

# Tent Encampments and Tiny House Villages as a Crisis Response to Homelessness



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

# Low Income Housing Institute

LHI owns and manages over 50 properties in 6 counties in the Puget Sound region, serving a wide variety of individual and family populations: homeless, low-income, disabled, senior, young adult, veteran, refugee. Additionally, LHI runs three Urban Rest Stops that offer homeless persons free shower, laundry, and other hygiene services. LHI also partners in operation of 3 homeless encampments.

**Cheryl Chow Court**  
50 apartments  
for seniors



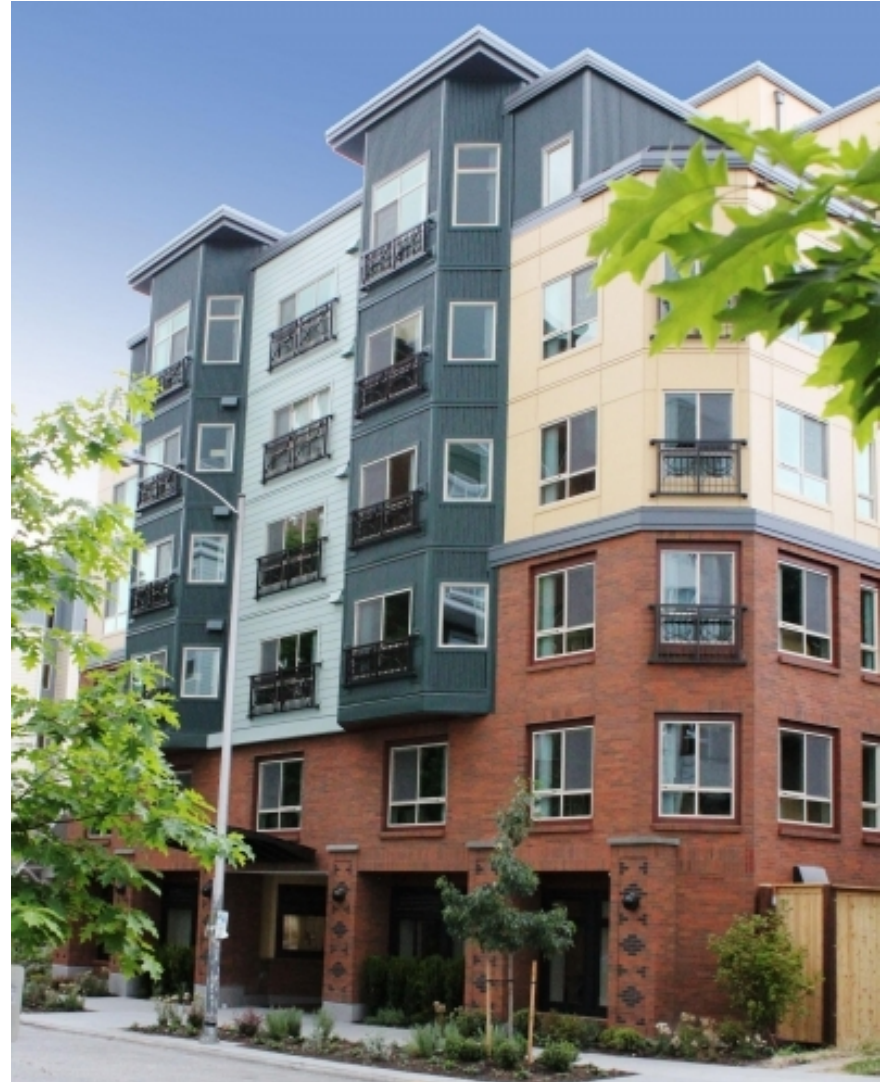
**August Wilson Place**  
57 workforce apartments



# Housing First Models



**Ernestine Anderson Place**  
60 apartments for homeless  
and low-income seniors



**Gossett Place**  
63 apartments for homeless vets,  
young adults and the mentally ill

### **University Commons**

49 apartments for homeless young adults with a food bank on the ground floor.



### **Olympia Commons**

43 apartments for homeless young adults, vets, disabled, and others

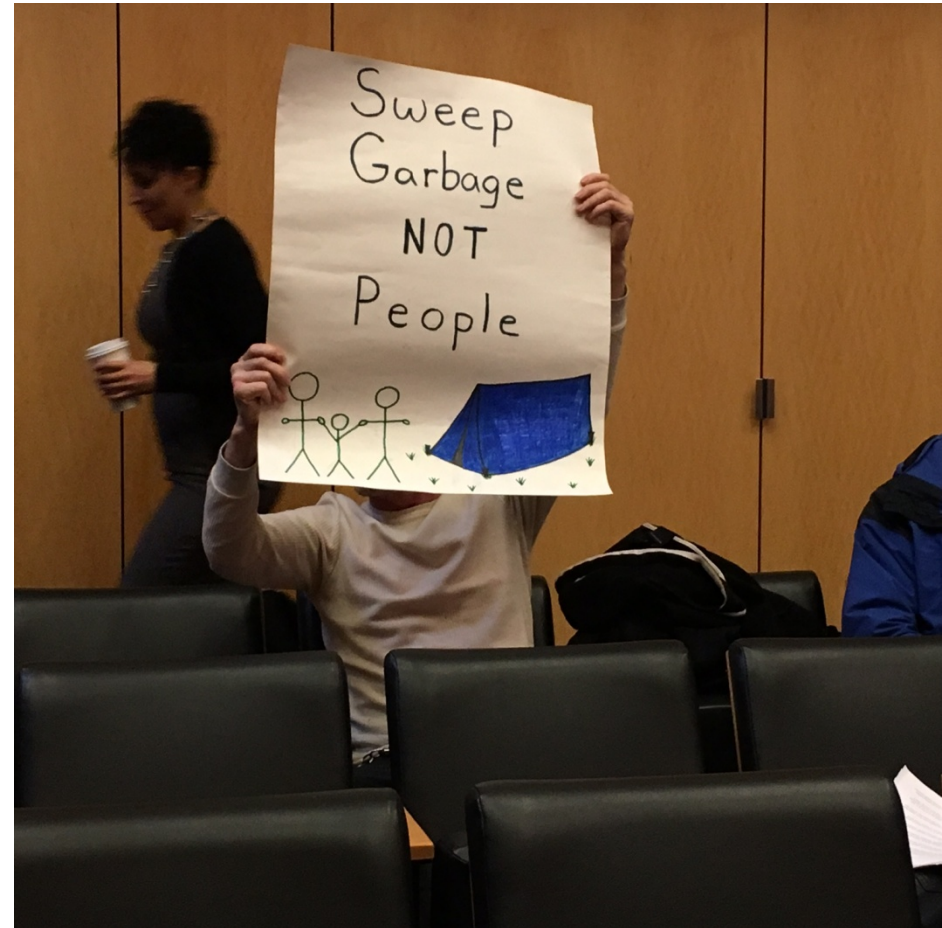




# SHARE

Seattle Housing and Resource Effort

## LARGEST SHELTER & ENCAMPMENT NETWORK IN THE PACIFIC NORTHWEST





# Nickelsville





# Why Tent Cities are Needed

Severe lack of shelters

Severe lack of affordable housing

Survival: WITHOUT SHELTER PEOPLE DIE!

10,000 Homeless in King County

4,505 Unsheltered

67 Homeless Deaths in 2015

## Tent Cities/Encampments

### INTERIM SURVIVAL MECHANISMS

From its inception King County's 10 year plan to End Homelessness recognized that Interim Survival Mechanisms are a legitimate response to help meet the immediate safety and survival needs of individuals who have no access to safe shelter.



Tent Encampments  
and  
Tiny House Villages  
in Seattle





# Background

- **History of Tent Encampments in Seattle**



# Background

- **How Tent Encampment Works:**
  - Democratic & Self-managed
  - Weekly meetings – real democracy
  - Strict Code of Conduct (Sobriety, Non-violence)
  - NO Sex Offenders
  - Dumpster and Port-a-Potties provided
  - Security workers at all times/Litter patrols daily
  - Bus tickets provided
  - LIHI Case Management (TC5 Interbay)
- **Advantages of Encampments**
  - Community
  - Cooperation
  - Safety/Security
  - Empowerment
  - Point of engagement
  - Cost-effective
  - Couples/Families stay together (Pets are allowed)



# Background

The Low Income Housing Institute (LIHI) began hosting and providing services to Nickelsville in September of 2013 when the encampment was forced to move off of the City of Seattle land on W. Marginal Way that they had occupied for several years.

For the first year the encampment was located at our property on S. Jackson St. in the Central District.

Religious Sponsor:  
Tabernacle Missionary Baptist Church



Nickelsville then moved to S. Dearborn St. in September, 2014

Religious Sponsor:  
Lutheran Church of the Good Shepherd



Oct 2014

## Seattle Mayor Convenes Emergency Task Force on Unsheltered Homelessness

- Tent encampment legislation
- Mayor announces 100 bed shelter
- Use of City-owned and other public spaces for sheltering homeless people
- Funds for homeless youth shelter beds
- Tiny Houses
- Regional response: City funds used for shelter in King County outside of Seattle



Seattle Mayor Ed Murray

# Encampment Legislation

- **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.

- **WA 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 issued RFQ to identify tent city sponsors
  - LIHI in Partnership with Nickelsville and SHARE are chosen to run the 3 encampments.
- Mayor Murray declares state of emergency due to homelessness on Nov 2 and city councils allocates \$7.3 million in 2016 budget to address problem.



# Simple Small Sturdy Sleeping Structures

To serve families, who would often show up in the middle of the night, we partnered with Home Depot to build small huts.



# Tiny Houses

As we got more involved with, committed to, and experienced with encampments, we realized that houses are much better than tents and that we could do much better than shacks.

We began to reach out to schools and training programs and soon were partnering with them to build inexpensive, but quality, durable Tiny Houses, complete with electricity and heat.





# Materials List for one Tiny House

STOCK MERCHANDISE TO BE DELIVERED:									
REF #	SKU	QTY	UM	DESCRIPTION	PL	TAX	PRICE EACH	EXTENSION	
R01	0000-387-133	2.00	EA	4X4-12FT PT CON SELECT FIR /	A	Y	\$17.78	\$35.56*	
R02	0000-314-210	3.00	EA	12INX12IN PIER BLOCK /	A	Y	\$2.84	\$8.52*	
R03	0000-621-044	3.00	EA	EPB44PHDG 4X4 ADJUSTABLE POST BASE /	A	Y	\$6.62	\$19.86*	
R04	0000-186-714	2.00	EA	2X6-12FT #2/BTR KD HEM-FIR /	A	Y	\$5.15	\$10.30*	
R05	0000-186-695	10.00	EA	2X6-8FT #2/BTR KD HEM FIR /	A	Y	\$3.43	\$34.30*	
R06	0000-915-394	3.00	EA	23/32" 4'X8' T&G PLYWOOD /	A	Y	\$27.15	\$81.45*	
R07	0000-743-895	6.00	EA	PL375 HEAVY DUTY ADH 100Z VOC /	A	Y	\$2.28	\$13.68*	
R08	0000-102-924	20.00	EA	H2.5AZ 18GA ZMAX HURRICANE HE /	A	Y	\$0.55	\$11.00*	
R09	0000-132-272	1.00	BX	1-1/4" HOT GALV JOIST HGR 1 LB /	A	Y	\$4.54	\$4.54*	
R10	0000-335-373	14.00	EA	2X4-14FT PREMIUM KD HEM FIR /	A	Y	\$4.03	\$56.42*	
R11	0000-186-602	15.00	EA	2X4-12FT PREMIUM KD HEM FIR /	A	Y	\$3.45	\$51.75*	
R12	0000-161-640	17.00	EA	2X4-96" PREMIUM KD WHITEWOOD STUD /	A	Y	\$2.05	\$34.85*	
R13	0000-509-095	10.00	EA	3/8" 4'X8' SMART SIDE SIDING /	A	Y	\$27.70	\$277.00*	
R14	0000-694-876	2.00	EA	8"X12' TEXTURED STRAND LAP SDNG /	A	Y	\$8.25	\$16.50*	
R15	0000-915-378	6.00	EA	15/32" 4'X8' PLYWOOD /	A	Y	\$15.82	\$94.92*	
R16	0000-161-897	10.00	EA	3/4X4-8FT CEDAR BOARD /	A	Y	\$2.96	\$29.60*	
R17	0000-727-626	3.00	EA	3/4X6-12FT CEDAR BOARD /	A	Y	\$11.54	\$34.62*	
R18	0000-322-946	2.00	EA	3/8IN GALVANIZED Z-BAR /	A	Y	\$2.83	\$5.66*	
R19	0000-140-770	1.00	EA	KILZ 2 PRIMER 20941 128OZ /	A	Y	\$16.13	\$16.13*	
R20	0000-258-830	1.00	RL	#15 ROOFING FELT 4-SQ /	A	Y	\$19.24	\$19.24*	
R21	0000-894-803	2.00	EA	1-1/2IN X 1-1/2 GALV ROOF EDGE /	A	Y	\$2.52	\$5.04*	
R22	1000-001-507	1.00	RL	EVERBILT 9'X150' 76 GRMS HOUSE WRAP /	A	Y	\$82.65	\$82.65*	
R23	1001-188-139	8.00	BD	SUPREME METRIC ESTATE GRAY 25 YR /	A	Y	\$23.11	\$184.88*	
R24	0000-944-319	2.00	BX	8D 2 3/8 IN SINKER NAIL 5 LB BX /	A	Y	\$9.38	\$18.76*	
R25	0000-944-327	2.00	BX	16D 3 1/4" 5LB COATED SINKER /	A	Y	\$9.38	\$18.76*	
R26	0000-193-534	1.00	BX	3/4" ELECTRO GALV. ROOFING 5 LB /	A	Y	\$9.95	\$9.95*	
R27	0000-172-618	1.00	EA	ARROW 1/4" T50 GALV STAPLES 1250PK /	A	Y	\$2.70	\$2.70*	
R28	0000-690-521	1.00	EA	WALL VENT DUCTING KIT /	A	Y	\$16.27	\$16.27*	
R29	0000-158-602	2.00	EA	12"X12" FLANGE CENTER - BROWN /	A	Y	\$15.72	\$31.44*	
R30	0000-300-774	1.00	EA	SATIN NICKEL FANCY MUSHROOM COMBO /	A	Y	\$12.67	\$12.67*	
R31	0000-254-265	2.00	EA	NEW WORK 1G 22.5CU /	A	Y	\$0.49	\$0.98*	
R32	0000-636-801	1.00	EA	36X24 2500 SL WHT LOWE OBS 1/1 WD /	A	Y	\$90.87	\$90.87*	
R33	0000-614-287	2.00	EA	15A WHT SNGLPOLE TGGL SWTCH /	A	Y	\$0.65	\$1.30*	
R34	0000-212-261	2.00	EA	1G WHT NYL MIDWAY OUTLET WALLPLT /	A	Y	\$0.45	\$0.90*	
R35	0000-249-408	1.00	EA	PLASTIC KEYLESS LAMP HOLDER /	A	Y	\$1.22	\$1.22*	
R36	0000-268-550	1.00	EA	14-2 NM W/G 250 FT /	A	Y	\$33.22	\$33.22*	
R37	0000-614-637	20.00	EA	1IN 4FT X 8FT POLYSTYRENE /	A	Y	\$10.88	\$217.60*	
R39	0000-722-359	1.00	EA	NEW WORK CEILING 3" 18CU W/LUG /	A	Y	\$1.70	\$1.70*	
R40	0000-915-378	13.00	EA	15/32" 4'X8' PLYWOOD /	A	Y	\$15.82	\$205.66*	
R42	0000-663-624	1.00	EA	36"X80" RH BASIC FLUSH IS NBM /	A	Y	\$113.05	\$113.05*	
							<b>MERCHANDISE TOTAL:</b>	<b>\$1,905.52</b>	

# Tulalip Tribe Dedication Celebration of First Two Tiny Homes

June, 2015  
Lutheran Church of the Good Shepherd



Built by TERO Tulalip  
Apprenticeship Program





# Ballard Encampment Opens November, 2015 - 5 Tiny Houses



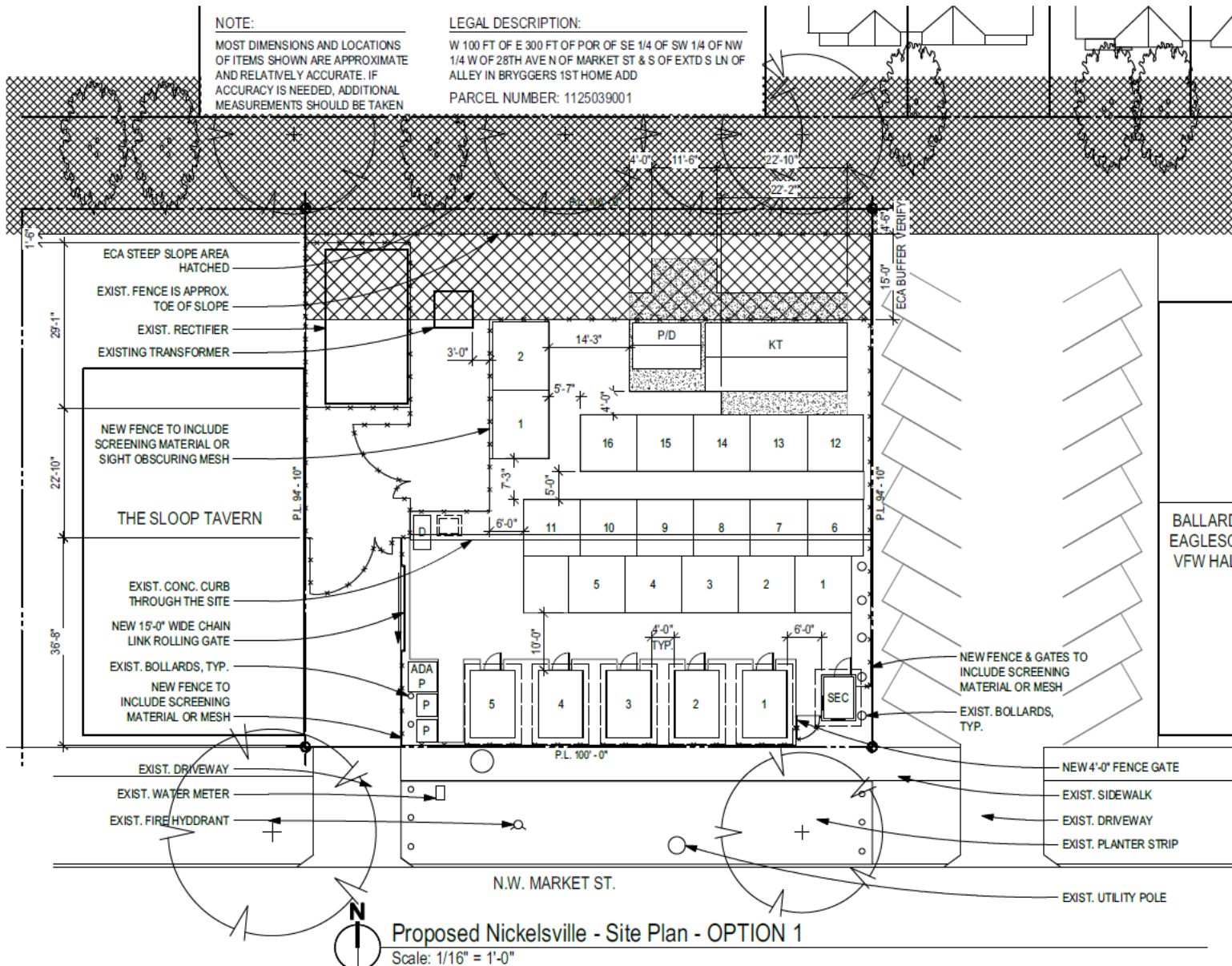
# Ballard Encampment Site Plan

**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)

BALLARD - EAGLESON VFW HALL

**environmental WORKS**  
 Community Design Center  
 102 15th Avenue East  
 Seattle, Washington 98112  
 206.329.8300  
 206.329.5494 fax  
 ew@eworks.org

**Nickelsville's Ballard Neighborhood**

2826 NW Market Street  
 Seattle, WA 98107

13 November 2015

EW Proj. No. 15-056G

Proposed Nickelsville - Site Plan - OPTION 1

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





# Good Shepherd Encampment Opens January, 2016 - 15 Tiny Houses



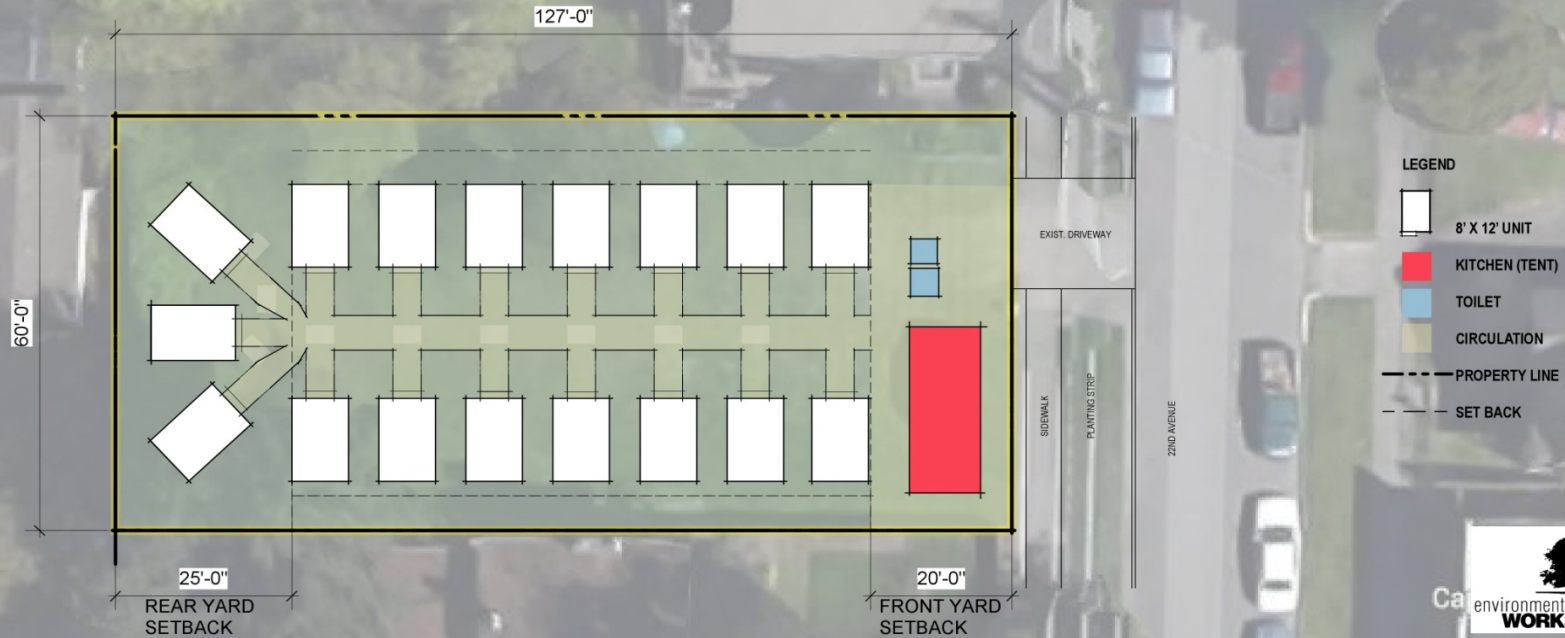


# Good Shepherd Tiny House Village





# Lutheran Church of the Good Shepherd Tiny House Village with Nickelsville



**PROPERTY INFORMATION**  
 ADDRESS 1419 22ND AVE, SEATTLE, WA  
 PARCEL # 7228500955  
 ZONING SF-5000  
 LOT SIZE 7,620 SF (127'x60')  
 SET BACKS SIDE YARDS 10'  
 FRONT YARD 20'  
 REAR YARD 5'

**LOT COVERAGE**  
 2,667 SF, MAX. 35%

**PROPOSED USE**  
 2,564 SF  
 (17 8'x12' (96 SF EA) SINGLE ROOM OCCUPANCY STRUCTURES  
 COMMON FACILITIES (2 TOILETS, 1 KITCHEN TENT)

**PARKING**  
 NO PARKING REQUIRED (SMC 23.42.054 TRANSITIONAL ENCAMPMENTS)

**APPLICABLE CODES**  
 2012 SRC SECTION R304  
 R304.1 MINIMUM ROOM AREAS  
 120 SF GROSS FLOOR AREAS  
 R304.2 OTHER ROOMS  
 NOT LESS THAN 70 SF (EXCEPT KITCHEN)  
 R304.3 HABITABLE ROOMS  
 ANY HORIZONTAL DIMENSIONS NOT LESS THAN 7 FT  
 SMC 23.42.054 TRANSITIONAL ENCAMPMENTS  
 SMC 23.42.054.D.2.A. ACCESSORY STRUCTURES IN SIDE & REAR YARDS

OPTION 2D. CENTRAL COMMUNITY SPINE  
 ENCROACH INTO FRONT & REAR YARD SETBACKS  
 17 PROPOSED UNITS

- LEGEND**
- 8' X 12' UNIT
  - KITCHEN (TENT)
  - TOILET
  - CIRCULATION
  - PROPERTY LINE
  - SET BACK

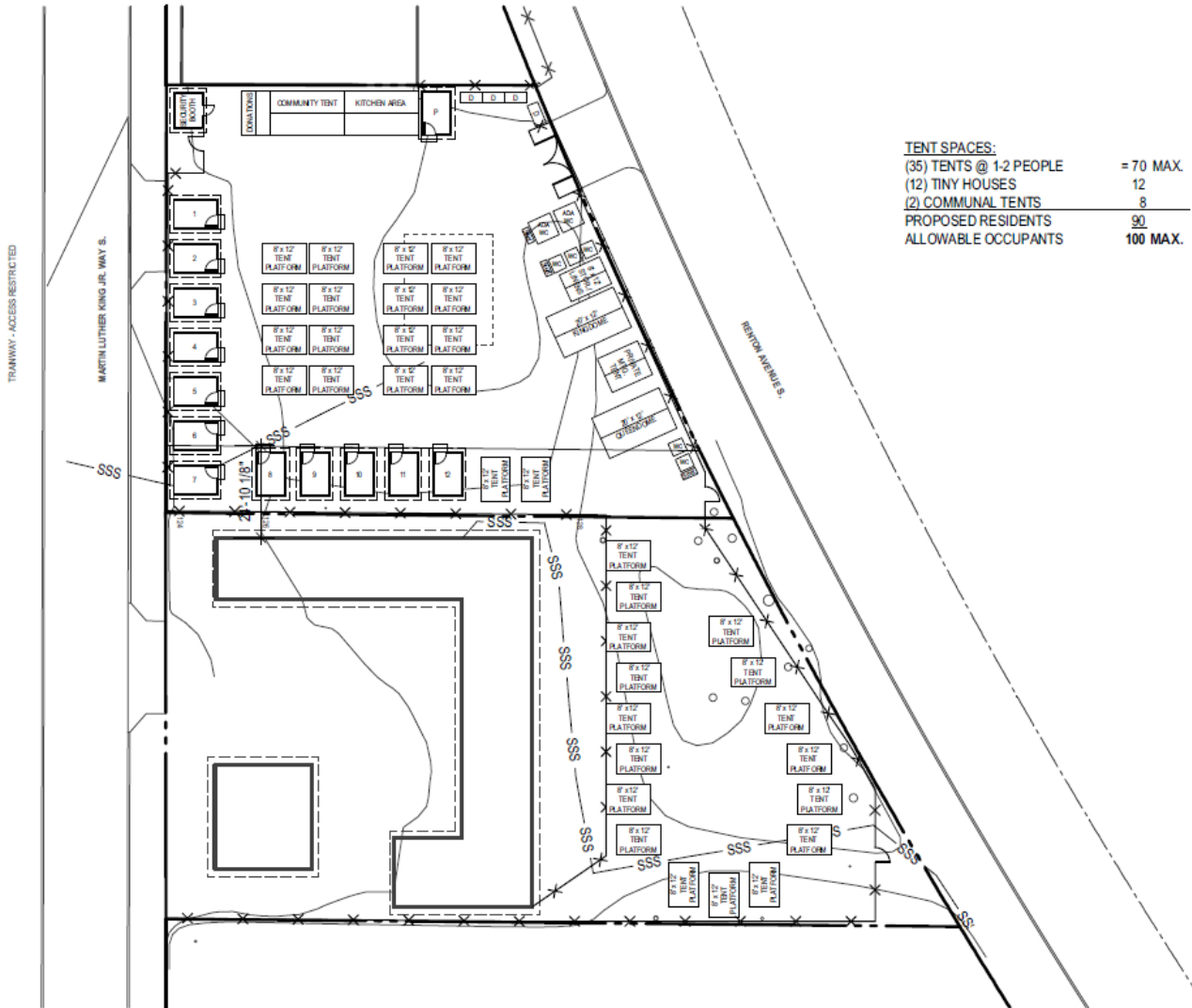
**environmental WORKS**  
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 402 15th Avenue East  
 Seattle, Washington 98112  
 206.329.8300  
 206.329.5494 fax  
 ew@eworks.org

**Lutheran Church of the Good Shepherd**  
 Homeless Village  
 1419 22nd Ave.  
 Seattle, WA  
 21 April 2015

EW Proj. No. 15-020



# Future Site: Othello Village



<b>TENT SPACES:</b>	
(35) TENTS @ 1-2 PEOPLE	= 70 MAX.
(12) TINY HOUSES	12
(2) COMMUNAL TENTS	8
<b>PROPOSED RESIDENTS</b>	<b>90</b>
<b>ALLOWABLE OCCUPANTS</b>	<b>100 MAX.</b>



**environmental  
WORKS**

Community Design Center

402 15th Avenue East  
Seattle, Washington 98112  
206.329.6300  
206.329.5494 fax

## Tiny House Village Othello Site

7544 MLK Jr. Way South &  
7529 Renton Avenue South  
Seattle, WA 98118

19 January 2016

Proj. No. 15-077



Site Plan Option A

Scale: 1" = 30 ft





# 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

# Staff & Services

While building higher quality shelters for the encampment helped meet an immediate need, our primary goal was to move families into housing and get them the services they needed to improve their situation.

LHI Supportive Services Manager Charese Jones was assigned to find housing for families (and singles) and almost immediately we were moving children off the streets in less than one day.

**We cannot stress enough the importance of having dedicated, knowledgeable staff to help encampment residents find housing and services.**

LHI Supportive Services Manager Charese Jones (right) and family of 3 who were moved into LHI housing in Rainier Valley.





# Specific Services

- Housing resources
- Basic food
- Help with benefits, daycare, school, job search
- Partnerships with
  - Public Health (Kids Plus)
  - YWCA's Late Night program
  - Family Housing Connection
  - Mary's Place shelter and other providers
- Transportation: local and long distance
- Reunification with families and relatives

# Successes





THE MIDDLE GROUND BY SAM DAY



HEY MAYOR, WE'VE GOT A LOT OF  
THESE TINY HOUSES FOR THE HOMELESS.  
WHERE SHALL WE PUT 'EM?

# Recent News Coverage

- [Kiro Story](#)
- [Fox 13 Story](#)

(Requires Internet Connection)