



Project Overview

The Tiny Home Village Working Group is an informed circle of local volunteers concerned about the harsh fact that so many people remain sleeping on the streets of Albuquerque and its peripheries despite the array of available provider and outreach programs.



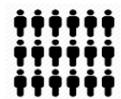
Ad-Hoc Working Group

This working group has been meeting for over a year to engage in some preliminary thinking about what a Tiny Home Village might look like in Albuquerque. This working group is composed of volunteers who have expertise in housing rights, formal provider networks, mental and behavioral health, financing, neighborhood negotiations, architecture and planning, development, communications, and project management. This group played a pivotal role in ensuring \$2 million of Public Housing General Obligation Bonds earmarked for capital expenditures towards 2 Tiny Home Villages.



Philosophy

While the working group agrees with the intents of the Housing First best practices, the group's current proposal does not offer unconditional housing. Instead, they are proposing a holistic housing intervention that prioritizes Community First principles: a) provides safe and dignified housing within a supportive and supported single-site community setting that builds on a strengths-based approach, b) follows an alternative harm reduction model, and c) provides autonomy of the villagers and their reintegration into broader society



Priority Populations

The current proposal specifically targets users of emergency health and first responder services, social welfare programs, and mental and behavioral health initiatives. These "Frequent Utilizer" populations are considered to be:

- High-risk
- High-frequency
- Costly

Due to the acute needs of this population, their length of stay in the village will not be limited and will rather depend on individual needs and choices as well as the availability of other affordable housing possibilities.



Evidence Base

May, 2016: HUD commissioned U.C. Berkeley's School of Public Policy to assess the feasibility of tiny home villages:

- a) reducing homelessness through transitional housing
- b) increasing affordable housing stock through permanent housing

Key Findings about Tiny Home Villages:

- They create community support – both in the surrounding community and within the village itself
- There is great value in establishing internal community agreements
- There are many opportunities for activating volunteer labor and materials from the community

Comparing Temporary and Permanent Models in Lane County, Oregon

Context:

Opportunity Village is a transitional housing program, more permanent than a shelter or a tent, less permanent than a house or apartment. As such, any evaluation of Opportunity Village's effectiveness should focus on the effect that living in a supportive, resident-run model has on long-term homelessness.



Emerald Village aims to fill a gap in the housing market in Lane County. As rents increase, and housing assistance is limited, it becomes impossible for an individual relying on government assistance or a minimum wage job to find affordable housing.

	Opportunity Village (Temporary Model)	Emerald Village (Permanent Model)
<i>Description</i>	<i>Temporary, simple rooms without private bathrooms or kitchens</i>	<i>Permanent homes with private bathrooms and kitchens</i>
Residents	Formerly homeless individuals	Marginally housed and previously homeless individuals who have completed some transitional program (such as living in Opportunity Village)
Size	60 to 80 sq ft	150 to 250 sq ft
Zoning Challenges	<i>Springfield:</i> Homes must be 120 sq ft (excepting manufactured homes); Shared kitchens must go through an application process <i>Eugene:</i> Apply for a conditional use permit	<i>Springfield:</i> Homes must be 120 sq ft (excepting manufactured homes); Shared kitchens must go through an application process <i>Eugene:</i> No particular barriers
Cost to Build	\$7,300 per unit	\$60,000 per unit, and possibly higher as seen in Quixote Village
Funding	\$98,000 cash, \$114,000 in-kind	\$1.5 million total costs In-kind donations Possible mortgage
Operational Costs per Unit	\$90/month	\$250 to 300/month
Rent	\$30/month	\$250 to 300/month
Possible HUD involvement (not currently being used)	-Emergency Services Grants	-Section 8 Housing Choice or Project vouchers (limited) -CDBG -HOME -SHOP
Units	29	22
Effectiveness measures	Homelessness reduction	Increase in affordable housing stock

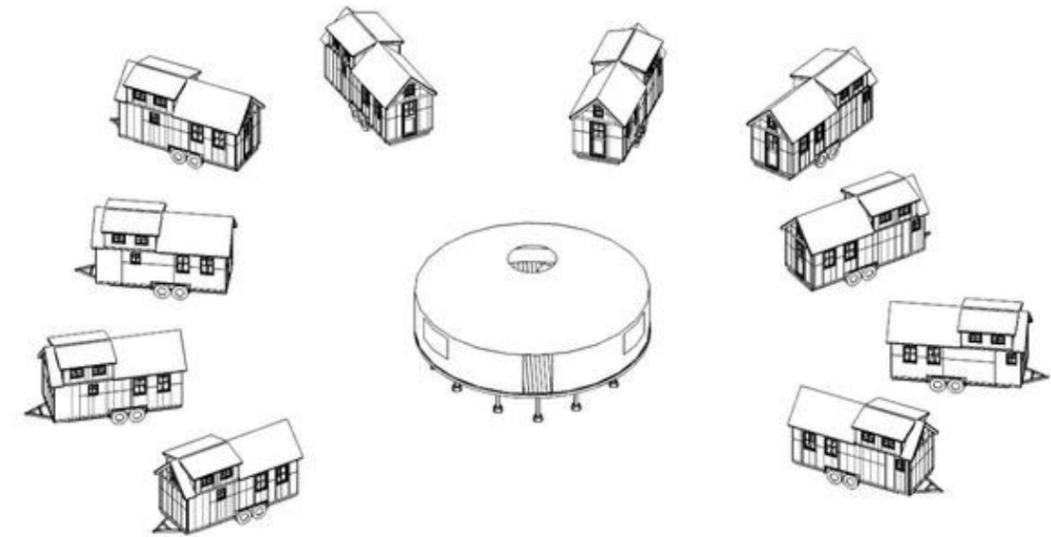
Next Meeting on Thursday, February 2 At McKinley Community Center

Tiny Home Village Community Meeting

January 19, 2017

Next Steps for City and County Staff

- Consolidate input from first meeting
- Develop a draft Scope of Services
- Identify Selection Criteria
- Identify Project Timeline
- Discuss ideas for moving forward



Questions?

For questions or more information, please contact:

- Kelly Sanchez with Bernalillo County at (505) 401-1705
- Chris Sylvan with the City of Albuquerque at (505) 768-3136
- Ilse Biel at ilsebiel@icloud.com



Hosted by:

Bernalillo County, Commissioner Debbie O'Malley
City of Albuquerque, Councilor Diane Gibson



Facilitated by:
Tim Karpoff

