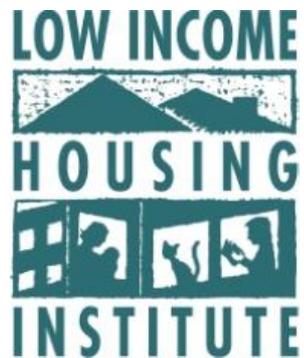


Tiny House Villages

a Crisis Solution to Homelessness

Presented by Sharon Lee
Executive Director
Low Income Housing Institute



www.LIHI.org



How LIHI Addresses Homelessness

Housing

Transitional, permanent, and permanent supportive

Urban Rest Stops

Tiny House Villages

Supportive Services

National and Local Advocacy

Volunteer Programs

Community Development



Low Income Housing Institute

61 properties in 6 counties in the Pacific Northwest

- Homeless
- Low-income
- Workforce
- Disabled
- Senior
- Young adult
- Veteran
- Refugee

The Marion West

49 units for Homeless Young Adults and workforce, U District Food Bank, Street Bean Cafe.

The Tony Lee

70 workforce units
80 child preschool
with Refugee Women's Alliance





LIHI Urban Rest Stops



Urban Rest Stops are hygiene centers in Seattle's Downtown, U-District, and Ballard neighborhoods. They provide free restrooms, showers and laundry facilities.

Urban Rest Stops serve 800 homeless women and men every day!





Tiny House Villages in Seattle



Why Tiny Houses are Needed

Severe lack of shelters

Severe lack of affordable housing

Survival: WITHOUT SHELTER PEOPLE DIE!

191 Homeless Deaths in 2018



2018 King County Point-in-Time Count Results



52% of people experiencing homelessness identified as people of color; however, people of color make up only 33% of the King County general population.

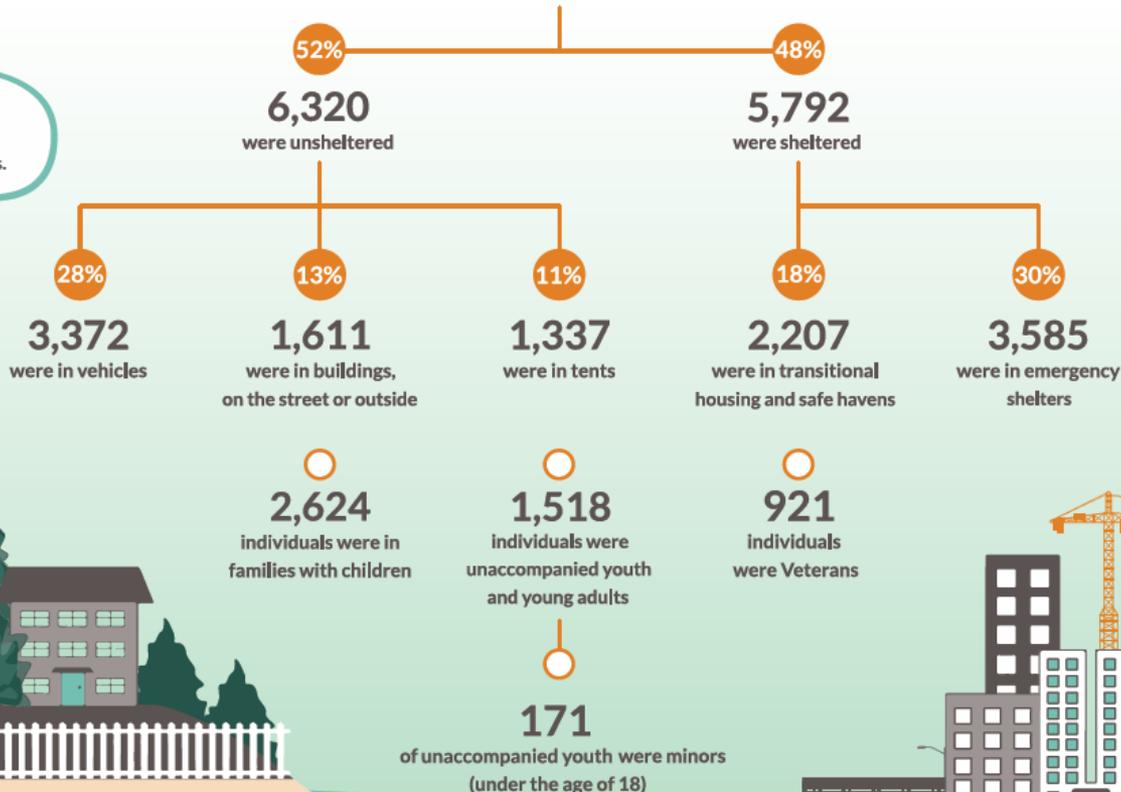
The highest disparities were observed among those identifying as Black/African American, Hispanic/Latino, American Indian/Alaska Native, Native Hawaiian/Pacific Islander and multiple races.

12,112

People were experiencing homelessness in King County on January 26, 2018

98% of survey respondents said they would move into safe and affordable housing if it were offered

80% of survey respondents cited more affordable housing and rental assistance as key to ending their homelessness



Why Tiny Houses are Needed

LHI tiny houses serve populations that have trouble accessing traditional shelters:

- Whole families
- Large families
- LGBTQ Individuals
- Straight and Gay couples
- Gay couples with children
- Families with teenage sons
- Immigrant/refugee households
- Undocumented households
- Single men with children
- People with pets
- People with warrants



Tiny House Village Legislation and Funding

- **Federal:**

RLUIPA - [Religious Land Use and Institutionalized Persons Act](#)

The land use-related provisions of the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) **prohibit state and local governments from regulating land use** in a manner that: discriminates against or among religious institutions, 42 U.S.C. ' 2000cc(b); or imposes a substantial burden on religious exercise, unless the regulation is the least restrictive means of serving a compelling government interest.

- **Washington State:**

ESHB 1956 - Authorizing **religious organizations to host temporary encampments** for homeless persons on property owned or controlled by a religious organization.

- **City of Seattle:**

- Existing ordinance allowing churches to host encampments
- New ordinance passed on March 30, 2015 allowing **3 encampments of up to 100 residents each on public or private land** (without church host).
- City Council Member Kshama Sawant sponsored budget action to fund existing and new tent encampments in the 2015-16 budget.
- Mayor Murray declares state of emergency due to homelessness on Nov 2 and City Council allocates \$7.3 million in 2016 budget to address problem.
- Six City-funded Tiny House Villages in 2017
- 2018: Mayor Durkan announces three new tiny house villages as part of her 500 bed Bridge Housing Plan

• **How Tiny House Villages Work:**

- Some managed by LIHI staff; some democratic & self-managed
 - Weekly meetings – real democracy
- Strict Code of Conduct (Sobriety, Non-violence)
 - NO Sex Offenders
 - Security workers at all times/Litter patrols daily
 - non-violence
 - no weapons
- Plumbed toilets and showers
- Bus tickets provided
- LIHI Case Management

• **Advantages of Villages**

- Community
- Cooperation
- Safety/Security
- Empowerment
- Point of engagement
- Cost-effective
- Couples/Families stay together (Pets are allowed)
- Partnerships with grass roots groups



Specific Services Provided

- Housing resources
- Employment Search
- Education
- Basic food
- Help with benefits, daycare,
- Partnerships with
 - Navigation team
 - Operation Sack Lunch
- Transportation: local and long distance
- Reunification with families and relatives



2016-2018 Outcomes

LHI case managers have successfully moved nearly 500 people from tiny houses into permanent housing, with others moved into transitional housing and reunited with family and friends.

Over the course of a year, about 1,000 individuals are served by LHI's tiny house villages, with thousands of others in permanent low-income housing at other LHI buildings.

Tiny house villages are more effective than other shelters, exiting a high percentage of users to permanent housing:

2018 Data

Tiny House Villages exits to permanent housing: **34%**

Basic Emergency Shelters exits to permanent housing: **4%**

Enhanced Emergency Shelters exits to permanent housing: **21%**

Tiny House Construction

We have worked with numerous schools, colleges and training programs, which have used the project as an education opportunity and provided volunteer the labor to build inexpensive, but quality, durable Tiny Houses, complete with electricity, insulation and heat.



Tulalip Tribes TERO program builds tiny houses with beautiful doors.



Tiny House Assembly Instructional Packet

Cost: \$2,700

TINY HOUSE
BUILDING ASSEMBLY INSTRUCTIONS

LOW INCOME HOUSING INSTITUTE

SEATTLE CENTRAL COLLEGE
WOOD TECHNOLOGY CENTER

environmental WORKS
Community Design Center

- T50 Staples

- 8d Framing Nails

Hold siding up 1/2" from bottom of joist along back wall

10



Construction Partners

Pre - Apprenticeship programs

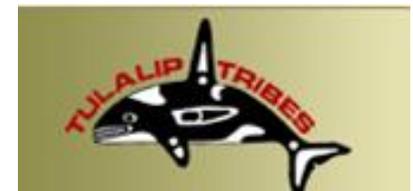
Faith - Based Community Groups

Schools

Corporations

Construction Companies

Individuals



Pre - Apprenticeship Programs



Schools, colleges and training programs have been integral to Tiny House Construction.

Tiny Houses have served as a hands-on learning for students interested in carpentry, HVAC and building maintenance.



*Picture Tulalip Tribes TERO program builds tiny houses with beautiful doors

Pre - Apprenticeship Partners

Youthbuild



Seattle Vocational Institute (SVI)



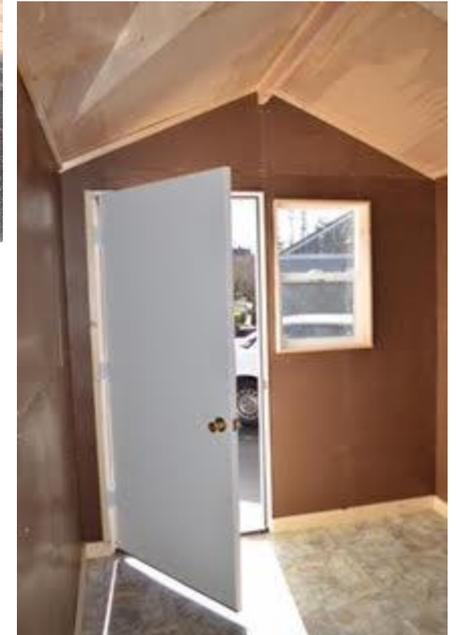
Apprenticeship in Non-traditional Employment for Women (ANEW)



Faith - Based Communities

Newport Covenant Church

Mercer Island Presbyterian Church



Magnolia Lutheran Church

Construction Partners



Walsh Construction



GreenFab



Dean Homes



Renton Technical College



University Child Development School



Peninsula High School



Arlington High School



Sawhorse Revolution



Hundreds of volunteers build and paint our tiny houses and help prepare sites for occupancy



Microsoft volunteers – United Way Day of Caring



International District Rotarians
painting houses at Othello Village

10 Villages

LHI, in partnership with Lutheran Church of the Good Shepherd, Camp Second Chance, and the Cities of Seattle and Olympia, currently operates ten villages

Northlake Village – City of Seattle

Tiny House Village (Central Area) – Lutheran Church of the Good Shepherd

Othello Village - City of Seattle

Georgetown Village - City of Seattle

Camp Second Chance (West Seattle) - Camp Second Chance, City of Seattle

Interbay Village – City of Seattle

Whittier Heights Village – City of Seattle

True Hope Village – New Hope Missionary Baptist Church, Truvine Missionary Baptist Church, City of Seattle

Lake Union Village – City of Seattle

Plum Street Village – City of Olympia

Ballard Encampment

November, 2015; relocated March 2018



“Barn raising” day



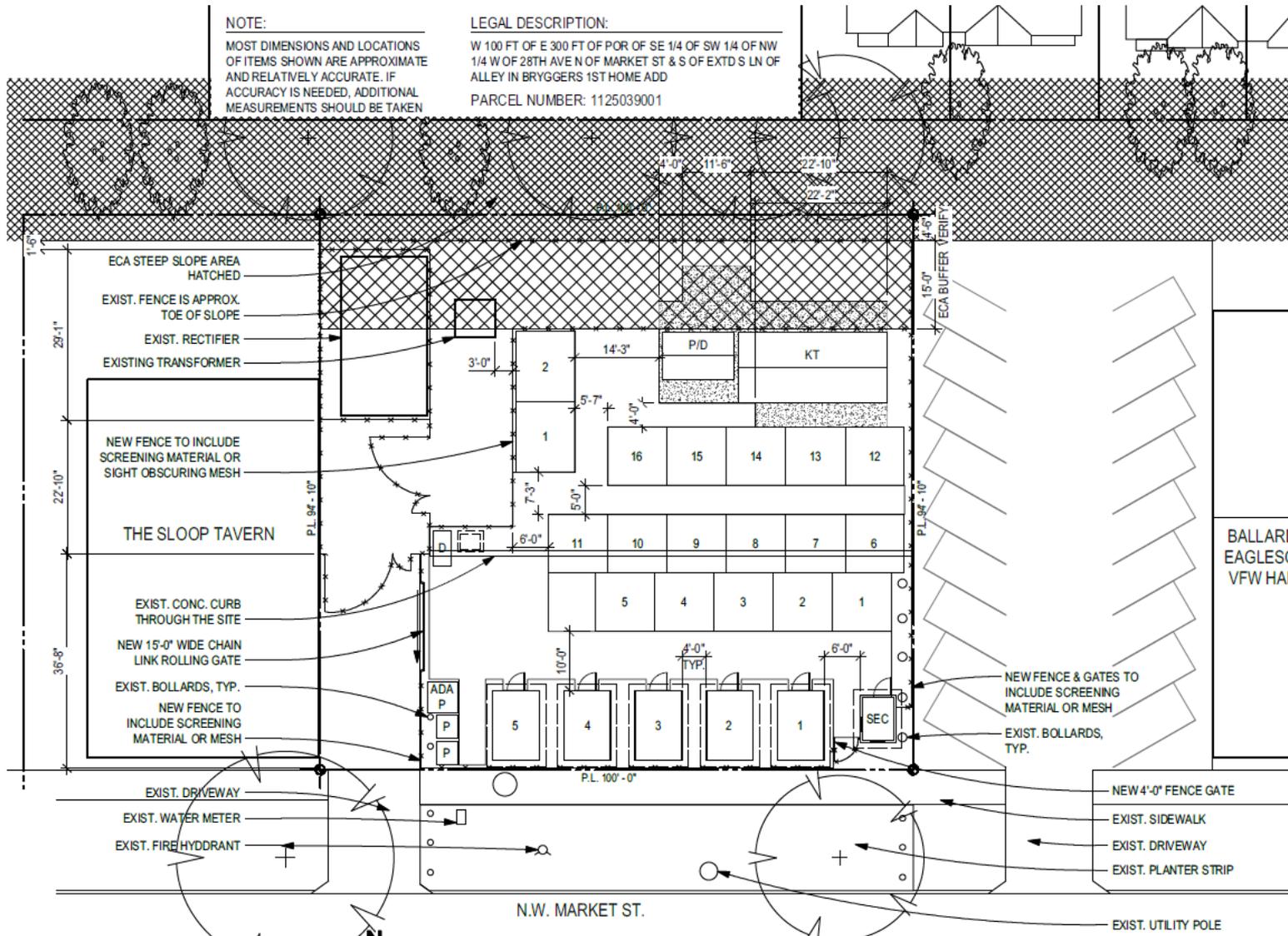
Ballard Encampment

NOTE:

MOST DIMENSIONS AND LOCATIONS OF ITEMS SHOWN ARE APPROXIMATE AND RELATIVELY ACCURATE. IF ACCURACY IS NEEDED, ADDITIONAL MEASUREMENTS SHOULD BE TAKEN

LEGAL DESCRIPTION:

W 100 FT OF E 300 FT OF POR OF SE 1/4 OF SW 1/4 OF NW 1/4 W OF 28TH AVE N OF MARKET ST & S OF EXTD S LN OF ALLEY IN BRYGGERS 1ST HOME ADD
 PARCEL NUMBER: 1125039001



LEGEND

- FENCE
- EXISTING CONCRETE SLAB
- (2) GRILL
- (16) 10'X10' TENT (1,600 SF)
- (2) 12'X10' TENT (240 SF)
- (5) 8'X12' WOOD TENT (480 SF)
- SECURITY BOOTH 6'X6' (36 SF SPACE)
- (2) STANDARD & (1) ADA PORTABLE REST ROOMS
- (1) 4 C.U. YD. DUMPSTER
- 8'X12' PANTRY/DONATION TENT (96 SF SPACE)
- 12'X25' KITCHEN TENT (300 SF SPACE)

environmental WORKS
 Community Design Center
 102 15th Avenue East
 Seattle, Washington 98112
 206.329.8300
 206.329.5494 fax
 ew@eworks.org

Nickelsville's Ballard Neighborhood

2826 NW Market Street
 Seattle, WA 98107

13 November 2015

EW Proj. No. 15-056G

Proposed Nickelsville - Site Plan - OPTION 1

Scale: 1/16" = 1'-0"



Tiny House Village

with Lutheran Church of the Good Shepherd

January, 2016 - 14 Tiny Houses



Electrical
Cable Trench

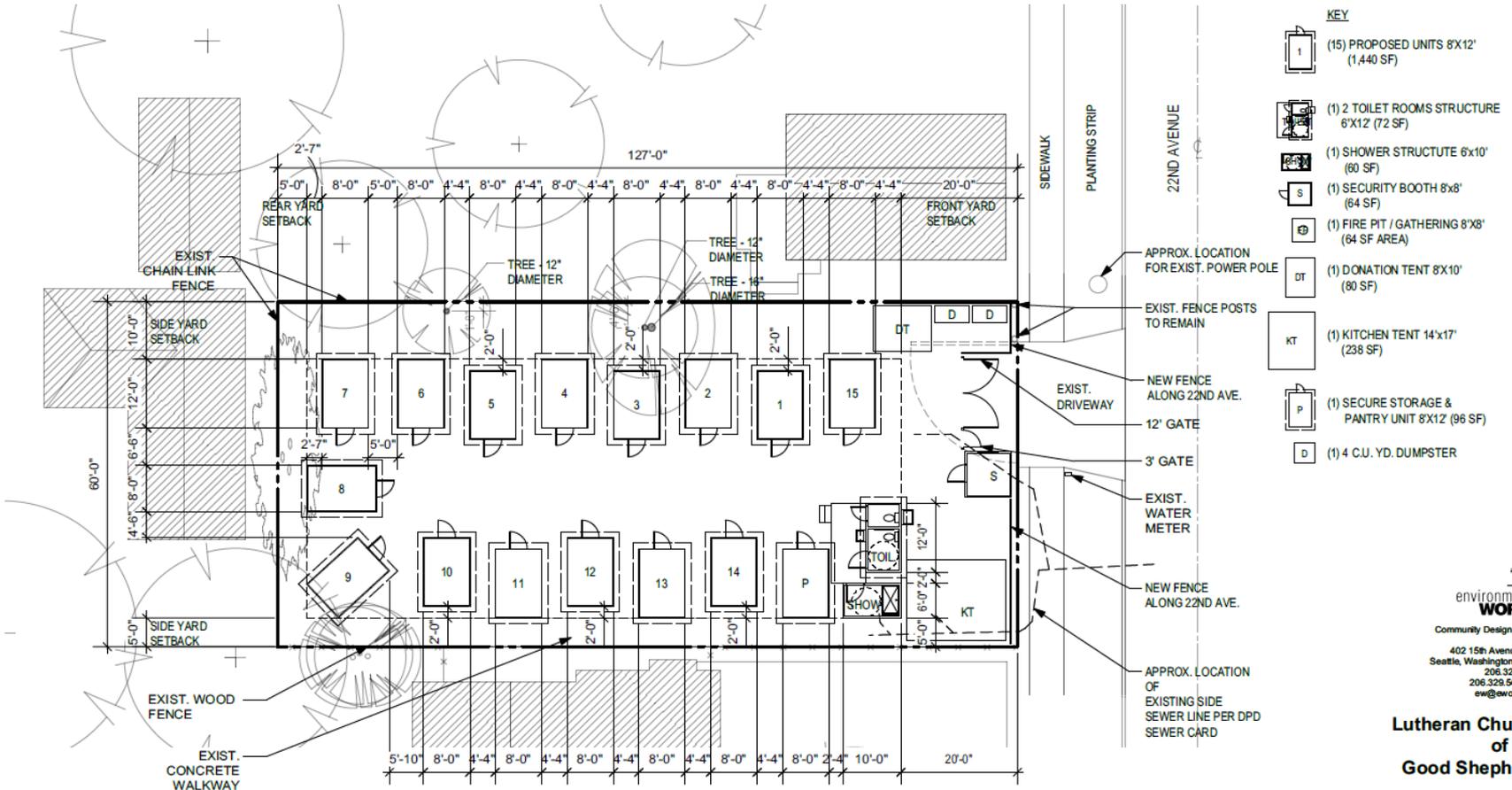


View from street

Model Agreement w/Church Sponsors

- Grant of License
- Use & Use Restrictions
- Term
- Maximum Users
- Move-In Notice/ Waiver of Relocation Benefits/Agreement not to Sue
- Sex Offender Checks
- Landscape Buffers & Right of Way
- Parking
- Signs
- Services for Occupants
- Community Outreach
- Inspections
- Rules & Regulations/ Code of Conduct
- Security
- Condition of Property
- Insurance Requirements
- Utilities
- Termination of License
- Meals
- Indemnification & Hold Harmless
- Notices
- Nondiscrimination
- No Religious Participation Requirement

Good Shepherd Tiny House Village



- KEY**
-  (15) PROPOSED UNITS 8'X12' (1,440 SF)
 -  (1) 2 TOILET ROOMS STRUCTURE 6'X12' (72 SF)
 -  (1) SHOWER STRUCTURE 6'X10' (60 SF)
 -  (1) SECURITY BOOTH 8'X8' (64 SF)
 -  (1) FIRE PIT / GATHERING 8'X8' (64 SF AREA)
 -  (1) DONATION TENT 8'X10' (80 SF)
 -  (1) KITCHEN TENT 14'X17' (238 SF)
 -  (1) SECURE STORAGE & PANTRY UNIT 8'X12' (96 SF)
 -  (1) 4 C.U. Y.D. DUMPSTER

environmental WORKS
 Community Design Center
 402 15th Avenue East
 Seattle, Washington 98112
 206.329.8300
 206.329.5494 fax
 ew@eworks.org

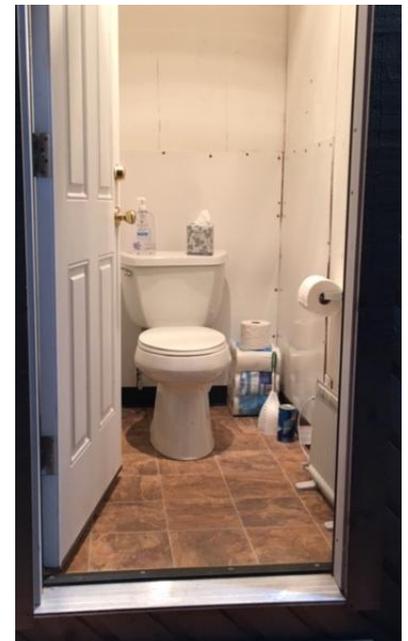
Lutheran Church of the Good Shepherd
 Homeless Village
 1419 22nd Ave.
 Seattle, WA
 04 November 2015

N
 Site Plan
 Scale: 1/16" = 1'-0"

EW Proj. No. 15-020



Toilet and Shower Houses (Plumbed)



Othello Village

March 2016, 38 Tiny Houses & 9 Tents







NeighborWorks Community Celebration at Othello Village

Georgetown Village

March 2017, 46 Tiny Houses



Georgetown Village

TRANSITIONAL ENCAMPMENT INTERIM USE - GEORGETOWN SITE

Address: 1000 S. Myrtle Street
 Parcel: #0001800018
 Zone: IB U/85
 Lot Size: 43,914 (including fire station portion)

Gross Area per Occupant Calcs (SMC 23.42.058 B.7):
 21,786 sf Total site area within fence
 100 Minimum required sf/occupant
 217 Maximum occupants allowed
 37-74 Number of occupants in 37 wood tents (1-2 occupants each)

Transit Access (SMC 23.42.058 B.5):
 Approx. 150 ft east (1 minute walk) to nearest frequent transit stop at the corner of S. Myrtle St and Ellis Ave S. Bus lines served: King County Metro #80 and #124.

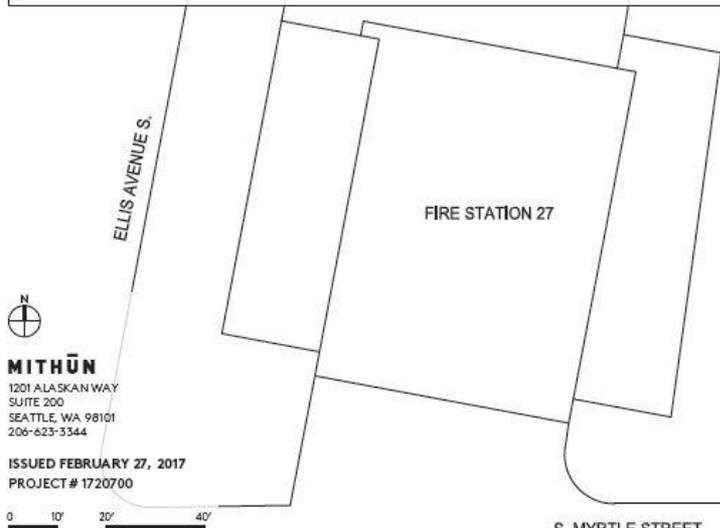
Required Parking (SMC 23.54.015.G)
 1 space for each 2 staff members on-site at peak staffing times. 1 provided.

NOTES:
 This master plan has been prepared at the request of LIHI for the purpose of obtaining a Type I Master Use Permit for a Transitional Encampment as an Interim Use, per Seattle Municipal Code 23.42.056. The master plan reflects program counts, dimensions, and logistical criteria directed by LIHI and their collaborators.

No land survey has been provided. City of Seattle GIS maps, an aerial photograph from Google Earth, and representative horizontal field measurements were used to estimate site geometry. Actual buildable capacity will vary based upon site grades and conditions, utility placement, unknown easements, jurisdictional reviews and/or inspections (including Seattle Fire Department, Seattle Department of Construction and Inspections and others), and other factors in the construction process.

Hazardous materials and/or site conditions are not known to exist. Soil testing is the responsibility of the Owner.

Accessible units and Honey Buckets have not been located on the plan. These should be located once more information is known about existing grades, at 5% of the total to comply with typical FHA and ADA accessibility requirements.





Starbucks executive chairman Howard Schultz and employees serving meal at Georgetown Village on Martin Luther King Jr. Day

CTE Showplace of Skills

Tiny House Competition on Capitol Grounds, March 2017

After Competition houses were moved to Licton Springs Village



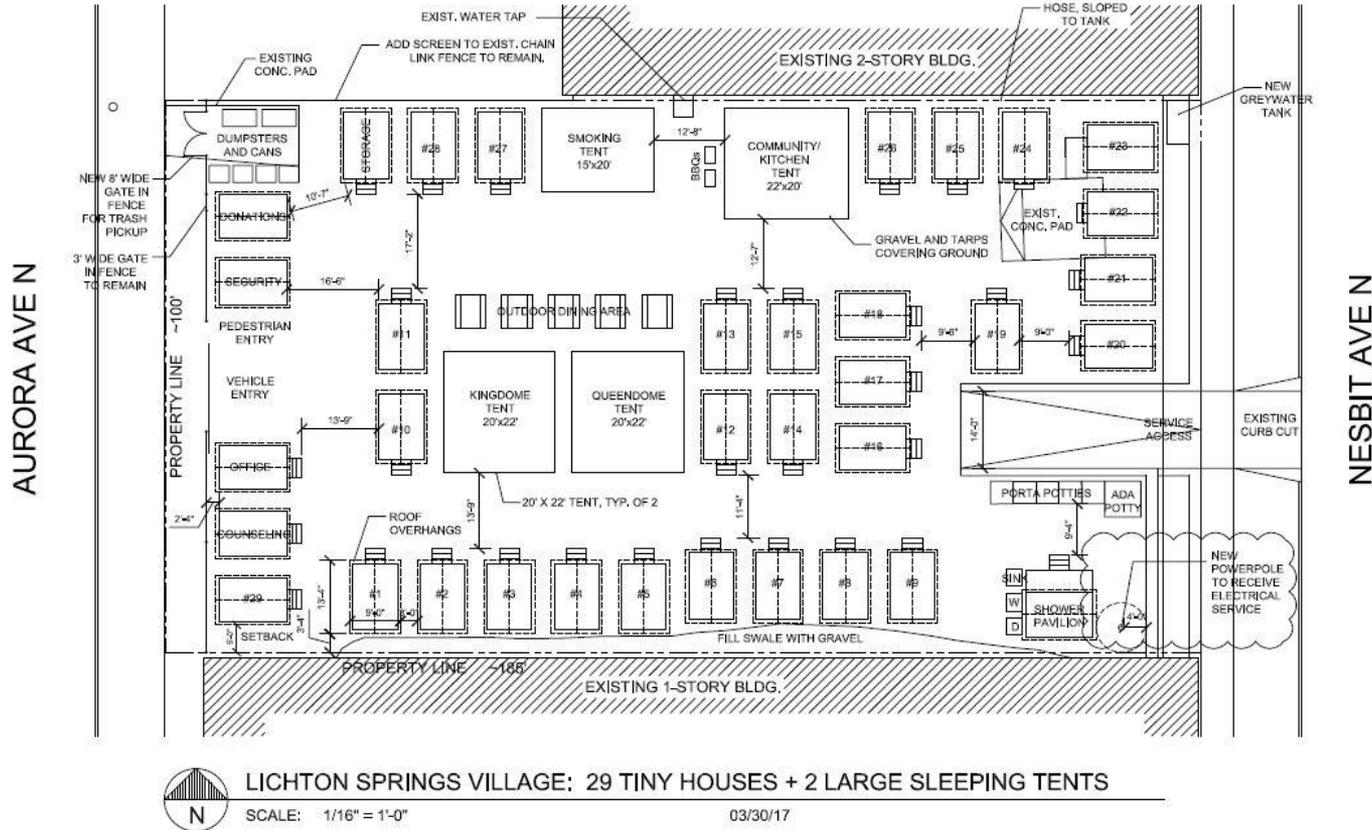
Licton Springs Village

Low Barrier

April 2017 – March 2018, 27 Tiny Houses & Overflow Tents



Licton Springs Village



April 2nd, 2019 at closure of village, of the 100 men and women served, 49% went to permanent housing; 37% went to transitional housing or shelters; 14% are unaccounted for.

Licton Springs Village



Shower Building



Camp Second Chance

April 2017, 35 Houses and 6 tents

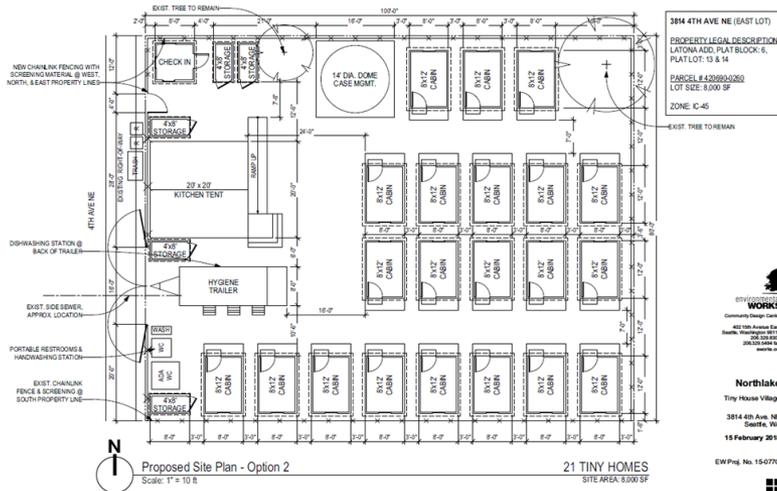


Interbay Village (Port of Seattle property) November 2017, 46 Tiny Houses



Northlake Village

March 2018, 21 Houses





Whittier Heights Women's Village

June 2018, 16 Houses



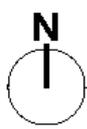
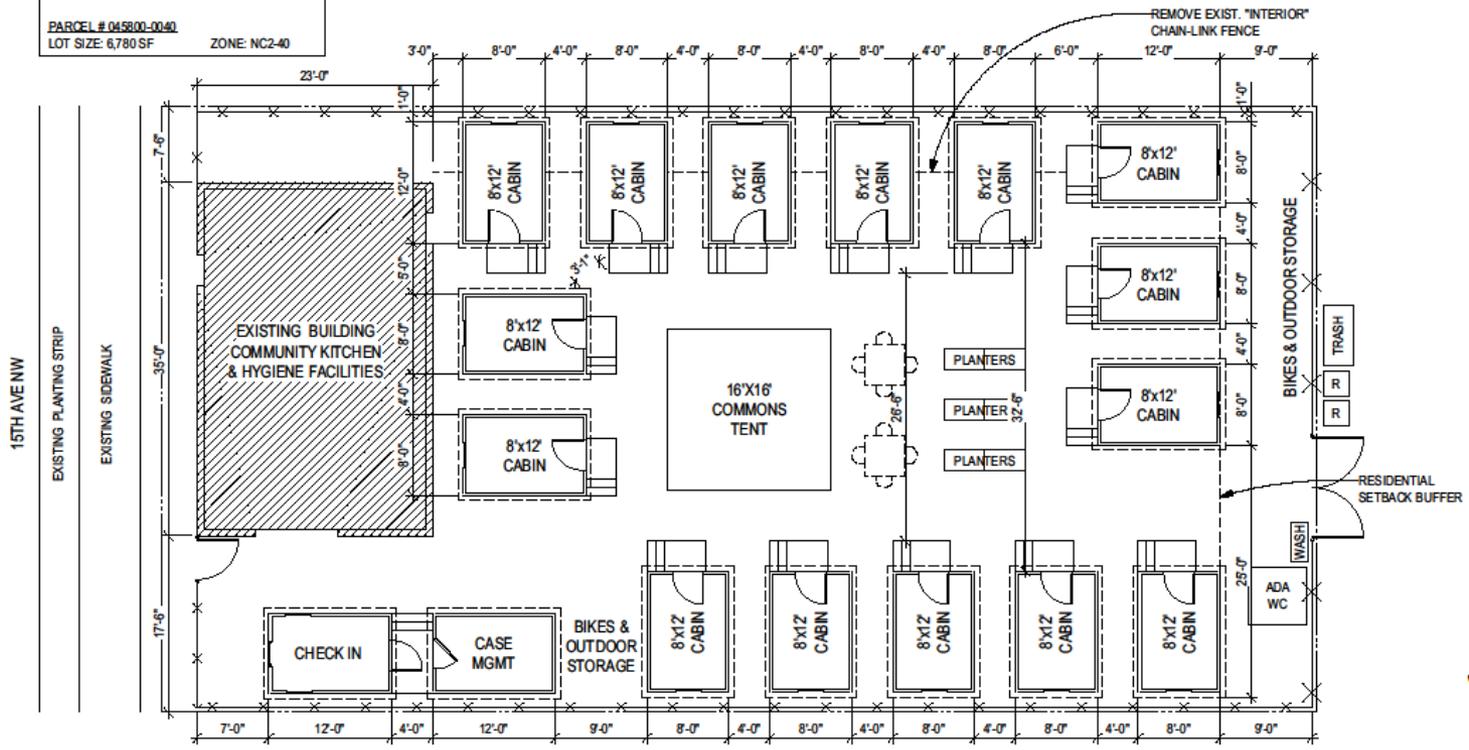
Village features five Buddy Shelters (pictured)

and 11 stick built houses, built primarily by women



Whittier Heights Plan

8030 15TH AVE NW
 PROPERTY LEGAL DESCRIPTION:
 BALLARD HEIGHTS LESS POR FOR ST
 PLAT BLOCK: 1 PLAT LOT: 6
 PARCEL # 045800-0040
 LOT SIZE: 6,780 SF ZONE: NC-20



Proposed Site Plan - Opt 2
 Scale: 1" = 10 ft

15 TINY HOMES
 SITE AREA: 6,780 SF

CITY UTILITIES WORKS
 Community Design Center
 402 15th Avenue East
 Seattle, Washington 98112
 206.329.8300
 206.329.5494 fax
 cworks.org

Whittier Heights
 Tiny House Village
 8030 15th Ave. NW
 Seattle, WA
 23 April 2018

EW Proj. No. 15-077G



Century Link!

30 Tiny Houses in a Day

Vulcan & Associated General Contractors of Washington







Houses were moved from Century Link to new True Hope Village



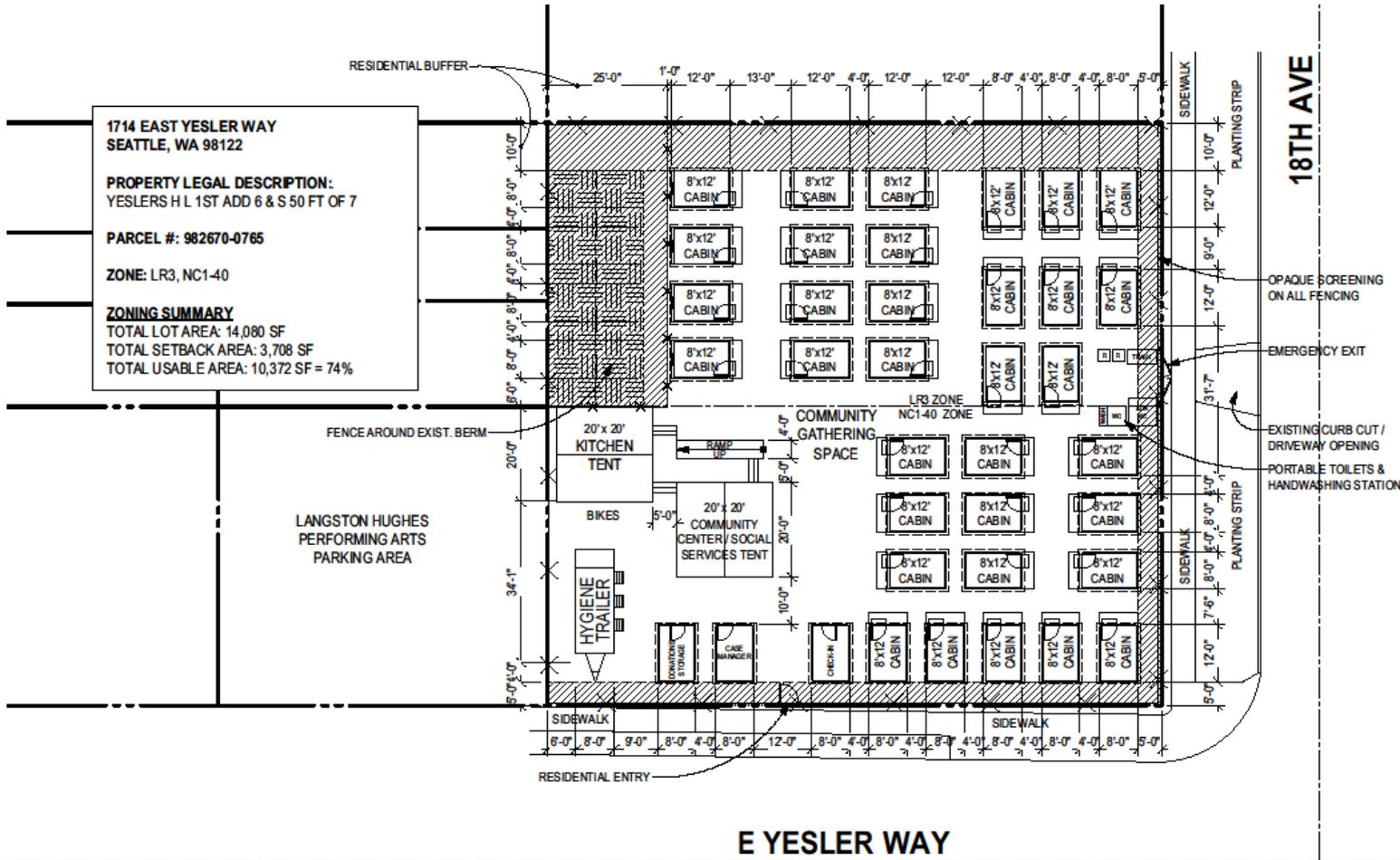


True Hope Village

September 2018, 35 Houses



True Hope Yesler Village (July)



Atypical WORKS
 Community Design Center
 402 15th Avenue East
 Seattle, Washington 98112
 206.329.5300
 206.329.5494 fax

**True Hope
 Tiny House Village**
 18th Ave & E Yesler Way
 1714 East Yesler Way
 Seattle, WA 98122

N
 Proposed Site Plan

35 TINY HOMES
LOT AREA : 14,080 SF

5 June 2018
 Proj. No. 150776



Community Space and Kitchen

Building the LUV



Plum Street Village, Olympia

February 2019, 22 Houses



Volunteer builders for Plum St. Village

- Olympia Unitarian Universalist Congregation
- Olympia Host Lions Club
- Thurston County YouthBuild
- JBLM
- Blaine Memorial Church
- and others



What's Next?

We have **350 residents**, but there are more than **12,000 people on the streets**,



so we need **more affordable permanent places** for people to go,



and **more tiny house villages** to serve as a stepping stone to stability.



An “All Hands On Deck” Approach

Join a Work Party

Build a Tiny House

Donate a Meal

Organize a Donation Drive

Fund a Tiny House or Village Project



Tiny House Villages

Volunteer Opportunities

lihi.org/tiny-houses

Join a Work Party

Our work is largely accomplished by volunteers. Work parties are essential to village development. Parties can consist of painting, building, furnishing houses, and landscaping or beautification at villages. Sign up for lihi.org/tiny-houses to be notified about future work parties. If your work or organization is interested in their own work party please email us.



Build a Tiny Home

Building a tiny house is an enjoyable and hands-on way to get involved in helping those living unsheltered – but it does require power tools, construction or carpentry experience, and several days to complete. If you are interested in building a tiny house please reach out to bradgerber@lihi.org.



Donate a Meal

The food provided at the village is largely dependent on the community. If you are interested in donating food or a meal to the village please email tinyhouses@lihi.org.



Organize a Donation Drive

Many of our residents have a hard time obtaining the personal hygiene items they need. Villages are in need of female hygiene products, detergents, soaps, clothes and other essentials. If you are interested in organizing a donation drive please feel free to contact one of our villages or email tinyhouses@lihi.org.

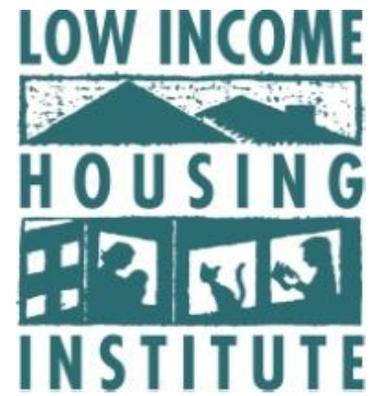


Fund a Tiny House or Village Project

Generous donations and volunteer efforts are integral to the success of tiny homes. If you are interesting in funding the materials for a tiny house or would like to fund an improvement project (porches, gardens, awnings, etc.) email luke.reynolds@lihi.org.



If you are interested in finding out more about volunteer opportunities or have any other questions, please email tinyhouses@lihi.org or call 206-276-3552



Questions?

Any follow up questions can be sent to tinyhouses@lihi.org
or call 206-276-3552