

# Tiny House Villages

a Crisis Solution to Homelessness

Presentation by  
Low Income Housing Institute



[www.LIHI.org](http://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

65 properties

- 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



# June Leonard Place

48 apartments in Downtown Renton

Affordable to those making 0% to 50% of the King County Area Median Income



Homeless families, homeless veterans, and low wage workers

# LIHI Urban Rest Stops

## Downtown, Ballard, U District

Free restrooms, showers and laundry facilities.

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



# Ballard Urban Rest Stop

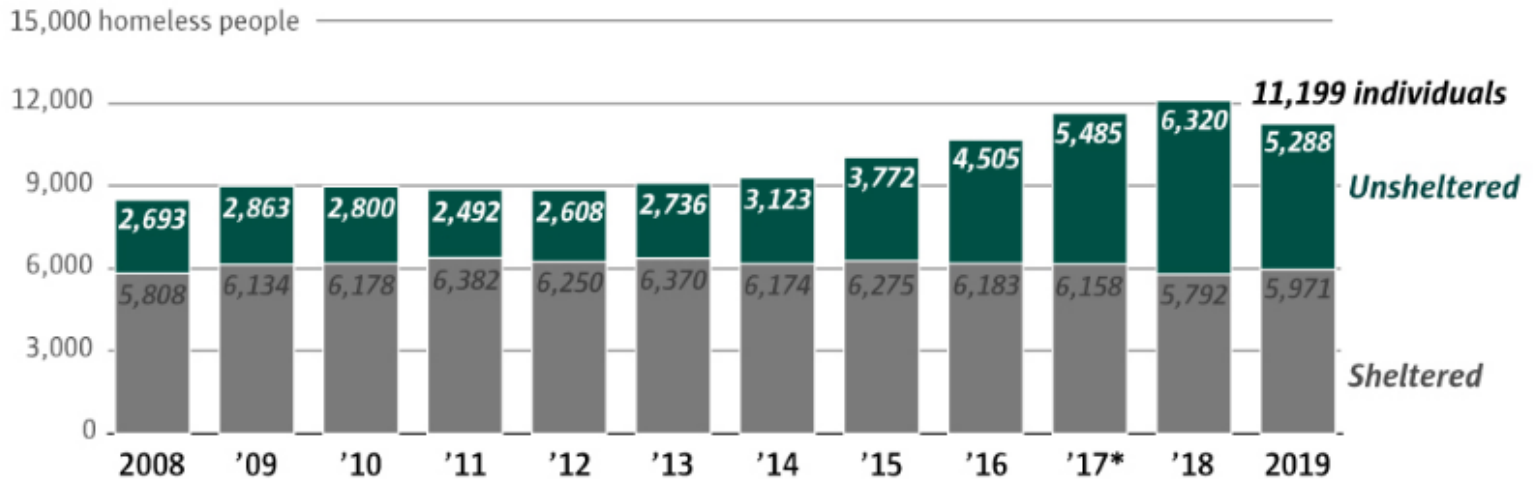
adjoining Cheryl Chow Court, separate entrance



# King County homeless counts

King County's 2019 homeless point-in-time count decreased for the first time since 2012, and the number of unsheltered homeless people dropped by 17%. The count is a snapshot, counting homelessness on a given night.

## KING COUNTY HOMELESS COUNTS



\*King County's methodology changed in 2017 to be more thorough.

Source: All Home King County

EMILY M. ENG / THE SEATTLE TIMES

The count showed fewer families (7% decrease), veterans (10% decrease), and youth and young adults (28% decrease) experiencing homelessness compared to last year.

Families and individuals in tiny house villages are now considered "sheltered"

# Why Tiny Houses are Needed

191 Homeless deaths in 2018

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



Tiny houses are 8'x12' and have heat, light, insulation, and locking doors.



# Specific Services Provided

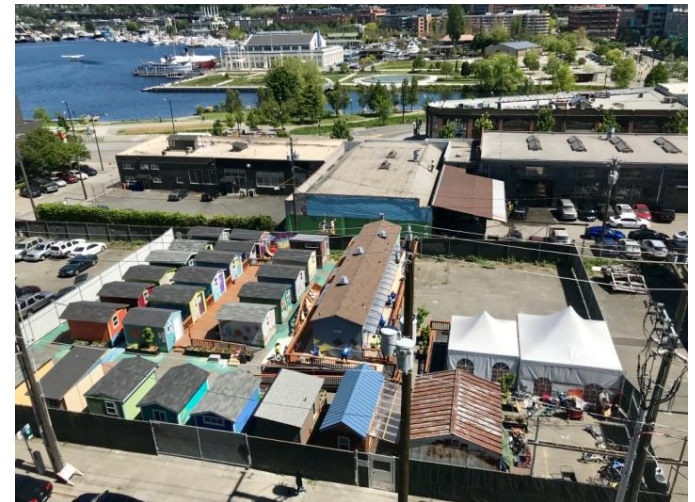
- Housing resources
- Employment Search
- Education
- Basic food
- Help with benefits, daycare,
- Partnerships with
  - Navigation team
  - Operation Sack Lunch
- Transportation: local and long distance
- Reunification with families and relatives
- HSD funding for onsite case managers



# 10 Tiny House Villages

9 in Seattle, 1 in Olympia

- 1) **Camp Second Chance** (West Seattle) - City of Seattle land
- 2) **Georgetown Village** - City of Seattle land
- 3) **Interbay Village** – Port of Seattle land
- 4) **Lake Union Village** – City of Seattle land
- 5) **Northlake Village** – City of Seattle land
- 6) **Othello Village** – LIHI land
- 7) **Plum Street Village** – City of Olympia land
- 8) **Tiny House Village** (Central Area) – Lutheran Church of the Good Shepherd land
- 9) **True Hope Village** – leased land: New Hope Missionary Baptist Church, Truvine Missionary Baptist Church
- 10) **Whittier Heights Village** – City of Seattle land



# Whittier Heights Women's Village

## June 2018, 16 Houses



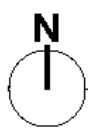
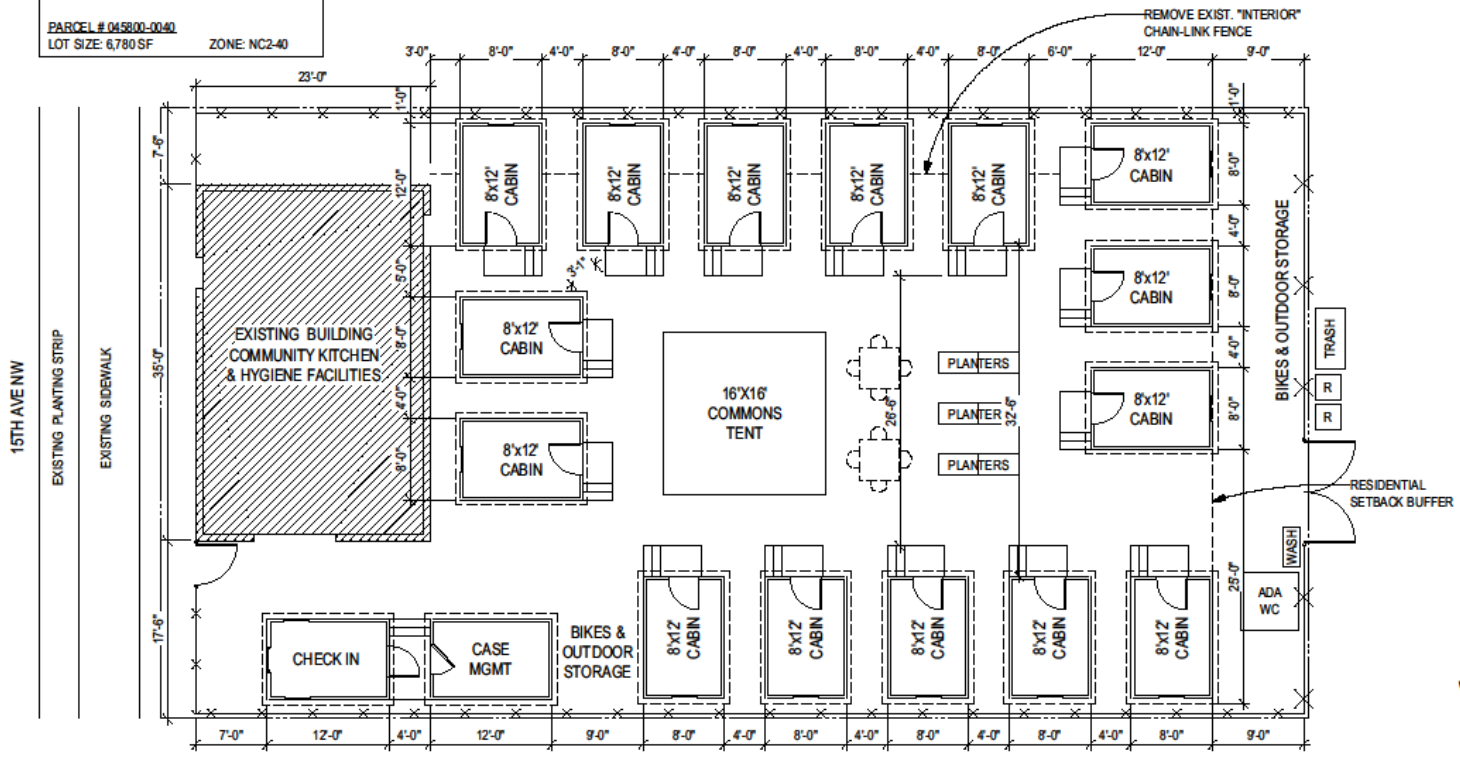
Village features five Buddy Shelters (pictured)

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



# True Hope Village

## September 2018, 35 Houses





Community Space and Kitchen

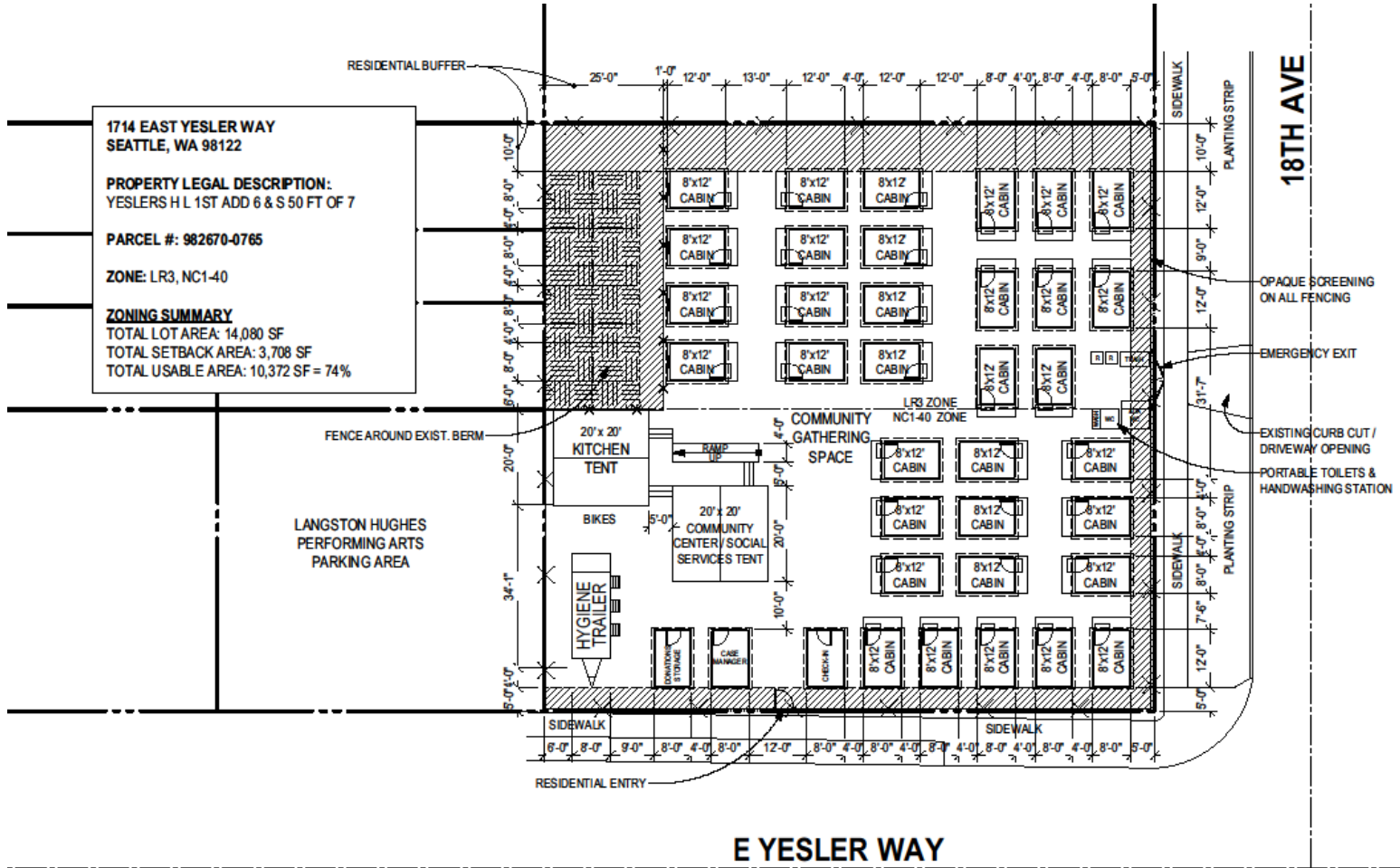
# Century Link Build - 30 Tiny Houses in a Day

Vulcan & Associated General Contractors of Washington  
Houses were moved to True Hope Village





# True Hope Village



**Right Capital 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

# Lake Union Village (LUV)

October 2018, 22 Houses



# Camp Second Chance Expansion

- Democratic, self-managed
  - Weekly meetings – real democracy
- Code of Conduct (Sobriety, Non-violence)
  - No Sex Offenders
  - Security workers at all times/Litter patrols
  - non-violence
  - no weapons
- LIHI Case Management
- Site Coordinator
- Grievance Process
- Referrals by REACH and Navigation Team
- City owned property in West Seattle

## Advantages of Village

- Community
- Cooperation
- Safety/Security
- Empowerment
- Community Advisory Committee
- Cost-effective
- Couples stay together
- Pets are allowed
- Partnerships with Alki UCC Church and Sound Foundations NW



From 0 to 45 tiny houses

# Improvements and new houses at Camp Second Chance



# Interbay Safe Harbor Village Expansion

from 23 to 46 houses



# Volunteers



Tiny houses cost \$2,500 in materials



# Licton Springs Outcomes

- The village sheltered 100 people over the two years from April 5<sup>th</sup>, 2017 to April 1<sup>st</sup>, 2019. As of April 2, 2019, 49% of the people were housed in permanent housing, 37% in transitional housing or shelters and 14% returned to the streets or are unaccounted for.

- Over the two years the village sheltered 46 men, 53 women and 1 transgender individual.

- 59% were white, 23% Black, 10% Native American, 3% Hispanic, 3% Asian/API and 2% Other. The average age was 47.

LHI plans to develop 115 units of affordable workforce housing on the site.



# 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%**

For more information on tiny house villages, please visit [www.LHI.org](http://www.LHI.org)





# 2018 Outcomes

## Housing

56% obtained permanent housing or transitional housing.

17% moved to shelters.

12% exited to place not meant for habitation

15% client refused to provide exit information or doesn't know

## Income – of those who reported:

42% had earned income

58% had income support (SSI, TANF, Pension, VA)

