

Tiny Communities with Wood Sleeping Cabins for People Needing Housing



12 Communities Visited Aug. / Sept. 2017

City	Village	Opened	Type
San Jose, CA	Proposed	not opened yet	
Seattle, WA	Tiny House Village	Jan. 2016	Not Housing First / Bridge Housing
Seattle, WA	Georgetown	Mar. 2017	Low Barrier Shelter
Seattle, WA	Othello	Mar. 2016	Low Barrier Shelter
Seattle, WA	Licton Springs	Apr. 2017	Low Barrier Shelter
Olympia, WA	Quixote Village	Dec. 2013	Permanent Housing
Portland, OR	Kenton Women's Village	June 2017	Bridge/Transitional Housing
Portland, OR	Dignity Village	2000	Low Barrier Shelter
Eugene, OR	Emerald Village	Due Nov. 2017	Permanent Housing
Eugene, OR	Opportunity Village	Aug. 2013	Bridge/Transitional Housing
Sacramento, CA	First Step Communities	Not opened yet	
Fresno, CA	Village of Hope	March 2008 – currently being revamped	Low Barrier Nighttime Shelter

Tiny House Village, *Seattle WA*



- Owned by Lutheran Church of the Good Shepherd
- Zoned Single Family
- 7,620 sq. ft.
- 1419 22nd Ave. Seattle, WA

Tiny House Village

- 14 8' x 12' wood cabins
- 1 person per unit
- 1 window back wall
- Built offsite and delivered on flat-bed truck
- Pressure-treated platform on cinderblock foundation
- 3 wood steps
- 1 unit with ADA ramp



Georgetown, *Seattle WA*



- Owned by LIHI
- Zoned IB/U65
- 1/2 Acre
- 1020 Myrtle Ave. Seattle, WA

Georgetown

- 30 8' x 12' Wood Cabins
- 2 Dorm Tents with 8 cots each
- Oil-filled electric heaters



Dorm Tent



Side-by-side units for family of 7

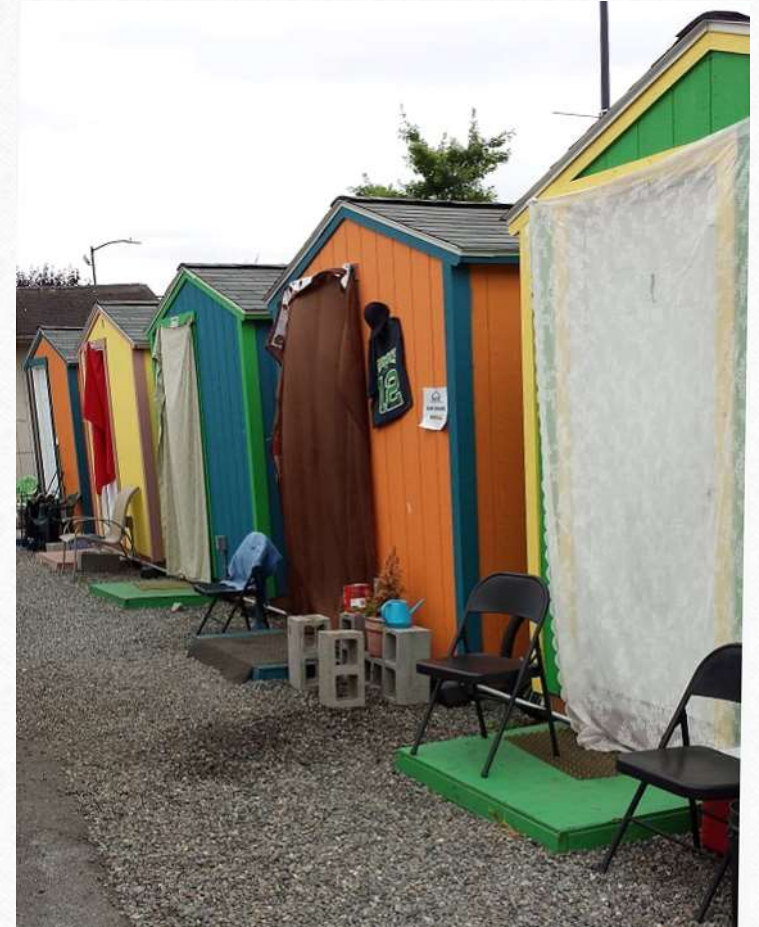
Othello Village, *Seattle WA*



- Owned by LIHI
- Zoned NC2-40
- 1/2 Acre
- 7544 Martin Luther King, Jr. Way. Seattle, WA

Othello

- 29 8' x 12' Wood Cabins
- Built by High school Students – State Tech Center
- 12 Tents on wood platforms



Licton Springs Village, *Seattle WA*



- Owned by LIHI
- Zoned NC-65
- ½ Acre
- 8620 Aurora Ave. N. Seattle, WA

Licton Springs

- 36 8'x12' cabins
- 1 or 2 persons per unit
- 2 dorm tents with 10 cots each



Quixote Village, *Olympia WA*



- Owned by Panza
- Zoned Industrial
- 2 Acres
- 3350 Mottman Rd. SW. Olympia, WA

Quixote Village

- 30 Tiny Homes
- 8' x 18' (144 sq. ft.)
- Includes toilet and sink
- 1 adult per unit



Kenton Women's Village, *Portland, OR*



- Owned by Portland Development Commission
- Industrial
- 1 Acre
- 2221 N. Argyle St. Portland, OR 97217

Kenton Women's Village

- 14 Unique Cabins
- 8' x 12' each designed by a different architectural firm



Dignity Village, *Portland, OR*



- City of Portland / Sutherland Yard
- Designated Campground
- 1 Acre
- 9401 NE Sutherland Ave. Portland, OR 97211

Dignity Village

- 43 Unique Cabins
- Built and modified by residents and volunteers



Opportunity Village, *Eugene*, OR



- Owned by Square One Villages
- Industrial
- 1 Acre
- 111 N. Garfield St. Eugene, OR 97217

Opportunity Village

- 30 Homes
- 60 to 80 Sq. Ft.
- Modular, pre-manufactured panels, constructed in an off-site workshop
- Or Conestoga Huts



Emerald Village Eugene (EVE), *Eugene*, OR



- Square One Villages
- R2 – Medium Density residential
- 1 Acre
- Corner of North Polk & Railroad Blvd. Eugene, OR

Emerald Village

- 22 Tiny Homes
- 235 sq. ft. incl. Bathroom with toilet, sink and shower or tub, Kitchenette with double hot plate, microwave and small refrigerator.
- Built to IRC Code
- A 100 Mile Home is Eugene's first permitted residence with a natural light straw/clay wall system



Village of Hope, *Fresno, CA*



- Poverello House
- Zoned Multi-Use
- 1 Acre
- 412 F Street, Fresno, CA 93706

Village of Hope

- 100 Wood Tuff-Shed Cabins
- Site is in process of being re-built – currently sheds are being stored.



Partnerships & Program Management

Village	Partnerships
Tiny House Village	Nickelsville, Lutheran Church, LIHI
Georgetown	Nickelsville, LIHI
Othello	Nickelsville, LIHI
Lifton Springs	SHARE/WHEEL, LIHI, City of Seattle
Quixote Village	County, Panza, Housing Trust Fund
Kenton Women's Village	City of Portland, Joint Office of Homeless Services, Catholic Charities, Village Coalition
Dignity Village	City of Portland, Dignity Village
Emerald Village	Square One Villages
Opportunity Village	Square One Villages
First Step Communities	City of Sacramento, First Step Communities
Village of Hope	Poverello House, City of Fresno

- Recommendation:*
- Independent Project Manager
 - City of San Diego: site & funding
 - RTFH: resident intake, CES/HMIS/VI-SPDAT, Housing Navigator & Matcher
 - Service Providers: case management

Residents

Village	# Residents	Population
Proposed San Jose Village	20	Single adults – Chronic Homeless
Tiny House Village	14	Single adults
Georgetown	63	Accepts families with children, people from Nickelsville Encampment
Othello	65	Families with children, couples, singles
Licton Springs	60 - 70	Adults only, single or couples, people from sweeps
Quixote Village	30	Single adults
Kenton Women's Village	14	Single women
Dignity Village	60	Adults only, singles and couples
Emerald Village	35	1/3 singles, 1/3 couples, 1/3 small families
Opportunity Village	30	Adults only, singles and couples
Village of Hope	100	2 adults per unit – sleeping only

Recommendation:
Multiple villages could focus on the needs and safety of specific populations. The pilot village should be for the most vulnerable – Families with children, including single fathers with children and families with boys 15 to 18 years old, and seniors. Future villages could be for veterans, seniors, mentally disabled etc.

Maximum Stay

Village	Length of stay
Proposed San Jose Village	Residents must have permanent housing exit strategy
Tiny House Village	Unspecified
Georgetown	Unspecified
Othello	Unspecified
Licton Springs	Unspecified
Quixote Village	Permanent Housing
Kenton Women's Village	Transitional
Dignity Village	Should be 2 years – not enforced
Emerald Village	Permanent Housing
Opportunity Village	No limit
Village of Hope	Emergency shelter but extended

Recommendation:

Villages should be in one location for 2 years – then relocated. Ideally, each resident should come in with a Permanent Housing Promise – a unit that will be available within the next 2 years that is earmarked for them so they can move on with preparing for being a successful tenant.

Facilities

Village	Toilets	Showers	Laundry
Proposed San Jose Village	Portable		
Tiny House Village	A built structure with plumbing & sewer – used to be a house on the site. 2 toilet stalls (one is ADA) and 1 shower. Sink is on the outside, Also a sink for the kitchen is on the side facing the kitchen tent using same plumbing hook up		
Georgetown	5 portables (1 ADA)	3 stalls in upstairs of “Shower Tower”	1 washer/dryer in downstairs of “Shower Tower”
Othello	5 portables (1 ADA)	Mobile unit purchased with \$55K grant from Paul Allen. 3 stalls – 1 ADA with toilet	Building laundry
Lifton Springs	4 portables (1 ADA)	A built structure (ADA ramp) with 3 stalls.	
Quixote Village	Sink and toilet in each unit	Showers in Community Center	In community structure
Kenton Women’s Village	2 portable + 1 in mobile unit	Mobile unit with 3 stalls (1 ADA with toilet) Water tank for showers & kitchen	
Dignity Village		Shower building with 1 stall – propane water heater, city water	
Emerald Village	Bathroom in each unit with toilet, sink and either shower or tub		
Opportunity Village	Bath house with 2 toilets, 1 shower and laundry. 50 gal. water heater. Sign up for showers in 30 min increment. Connected to water and sewer. Wishes they had done this from the start – less costly than portable toilets.		
Village of Hope	New encampment will have restrooms with toilets and showers		

Recommendation:
 Mobile unit would be ideal but expensive. Portables at first. If we build a community center, toilets, showers and laundry could be part of it.

Facilities



Lifton Springs



Opportunity Village



Dignity Village



Kenton



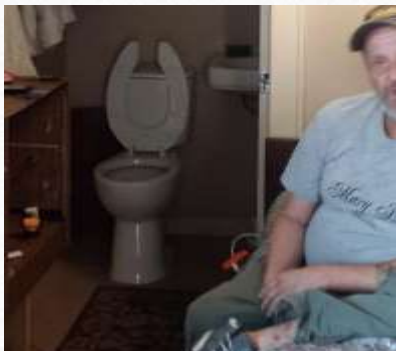
Village of Hope



Quixote



Othello



Georgetown



Tiny House Village

Heating & Electricity in Units

Village	Electricity	Heat
Proposed San Jose Village	yes, in each unit	
Tiny House Village	Yes, in each unit	Units heated with portable blown air electric heaters
Georgetown	Yes, in each unit	Oil-filled electric heaters
Othello	Solar unit on tents, electricity in units	Oil-filled electric heaters in cabins. No heat in tents
Licton Springs	Yes, in each unit	Oil-filled electric heaters
Quixote Village	Yes, in each unit	Electric in each unit with blown air
Kenton Women's Village	Solar on each unit, Oil generator for mobile units	?
Dignity Village		Propane heaters in the units
Emerald Village	Solar in each unit	Yes in each unit
Opportunity Village	In some units where there is medical need. Solar on all units	
Village of Hope	None	None

Recommendation:

Dignity village is the only village that has had a fire - from a propane heater - so we should NOT use them. For now, a small solar pack with a battery, sufficient for a light or to charge a phone is available for less than \$100. With good insulation, San Diego doesn't need a heater in each unit. Running electricity to each unit should be simple.

Common Structures

Village	Kitchen	Community Room
Proposed San Jose Village		
Tiny House Village	Tent with Refrigerators and appliances	Tent
Georgetown	Tent for kitchen. Outdoor BBQ grills	Use kitchen tent
Othello	Kitchen/dining tent & Food pantry tent	Community Tent
Licton Springs	Kitchen tent	
Quixote Village	Community Center with Kitchen	
Kenton Women's Village	Mobile unit with full kitchen	
Dignity Village	Common Tent with propane range and oven and hot plate	Community Tent, Donations Tent
Emerald Village	Kitchenette in each unit. Larger kitchen in community center	Community Center and Office
Opportunity Village	Outdoor dining area with grills. Tent with refrigerators & freezer microwaves, double sink	Yurt as community Center – Wood stove for heat – residents can sleep in there if temperature goes below ____
Village of Hope	Poverello feed 1500 people per day. No food in units.	

Recommendation:

On public lots, we can build a community center with plumbing for toilets, showers, kitchen and office and meeting rooms. When the village moves in 2 years we can leave the community room for the neighborhood. If built with 1-wood system, could also be moved.

Common Structures



Kenton



Tiny
House
Village



Georgetown



Opportunity



Quixote



Othello



Lifton Springs

Security

Village	
Proposed San Jose Village	24 hour paid security
Tiny House Village	Everyone takes a turn as security guard. Site has wood fence facing street.
Georgetown	Everyone takes a 2-hour shift
Othello	24 hour paid security
Licton Springs	2 paid staff 24/7 (\$1100 p/mo + housing)
Quixote Village	No locked gates – just like a regular neighborhood
Kenton Women's Village	24 hour paid security
Dignity Village	Residents take turns as part of responsibilities
Emerald Village	None
Opportunity Village	Residents take shifts as part of their responsibilities
Village of Hope	24 hr paid security

Recommendation:

The villages where residents take a turn at security seemed to be as safe and organized as the ones with paid security.

Rules & Rent

Village	Governance	Rent & Responsibilities
Proposed San Jose Village	City run	30% of income
Tiny House Village	Management/Resident mix – if you violate rules you can be barred for 1, 2 days or permanently	chores
Georgetown	"	chores
Othello	"	chores
Licton Springs	"	chores
Quixote Village	Board of Directors & weekly meetings	30% of income
Kenton Women's Village	Catholic Charities/Village Coalition	
Dignity Village	Self-governing	\$30 p/mo + chores
Emerald Village	Self-governing Co-Op	\$200 - \$350 p/mo covers share, utilities, maintenance and other operating costs
Opportunity Village	Self-governing – resident council	\$35 p/mo for utilities
Village of Hope	Poverello	0

Recommendation:
 AB932 would remove all tenant/landlord regulations, making it easier to require residents follow rules and would not require eviction to remove someone.

A combination of token rent and chores seems to work well. Percentage of income is a bookkeeping nightmare.

Highlights & Lessons Learned

Village	
Proposed San Jose Village	Before they even proposed a specific site, there was community backlash about some of 99 potential sites
Tiny House Village	Neighbors loved them from the start because they replaced an abandoned house occupied by with drug dealers. They are right in the middle of a city block. Building fancy condos across the street
Georgetown	A place for families – and it's working. The have small units for the bookkeeper/office and for the case manager to meet with residents. Needed food because out of the way, not getting donations.
Othello	Exceptionally orderly and neat. Residents had innovative door coverings to get air circulation and have privacy. One guy had a screen held in the middle with magnets – should probably make that standard with a fan for summer cooling.
Licton Springs	Due to no-barrier residents displayed non-violent behavior, but it was generally organized and orderly.
Quixote Village	The Community Center is beautiful and any neighborhood would welcome that as an addition. Since this is permanent housing, the director said that he would have included more parking spaces.
Kenton Women's Village	Using mobile units for bathrooms, showers, kitchen, with water tank, and generator – must be expensive but really makes the site complete, quickly and can all be relocated to the next ste.
Dignity Village	I found this site chaotic. Very disturbed that they have had fires. Hoarding is a problem in all of the sites, but it was serious here.
Emerald Village	What we need to be building when we talk about very low income housing – the village of the future.
Opportunity Village	Although similar to Dignity village in governance and size, this site was organized and clean and safe. And the residents were exceptionally pleasant.
Village of Hope	Not following California code, and City of Fresno seems happy to look the other way.