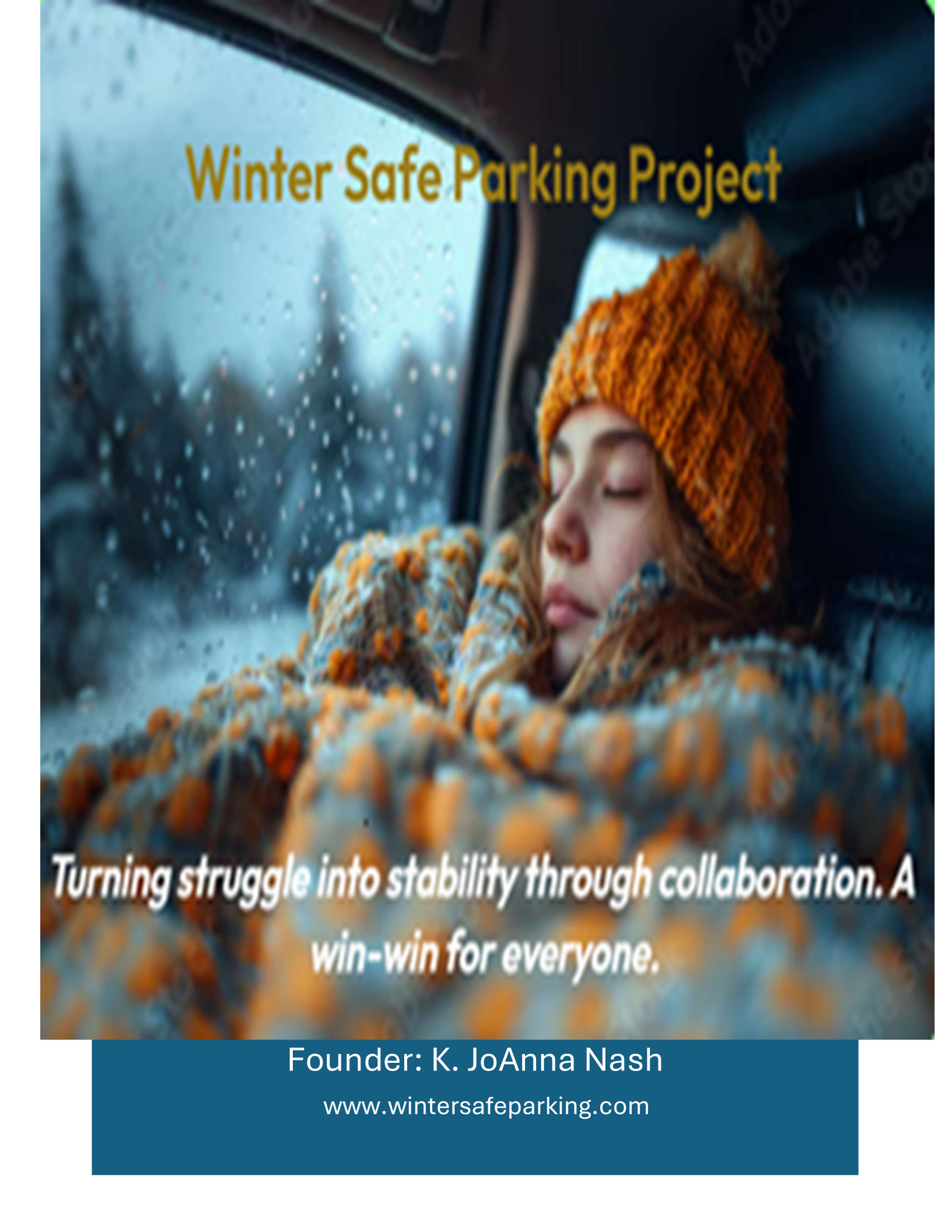




Winter Safe Parking Project

Turning struggle into stability through collaboration. A win-win for everyone.

Founder: K. JoAnna Nash

www.wintersafeparking.com

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Preface

This proposal represents an **abbreviated version** of the *Winter Safe Parking Project (WSP)* framework. It is intentionally concise to highlight core objectives, operational feasibility, and immediate policy relevance.

While this concept originates from a **non-political source**, it offers a **viable, obtainable, and rapidly deployable** response to a growing public safety concern—particularly as communities face another **severe winter season**.

This document is not intended to prescribe or replace policy but to **invite collaboration**. It introduces a lawful, community-based concept that can be strengthened through participation from public agencies, nonprofit partners, and subject matter experts.

As winter conditions intensify, the **need for lawful readiness** becomes increasingly urgent. The intent of this proposal is not to imply authority, but to recognize an opportunity: to act responsibly with the resources already at hand while longer-term assessments and refinements continue. *The Winter Safe Parking Project* reflects a shared sense of **civic responsibility**—an understanding that practical compassion and lawful coordination can coexist to prevent avoidable harm.

The **complete model**, including expanded implementation procedures, program structures, and system functionality, is available for review based on agency interest and receptivity.

Introduction

The homeless population is growing at an alarming rate. It is a crisis unfolding in plain sight, and no state or community is exempt. In 2025, subregions of [Maricopa County, Arizona, reported a 28%](#) spike in unsheltered homelessness. Among that population is a growing but largely undocumented number of individuals living in vehicles. Many remain unseen, choosing isolation to avoid enforcement or stigma. Still, the data confirms what is increasingly visible the number of car dwellers is rising.

The term “unsheltered” is used intentionally. Many individuals have made their vehicles their homes out of necessity, not choice. However, cars are not considered suitable for human habitation. So, under formal definition, they are still classified as unsheltered. They fall into a gap earning too much to qualify for assistance, yet not enough to qualify for stable housing. They are sleeping in grocery store parking lots, rest stops, residential streets. Anywhere they can safely park for the night.

In response, a growing number of municipalities have enacted ordinances banning overnight parking, including private property. While vehicle habitation is not ideal it is happening. Dropping temperatures and the onset of winter are creating a predictable escalation in an already urgent crisis. The looming winter season magnifies the risks as a matter of survival. There are both obvious and unconsidered reasons:

- **Staying warm is the most immediate concern**
 - As temperatures drop, vehicle dwellers are challenged to maintain body temperature.
- **Municipal operations are impacted**
 - Parked vehicles hinder snow and debris removal.
 - Emergency access can be delayed or obstructed.
- **Health and safety risks are twofold:**
 - **Environmental risks**
 - Idling vehicles increase localized air pollution.

- Stationary cars are exposed to clouds of exhaust, especially in dense areas.
- **Carbon monoxide danger**
 - Vehicles are not airtight and can trap toxic fumes while idling.
 - Snowbanks can block tailpipes, leading to risk of carbon monoxide fatalities.

Executive Statement

Winter Safe Parking Project: *A harm-reduction framework for immediate winter readiness.*

In the pages that follow, I present a proposal focused on harm reduction. This is not about condoning vehicle living, enabling risky behavior, or criticizing existing public assistance systems. It is a recognition of what is already happening. And a call to respond with solutions grounded in dignity, legality, and urgency.

The Winter Safe Parking Project (WSP) proposes state-level policy refinement that would temporarily authorize private and public garages to serve as enclosed, weather-protected parking during winter conditions. This is not a construction plan or a new program, and it does not seek donations or public funding. Instead, it introduces a lawful, affordable exchange. An exchange where vetted individuals living in vehicles are permitted to a modest, regulated fee for safe, temporary shelter, while providing homeowners and property partners with documented, taxable income for lawful participation.

By establishing this framework, WSP offers a self-sustaining, harm-reduction solution that protects human life during winter weather without creating dependency or expanding bureaucracy. It activates existing infrastructure and community goodwill under a clear, ethical model of readiness. It is a coordination plan that uses what can be easily obtained and what already exists. This is not a charity initiative, it is a lawful, community-based approach. It provides relief for individuals who need assistance; through a qualifying process that operates independently of public funding.

Table: Stakeholder Roles- Winter Safe Parking Project

Stakeholder	Primary Role	Core Responsibilities
Municipal Lead / Office of Homeless Solutions	Policy alignment & oversight	Coordinate with code, legal, police, and public works; ensure regulatory compliance.
Continuum of Care (CoC) / Nonprofit Liaison	Program administration	Manage intake, screening, incident response, data collection, and payments.
Homeowners (Hosts)	Provide safe, enclosed garage space	Maintain safety standards, follow reporting protocol, and comply with program rules.
Participants (License Holders)	Maintain accountability and compliance	Carry active insurance, follow program rules, and pay program fee through verified platform.
Insurers / Risk Advisors	Ensure coverage for host and participant	Verify property and liability coverage; advise on riders or umbrella options; confirm participant vehicle insurance.
Public Works	Monitor community impact	Track street-clearing efficiency and right-of-way safety improvements.
Philanthropy / Corporate Partners	Support setup and visibility	Underwrite startup kits (lighting, signage) or APS setup; align participation with CSR/ESG goals.

The Winter Safe Parking Project (WSP) creates a structured way for communities to participate directly. They can participate through vetted homeowners, corporate partners, existing facilities, and nonprofit oversight. Which will allow for immediate action within a clear legal framework. It is a practical path forward that balances compassion with accountability, offering lawful relief without expanding government dependency or infrastructure.

The framework addresses two unrecognized groups that have fallen through the crack of our current economic climate:

- **Homeowners: asset-rich but cash-constrained**, seeking lawful ways to offset rising costs without assuming tenancy.
- **Vehicle dwellers:** working individuals who earn too much for assistance yet too little for market rent. They are living in their vehicles and now facing unprecedented cold-weather risk.

What is needed now is a **lawful, climate-safe response** that addresses this growing crisis. **WSP proposes to do so without the need for new construction, funding requests, or bureaucratic delay.** It provides the administrative and safety structure to connect these groups responsibly. It uses a revocable 30-day parking license (not a lease) and a standardized safety readiness checklist to ensure each garage meets verified safety and insurance standards.

Oversight, intake, and reporting occur through an AI-enabled Application Processing System (APS). The APS maintains transparency, multilingual accessibility, and encrypted data protection. This is not charity or reform. It is **harm reduction** through lawful coordination. WSP calls for **state-level authorization**, allowing municipalities and nonprofits **to act quickly within existing emergency-use authority**

Executive Summary

Winter Safe Parking Project: A lawful, climate-safe, harm-reduction framework for immediate winter readiness.

Winter Safe Parking Project is a practical, high-impact response to a growing crisis. One that invites both corporate and civic sectors to collaborate. It **provides a lawful, self-sustaining, and rapidly deployable framework**. It leverages the existence of **millions of square feet of unused private and public garage space**, converting them into **temporary, enclosed parking** without new construction, funding requests, or bureaucratic delay:

- **Homeowners** who are financially strained by rising costs yet disqualified from assistance programs.
 - It generates lawful, documented income for hosts
- **Vehicle dwellers** who earn above public aid thresholds but cannot afford market-rate housing.
 - It provides affordable, legal, and secure parking.

Both are underserved, because they exist in a false middle ground. WSP is a way to create assistance that can help both stabilize, through structured collaboration. The initiative provides an organized way for two overlooked populations to help each other.

***"Homes with less helping the
Homeless and vice versa."***

What makes this large undertaking possible is the unique nature of repurpose. The WSP model uses **what already exists:** residential and corporate garages and municipal partnerships. The combination of the two is an unprecedented formula that supports a vetted, short-term safety option through **revocable 30-day parking license**.

WSP will follow a **standardized Safety Readiness Checklist** designed to meet recognized safety and compliance standards. It will ensure proper lighting, ventilation, and CO₂ detection and more. Oversight, data collection, and communication are managed through

an **AI-enabled Application Processing System (APS)** that ensures transparency, multilingual accessibility, and secure recordkeeping.

At the core the Winter Safe Parking Project is a request for **policy refinement** that enables swift, lawful response using existing emergency-use precedent. Like foster-care and disaster-relief licensing, WSP relies on vetted hosts, verified safety standards, and state oversight to act quickly when conditions demand it.

The outcome is a **harm-reduction strategy** rooted in legality, dignity, and community partnership. With minimal administrative coordination, every state and city can mobilize unused garage space into organized, weather-protected safety, **transforming underused capacity into human security before winter takes its toll.**

Emergency Mindset: Winter Safe Parking

Winter Safe Parking is not a request for public funding or handouts. It is designed to be cost-effective and self-sustaining.

This proposal does not call for the creation of new programs, bureaucracies, or funding streams. Instead, it urges cities and social-service agencies to repurpose an existing framework.

Repurposing An Emergency Mindset

The **Winter Safe Parking Project is a request for policy refinement.** It is a framework designed to enable swift and lawful response. Emergency-licensing framework already exists. The same swift, structured approach used in child-protection emergencies and disaster-relief housing can be adapted to address this group of individuals who fall between an emerging gap in community care.

For example, when a child is removed from danger, state agencies can issue an emergency foster-care license. Which is a rapid yet vetted authorization that allows a screened family to provide temporary housing oversight. Similarly, during declared weather or disaster emergencies, local and state agencies often issue temporary authorizations. These allow facilities, volunteers, and private entities such as small businesses and the Red Cross to assist in providing immediate relief.

These short-term, preapproved measures are designed to protect lives during extreme conditions without requiring new infrastructure or legislation. They are permitted to issue emergency-use allowances, that allow cities to temporarily engage vetted volunteers, public service facilities, private homeowners, and corporate sponsors in coordinated, lawful efforts. This model borrows that emergency capacity to create a capable way to relieve pressure on public systems.

Self-Sustaining Solution Framework

Self-Sustaining: Rapidly Deployable Model

The Winter Safe Parking Project (WSP) transforms unused residential and corporate garage spaces into vetted, weather-protected parking. It is designed as policy **refinement**, not a new program. **It is a way to allow existing emergency management, housing, and municipal systems to act swiftly within their current authority.**

Funded through participant fees, WSP is a truly self-sustaining model. When given the change and guidance people can be their own best resource. *Homes with less” help the homeless, and vice versa.* The proposal relies on existing infrastructure and resource cost is minimal.

The model follows a Just-in-Time Approach

Only the spaces needed are activated, only when they are needed. There is no surplus, no long-term overhead, and no waste.

A Plan Built on Three Core Principles:

- **Lawful authorization**: Temporary garage use is permitted through state-recognized emergency-use language and local coordination.
- **Safety and verification**: Each host location completes a standardized **Safety Readiness Checklist** confirming lighting, CO₂ detection, ventilation, and GFCI outlets before approval.
- **Administrative efficiency**: All parking participants and hosts are screened, matched, and monitored through an **AI-enabled Application Processing System (APS)**, ensuring fairness, transparency, and multilingual accessibility. WSP does not rely on construction, grant funding, or the formation of new agencies. Instead, it leverages **existing infrastructure and oversight**, including:

- **Homeowners and corporate partners** who voluntarily provide enclosed parking under a **revocable 30-day parking license (not a lease)**.
- **Municipal and nonprofit partners** who verify insurance, manage vetting, and oversee reporting.
- **State emergency management offices** that authorize and standardize the temporary-use provision during declared weather emergencies.

Public-Private Readiness Model

- **Homeowners and corporations** earn lawful, documentable income while providing lifesaving shelter.
- **Parking participants** gain safe, weather-protected stability without dependency.
- **Municipalities** reduce liability, street congestion, and emergency-response strain.
- **Corporations** fulfill measurable **Corporate Social Responsibility (CSR)** goals through underwriting, communication, or APS system support.

Precedence has been set by existing public-private readiness models. The **Winter Safe Parking Project** is not a permanent housing solution. It is an **immediate, lawful, and humane harm-reduction strategy** designed to prevent loss of life during periods of extreme cold. By activating underused private assets under state-approved emergency authority, WSP provides a **low-cost, high-impact bridge** between compassion and compliance.

WSP Operational Model: Oversight & Safety

Simple, Lawful, and Well-Supervised

This section describes how Winter Safe Parking Project functions in practice.

WSP operates as a structured partnership between homeowners, parking participants, municipalities, and nonprofit liaisons. Its function is simple: provide **vetted hosts and enclosed garage spaces** as temporary, weather-protected parking during periods of winter emergencies.

Each step, intake, verification, and oversight is designed for **transparency, safety, and accountability.**

Table: Oversight and Safety Framework Overview (Not Exhaustive)

Category	Purpose / Focus	Key Safeguards
Legal & Administrative	Maintain lawful participation and oversight without creating tenancy.	Revocable 30-day Parking License (not a lease), renewable through program referral. Written confirmation of zoning/HOA compliance ; insurance reviewed with optional rider or umbrella policy .
Safety & Site Standards	Establish uniform safety and prevent hazards.	Hosts complete a CGSI Safety Readiness Checklist confirming lighting, CO ₂ /smoke detectors, ventilation, and GFCI outlets. Exterior camera optional (where lawful). "Authorized Vehicle Only" signage required; no cords, fuel, or flammable materials .
Rules & Conduct	Preserve safety and community standards.	Quiet hours; no visitors, repairs, or substances . Adhere to trash and pet policies where applicable; immediate participant cancellation due to non-compliance
Incident & Communication Response	Ensure fast, fair, and accessible communication for all participants.	Homeowner contacts nonprofit/CoC liaison for incidents; emergencies handled immediately and logged in APS . APS supports multilingual and accessible messaging for ESL, deaf, or mute participants.
Equity, Privacy & Data	Uphold fairness and protect all participants' information.	Neutral eligibility applied consistently; cohorts (e.g., women or families) managed appropriately. Exterior cameras only; posted notice required; all APS data encrypted and stored securely.

Oversight Framework Summary

WSP functions under **existing municipal authority**, guided by state-level emergency-use provisions. It upholds all local fire, safety, and insurance requirements while enabling **rapid, lawful implementation**. By combining digital oversight, homeowner cooperation, and agency coordination, WSP establishes a **transparent, verifiable safety network** that protects lives without new construction or added bureaucracy.

30-Day Pilot Plan & Metrics

This section explains how the Winter Safe Parking Project (WSP) can move from policy alignment into immediate 30-Day Pilot implementation.

From Policy Authorization to Measured Impact

The Winter Safe Parking Project (WSP) 30-day pilot is designed to demonstrate immediate readiness, validate safety procedures, and gather data for full winter rollout. The plan relies on **existing state, municipal, and nonprofit coordination channels**—no new organizations, funding structures, or facilities are required. The pilot’s success will be measured by participation, safety compliance, and public impact within its first month of operation.

The table below provides an overview of the timeline, goals, key actions, and progress measures that will guide data collection and reporting.

Table: 30-Day Pilot and Expansion Plan (Condensed Overview)

Week	Focus Area	Key Actions	Expected Outcomes / Proof of Progress
Week 1	Outreach & Recognition	• Send proposal to selected states and cities. • Follow up within 72 hours. • Identify agency contact for emergency housing.	• 3 government replies. • 1 briefing call confirmed.
Week 2	Authorization & Setup	• Secure written approval (MOU). • Select pilot city or county. • Engage nonprofits for screening and oversight.	• 1 pilot site approved. • 20+ host sign-ups.
Week 3	Safety & Infrastructure Activation	• Activate APS for intake and tracking. • Verify insurance and safety checklists. • Test payment and reporting tools.	• APS operational. • 25–50 garages approved and insured. • 100% safety verified.
Week 4	Pilot Launch & Tracking	• Begin safe parking in at least one city. • Monitor nights and participant feedback. • Share early results with partners.	• 50+ safe nights logged. • 0 incidents. • Progress report submitted.
Week 5	Expansion & Communication	• Add hosts (target 75+ per state). • Publish impact report and plan for full winter rollout.	• Impact summary issued. • Renewal or endorsement secured.

All pilot activity is tracked through the APS platform, which automatically records:

- **Occupancy and duration** of use per site.
- **Safety compliance logs** and inspection records.
- **Incident and response metrics** (target: 0 avoidable events).
- **Participant satisfaction feedback** collected weekly.

This data provides verifiable evidence for policymakers and public agencies to evaluate the program's performance, safety, and cost-effectiveness.

Public Communication and Outreach

To ensure transparency and community trust, the *Winter Safe Parking Project (WSP)* includes a focused public communication plan during the pilot phase:

- Press summaries issued through municipal partners.
- Local media and community bulletins highlighting pilot sites and results.
- Clear contact channels for public feedback and safety inquiries.

WSP provides the structure for participation, but **public readiness depends on legal clarity and urgency**. Public response to community need has consistently shown that when people are given a lawful, structured way to help—they do.

The pilot phase will evaluate both **host willingness** and **participant need**, but this is not a theoretical exercise. The winter season is already underway, and freezing temperatures have begun. This initiative operates on a principle of **civic duty**—to act swiftly and lawfully to prevent people from freezing in their vehicles while formal assessments are still being completed.

As one recent article stated, [*“Helping is not like gifting. When babies are hungry, it’s not the thought that counts.”*](#) The same principle

applies here: preventing exposure and loss of life is not a gesture—it is a responsibility. WSP meets this duty by providing a clear, lawful framework that allows citizens, corporations, and municipalities to act now while still gathering valuable data for future policy development.

This approach ensures that awareness, accountability, and collaboration advance together demonstrating that **lawful innovation can coexist with civic responsibility** and that communities are ready to respond when given a safe, legal, and immediate path to do so.

Conclusion & Call to Action

The **Winter Safe Parking Project (WSP)** is not a construction plan. At its core, it calls for **policy refinement**. It is a **coordination plan** grounded in law, safety, and shared responsibility. It aligns with existing emergency-use authority and uses **what communities already possess**: available garage spaces, local oversight, and the public will to act before tragedy strikes.

This proposal does not request new funding, land, or bureaucracy. It calls for **authorization and collaboration**—specifically, that municipalities and state agencies **permit the lawful, temporary use of existing assets** during declared weather emergencies.

The **Winter Safe Parking Project (WSP)** is designed to appeal directly to policymakers by presenting a **winter-ready pilot** that is both practical and achievable. While it originates from a non-political source, it remains viable, obtainable, and **rapidly deployable** especially **considering the magnitude of its potential impact**.

Every year, predictable **winter conditions take unpredictable human tolls**. The difference between readiness and regret lies in proactive policy. By **permitting enclosed, vetted garage spaces for supervised parking**, states **can prevent exposure deaths**, reduce public strain, and preserve dignity for those in crisis. It can be done **without overburdening the systems** that already serve our most vulnerable citizens.

This framework demonstrates how public policy, private assets, and civic compassion can intersect for measurable impact. With the same emergency-licensing mindset already proven in foster care and disaster relief, the WSP model **offers a replicable, harm-reduction solution for immediate implementation**.

The next step is clear:

- **Authorize emergency garage use** under existing state and municipal powers.

- **Designate a point of contact** to coordinate pilot documentation (license, rules, insurance checklist, reporting template).
- **Schedule a 20-30-minute discovery call** to discuss integration with current winter-readiness plans.

What is needed is the collective will to act now. Willingness to use what already exists to protect life, uphold dignity, and restore balance between compassion and compliance. The biggest hurdle will be a mindset shift that say this CAN work. Otherwise, there is very little needed to get started.

- No nonprofit is required.
- No new legislation
- No extensive training
- No new infrastructure is needed.
- No formal funding request
- No extensive inventory or resources

In every sense, **the Winter Safe Parking Project** is a model of readiness, resilience, and responsibility. With swift authorization, this proposal **can move from concept to coordinated safety before this winter takes its toll.**

Meet the Founder

Thank you for your time. [Winter Safe Parking Project!](#)

My name is K. JoAnna Nash. I am a Gen Xer, author, mother, certified AI consultant, and lifelong advocate for self-efficacy. I hold a graduate degree in Communication from Southern Illinois University Edwardsville (SIUE), with an emphasis in organizational leadership.

I have been a homeowner (twice), head of household and parent and now an empty nester. I have been employed and unemployed, financially stable, and financially strained. I have also lived and traveled exclusively in my vehicle for the past several months. Since February 2025 through September, I have driven nearly 20,000 miles back and forth across 13 states. Including WA, OR, NV, CA, TX, NM, AZ, TN, AR, NC, VA, OK, UT, and SC.



These miles gave me firsthand exposure to the challenge of living out of a vehicle. I have seen an undisclosed number of individuals and families living in vehicles. They were not traveling for leisure, adventure, or trying to find themselves.

They were living in a dismal state of lack as a last resort. Along the way, I gained a deeper understanding of the quiet instability that

exists for people who fall between systems of support. This lived experience forms the foundation of a framework that is neither theoretical nor rhetorical. It is rooted in the reality of how quickly someone can fall into housing insecurity, even while working and living responsibly.

My Professional Background

My professional background includes over 20 years in consumer lending. From loan originations to client services, I worked closely with individuals navigating the complexities of credit and financial decision-making. Over time, I came to see that the true barriers people faced were not simply financial. They were structural — limited access, unequal opportunity, and a lack of exposure to tools that build long-term stability.

That insight shifted my focus from transactions to systems, and from finance to public impact. As a certified AI consultant, I've seen how ethical, data-driven tools can bridge overburdened systems offering real-time, scalable solutions that serve both administrators and the public.

My Mission

My value lies in bridging what I have witnessed on the ground with what is urgently needed. My plan is to do so through coordination, compassion, and practical, realistic planning.

My mission is simple: to help communities use what they already have, space, structure, and shared humanity to protect life, restore dignity, and build resilience through collaboration rather than crisis. **Through the Winter Safe Parking Project, I bring together personal insight and professional expertise to offer a lawful, scalable, and humane response to a growing public safety issue.**

Appendix

Note: This document provides an overview of the *Winter Safe Parking Project (WSP)* framework. Additional appendix materials, including detailed supporting tables, data models, and implementation details will be reviewed in full during the discovery session.