
    - Cost: unknown
- e. Potential housing site overview:
  - o Create a list of site categories
    - Church/Religious: St. Ben's, St. Peters, UCC LOVR, etc.
    - Older motel/hospitality properties: several listed on Loopnet.com starting at \$166k/unit
      - a. Project Home Key approved in Paso Robles at Motel 6 and other possible funding available
      - b. Non-profit facilities: 40 Prado, ECHO, 5 Cities, FCNI Atasc. Etc.
    - Warming shelters/emergency shelter:
      - a. 5 Cities Homeless Coalition

- b. ECHO: Paso and Atascadero
- c. CAPSLO

**5. Increase shelter space in South County**

- a. Location: The main concern regarding a shelter in South County is that the community has not supported any location for us to operate a shelter, or even a larger campus to provide services with transitional housing opportunities. The county once approved a grant for an acquisition of the abandoned Hillside Church for 5CHC and People's Self Help Housing (PSHH) to operate a campus and start construction of affordable housing, but the local community was very against it. This led to litigation, a lengthy escrow, and 5CHC eventually having to stop trying to operate this program. Many also immediately jumped to this being the same thing as being a shelter, which they clearly opposed.
  - o One article regarding protests around the church legally being acquired and converted by 5CHC and PSHH:  
<https://www.ksby.com/news/local-news/2019/05/12/grover-beach-residents-congregation-protest-plans-to-turn-church-into-homeless-shelter>
  - o One article from Cal Coast Times describing how many of the community have a vested interest against the church being converted to a shelter or campus:  
<https://calcoasttimes.com/2019/09/08/nonprofit-continues-in-escrow-for-grover-beach-church/>
  - o Opinion piece where a community member voices his disapproval for a shelter in Grover Beach and says he didn't like have a warming shelter there either:  
<https://www.sanluisobispo.com/opinion/letters-to-the-editor/article227014519.html>
  - o One article on KSBY that says people are concern just to have affordable housing in their area and that the idea of a shelter at the Hillside Church was controversial:  
<https://www.ksby.com/news/local-news/5cities-homeless-coalition-scrap-plans-for-homeless-services-at-hillside-church>
- b. Costs: Estimated \$2 million for acquisition. Please refer to CAPSLO for estimates of operation of an emergency shelter.

**Attachments – please see**

[https://www.dropbox.com/sh/4n7liI5d4o98ntq/AAC2XBCAb8RuR\\_50-HkAHWVGa?dl=0](https://www.dropbox.com/sh/4n7liI5d4o98ntq/AAC2XBCAb8RuR_50-HkAHWVGa?dl=0)

## FRAMEWORK FOR REGIONAL HOMELESS ACTION PLAN & MULTIYEAR EFFORTS

**REVISED DRAFT 2/5/2021 – FOR HOMELESS SERVICES OVERSIGHT COMMITTEE’S REVIEW**

### Vision Statement

Our Region supports policies and actions that increase shelter options, reduce homelessness, provide services to those experiencing or at critical risk for becoming homeless, and expand services with a focus on those strongly connected to SLO County in order to create secure, stable and sanitary conditions, to guide homeless individuals towards key resources, and to promote health and safety of those individuals and the surrounding community/ecosystems.

### Mission Statement

The Countywide Homeless Action Team will build regional collaborative relationships that are focused on actions to prevent and address homelessness. The Team will champion immediate implementation of proven, feasible strategies. The Team will concurrently participate in the update of the *10 Year Plan to End Homelessness*, in order to identify a multi-year action plan to prevent homelessness and to increase shelter, housing capacity, and build supportive services capacity for individuals that are currently unhoused.

### Framework for Strategic Regional Action

Addressing the challenges surrounding homelessness will require focused and collaborative actions by the County, seven Cities, nonprofits and communities. The intent is to initiate a Regional Homeless Pilot Program, which begins with establishing the County Administrative Office as the lead in the effort and seeking to support action through a collaboration framework among County, Cities, SLOCOG, nonprofit organizations and other key stakeholders. This framework is intended to create new pathways to action that will leverage the substantial existing homeless services and resources dedicated by regional partners. This framework will be refined and adapted by a newly formed Countywide Homeless Action Team and, following the pilot phase, will be replaced by a collaboratively agreed upon Regional Homeless Strategic Action Plan to be implemented by the County with support from its partners.

<b>A Region United in Addressing Homelessness: INITIAL DRAFT Snapshot of Support Services</b> <i>(not comprehensive and intended to be updated in FY 2021-22)</i>		
<b>Core programs funding Region’s activities:</b> County Funding Oversight & Administration Emergency Solutions Grants (ESG) Continuum of Care Programs (CoC) Community Dvpm. Block Grants (CDBG) Home Investment Partnership (HOME) Permanent Local Housing Allocation (PLHA) <b>County Social Services :</b> CalWORKS General Assistance Cal Fresh (food stamps) WIOA Programs (e.g. One Stop centers) Medi-Cal (including Affordable Care Act) <b>County Health Agency:</b> Behavioral Health—Mental Health/MHSA Behavioral Health—Drug and Alcohol Public Health—Medically Indigent Services Emergency Medical Services Public Health—Family Health Services Public Health—Health Promotion	<b>Snapshot of Collective Nonprofits, Cities &amp; County Developed Facilities &amp; Services:</b> <i>(not comprehensive)</i> Access to shelter: Shelter & Warming Centers operations Permanent supportive housing programs Transitional housing programs Rapid rehousing programs Affordable housing programs Housing case management services Various safe parking programs Outreach & case management services Supportive services for veterans & families Crisis hotlines & services Access to legal assistance Rehabilitation & detox facilities	<b>Some Current Special Projects/Programs:</b> 65 Now Program Sheriff Community Action Team (CAT) Homeless Outreach and Crisis Services Co. CAT & Paso Robles/Atascadero City Police Homeless Outreach and Crisis Services for SLO City CAT Housing Support Program Bringing Families Home Program Housing and Disability Advocacy Program Benefits Advocacy and Resource Connections for Homeless Mental Health Services Act Full Service Partnership and Projects to Assist in the Transition from Homelessness Behavioral Health Clinician support-40 Prado



## **Draft Outcomes for Success**

It is critical to define a regional set of Outcomes for Success, so our regional efforts lead towards highest positive impacts and so we know if this effort achieves its purpose. The Countywide Homeless Action Team will develop a list of specific and measurable outcomes that the regional partners can collaborate towards. **Below is an initial list of initial draft outcomes, which will be updated and/or wholly revised:**

- Develop and implement a regional interagency coalition among County, Cities, SLOCOG, service providers, and stakeholders that support regional collaborative action to address homelessness.
- Create secure, stable and sanitary conditions to guide homeless individuals towards key resources
- Reduce number of persons living in encampments or in unsheltered environments by XX% from 2019 PIT Count
- Adopt a common regional set of goals towards addressing shelter and housing options, including: Increase shelter beds by XXX in order to serve XX% of the homeless population; and [add numbers of permanent supportive units, very low income units, targeted intervention programs or facilities]
- Expand services available to individuals that are unhoused, with a focus on those strongly connected to SLO County [add metric?]
- Reduce numbers of unnatural injuries or deaths related to being chronically unsheltered by XX% from [what reference data/year]
- Reduce the number and frequency of calls to Emergency Services by XX% from [what reference data/year]
- Interagency agreement, such as a level of services agreement, on how partners will come together

## **Goals**

The following are the goals of the proposed framework:

### **Goals for Remainder of FY 2020-21**

1. County Administrative Office takes leadership role related to strategic planning and administrative oversight of the development and implementation of regional homelessness services, in order to ensure that programs, activities and resources across all departments and with external partners are aligned with the County's goals to address key challenges surrounding homelessness.
2. Establish a **Countywide Homeless Action Team**, which includes committed leadership and/or staff dedicated to achieving the Team's mission and vision. It is envisioned that this Team, would include two separate sub-working groups: a policy/leadership working group and an operations working group. During initial meetings, clearly delineate individual agencies' roles and authorities and identify resources and services currently available (working in coordination with the Whole Care Program Manager). Consider and refine the following framework as needed to set the best trajectory forward for regionally coordinated action to accomplish the Team's mission and vision.
3. Establish a Regional Homeless Pilot Program mission and framework and seek endorsement from key partners, including HSOC, SLOCOG and the seven Cities. *[this draft document]*
4. Commit and allocate **funding and staff resources** to accomplish initial Pilot Programs and other efforts identified below in FY 2021-22. Partners may also consider approving additional contributions to other key homeless supportive services or facilities happening throughout the region, to the extent feasible (e.g. Medically Assisted Withdrawal Treatment Center Capital Project).
5. Collaboratively identify and map unsanctioned encampments to the extent feasible and develop assessment criteria for determining priority sites for pilot program actions in FY

2021-22. As a part of this, consider streamlined ways of information sharing between agencies and service providers, where feasible.

6. Collaboratively develop a communication/community engagement strategy for initial buy-in of partner agencies and community members (e.g. describing the issue, why it's important, and letting the communities know this is under development and takes multiagency approach).

### **FY 2020-21 Deliverables**

Countywide Homeless Action Team roster

Matrix of multiagencies' homeless services roles and programs, as well as gaps

Multiagency endorsement of this *Framework*

Adopted FY 2021-22 Budget with necessary, multiagency funding allocations

Initial encampment mapping tool

*The following goals assume that annual budget approval includes necessary allocations for efforts outlined below.*

### **Goals for FY 2021-22**

1. Collaboratively develop and implement a clear and coordinated Engagement and Communication Strategy pertaining to a regional approach to preventing and addressing homelessness.
2. Identify priority **existing encampments** to establish **pilot Blue Bag programs** (including trash collection services, basic hygiene services, sharps collection services and outreach services). This includes determining the appropriate roles of partner agencies and establishing sufficient funding to conduct pilot efforts.
3. Identify priority locations and create **pilot safe parking programs** in effective and feasible locations with security and limited services, such as basic hygiene services and to the extent feasible, conduct outreach to connect users to resources and services (e.g. shelter or housing opportunities). This includes determining the appropriate roles of partner agencies and establishing sufficient funding to conduct pilot efforts.
4. To the extent efforts proceed and are funded, support partner agencies in creating new **sources of housing, shelter or sanctioned encampment(s)** with access to services and resources in order to improve health, safety and quality of life for unsheltered individuals and restore healthy and safe neighborhoods/ ecosystems onsite and in surrounding area (e.g. Five Cities Homeless Coalition) to the extent projects are feasible and supported.
5. Initiate the **HUD-required update to the 10 Year Plan** in order to maintain Federal funding and ensure that planning effort is focused on setting actionable and feasible paths forward. To maximize efficacy of the plan update, work with City Managers and CAO to develop a list of priority needs from the plan. This may include laying out a set of multi-year regional strategic actions for increasing shelter and housing capacity, as well as capacity of homeless supportive services to support unhoused individuals and families in seeking secure, stable and sanitary shelter, with a long term goal of finding permanent and as needed supportive affordable housing. The plan should consider various populations' needs and determine most appropriate strategies for supporting the population. When exploring the possible alternative shelter and housing options and potential locations for implementation, the Countywide Homeless Action Team should consider public policy implications, cost/benefits

and feasibility of the various options before outlining recommended implementation strategies, as well as other potential related issues such as fire mitigation and/or water quality implications at implementation locations. The plan should consider how to leverage and expedite the affordable housing identified in the eight local agencies' Housing Elements, particularly very low income and permanent, supportive housing, in areas that are most appropriate and feasible in the near-term. The plan should also consider and align priorities for policies, actions and funding to the extent feasible with the recently updated 5-year Consolidated Plan, as it also guides Federal funding priorities.

6. Develop key metrics for assessing funding and program level effectiveness in addressing and preventing homelessness. As a part of this, consider streamlined ways of data sharing between agencies and service providers where feasible.
7. Develop a collaborative **legislative and funding** strategy in order to advocate for, pursue and leverage State and Federal policies and funding towards homelessness prevention and addressing the highest priority, regional homeless services and resources.
8. Commit and allocate **funding and staff resources** to accomplish initial Pilot Program efforts in FY 2022-23.

#### **FY 2021-22 Deliverables**

Engagement and Communication Strategy

Completion of Blue Bag Program implementation at priority encampment(s)

Completion of Safe Parking Program implementation at priority site(s)

Initiate update to the 10 Year Plan (as required by HUD)

Regional strategies for State and Federal advocacy (for legislation and funding)

Adopted FY 2022-23 Budget with necessary, multiagency funding allocations

#### **Goals for FY 2022-23**

1. Consider lessons learned in FY 2021-22 and associated refinements needed, and continue development of **update to the 10 Year Plan** or initiate the plan's implementation, if it is complete. This may include implementation of homeless prevention and strategies to address current homelessness such as cleaning up and moving individuals in priority unsanctioned encampments to alternative shelter or site options with access to services and resources in order to improve health, safety and quality of life for unsheltered individuals and restore healthy and safe neighborhoods/ecosystems onsite and in surrounding area.
2. Develop a plan **to increase shelter space** in priority locations throughout the region, especially in South County as no permanent shelter exists.
3. Commit and allocate **funding and staff resources** to accomplish initial Pilot Program efforts in FY 2023-24.

#### **FY 2022-23 Deliverables**

*TBD (determined during update to the 10 Year Plan development)*

#### **Goals for FY 2023-24**

1. Consider lessons learned in FY 2022-23 and associated refinements needed, and continue to implement of the **update to the 10 Year Plan**.
2. Implement plan for **increasing shelter space** and permanent supportive / affordable housing options to the greatest extent feasible.

**FY 2023-24 Deliverables***TBD (determined during update to the 10 Year Plan development)***Milestone Schedule for FY 2020-21**

<b>Tentative Date</b>	<b>Task</b>
January – February 2021	Develop Framework with City/County Managers
February 17, 2021	Present to HSOC Executive Committee: Framework (and relationship to Encampment Committee recommendations)
February 2021	Establish Countywide Homeless Action Team(s) and begin initial work products (e.g. roles and existing resources inventory)
February 2021	With Action Team: Develop draft Pilot Programs' cost estimates
March 17, 2021	Present to HSOC: Framework (and relationship to Encampment Committee recommendations)
March 2021	With Action Team: Identify sites and prioritization process for both pilot programs
March 2021	With Action Team: Identify work plan for pilot programs
March 2021	Develop communication/community engagement strategy for initial buy-in of partner agencies and community members
March 2021	Develop Boards/Councils/HSOC Package: <ul style="list-style-type: none"> <li>Staff report</li> <li>Presentation</li> </ul> <p>Attachments:</p> <ul style="list-style-type: none"> <li>HSOC recommendations</li> <li>Framework</li> <li>Inventory of existing efforts</li> <li>Matrix: partners roles/authorities</li> </ul>
March 17, 2021	HSOC approve proposed item
April- June 2021	Execute contract for 10 Year Plan Update and initiate work effort with consultant
Early April 2021	Present to County Board: Present HSOC recommendations and Framework for implementing specific actions, and Seek approval of midyear Budget Augmentation Request
Late April – May 2021	Present to COG Board, IWMA Board, & City Councils: Present HSOC recommendations and Framework for implementing specific actions, and Seek approval of midyear Budget Augmentation Request
June 2021	Adopt FY 2021-22 Budgets

*[future FY schedules to be created with Action Team]*