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.
**IT TAKES A VILLAGE**

**CURRENT STATUS**

**TOTAL SHELTER SUPPLY & DEMAND**

- **3,738** Shelter Spaces Needed
- **1,145** Shelter Spaces Planned

**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*
Scale the city’s existing Tiny House Village system.

**SOLUTION**

- **294 TINY HOUSES**
- **8 VILLAGES**

**CURRENT**

- **800 TINY HOUSES**
- **20 VILLAGES**

**PROPOSED**
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**

- Unschooled
- Tiny Houses
- Permanent Housing
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.

Over the past 5 years 2,800 people have transitioned through the 335 houses. That is an average of 8.3 people per-house.
Tiny House Villages are very affordable. The startup capital costs per village range from $400K to $600K. Annual operating costs per village are approximately $800K, covering case management and services.
1,873 Shelter Spaces Gap

3,738 Shelter Spaces Needed

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.
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

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.
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.
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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!