

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



*Presented by*  
Melinda Nichols, Board President  
*Low Income Housing Institute*

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

# Low Income Housing Institute

LIHI owns and manages over 50 properties in 6 counties in the Pacific Northwest, serving a wide variety of individual and family populations: homeless, low-income, disabled, senior, young adult, veteran, refugee. Additionally, LIHI runs three Urban Rest Stops in Seattle that offer homeless persons free shower, laundry, and other hygiene services. LIHI also partners in operation of 4 homeless encampments.

**Cheryl Chow Court**  
50 apartments  
for seniors

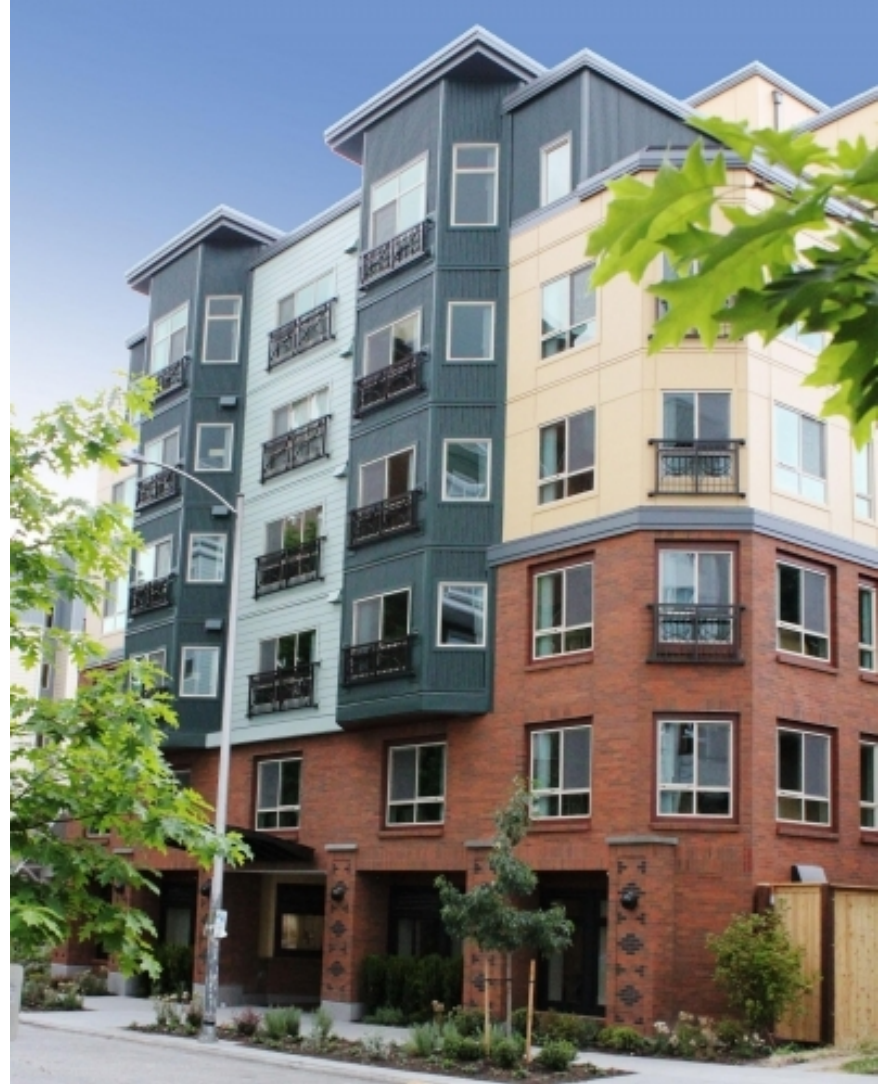


**August Wilson Place**  
57 workforce apartments

# Housing First Models



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

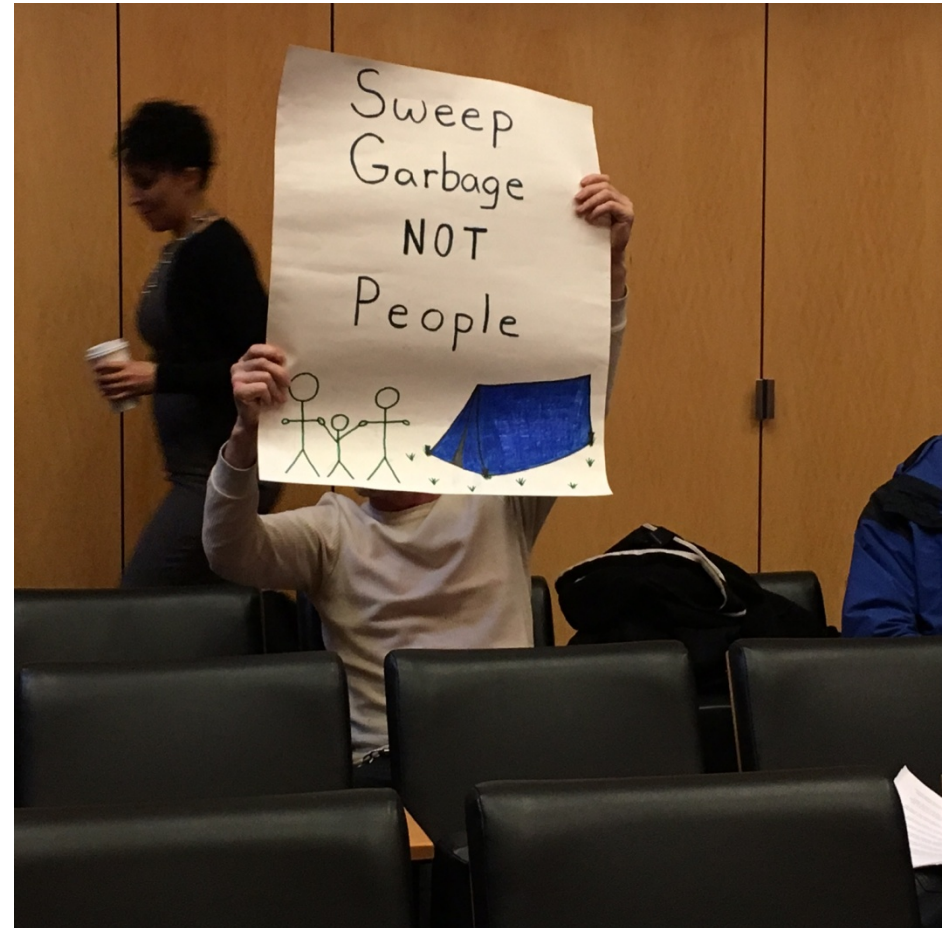


**Gossett Place**  
63 apartments for homeless vets,  
young adults and the mentally ill

# SHARE

(Seattle Housing and Resource Effort)

LARGEST SHELTER & ENCAMPMENT NETWORK  
IN THE PACIFIC NORTHWEST



# Nickelsville





## Tent Encampments and Tiny House Villages in Seattle



# Background

- **How Tent Encampment Works:**
  - Democratic & Self-managed
    - Weekly meetings – real democracy
  - Strict Code of Conduct (Sobriety, Non-violence)
    - NO Sex Offenders
    - Security workers at all times/Litter patrols daily
  - Dumpster and Port-a-Potties provided
  - Bus tickets provided
  - LIHI Case Management
- **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 Nickelsville in September 2013

2013:  
S. Jackson St. in the Central District.  
Religious Sponsor:  
Tabernacle Missionary Baptist Church



2014:  
S. Dearborn St.  
Religious Sponsor:  
Lutheran Church of the Good Shepherd



Oct 2014

## Seattle Mayor Emergency Task Force on Unsheltered Homelessness

- Tent encampment legislation
- Tiny Houses



Seattle Mayor Ed Murray



City Council Member  
Kshama Sawant

# 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.

- **Washington 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.
  - City Council Member Kshama Sawant sponsored budget action to fund existing and new tent encampments in the 2015-16 budget.
  - Mayor Murray declares state of emergency due to homelessness on Nov 2 and city council allocates \$7.3 million in 2016 budget to address problem.

# 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 (January, 2016)  
(an increase of 19% from 2015)  
91 Homeless Deaths in 2015



# 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 Construction

We have worked with numerous schools, colleges and training programs, which have used the project as an education opportunity and provided volunteer the labor to build inexpensive, but quality, durable Tiny Houses, complete with electricity, insulation and heat.



Tulalip Tribes TERO program built two tiny houses with beautiful doors.



# 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*	

# Ballard Encampment Opens November, 2015 - 5 Tiny Houses



“Barn raising” day



# YouthBuild, a Program of YouthCare



# Ballard Encampment Site Plan












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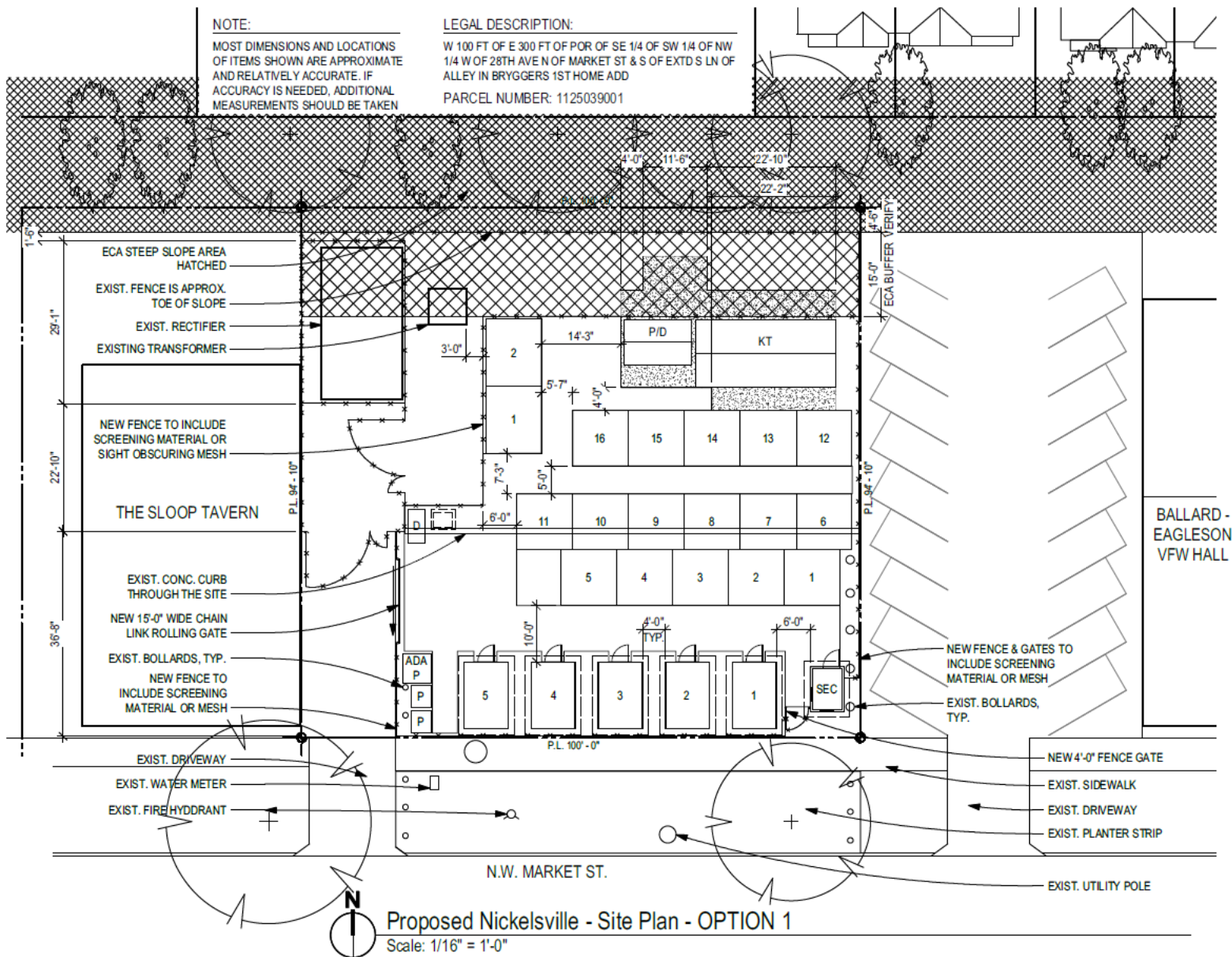
MOST DIMENSIONS AND LOCATIONS OF ITEMS SHOWN ARE APPROXIMATE AND RELATIVELY ACCURATE. IF ACCURACY IS NEEDED, ADDITIONAL MEASUREMENTS SHOULD BE TAKEN

## 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)



**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

# Good Shepherd Tiny House Village Opens January, 2016 - 14 Tiny Houses



Electrical Cable Trench



Plumbed  
Bathrooms

Coming soon:  
Shower House

# Sawhorse Revolution



# Mercer Island Presbyterian Church



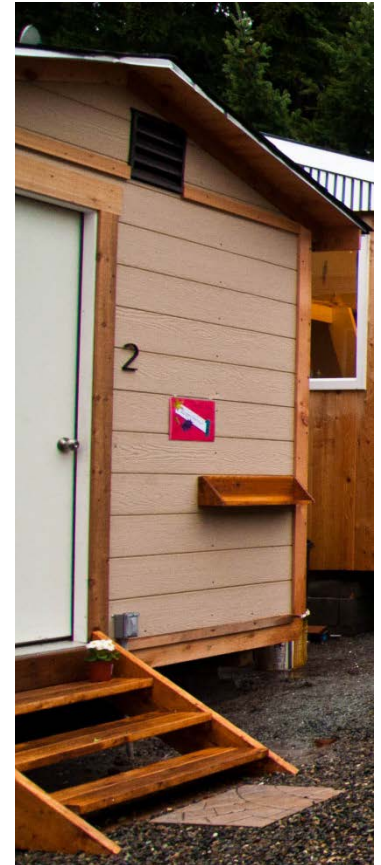
# Tulalip Tribe TERO



# Wood Technology Center



# Seattle Vocational Institute



# Apprenticeship and Nontraditional Employment for Women



# Renton Technical College



# Walsh Construction Company



# Good Shepherd Tiny House Village



Hundreds of volunteers



Tiny House #12 is, of course,  
Seahawk themed



KC Councilmember Larry Gossett  
visiting the site w/Sharon Lee



Scale: 1" = 30 ft



environmental  
**WORKS**

Community Design Center

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

**Tiny House Village  
Othello Site**

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

22 February 2016

Proj. No. 15-077

















# 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 is to move families into housing and get them the services they needed to improve their situation.

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

LIHI Supportive Services Manager  
Charese Jones (right) and family of 3  
who were moved into LIHI 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

# MLK LIHI Development



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?