



Faith Alliance Initiative for Tiny Houses

Tiny House Villages in Olympia



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Five Tiny House Villages in Olympia

1. Hope Village (Faith Community with City Support)
2. Camp Mercy (Faith Community)
3. New Hope Community (Faith Community with City Support)
4. Plum Street Village (City of Olympia)
5. Quixote Village (Private/Public)



Tiny House Village Overview

- **Four villages** were built since the homelessness emergency was declared in 2018
- **Three villages** are faith-based with Olympia City support, established in 2019-2020
- **One village** (Plum Street-2019) is owned by the City and managed under contract by LIHI
- **One village** (Quixote) pre-dates the emergency (2014) and is a private non-profit with County, State and federal financing



Hope Village

- **Location:** Westminster Presbyterian Church
- **Size:** 8 houses, 1 community building, 1 office
- **Residents:** 8-10
- **Funding Sources:** Westminster and other faith communities with City of Olympia support
- **No Rent, but chores required**





Hope Village Management

- **Managers:** Westminster Presbyterian Church volunteer Committee with a part time village coordinator and support from LIHI
- **Case Management:** Provided by LIHI under City of Olympia contract
- **Sanitation:** Portable toilets provided by City of Olympia, showers provide by church
- **FAITH support:** Several faith communities provide laundry, food and other support



Hope Village Costs-1

- **Construction Costs-2019:**
 - Westminster Presbyterian: \$17,200
(community building, utilities hookup, and grounds)
 - City of Olympia: \$36,000
(for electrical panel and connections)
 - FAITH partners – house materials. (\$30,000 est.)
(9 houses built and delivered)
 - In kind contributions from Faith communities and friends (not calculated)
- **TOTAL COST** \$83,000 est.



Hope Village Costs – 2

- **Annual Operation Costs - 2020:**
 - Westminster Presbyterian: \$13,800
(Including part-time coordinator {10 hrs/week}, water, electricity, supplies and guest needs)
 - City Services: (trash, PortaPotties) \$20,000
 - LIHI Case Management (paid by City): \$25,000
 - Other in-kind contributions from Faith Communities and friends (not calculated)
- TOTAL COST** \$70,000 est.



Hope Village Performance

- Period of Operation: November 2019 – Current
(numbers for the first 15 months of operation)
- Total Number of guests housed during this period: **14**
(6 current-for 8 houses)
- Number of guests moved to Permanent Housing: **3**
(2 currently have placements and will be moving soon)
- Number of guests transferred to supportive housing: **3**
- Number of other guests Exited: **2**
- Target length of stay: **9 months** (extendable)
- Community Spirit Developed: Fair to Good
(depending on time period)



Camp Mercy

- **Location:** Union Gospel Mission-Olympia
- **Size:** 5 houses
- **Residents:** 5-6



- **Funding Sources:** Union Gospel Mission and Rotary International
- No Rent but chores and participation in UGM program required



Camp Mercy Management

- **Managers:** Union Gospel Mission staff and volunteers
- **Case Management:** Provided by Union Gospel Mission as part of their program
- **Sanitation:** Toilets and showers in main UGM building
- **Support:** UGM community and Rotary Clubs in Lacey and Olympia



Camp Mercy Costs-1

- **Construction Costs-2019-20:**
 - Union Gospel Mission: \$11,600
(finish houses and electrical hookup)
 - Rotary Clubs– house materials. (\$15,000 est.)
(4 houses built with Youth Build program and 1 by Rotary)
 - City of Olympia: none
- TOTAL COST \$36,600 est.**



Camp Mercy Costs – 2

- **Annual Operation Costs - 2020:**
 - Union Gospel Mission (UGM): \$11,600
(Including part-time coordinator , water, electricity, supplies and guest needs)
 - City Services: (trash, PortaPotties) none
 - Case Management: part of UGM program
 - Minor in-kind contributions from UGM friends (not calculated)



Camp Mercy Performance

- Period of Operation: August 2020 – Current
(numbers for the first 7 months of operation)
- Total Number of guests housed during this period: **7**
(4 current-for 5 houses)
- Number of guests moved to Permanent Housing: **1**
(too soon for data on this)
- Number of guests transferred to supportive housing: **1**
- Number of other guests Exited: **2**
- Target length of stay: **9 months or less** (extendable)
- Community Spirit Developed: **Fair to Good**
(depending on time period)



New Hope Community

- **Location:** First Christian Church of Olympia
- **Size:** 6 houses, 1 community building
- **Residents:** 6-10
- **Funding Sources:** First Christian and other faith communities with City of Olympia support
- **No Rent, but chores required**





New Hope Community Management

- **Managers:** The community is self-managed with support from the Pastor.
- **Case Management:** Donated by local social service non-profits
- **Sanitation:** Hygiene trailer with showers and toilets provided by City of Olympia
- **FAITH support:** Originally supported by Concerned Clergy and now with occasional donations during COVID times.



New Hope Community Costs-1

- **Construction Costs-2020:**
 - First Christian Church of Olympia: \$4,000
(community building, utilities hookup, and grounds)
 - City of Olympia: (\$30,000 est.)
(for utilities)
 - LOTT Clean Water Alliance (\$75,000 est.)
(hygiene container)
 - Thurston County for installation (\$10,000 est.)
 - FAITH partners – house materials. (\$14,000 est.)
(6 houses and community room built on-site)
- TOTAL COST \$133,000 est.**



New Hope Community

Costs – 2

- **Annual Operation Costs – 2020-21:**
 - First Christian Church: Not Avail.
(Too soon for data analysis for water, electricity, supplies and guest needs)
 - City Services: (hygiene cont. utilities) Not Avail.
 - Local Social Service Case Management (donated)
 - Other donations for NHC through First Christian
(Too soon for data analysis)



New Hope Community Performance

- Period of Operation: December 2020 – Current
(numbers for the first 6 months of operation)
- Total Number of guests housed during this period: **15**
(10 current-for 6 houses)
- Number of guests moved to Permanent Housing: **2**
(includes data prior to houses but on FCC site)
- Number of guests transferred to supportive housing: **2**
- Number of other guests Exited: **1**
- Target length of stay: **9 months** (extendable)
- Community Spirit Developed: Excellent
(community developed before/during move to FCC)



Plum Street Village

- **Location:** Plum St. and Union Ave., Olympia WA
- **Size:** 29 houses,
1 community building,
2 offices
- **Residents:** 32-36
- **Funding Sources:** City of Olympia with some community support
- **No rent, but chores required**





Plum Street Village Management

- **Management:** Low Income Housing Institute non-profit corporation under contract to the City with Program Manager on-site
- **Case Management:** 2 paid full-time equivalent case managers
- **Sanitation:** Showers and restrooms in hygiene trailer. Water also available in community room.
- **Community support:** Members of faith communities and others provide volunteers, donations and other support



Plum Street Village Costs-1

• Construction Costs-2019:	
– City of Olympia Home Fund	250,000
– Other City of Olympia funds	155,000
– LOTT (hygiene trailer donation)	(75,000 est.)
TOTAL COST	\$480,000

Note: Value of City land not included.



Plum Street Village Costs – 2

- **Annual Operation Costs – 2021 budget:**
 - Staff and Salaries (incl benefits): \$449,700
 - (including Case Management est. \$110,000)
 - Operating Expenses \$95,800
 - Administration by LIHI \$54,500
 - Total Operating Costs \$600,000**

Source: City of Olympia



Plum Street Village Performance

- Period of Operation: February 2019 – Current
(numbers for 2 years of operation)
- Total Number of guests housed during this period: **80**
(30 current-for 29 houses)
- Number of guests moved to Permanent Housing: **30**
- Number of other guests Exited: **20**
- Target length of stay: **10 months (extendable)**
- Community Spirit Developed: **Good to Very good**
(depending on time period)



Quixote Village

- **Location:** 3350 Mottman Rd SW, Olympia WA
- **Size:** 30 houses, 1 community building, 2 offices
- **Residents:** 30



- **Funding Sources:** Combination of Federal, State, Thurston County and Private Funding
- Rent paid at 30% income, also chores required



Quixote Village Management

- **Management:** Non-profit organization with Board, paid Exec. Dir, and Program Manager
- **Case Management:** 1 paid full-time equivalent case manager
- **Sanitation:** Showers and restrooms in community building along with full kitchen and meeting rooms
- **Community support:** Members of faith communities and others provide volunteers, donations and other support



Quixote Village Costs-1

- **Construction Costs-2012-13:**
 - State Housing Trust Fund 1,550,000
 - HUD Comm. Dev. Block Grant 699,000
 - Value Thurston County Land Donation 333,000
 - Thurston County Grant 170,000
 - Private Grants and Donations 304,000
- TOTAL COST \$3,056,000**



Quixote Village Costs – 2

- **Annual Operation Costs - 2020:**
 - Staff and Salaries (incl benefits): \$120,000
 - Utilities \$38,100
 - Repairs and Maintenance \$26,000
 - Professional and Insurance \$28,500
 - Misc. Costs \$20,800
- Total Operating Costs \$233,400**

Sources: Federal Section 8-52%, State and County-40%,
Donations-5%, Rents 3%.



Quixote Village Performance

- Period of Operation: December 2013 – Current
(numbers for 7 ½ years of operation)
- Total Number of guests housed during this period: **83**
(30 current-for 30 houses)
- Number of guests moved to Permanent Housing: **27**
(11 subsidized housing, 5 no subsidy, 11 family or friends)
- Number of guests moved to long term care: **2**
- Number of other guests Exited: **26**
- Target length of stay: **When guest is ready to leave**
- Community Spirit Developed: **Very good to Excellent**
(depending on time period)



Tiny House Village

Cost Observations

- **Four villages** have temporary tiny houses with less expensive construction
- **Three villages** are faith-based with Olympia City support, with much lower operating costs
- **One village (Plum Street)** is professionally managed by LIHI with wrap-around services
- **Most expensive (Quixote)** has semi-permanent design with water in houses, built to standards before emergency measures to allow temporary structures



Tiny House Village

Performance Observations

- **Four villages** are focused on transitional housing and 40-50% of guests move to permanent housing or supported housing per year
- **One village (New Hope Community)** has guests who formed a cohesive community before moving in and require much less case management
- **One village (Quixote)** charges income-based rent to guests
- **One village (Quixote)** allows indefinite stays and some guests see it as permanent housing. 65% of those who leave go to permanent housing or long term care



Thank you for watching

