

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

Basic & immediate needs

- Housing: permanent, transitional & permanent supportive
- Urban Rest Stops
- Tiny house villages & encampments
- Shelter

Root causes & long-term solutions

- Supportive services
- Advocacy at local and national levels



Low Income Housing Institute

- 61 properties in 6 counties in the Pacific Northwest
 - Homeless
 - Low-income
 - Workforce
 - Disabled
 - Senior
 - Young adult
 - Veteran
 - Refugee

**Cheryl Chow Court,
Ballard**
50 apartments
for seniors



August Wilson Place, Bellevue
57 workforce apartments



Tiny House Villages in Seattle



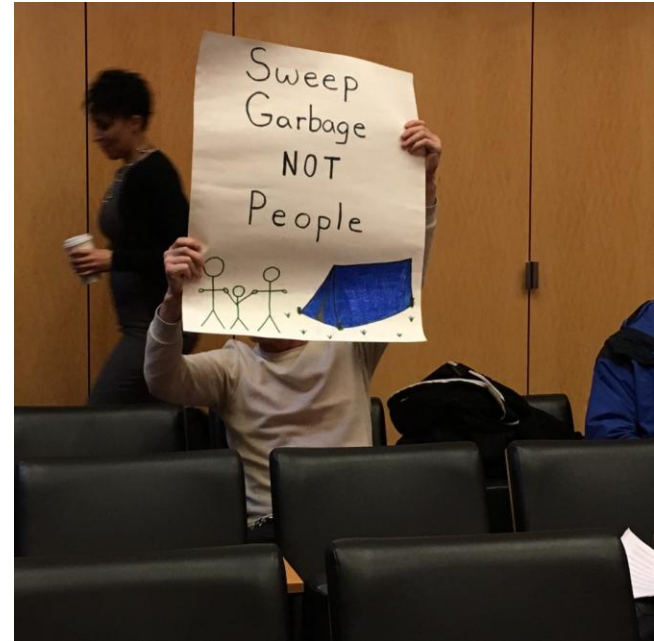
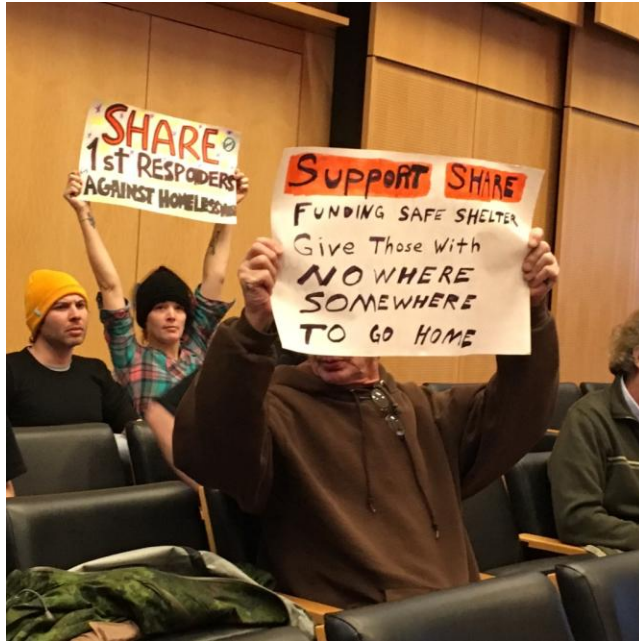
Nickelsville

Village Operations Partner



SHARE

Village Operations Partner
LARGEST SHELTER & ENCAMPMENT NETWORK
IN THE PACIFIC NORTHWEST



SHARE (Seattle Housing and Resource Effort), a grassroots organization of homeless people, began with the Goodwill Gathering in 1990 to help displaced homeless people stay together and safe. SHARE established the first Tent City the day before Thanksgiving in 1990. After 28 years of standing up for displaced people, it is a community of more than 500 men and women, living together in 11 self-managed indoor shelters and four organized outdoor communities. Along with its sister organization WHEEL (begun in 1993), SHARE restores community, dignity, hope and self-respect to homeless people.

Why Tiny Houses are Needed

Severe lack of shelters

Severe lack of affordable housing

Survival: WITHOUT SHELTER PEOPLE DIE!

133 Homeless Deaths in 2017



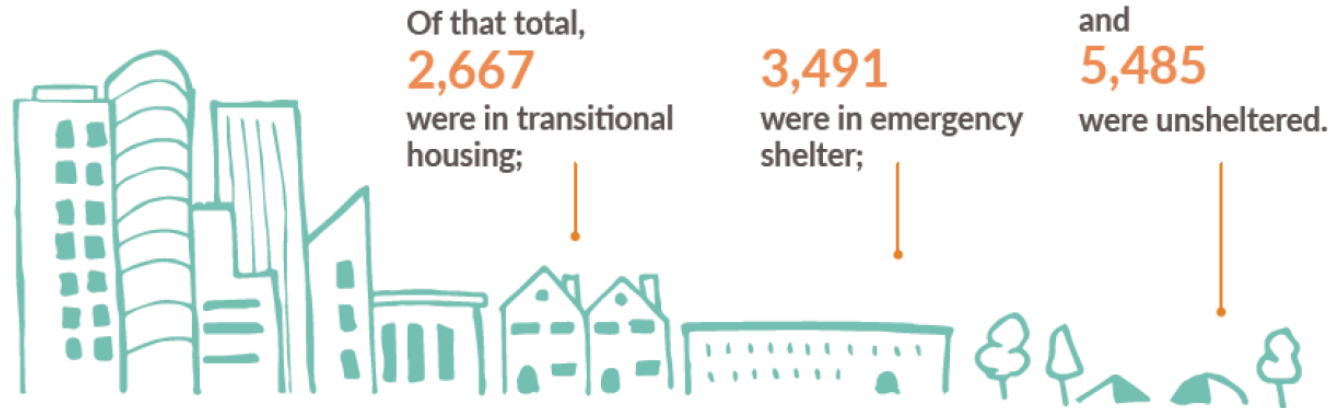
HOMELESS COUNT

NEW, MORE COMPREHENSIVE COUNT FOR 2017 REVEALS 11,643 PEOPLE EXPERIENCING HOMELESSNESS IN SEATTLE/KING COUNTY ON JANUARY 27, 2017.

On Jan 27, 2017

11,643

people were experiencing homelessness in King County.



53% sheltered (n=6,158)

47% unsheltered (n=5,485)



3,491

(30%)

Emergency
Shelter



2,667

(23%)

Transitional
Housing or
Safe Haven



1,486

(13%)

On the
Street



138

(1%)

Abandoned
Buildings



2,314

(20%)

Vans/ Cars/
RVs



1,547

(13%)

Tents

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
 - Mayor Durkan sets goal for 1,000 tiny houses

- **How Tiny House Villages Work:**

- 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
- Plumbed toilets and showers
- Bus tickets provided
- LIHI Case Management

- **Advantages of Encampments**

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



Specific Services Provided

- Housing resources
- Employment Search
- Education
- Basic food
- Help with benefits, daycare,
- Partnerships with
 - Public Health (Kids Plus)
 - Mary's Place shelter and other providers
- Transportation: local and long distance
- Reunification with families and relatives



2016-2017 Outcomes

LIHI case managers have successfully moved over 300 people from tiny houses into permanent housing. 250 people obtained employment. LIHI reunited 80 individuals with family or friends.

Over the course of a year, more than 900 individuals are served by LIHI's tiny house villages, with thousands of others in permanent low-income housing at other LIHI buildings.

Two recent success stories:

An older homeless veteran lived in a tiny house at Othello Village and was able to move into permanent housing at LIHI's Frye Apartments with the help of a LIHI case manager. He lived at Othello Village for about 8 months, and now pays 30% of his income for a permanent place to live in downtown Seattle.

A homeless mother with a twelve year old daughter lived in a tiny house at Othello Village for six months. A LIHI case manager moved them into permanent affordable housing at LIHI's Denny Park Apartments in South Lake Union.

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.

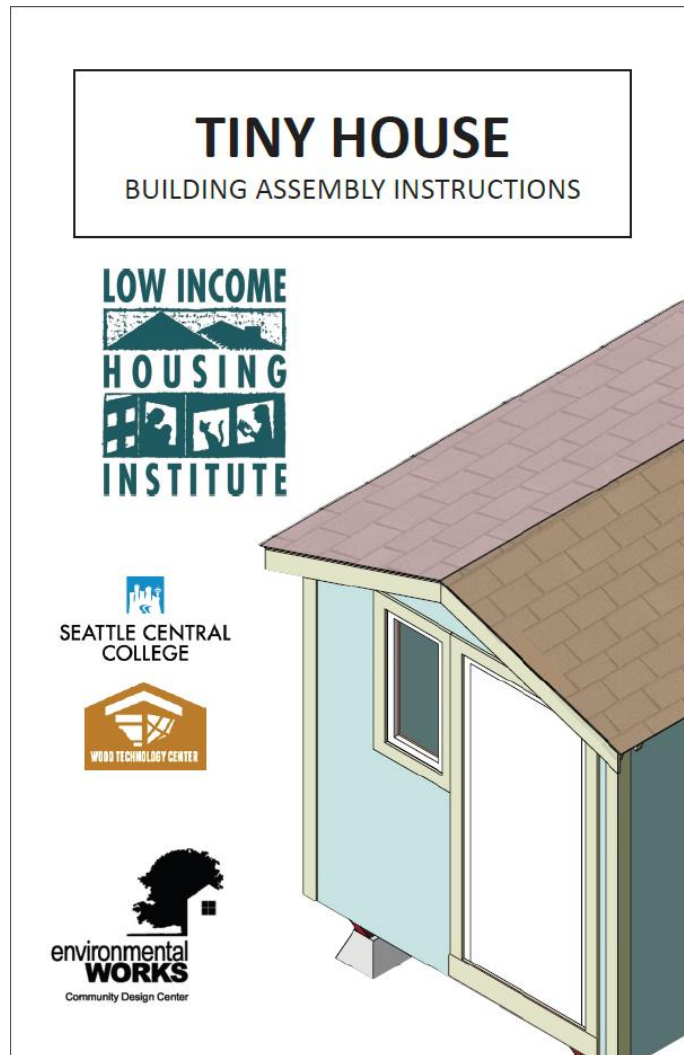


Tulalip Tribes TERO program builds tiny houses with beautiful doors.



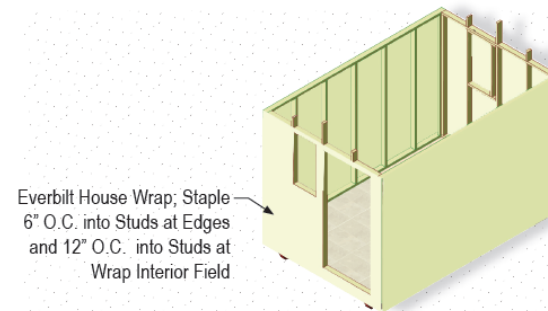
Tiny House Assembly Instructional Packet

Materials Cost - \$2,200



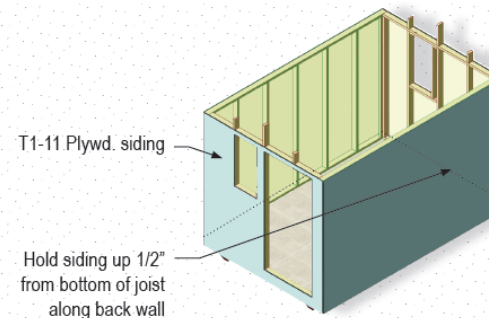
Step 07

Materials: Everbilt House Wrap - T50 Staples



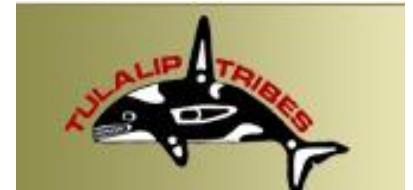
Step 08

Materials: T1-11 Plywood Siding - 8d Framing Nails



Tiny House Build Groups

- Pre-apprenticeship programs
- Church groups
- Construction companies
- Home repair and construction nonprofits



YouthBuild



Sawhorse Revolution



Mercer Island Presbyterian Church



Walsh Construction Company



Tulalip Tribe TERO



United Brotherhood of Carpenters Apprenticeship



Apprenticeship and Nontraditional Employment for Women (ANEW)



Renton Technical College



Rebuilding Together Seattle

(with Lowe's, Turner Construction, and Abbott Construction)



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

The Villages

LHI, in partnership with Nickelsville, SHARE, Lutheran Church of the Good Shepherd, Camp Second Chance, and the City of Seattle, currently operates 7 villages:

Ballard Village – Nickelsville, City of Seattle

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

Othello Village - Nickelsville, City of Seattle

Georgetown Village - Nickelsville, City of Seattle

Licton Springs Village - SHARE, City of Seattle

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

Interbay Village – SHARE, City of Seattle

Nickelsville Ballard Encampment

November, 2015



"Barn raising" day



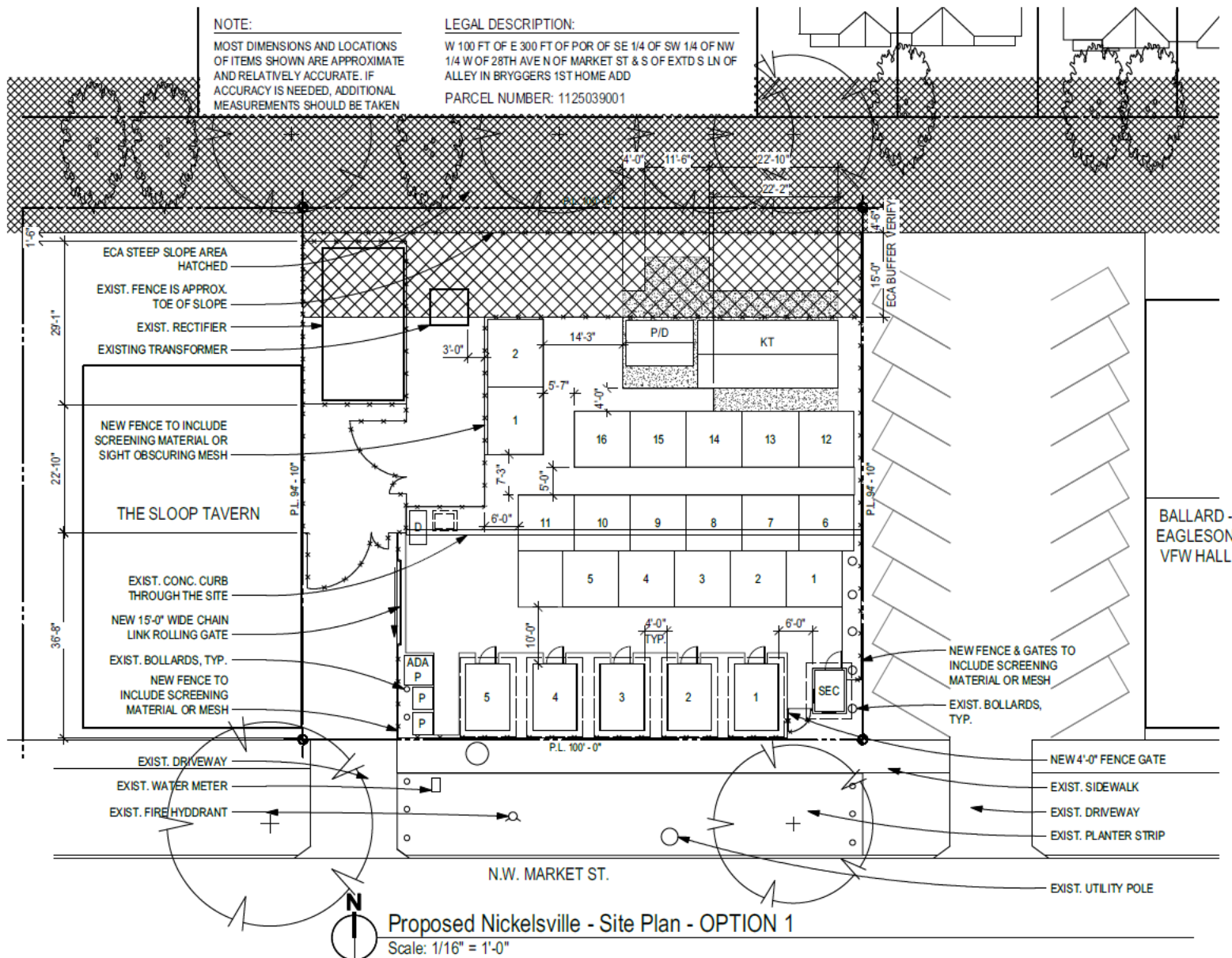
Ballard Encampment

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@environmentalworks.org

**Nickelsville's
Ballard Neighborhood**

2826 NW Market Street
Seattle, WA 98107

13 November 2015

EW Proj. No. 15-056G



Nickelsville Tiny House Village with Lutheran Church of the Good Shepherd

January, 2016 - 14 Tiny Houses



Electrical
Cable Trench

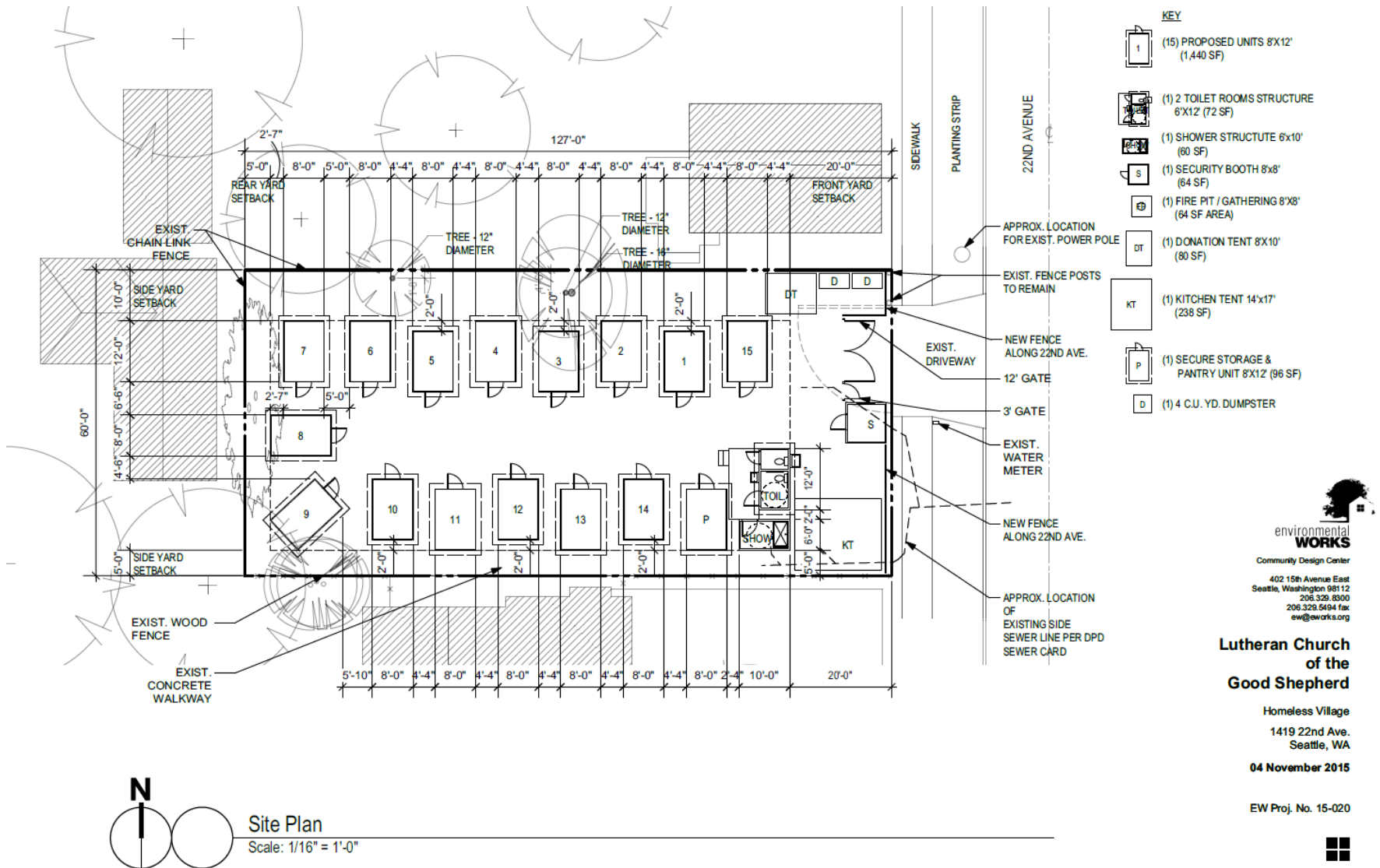


View from street

Model Agreement w/Church Sponsors

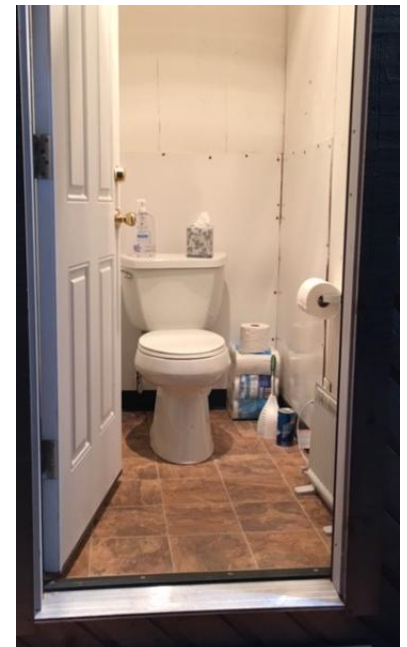
- Grant of License
- Use & Use Restrictions
- Term
- Maximum Users
- Move-In Notice/ Waiver of Relocation Benefits/Agreement not to Sue
- Sex Offender Checks
- Landscape Buffers & Right of Way
- Parking
- Signs
- Services for Occupants
- Community Outreach
- Inspections
- Rules & Regulations/ Code of 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



Toilet and Shower Houses

(Plumbed)



Nickelsville Othello Village

March 2016, 38 Tiny Houses & 9 Tents



Platforms improve
tent livability



Shower Trailer







NeighborWorks Community Celebration at Othello Village

Nickelsville Georgetown Village

March 2017, 37 Tiny Houses & Overflow Tents



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 #60 and #124.

Required Parking (SMC 23.54.015.G)

1 space for each 2 staff members on-site at peak staffing times. 1 provided.

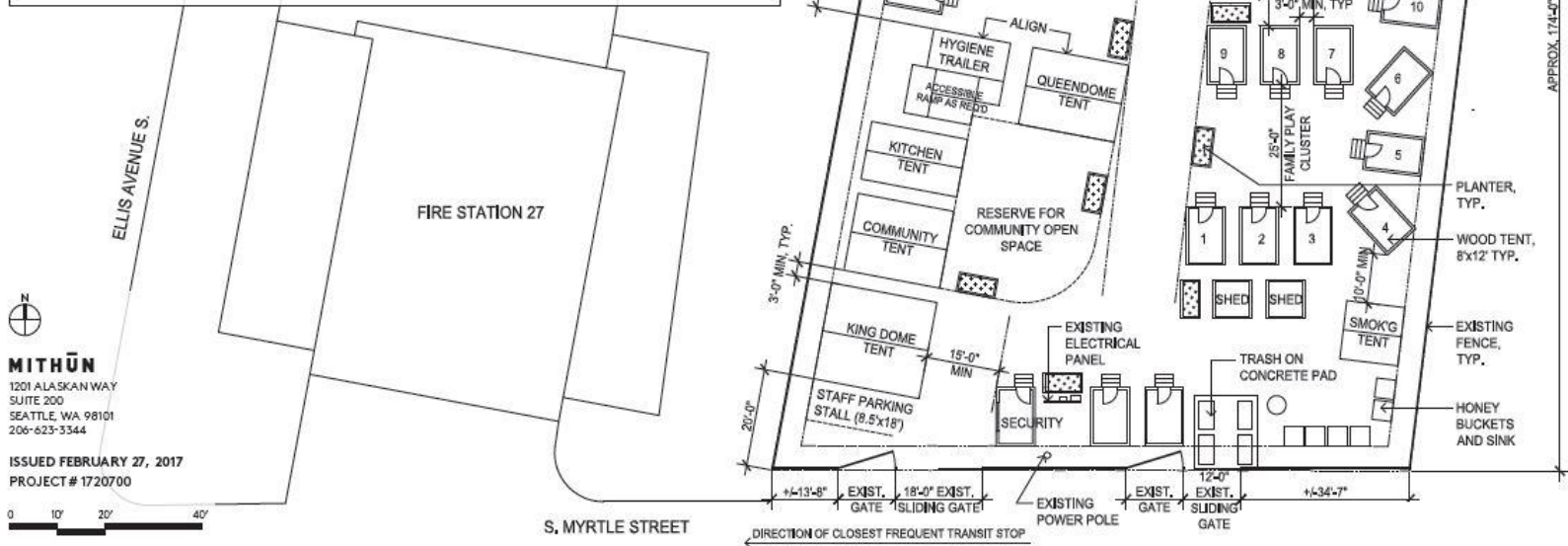
NOTES:

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



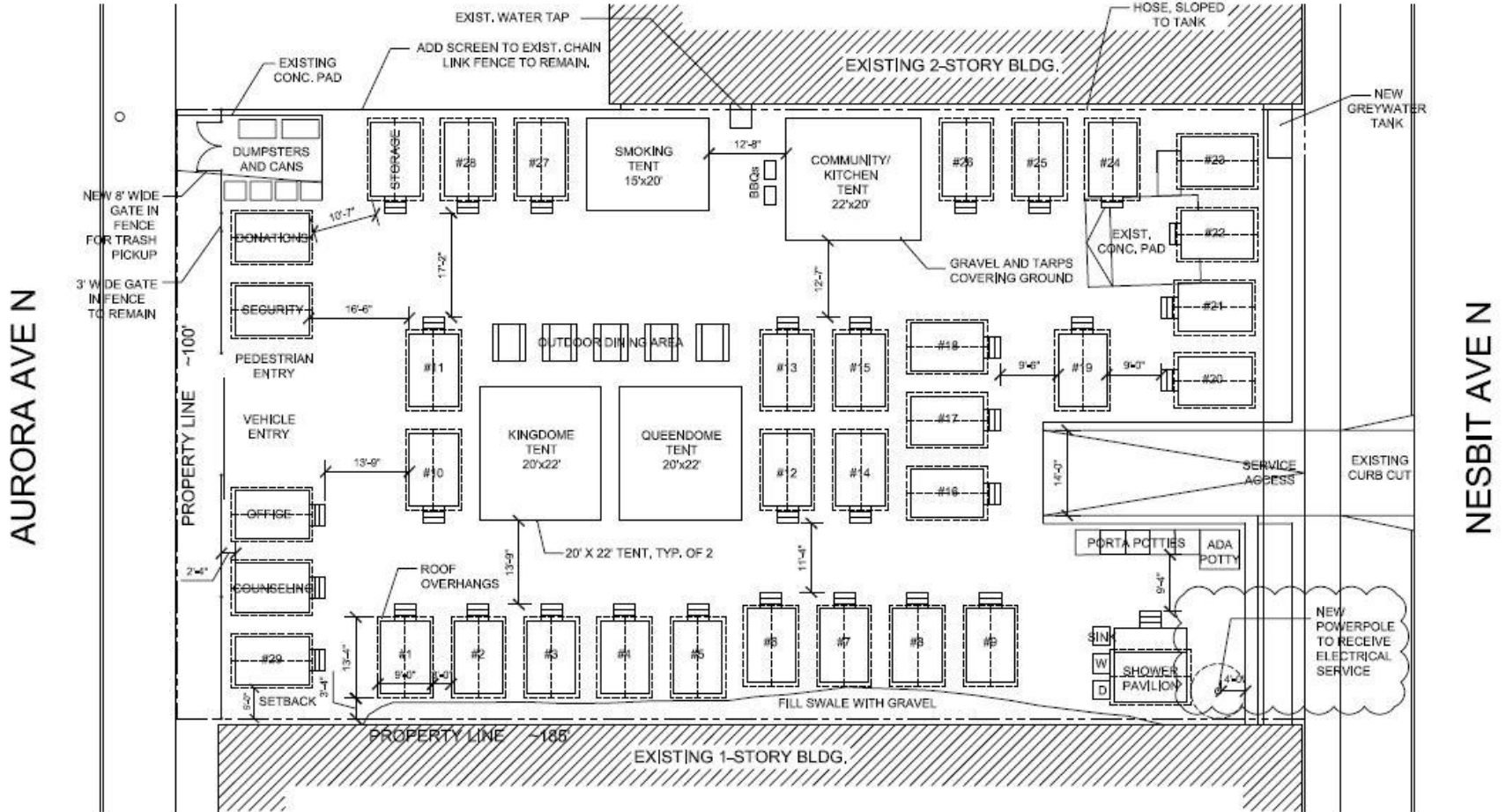
SHARE Licton Springs Village

Low Barrier

April 2017, 27 Tiny Houses & Overflow Tents



Licton Springs Village



LICHTON SPRINGS VILLAGE: 29 TINY HOUSES + 2 LARGE SLEEPING TENTS

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

03/30/17

Licton Springs Village



Shower Building



SHARE Interbay Village (Port property)

November 2017, 31 Tiny Houses



Nickelsville Northlake Village

Under construction, opening March 2018

