



IT TAKES A VILLAGE

**A Proposal to Scale Emergency
Shelter in Seattle**



COUNCILMEMBER ANDREW LEWIS

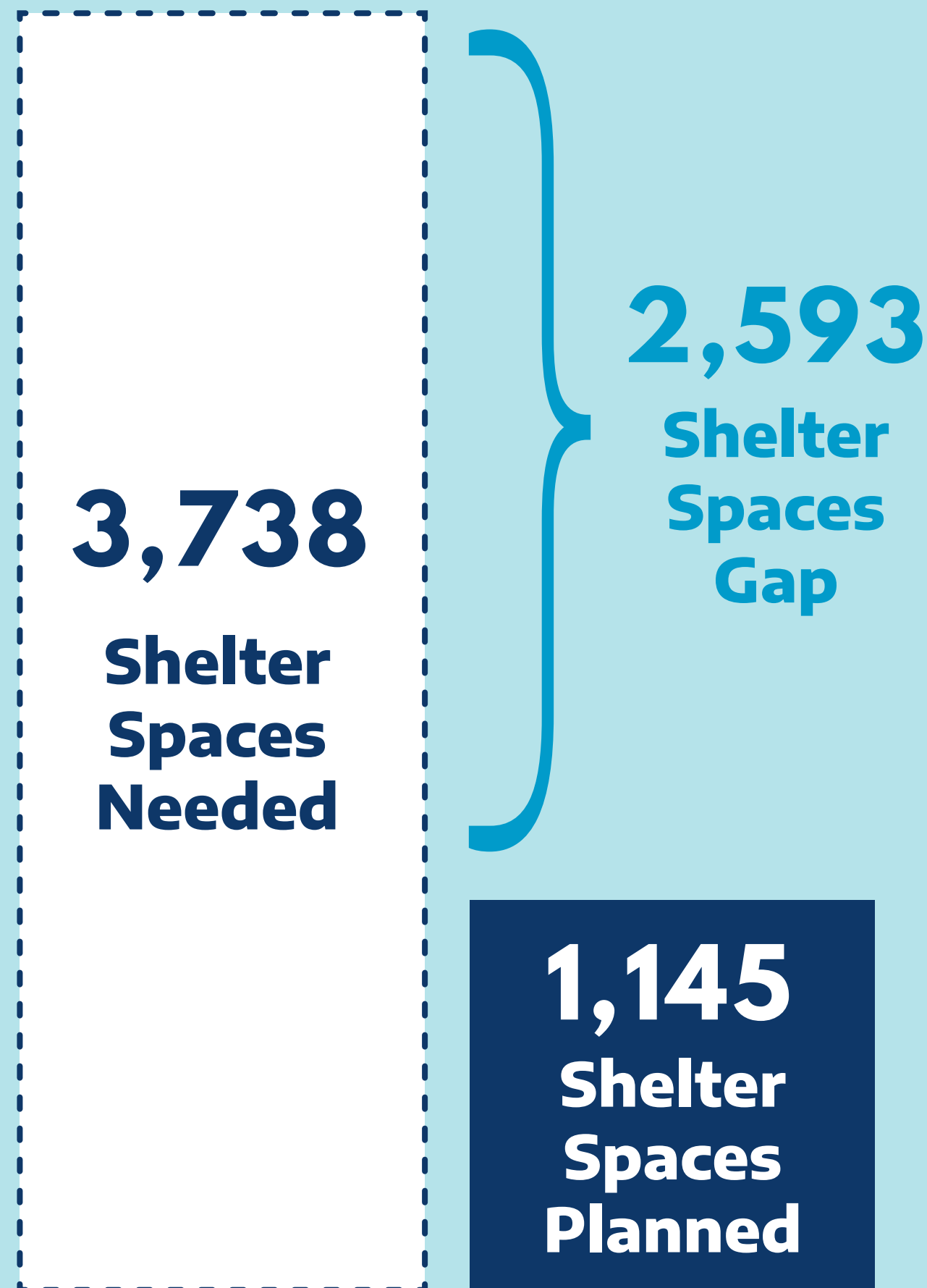


**3,738
PEOPLE**

experiencing
homelessness are living
unsheltered in Seattle



TOTAL SHELTER SUPPLY & DEMAND



BREAKDOWN OF NEW PLANNED SHELTER SPACES

545 additional emergency shelter beds from the City of Seattle



125 additional enhanced shelter placements



120 additional tiny houses



300 temporary hotel rooms*

*We expect to create at least 720 units of housing in partnership with King County's Health Through Housing program



SOLUTION

Scale the city's existing Tiny House Village system



294 TINY HOUSES

8

VILLAGES

**CURRENT
PROPOSED**



800 TINY HOUSES

20

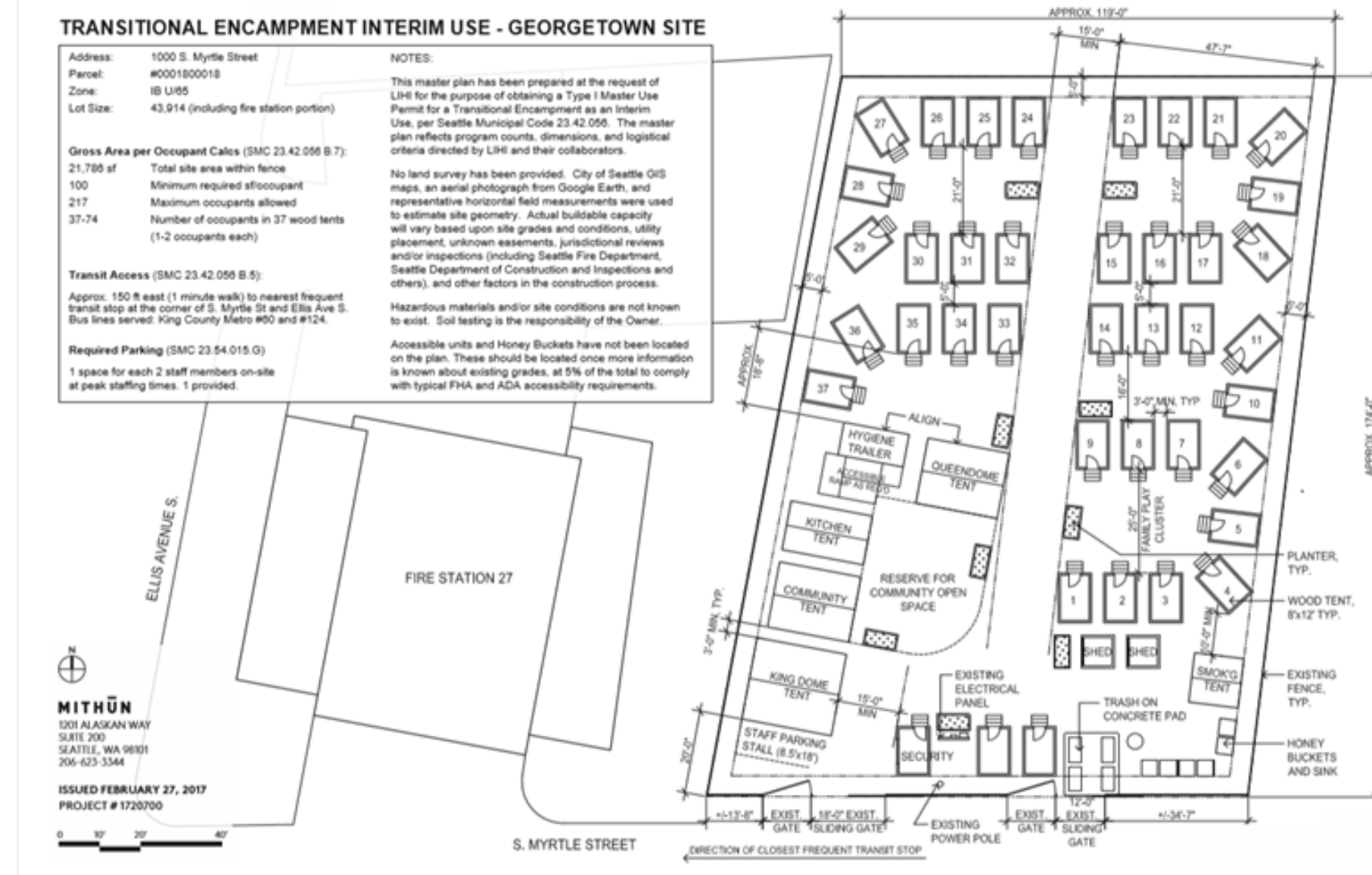
VILLAGES



Tiny Houses are Affordable & Desirable Shelter Options

Tiny houses are not permanent housing. They are emergency shelters combining private individual small houses with communal hygiene and dining facilities.

Tiny houses in and of themselves do not end homelessness. Only permanent housing can do that. However, **tiny house placements can immediately remove tent encampments** by providing people highly desirable places to stay while they seek permanent housing.





Tiny House Villages' case management support villagers to an exit from homelessness, leading to turnover of village placements.

Tiny Houses Are a Vital Step on the Pathway Out of Homelessness



UNSHELTERED



TINY HOUSES



**PERMANENT
HOUSING**



Tiny Houses Are More Effective at Exiting People from Homelessness

Exits to Permanent Housing



41%

VS



<1%



31%

In 2019, 41% of Tiny House villagers exited to stable or transitional housing versus only 3% of overnight shelter residents and 31% of people in enhanced shelter.

Tiny Houses Serve Many People

2,800

People Served Over the Past 5 Years

Over the past 5 years 2,800 people have transitioned through the 335 houses. That is an average of 8.3 people per-house.



IT TAKES A VILLAGE

AFFORDABLE

AFFORDABLE

**Tiny House
Villages
are very
affordable**

\$400K - \$600K

STARTUP CAPITAL COSTS / VILLAGE

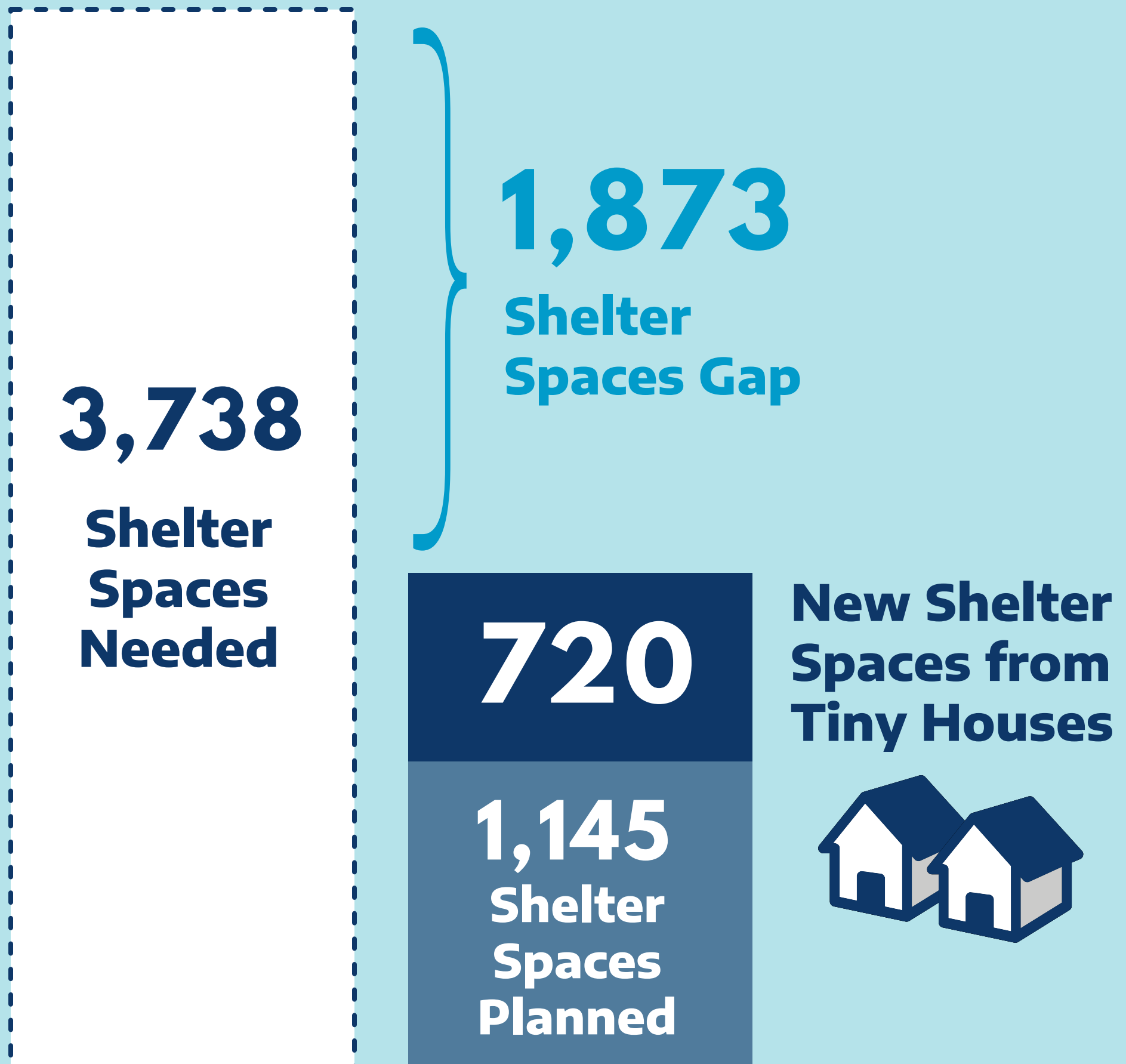
~\$800K

ANNUAL OPERATING COSTS / VILLAGE

CASE MANAGEMENT & SERVICES



CLOSING THE SHELTER SPACES GAP



480 Additional Tiny Homes Will Make a Big Difference, Drastically Shrinking the Shelter Gap

Based on current turnover, we estimate 480 tiny houses would serve 720 people over an 18-month period.

That would double the minimum amount of added capacity from our County partnership and bring the shelter spaces gap down to 1,873.





TWO PHASE PLAN

PHASE 1

+240 NEW TINY HOUSES 

Match existing City resources already appropriated with matching private funds to quickly establish 6 new villages of 40 tiny houses each.

PHASE 2

+240 NEW TINY HOUSES 

Appropriate additional City resources with matching private funds to establish 6 additional villages of 40 tiny houses each by the end of 2021.



NEXT STEPS PHASE 1

STEP 1

Identify 6 suitable sites for new villages.

STEP 2

Complete site assessments for capital cost estimate.

STEP 3

Raise private dollars for total capital costs for each site.

STEP 4

Contract with providers for case management and wrap-around services.



The pinned sites on this map are owned by the public or non-profits and should be made available to site a village.



\$3.6 MILLION FUNDRAISING GOAL

Final site assessments are needed to confirm total cost, but assuming all 6 sites cost as much as the most expensive village to date we will need \$3.6 million in private one-time donations.

Private philanthropy has historically been used to construct villages. The Low Income Housing Institute (LIHI) has received support in the past from many leading companies:

- **Microsoft**
- **Home Depot**
- **Dunn Lumber**
- **Lowe's**
- **HomeStreet Bank**
- **Vulcan**
- **... and others**



Use Public Money for Wrap-Around Services and Case Management

With \$3.6 million in private support, the **City can use the entire \$4.2 million appropriated for new villages in 2021 for operations.**

This can be done without any additional appropriation of City resources and does not require any further action from the City Council.



NEXT STEPS PHASE 2

An additional 6 villages, to reach a total of 12 new villages, by the end of 2021 will require:

STEP 1

Identifying 6 additional sites.

STEP 2

Raising approximately \$3.6 million more in one-time private donations.

STEP 3

Appropriating an additional \$4.2 million of City money, and securing an ongoing annual appropriation of \$9.6 million to keep all 12 villages operational.



IDENTIFY SITES

If you are a landowner with vacant property of at least 10,000 square feet we need your help. Note that there are property tax exemptions for hosting villages.



SECURE PRIVATE CONTRIBUTIONS

If you are a board member or officer of a charitable foundation, corporate board, or civic organization help us secure a contribution to get this plan going. We are happy to schedule a presentation for your organization.



SUPPORT LEGISLATION

Call, write-in, and testify for expansion of villages at Council meetings. Sign-up for email updates about volunteer opportunities.

Contact my office at andrew.lewis@seattle.gov with the subject line "It Takes a Village" and we will get you involved!