



INFORMATIONAL MEMORANDUM

TO: **Planning and Community Development**

FROM: **Nora Gierloff, DCD Director**

BY: **Max Baker, Development Supervisor**

CC: **Mayor Ekberg**

DATE: **March 21, 2022**

SUBJECT: **LIHI Tiny House Villages Proposal**

ISSUE

The Low Income Housing Institute (LIHI) has applied for a King County ARPA grant to establish and run two tiny house villages in Tukwila for a period of two years. Staff seeks direction regarding these proposals.

BACKGROUND

The two sites that LIHI has proposed are:

- Miracle Temple of God site at 14925 Interurban Ave S. led by Pastor Jenkins proposes 28 tiny houses with the potential to house up to 33 residents. This site is zoned Regional Commercial Mixed Use (RCM).
- Riverton United Methodist Church at 3118 S 140th Street led by Pastor Bolerjack that currently hosts unhoused individuals and families living in tents. They propose 20 tiny houses with the potential to serve up to 24 residents. This site is zoned Low Density Residential (LDR).

DISCUSSION

Last year, in response to recently adopted state legislation, Tukwila revised its zoning code per Ordinance 2658 to allow emergency housing and shelters in zones RC and higher subject to siting and operational criteria, see TMC 18.50. TMC 18.50.260 also allows transitional supportive housing in all residential zones, subject to a maximum of 15 residents in Low Density Residential (LDR). However, the state legislation, and the revised TMC legislation, anticipated that the housing and shelters would occur within permanent structures.

RCW 36.70A.030

(9) "Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

(10) "Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Transitional Housing

"Transitional housing" means a facility that provides housing, case management, and supportive services to homeless persons or families and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Since 2015 Tiny House Villages have been established within the cities of Seattle, Tacoma, and Olympia and most recently in unincorporated King County (Skyway) with the goal of providing support services, more secure shelter, and moving people into permanent housing. The proposed tiny houses would be approximately 96 square feet in size. The other host jurisdictions have looked at the houses as falling under the International Building Code permit exemption for structures less than 120 square feet. Other development permits might be required for site improvements or utility connections.

Tukwila has a long history of allowing temporary Tent City encampments at established church sites without land use permitting requirements because they were considered accessory to the mission of the institution. The City has conducted life safety inspections and participated in neighborhood outreach for each new encampment.

Tiny house villages are not directly addressed within our codes, but the use could fall within the City's discretion to allow pursuant to the following note in the land use Table 18-6:

Note: The Director of Community Development will make a determination for uses not specifically listed in the Zoning Code. The Director will consider whether the proposed use is:

- a. Similar in nature to and compatible with other uses permitted out right within a similar zone; and
- b. Consistent with the stated purpose of the zone; and
- c. Consistent with the policies of the Tukwila Comprehensive Plan.

Additionally, the Council could direct staff to review sample codes and propose tiny house specific regulations that Council could adopt into the TMC Zoning Code. Examples to consider are Seattle's transitional encampment regulations at SMC 23.42.056 and King County's codes for temporary small house sites at KCC 21a.46. King County's tiny house regulations expire May 25, 2022, one year after adoption. The code development, review, and adoption process would take at least six to eight months.

RECOMMENDATION

If the Committee is supportive of LIHI's proposal, please forward it to the March 28th Committee of the Whole for further discussion by the full Council. If the Council determines that LIHI has addressed potential concerns about the operation of the tiny house villages they may proceed with an approach similar to what the City has done with tent cities and not require land use permitting when collocated with a religious institution.

ATTACHMENTS

LIHI Presentation

Tukwila Tiny House Village Program

Partners:

- Miracle Temple Church of God in Christ
- Riverton Park United Methodist Church
- Tukwila Food Pantry
- Low Income Housing Institute



Panelists

- ◆ **Pastor Henry Jenkins**, Miracle Temple Church of God in Christ
- ◆ **Pastor Jan Bolerjack**, Riverton Park United Methodist Church
- ◆ **Benton Coblentz**, Tukwila Food Pantry Board Chair
- ◆ **Tracy Williams**, LIHI Village Organizer and former village resident
- ◆ **Jon Grant**, LIHI Chief Strategy Officer
- ◆ **Josh Castle**, LIHI Director of Community Engagement
- ◆ **Bradford Gerber**, LIHI Senior Projects Manager

Low Income Housing Institute



Affordable Housing

3,000 units of affordable housing throughout the Puget Sound Region.



Urban Rest Stops

2 Urban Rest Stops in Seattle providing free hygiene resources to people experiencing homelessness.

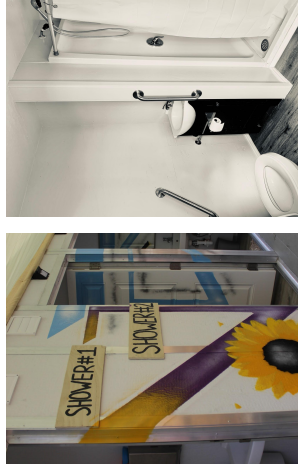


Tiny House Villages

16 villages providing shelter and case management to individuals, couples and families experiencing homelessness.

Tiny House Villages

- LIHI operates 16 tiny house villages (626 tiny houses) in **Seattle, Skyway, Tacoma, Olympia, and Bellingham.**
- High quality, non-congregate, Covid-safe enhanced shelter.
- Each tiny house is 8 feet by 12 feet, is insulated, and has heat, electricity, and a locking door.
- Villages include hygiene and kitchen facilities, community spaces, and offices for on-site staff.
- Villages serve populations not served by traditional shelters such as families, couples, and people with pets.



True Hope Village (18th & Yesler)



Rosie's Village (45th & Roosevelt)



Progressive Skyway Village

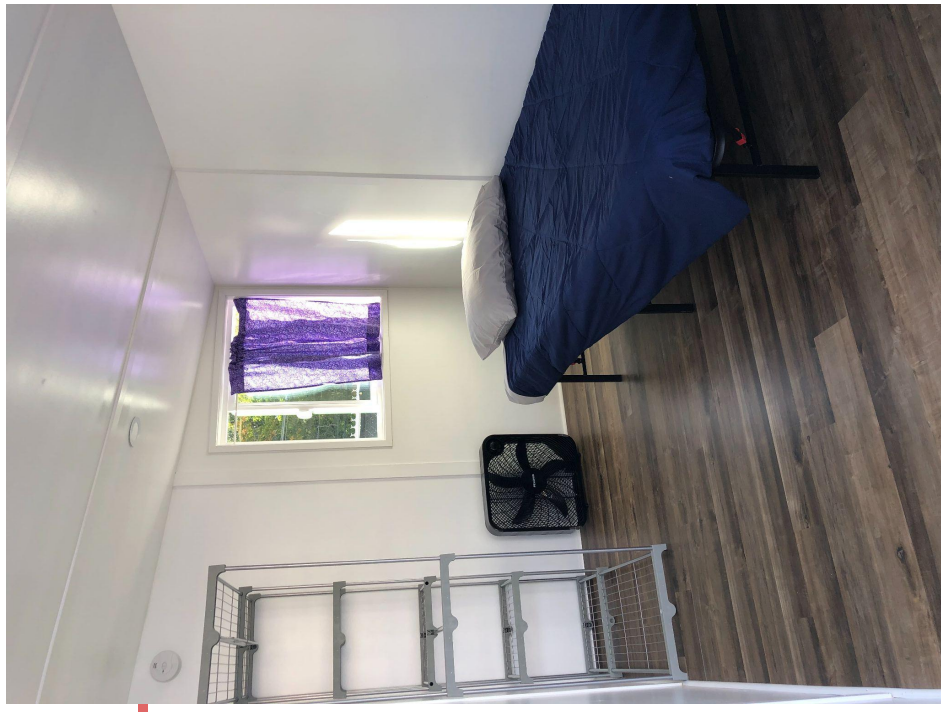


Senator Rebecca Saldaña, Pastor Curtis Taylor,
Minister Kathy Taylor of Seattle Word of God Church

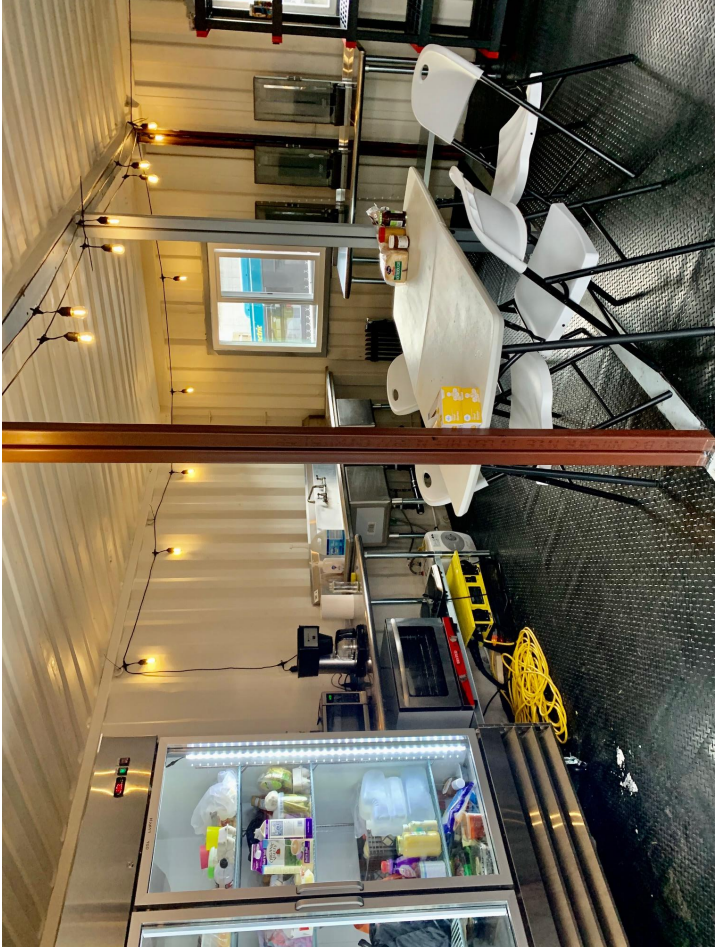


King County Councilmember Girmay Zahilay

Inside a Tiny House



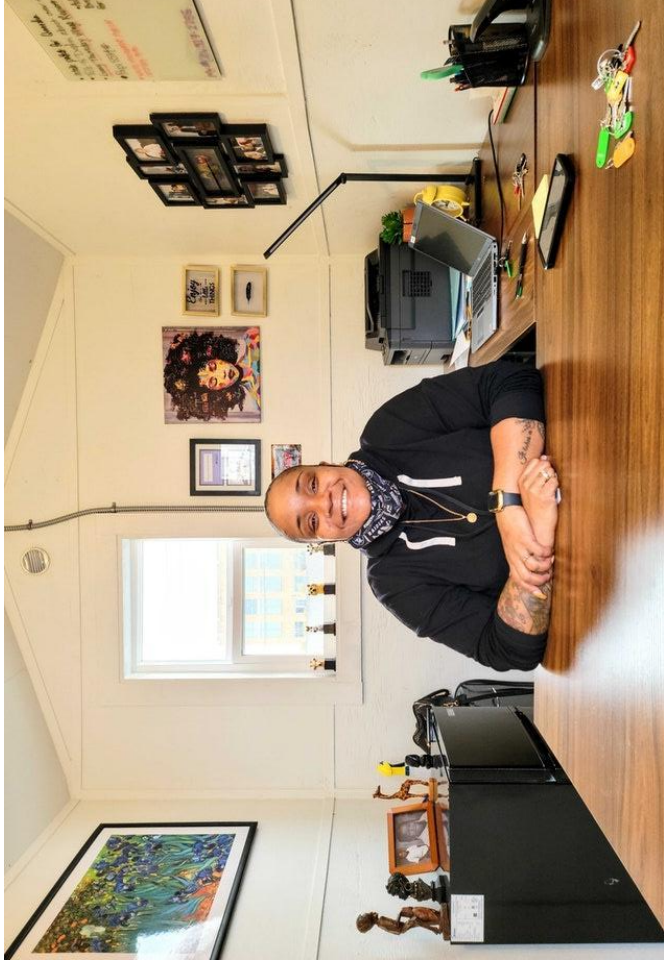
Community Kitchen



Hygiene Facility



Village Staff Offices



Village Operations Manager Office



Case Manager Office

Tiny House Village Management & Operations

- Villages have full time staffing:
 - **Village Operations Manager** - manages site
 - **Case Manager** - provides services and support to residents
 - **Village Organizers** - provides security and operational support
- Residents required to agree to and abide by a Code of Conduct as a condition of staying at the site.
- LIHI employs grievance procedures to address resident concerns.



Tiny House Village Supportive Services

- Full-time Case Managers work on-site.
- Case Managers support residents in obtaining housing, employment, health care, child care, getting IDs, education, and more.
- Residents are required to work with the Case Manager as outlined in Code of Conduct.
- Tiny houses villages serve as a stepping stone from homelessness to permanent housing. Case Managers are crucial to this!



Tiny House 2021 Outcomes (King County)

- Provided shelter for over 2,516 people since 2015.
- 745 people sheltered in 2021.
- 56% of village residents exiting found homes, 50% into permanent housing and 6% into transitional housing. Tiny house villages have significantly higher rate of exit to permanent housing than other shelter programs.
- 114 day median length of stay in villages.



Community Outreach and Engagement

- LIHI Tiny House Villages are committed to being a good neighbor & asset to the communities they are a part of.
- Public community meeting for the future sites to present the plan for the villages and answer questions.
- LIHI will meet with any neighborhood group, organization, or business by request to discuss the plan for the villages and answer questions.
- Formation of a Community Advisory Council made up neighborhood faith organizations, local businesses and other stakeholders to provide community oversight and support.
- LIHI staff respond promptly to questions, concerns, ideas, or offers of support or donations from the community and neighbors.



Volunteers Make It Happen



City of Tukwila Tour of Progressive Skyway Village



Mayor Ekberg, Councilmembers Delostrinos Johnson & Hougharty, Deputy Fire Chief Norm Golden, village resident Denisha Wells, Pastor Jenkins, Gastor Bolerjack, Village Operations Manager Lauren Razon, Benton Coblenz, Paul Coblenz (Seatac-Tukwila Rotary Chair), Levi Berger, & other champions.

Proposal to King County & City of Tukwila

\$2.3M Application Submitted to King County Department of Community & Human Services for 50 Tiny Houses at two locations.

- 20 Tiny Houses sponsored by the Riverton Park United Methodist Church
 - Operated by the **Low Income Housing Institute**
 - Located on Church property at 3118 S. 140th, Tukwila, WA.
- 30 Tiny Houses sponsored by Miracle Temple Church of God in Christ
 - Operated by the **Low Income Housing Institute**
 - Located on Church property at 14925 Interurban S., Tukwila, WA.

Riverton Park United Methodist Church



Riverton Park United Methodist Church is an active, vibrant community of people from diverse backgrounds who strive together to lead lives faithful to Jesus Christ. While hosting a large Food Bank, offering a weekly community meal, providing garden plot land, housing homeless families, worshipping, and welcoming the stranger – we continue to build relationships, deepen our faith, and challenge the systems of injustice that exist in our world. All are welcomed.



Riverton: Addressing Existing Needs



Riverton Site Map



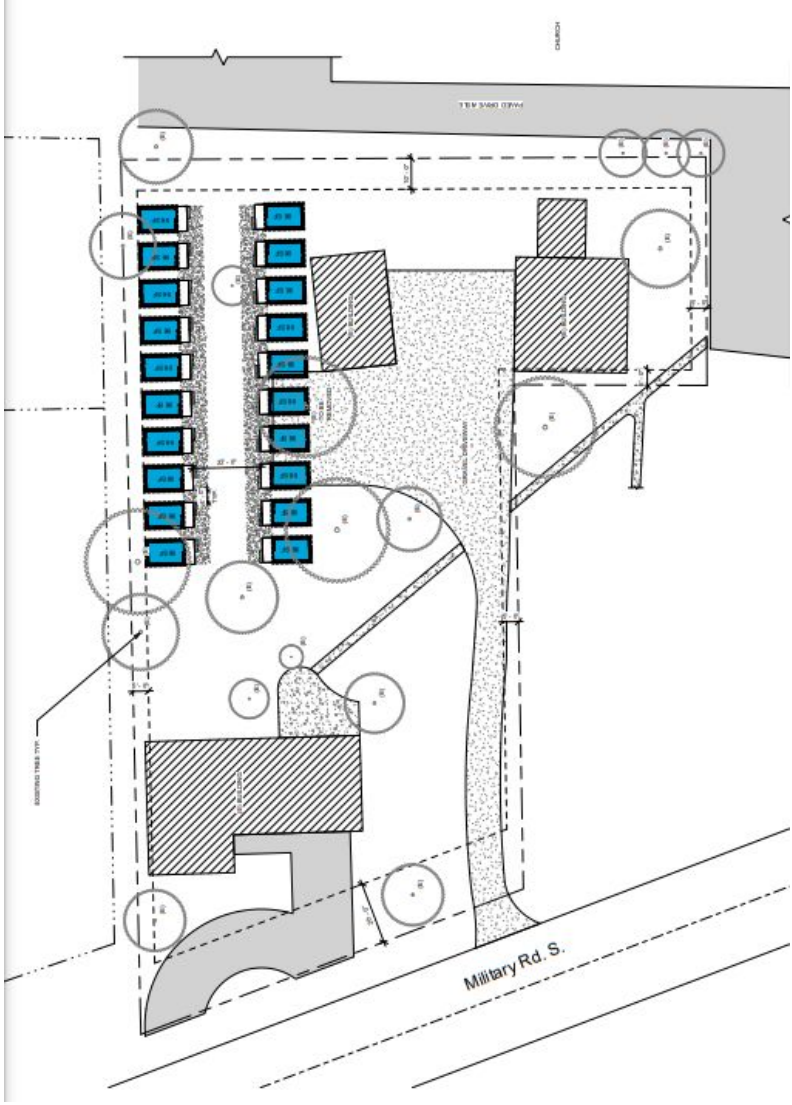
PROJECT #:	XX
DRAWN BY:	LJB
CHECKED BY:	LJB

SITE PLAN - OPTION 1

A101

Schematic Design

Riverton Site Plan



Overview

- Rev. Jan Bolerjack, Sponsor
- 20 Tiny Houses
- 1 Hygiene Trailer
- 1 Communal Kitchen
- 1 Onsite Case Manager
- 1 Operations Manager
- 24/7 Staffing Offered by Church

Riverton: Tukwila Response Center



Tukwila Food Pantry

The Tukwila Pantry is a non-profit food bank established to serve the residents of the city of Tukwila, SeaTac and Burien in a humane and dignified way with their food and other referral needs. The Tukwila Pantry is committed to provide food for those in need and educate the community on issues surrounding hunger.



Riverton Visualizations









Miracle Temple Church of God in Christ

Pastor Jenkins was born in Mississippi and moved to Washington state with his family in 1954. He began pastoring in 1980, building his first church in 1982 at 2700 South Hanford in Seattle.

In his 42 years serving as a Pastor he has led many community driven projects to feed and clothe those marginalized by society. His church also ran a youth program for many years that helped young people find age-appropriate jobs, build self-esteem, and find purpose.

Pastor Jenkins has generously offered land owned by his Church for our Interurban site. His Church currently offers support to homeless folks in the neighborhood.



Miracle Temple Church of God in Christ



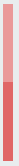
Overview

- Pastor Henry Jenkins, Sponsor
- 30 Tiny Houses
- 1 Hygiene Trailer
- 1 Communal Kitchen
- 1 Onsite Case Manager
- 1 Operations Manager
- 24/7 Staffing









Questions & Answers