

# 7.05 Tiny Homes: What Distinguishes a Tiny Home from Permanent Housing & What Do Successful Models of Each Entail?



#NAEH2022

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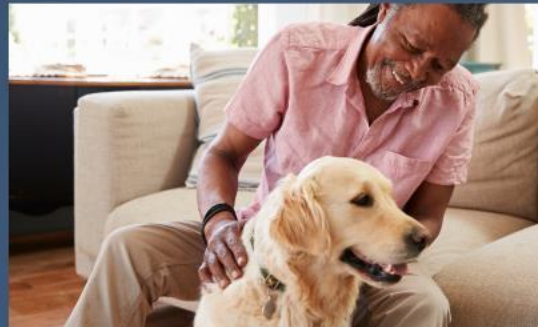
*Director, Lived Experience & Innovation, Destination: Home*

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# **Welcome & Session Introduction**

# Housing is the solution to homelessness

- What we know about homelessness:
  - Housing is the solution to homelessness
  - Someone who has a home is not homeless
  - The U.S. has a major affordable housing crisis



Photo by [Breno Assis](#) on [Unsplash](#)

# Tiny Homes as a creative housing solution

- Appear as an affordable option
- Can be put up quickly
- Add to a community's affordable housing inventory
- Not just as a response to homelessness but to broadly meet housing needs everywhere



# Considerations for Tiny Home Structures

- What kind of “Tiny Home” is being proposed?
  - Crisis/interim housing or permanent housing
  - Be specific on the vision for how they will look and function
  - Communicate vision clearly
- Are the structures safe, dignified, and livable?
  - Up to code, address safety issues, insulation, safe ventilation for the heat
  - Privacy and security; ADA compliant
  - Basic amenities (kitchens, bathroom with running water)
  - Look like housing or a garden shed

# Considerations for Tiny Home Structures

- Is the design informed by people with lived experience?
  - Don't advance housing and crisis/interim housing without considering input and decision making from people for whom they are intended.
  - Key is the opportunity to weigh in on design and whether it meets their needs
  - Also, critical to seek input on program design that leads to being quickly housed or to stabilize in housing

# Considerations for Tiny Home Villages

- Where is the Tiny Home village being sited?
  - Location matters – convenient proximity to transportation, grocery, services...
  - Not segregated away from the rest of the community
- How will the Tiny Home village operate?
  - Crisis/interim, transitional, permanent housing
  - Ownership/Governance models – inclusive of the tenants
  - Operating services
  - Addressing when tenants engage with neighbors in a way that violates agreed upon expectations

# Considerations for Tiny Home Villages

- Who is being prioritized for Tiny Homes, and will the appropriate services be offered?
  - Voluntary services are critical to a person's return to housing
  - Critical to integrate race equity into service delivery and housing placements
- What's the real cost?
  - Construction cost and timeline but also what's required to sustain the project

# Tiny Home Take Aways

- Bring as many affordable housing solutions to the table as possible – not just for people experiencing homelessness
- Tiny Homes are just one strategy among a larger housing strategy
- Don't have one kind of housing for people who are not homeless and another segregated kind, for people who are homeless
- Don't have housing that has different rules for people who are homeless and those who are not



# SANTA CLARA COUNTY

## Emergency Interim Housing

July 27, 2022

Claudine Sipili



# WHAT IS EMERGENCY INTERIM HOUSING (EIH)?

Temporary housing for unhoused people.

- Implementing interim housing
  - Dedicated to people who are **connected to supportive housing programs**.
    - ◆ People qualified for a rental subsidy and supportive services
  - Targets people who **aren't connected** to a supportive housing program



# EIH BEING DEPLOYED IN OUR COMMUNITY

- ➔ City of San Jose EIH sites and Bridge Housing Communities
- ➔ Santa Clara County Willow Glen Studios and Casitas de Esperanza

## Types of facilities:

- Rehabbed former-nursing home,
- Buildings using modular construction, and
- Tiny homes designed to be quickly constructed for emergency response.





# CASITAS de ESPERANZA



**Program Capacity**  
25 families



**Target Population**  
Unhoused families with  
minor children



**Site Build Lead**  
County of Santa Clara



**Land Owner**  
County of Santa Clara



**Funder**  
County of Santa Clara



**Opened**  
February 2021



**Site Operator**  
Amigos de Guadalupe  
Center for Justice and Empowerment



## Services and Amenities



Case Management



Education Support



Food Access



24/7 Staff



Private Rooms



On-site Events



Wi-Fi



Security



Community  
Building



Community  
Garden



# HIGHLIGHTING MEETING THE NEED

- Tiny house community details
- Designed to respond to shelter crisis
- Length of Stay at Casitas: 151 days





# WHAT MAKES SENSE FOR YOUR COMMUNITY?

Use of tiny structures for housing has to be temporary:

- ◆ Tiny homes meant for crisis intervention
- ◆ Inefficient use of land
  - High cost of land → need high density housing
- ◆ Expanding shelter supply → faster to erect, privacy compared to congregate shelter.
  - Meets the need
  - More dignified to give people their own space, privacy
  - But it's not meant to be permanent



# RESOURCES AND LINKS

## Contact information:

Claudine Sipili

[claudine@destinationhomesv.org](mailto:claudine@destinationhomesv.org)

[Tiny Houses Checklist](#)

[Tiny Houses Spotlight: Casitas de Esperanza](#)

[Tiny House Spotlight: City of San Jose Mabury Bridge](#)

[Housing Communities](#)





EDEN VILLAGE  
#NoOneSleepsOutside





We build relationships  
and communities for  
our homeless friends.







**IMAGINE A CITY WHERE  
#NoOneSleepsOutside**











# WHAT HAVE WE FOUND SO FAR? A FEW THINGS:

- Residents LOVE their houses
- Everyone knows everyone
  - Not the creation of a new community
- Springfield: plenty of food and clothes, not enough housing

Factors in becoming homeless:

- Abusive relationships and domestic violence
- Death of a loved one
- Loss of a job or other unexpected event leading to eviction
- Foster care system
- Drugs and alcohol addiction
- Mental health issues



# TELL ME ABOUT YOUR TINY HOUSE!



# EDEN VILLAGE 1

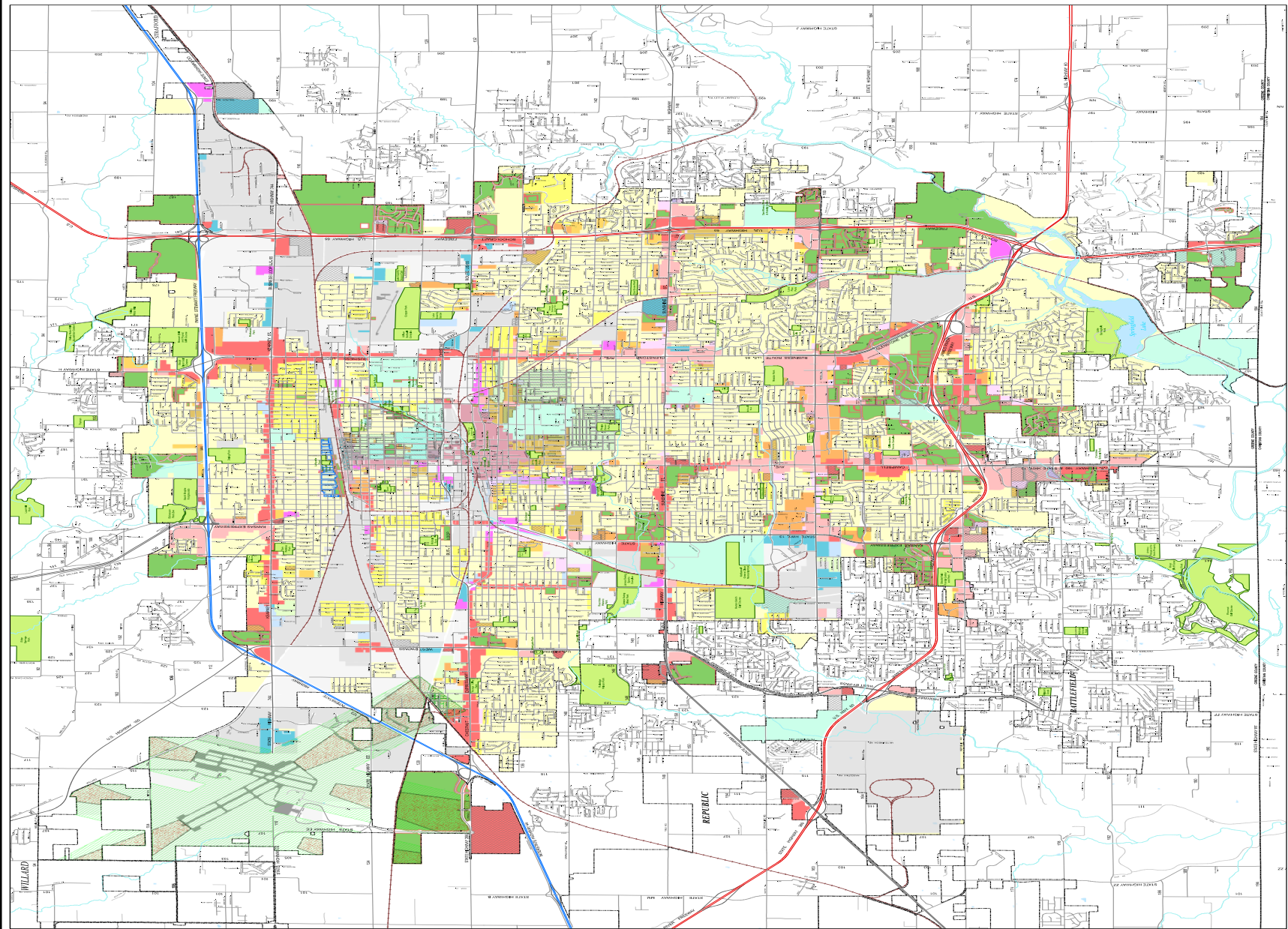
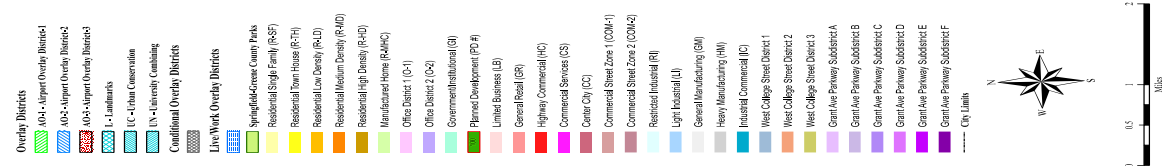
## TODAY (AS OF 07/01/2022)

- 30 residents
- Average age: 51 years old
- Youngest resident: 26 years old
- Oldest resident: 72 years old
- 19 male, 10 female, 1 nonbinary
- 23 white, 7 black
- Average amount of time at Eden Village: 561 nights
- Total nights housed for current residents: 27,358 person/nights



**TOTAL NIGHTS OF INDIVIDUALS HOUSED  
AT EDEN VILLAGE :**

**39,679**



**No rezoning  
necessary!**

**Home's  
manufactured off  
sight to meet local  
zoning  
requirements.**

- Modular
- Manufactured
- PMRV

# WHY ZONING MATTERS

- No NIMBY Movement
- No city and county votes
- Quicker fundraising and project completion timelines
- Better community participation (volunteers and donors)





[EDENVILLAGEUSA.ORG](https://EDENVILLAGEUSA.ORG)

10 cities, 9 states and counting...



Photo by Rory Doyle



**Lila Fleishman**  
Community  
Development Project  
Manager

Human Resource  
Development Council,  
IX

July 27, 2022

# Housing First Village



# Bozeman, Montana

- >50K residents for the first time in the 2020 Census
- Known for outdoor recreation, Montana State University and now, a “zoom town boom”
- The Bozeman City limits median single-family sales price has been >\$800K through 2022 and rents >\$2K for 1 bedroom units Q1 2022



Photo by Rory Doyle

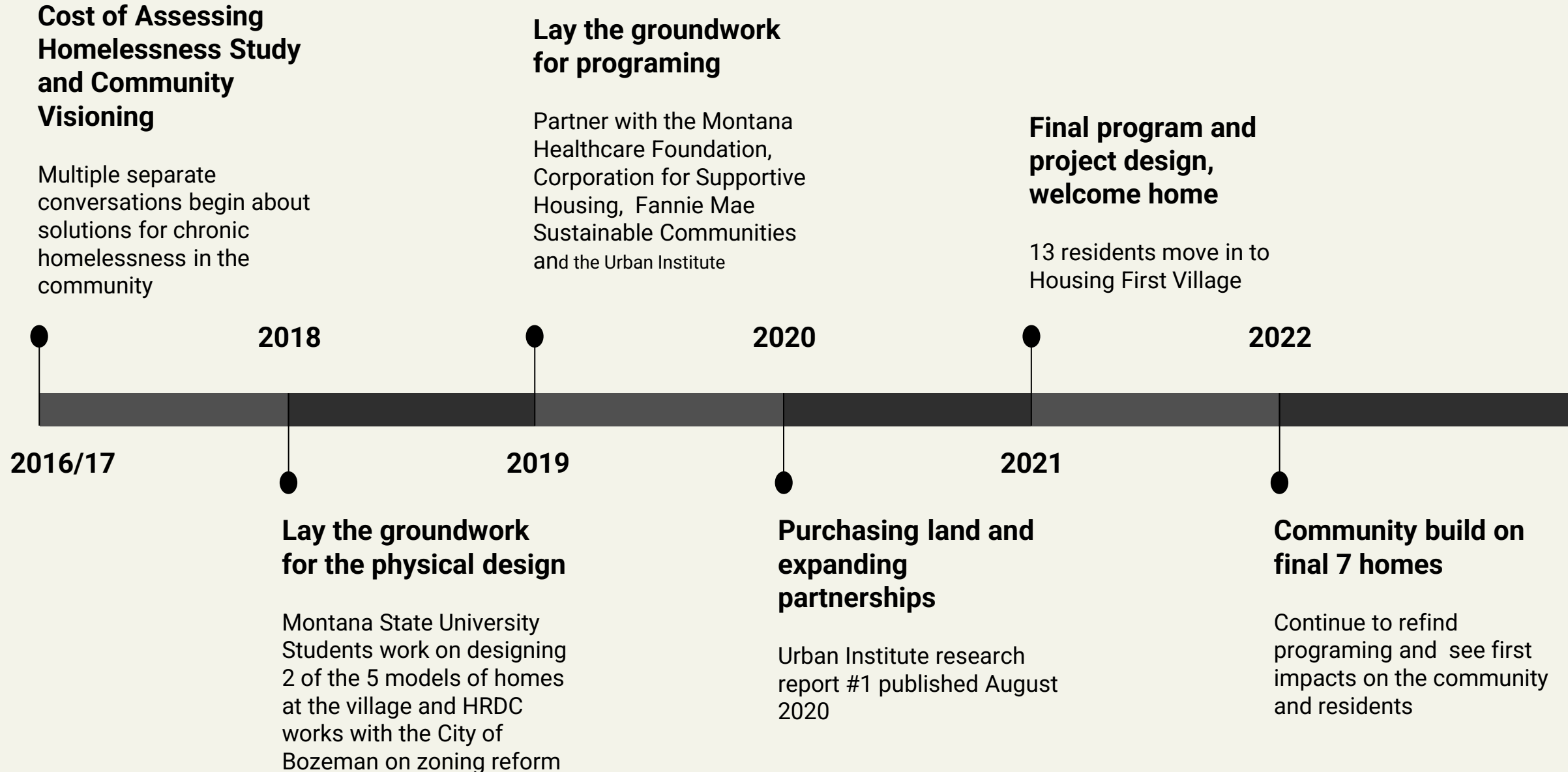


# Homelessness in Bozeman

HRDC's seasonal warming center saw a 47% increase in people seeking shelter between the 2019/2020 season and 2021/2022 season and a 63% increase in people experiencing chronic homelessness. Increased demands are consistent with research from the US Government Accountability Office found a \$100 increase in rent led to a 9% increase in people experiencing homelessness.



Photo by Rory Doyle



# What makes Housing First Village Unique?

- HRDC in the community
- HRDC internal capacity and customers
- Homes are on permanent foundations fully compliant with standard building codes
- Supportive Housing best practices baked into the design of the village
- Trauma informed design in the village and the programming





# Overview of peer learning resources: development phase

RESEARCH REPORT

## Implementing Tiny Homes as Permanent Supportive Housing

Corianne Payton Scally, Amanda Gold,

Wilton Oliver, Clare Salerno

August 7, 2020



RESEARCH REPORT

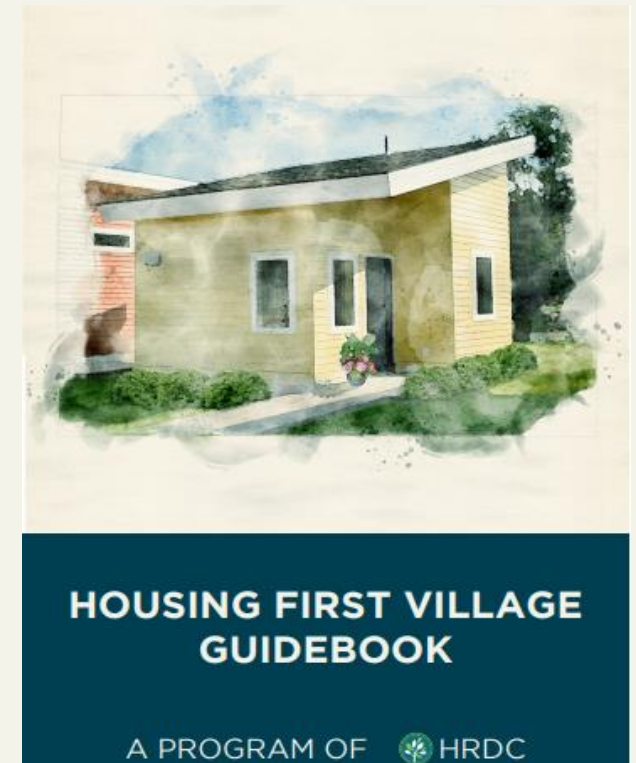
## Building and Launching Tiny Homes as Permanent Supportive Housing

*Outcomes Study for Housing First Village in  
Bozeman, Montana*

Amanda Gold, Clare Salerno, Corianne

Payton Scally

December 15, 2021



# Takeaways and lessons

- Leveraging the interest around tiny homes to provide community engagement and education
- Community perceptions on cost of tiny homes vs. other kinds of development
- Challenges securing Housing Choice Vouchers and passing the Housing Quality Standards inspection. Should there be a tiny homes standard?
- We are still testing this concept, opening in November 2021 we are already seeing great impacts on resident well being but are learning more about supportive housing and tiny homes as we go







**Thank you!**



Photo by Rory Doyle



**Q&A**