Tiny House Villages

a Crisis Solution to Homelessness

Presentation by
Low Income Housing Institute

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

65 properties

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

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

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

June Leonard Place

48 apartments in Downtown Renton

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

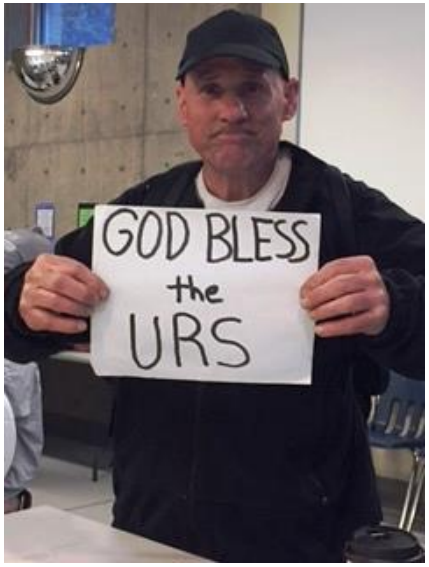
Homeless families, homeless veterans, and low wage workers

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.

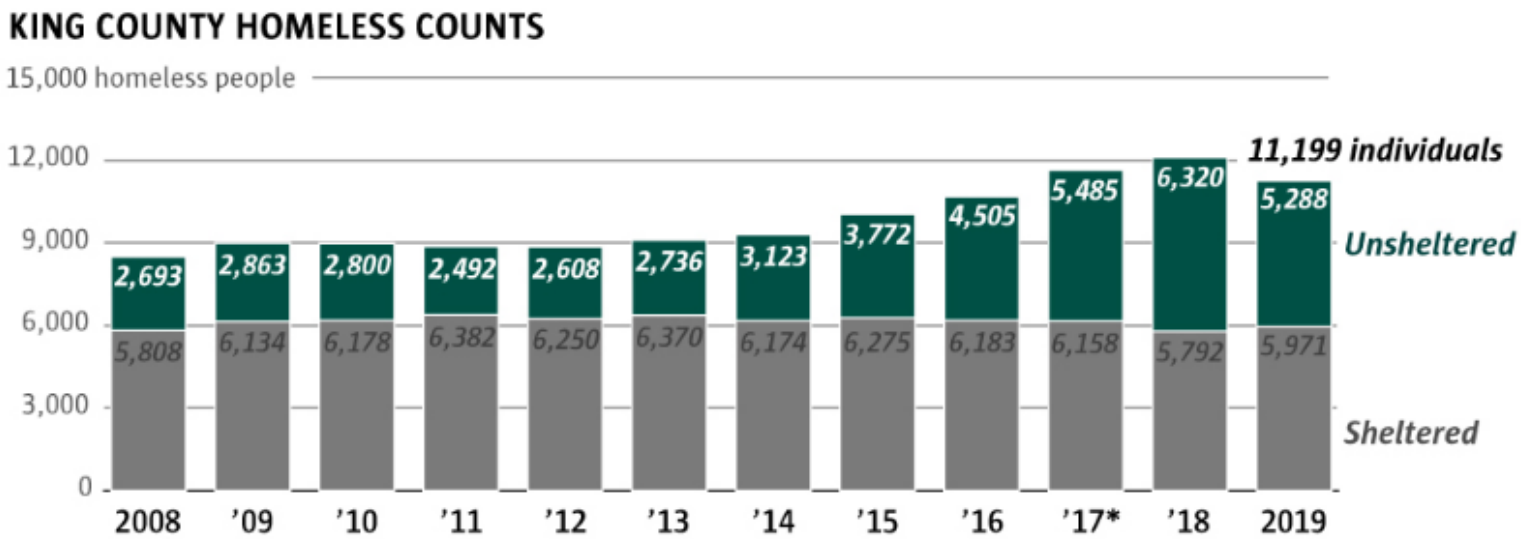


Ballard Urban Rest Stop

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'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

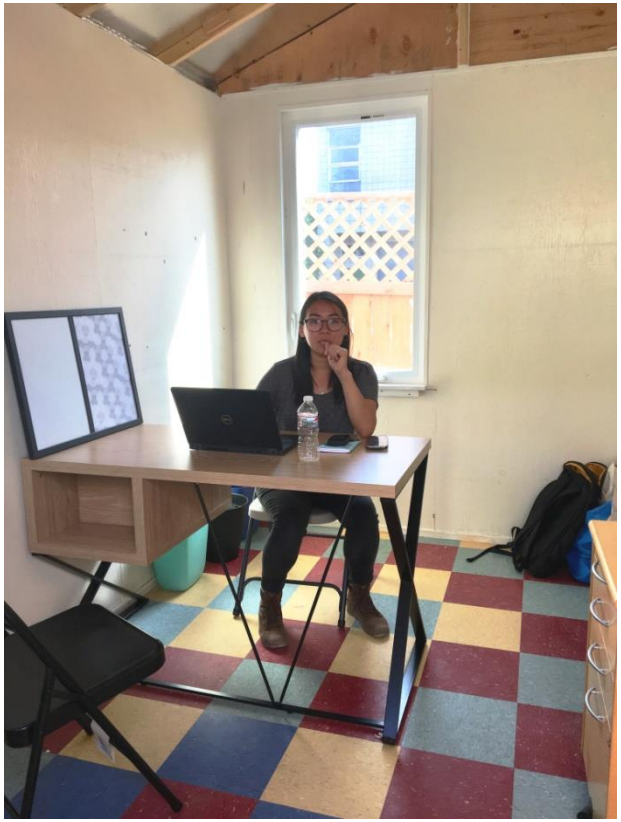
191 Homeless deaths in 2018

LIHI 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

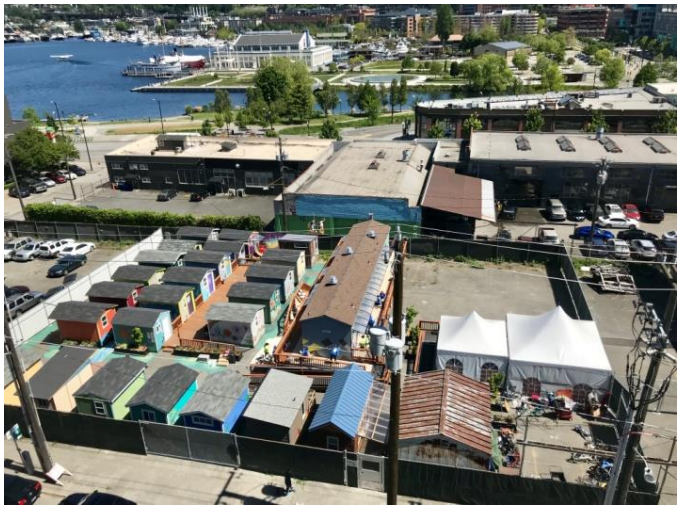


- Housing resources
- Employment Search
- Education
- Basic food
- Help with benefits, daycare,
- Partnerships with
  - Navigation team
  - Operation Sack Lunch
- Transportation: local and long distance
- Reunification with families and relatives
- HSD funding for onsite case managers

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

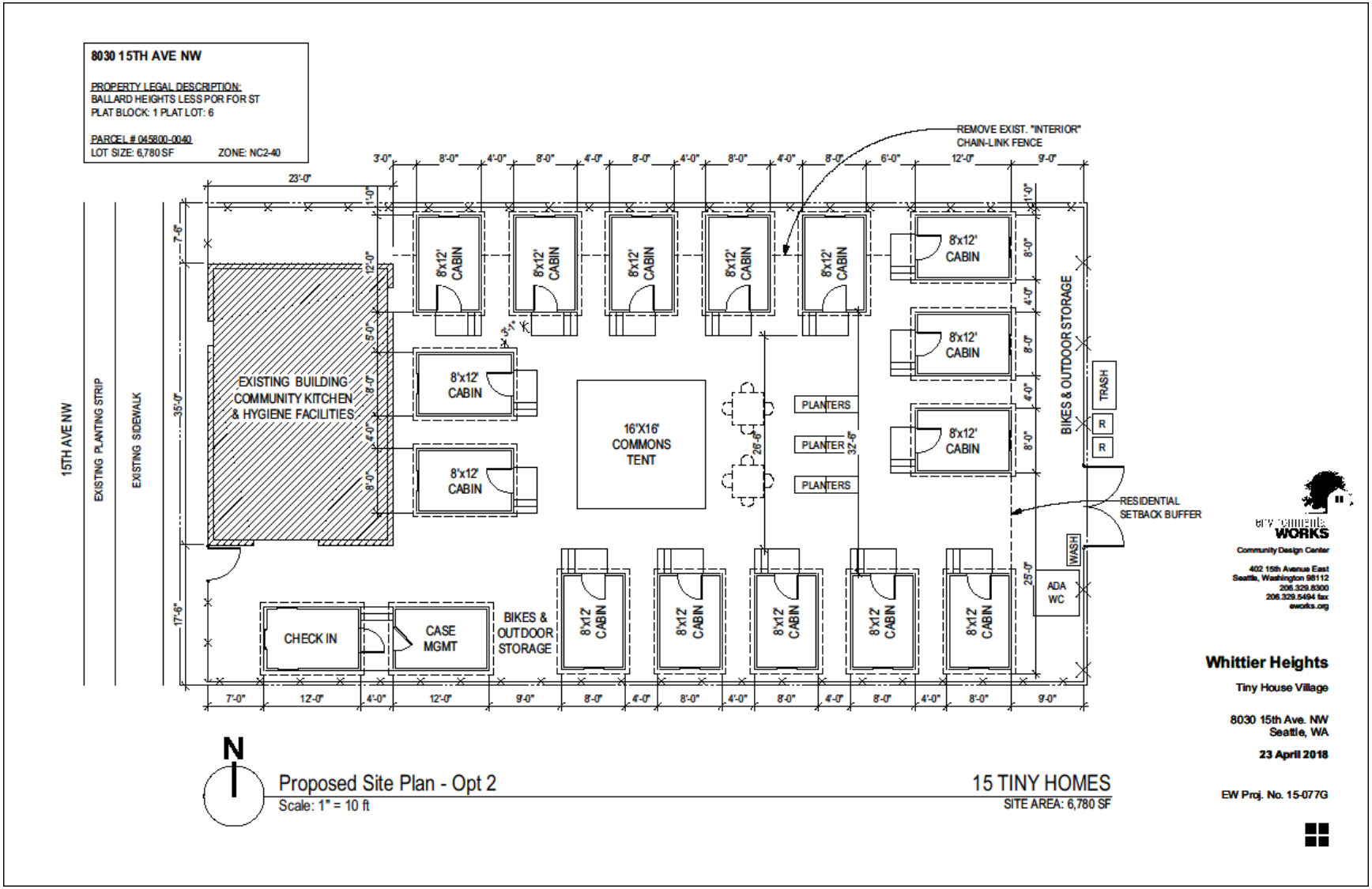


Whittier Heights Women's Village June 2018, 16 Houses

Village features five Buddy Shelters (pictured)

and 11 stick built houses, built primarily by women

Whittier Heights Plan



True Hope Village
September 2018, 35 Houses

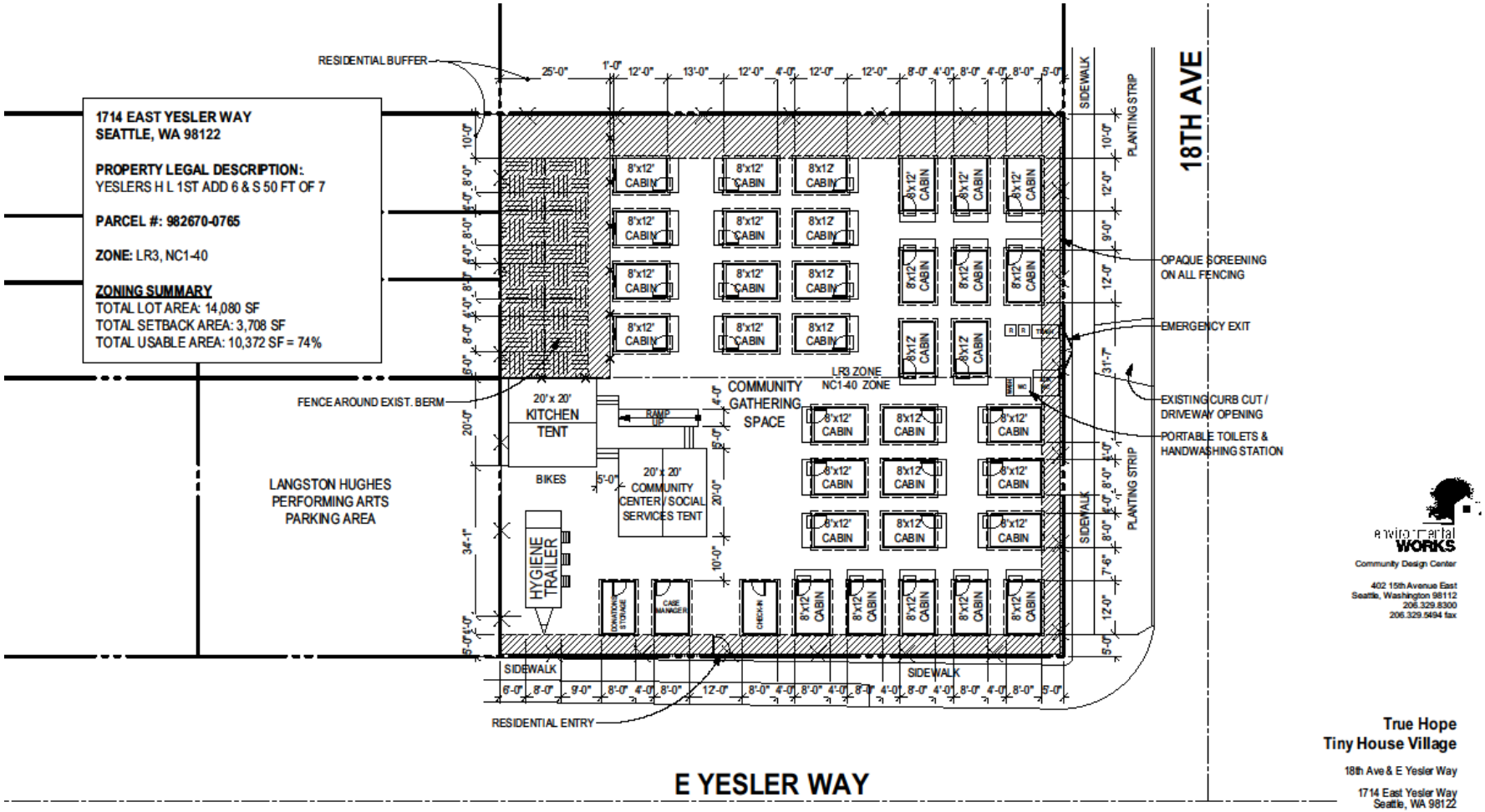
Community Space and Kitchen

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



Community Design Center
402 15th Avenue East
Seattle, Washington 98112
206.329.8300
206.329.5494 fax

True Hope Tiny House Village

18th Ave & E Yesler Way

1714 East Yesler Way
Seattle, WA 98122

5 June 2018
Proj. No. 15077G

N

Proposed Site Plan

35 TINY HOMES

LOT AREA : 14,080 SF

Lake Union Village (LUV)

October 2018, 22 Houses

Camp Second Chance Expansion

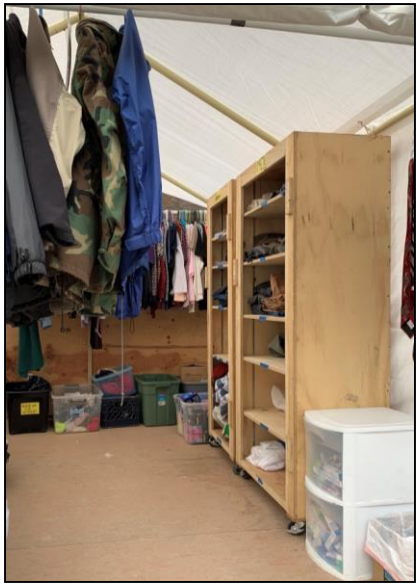
- Democratic, self-managed
  - Weekly meetings – real democracy
- Code of Conduct (Sobriety, Non-violence)
  - No Sex Offenders
  - Security workers at all times/Litter patrols
  - non-violence
  - no weapons
- LIHI Case Management
- Site Coordinator
- Grievance Process
- Referrals by REACH and Navigation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

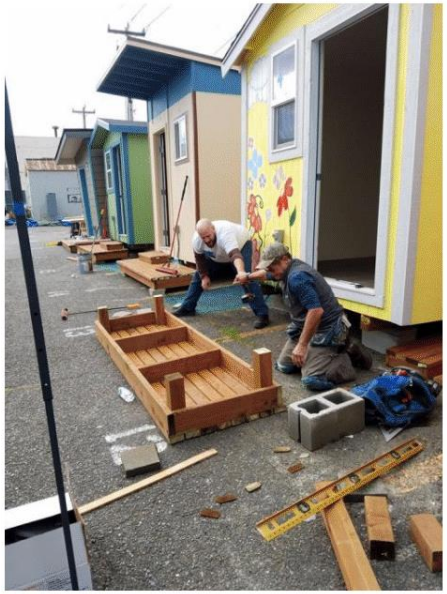
Improvements and new houses at Camp Second Chance



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 5th, 2017 to April 1st, 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.

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

2016-2018 Outcomes

LIHI 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 LIHI's tiny house villages, with thousands of others in permanent low-income housing at other LIHI 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.LIHI.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)