



# Agenda Bill

City Council Regular Business Meeting - 04 Nov 2019

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**Department**

City Manager

**Staff Contact**

Colleen Brandt-Schluter, Human Services Manager  
(206) 439-3166

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**Agenda Bill Title**

Preliminary Research on Shelter Models in Burien

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**Summary****Background**

The attached briefing details regional and local conditions that lead people to experience homelessness, the current system for addressing homelessness, and possible options for expanding the sheltering system in Burien.

**Summary**

While some communities are documenting significant reductions in their annual Point-in-Time counts, other communities are faced with increasing numbers of people living unsheltered, including South King County. Such communities are not only looking critically at strategies to address the immediate health and safety concerns of those living outside, but are also working quickly to develop plans to create more affordable housing and better leverage mainstream workforce, housing, and health care systems to expand permanent solutions.

When looking to address the crisis of homelessness, shelter is a topic that comes up repeatedly. And, the question must consistently be “Is shelter being used effectively both to provide immediate safety and to create quick paths to permanent housing?”

If used well, shelter can be a great tool to address homelessness.

(Please see Attachment A for in-depth briefing.)

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**Options**

No action is needed at this time. However, here are some options for Council consideration:

- Pursue partnerships with King County, the faith based community and/or other jurisdictions to identify land and share costs.
- Continue to invest in Burien’s framework to address homelessness including the extreme weather shelter on an ongoing basis.

- Partner and invest in a 24/7 year-round shelter.

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**Attachments**

[A. Briefing on Shelter Models for Consideration](#)

[B. Powerpoint Presentation](#)

[C. Tent City - A Primer](#)

[D. Sample Village Model Matrix](#)

[E. King County Modular Shelters Project](#)

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## Background

This brief details regional and local conditions that lead people to experience homelessness, the current system for addressing homelessness, and possible options for expanding the sheltering system in Burien.

## Addressing Homelessness as Region and as Community

Our region's current needs are outpacing our care system, shelter, and affordable housing capacity, leaving too many seniors, families and individuals sleeping on the street and in vehicles. Many have lost their jobs, experienced a sudden financial challenge, or are temporarily "down on their luck". Some are facing significant mental health and/or substance use disorders. When we address homelessness, we are addressing a diverse group of people who all have unique stories.

## What is contributing to homelessness?

- Loss of federal subsidies
- Increased cost of living--particularly housing costs, across the region
- Accident / Medical Emergency
- Income loss
- Prior criminal justice involvement, impacting the ability to access housing and employment
- Negative impacts on youth involved in the child welfare system
- Education and employment gaps making housing unattainable and unaffordable
- Underfunded mental health and substance use disorder systems

## Burien's framework for addressing homelessness

The City has built partnerships with Evergreen Treatment Services, REACH, Salvation Army Outreach, Catholic Community Services CREW, Nexus Youth and Families, Transform Burien, LEAD, Community Court, Highline United Methodist, the Ecumenical Leadership Circle, and many other churches to address homeless prevention, intervention and outreach.

In addition, the City currently invests in Sound PATH Outreach, Hospitality House 9-bed women's shelter, Mary's Place (shelter and services for 200 families), Multi-Service Center (housing navigation, relocation assistance, rent assistance, shelter, and transitional housing), DAWN Domestic Violence Shelter, Catholic Community Services (rent and utility assistance, Asian Counseling and Referral and Navos mental health programs, SKC Mobile Medical and Dental Van, St. Vincent de Paul rent and utility assistance, and White Center and Highline food banks.

### **The guiding principles of Burien's efforts to address homelessness are:**

- Person-centered outreach and service connection.
  - Maintain consistent efforts with the Navigation Team to build trusting relationships.
- Invest in programs that address the prevention of homelessness and effectively connect people to housing.
  - Prevention: Services to help people remain in their homes including housing navigation, relocation and move-in assistance. Multi-Service Center, Catholic Community Services, St. Vincent de Paul.
  - Emergency: Services that provide safe spaces for people to stay, and a connection to housing. Burien's Navigation Team including HVT and Outreach, LEAD, Community Court, Community Resource Center.
  - Housing: Services focused on permanent housing solutions including; sheltering, rapid re-housing, diversion, and permanent supportive housing. Extreme Weather Shelter, Mary's Place, Hospitality House, MSC Shelter/Transitional Housing.



City of Seattle and King County Homeless Service System

**Outreach and Case Management**

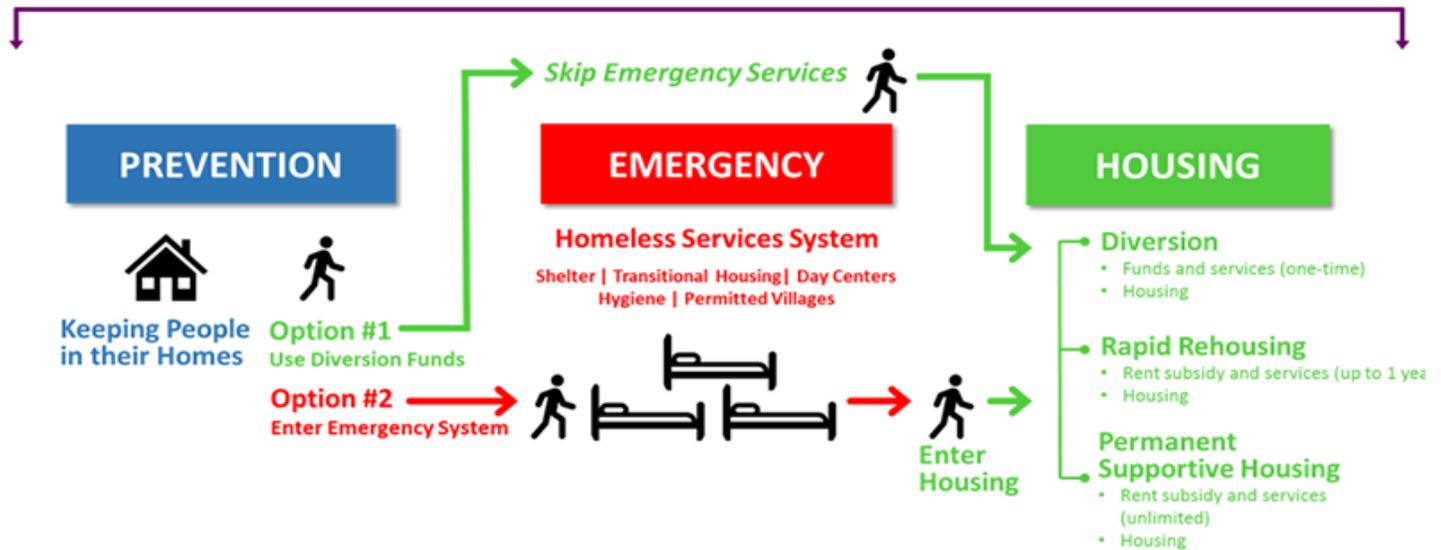


Photo credit: City of Seattle

**Factors to Consider When Evaluating Shelter Options**

As part of Burien's commitment to investing in programs that provide personalized service and a connection to housing, the City could consider creating safer living spaces for people who are unsheltered and living in tents, doorways, and vehicles across our city. The longer a person lives unsheltered, the more likely they are to face high barriers to finding and maintaining permanent housing. These barriers can be financial, medical, related to behavioral health, related to a poor rental history, or a history in the criminal justice system. People who chronically experience homelessness benefit from working with case managers who can help them resolve or reduce those barriers.

In addition to investing in an extreme weather shelter, possible investments could include a year-round, 24/7 indoor shelter, either in Burien or collaborate to site in a neighboring city, that offers supportive services for people who experience homelessness, or a model that addresses the needs for some people who have lived outside and need time to transition to indoor shelter. Some shelter models provide safer spaces with around-the-clock case management and services for the most vulnerable people that face significant barriers to services and housing. These resources are designed and opened to help provide additional resources for the Navigation Team to connect people experiencing homelessness to indoor shelter and to needed services.

Permitted villages offer a place for unsheltered people to find stability and connect to housing resources. Each night, a village could provide people a tiny house structure that locks, has access to restrooms and showers, case management, a kitchen and a managed community. Supervision and case management would be contracted with a provider such as Catholic Community Services or the Low Income Housing Institute (LIHI) to operate the village. Residents create community norms and codes of conduct under the guidance of existing villages.



## Research

City staff have spent many months out with the Navigation Team, at LEAD and Community Court meetings, visiting shelters, representing Burien and SKC interests at planning meetings for the Regional Homelessness Authority, talking with people living unsheltered, as well as attending local meetings to discuss a community plan to address sheltering here in Burien. In addition, staff have completed a GIS map of available property and driven around the city in search of possible parcels that could accommodate some type of shelter. The following indicates the spectrum of shelter models including type, costs and space needed.

### Shelter Types/Acreage Needed/Average Costs

Shelter Models	Description / Example	Space Needed	Average Cost
Severe Weather Shelter in a church	Catholic Community Services, with volunteers, materials, and facilities from a Church, operates the severe weather shelter between November and March.	~ 12,000 sq. ft.	\$40,000
Overnight Tent Camping	Managed Camping site offer temporary, legal overnight camping with services. The site isn't designed to be a "tent city," but could offer spaces for individual tents or pre-installed tents.	Parking lot.	Lighting and portable toilets.
Tent City	Not more than 100 tents. In partnership with ShareWheel for about 90 days.	~ 15,000 sq. ft. generally on church property.	\$4,500-\$5,500/mo. for operations.
Safe Parking Lot (ex: Kent Safe Parking or St. John the Baptist in Covington)	Offers a place for families and individuals to park their vehicles and sleep overnight as an alternative to shelter. Could include self-contained RV's or not. Lot is often connected to a church and well lit. Portable bathrooms available. Pets allowed.	Land is donated. Church provides all other infrastructure and volunteers.	Intake, case management services and portable toilets runs about \$30.00/hour.
Year-round overnight shelter at a church	Catholic Community Services in partnership with area churches, the City, King County, United Way of King County and thousands of volunteers, provides the HOME program – a year-round overnight shelter for single adult men ages 18+. The SKC shelter provides a safe place for homeless men to sleep and receive a hot meal, as well as an opportunity to stabilize and work on self-sufficiency. Case management includes employment goals, mental health and CD issues, veteran's	Depends on size of church – you need a large room that accommodates mats with some space between.	\$300,000/yr. with limited case management, onsite storage for mats and laundry services are arranged.



	services, securing permanent affordable housing and health care for each individual. They are indoors for about 10 hours.		
Tiny Shelters (ex: Camp Second Chance and Quixote Village)	Camp 2 <sup>nd</sup> Chance is a clean and sober homeless encampment providing emergency shelter for up to 50 people in tents and "tiny homes." The camp is managed by its residents in partnership with the Low Income Housing Institute (LIHI). Intended to be temporary interim housing while permanent housing options are pursued. Easy access to hygiene and cooking facilities must be provided.	Often on donated land that has access to water and power.	\$175,000/yr. plus construction costs of \$3,000 per home.
Bridge Shelter/Housing	Bridge housing is a temporary facility constructed on City-owned property to quickly bring homeless off the streets and help rebuild their lives. It offers 24/7 security, on-site case management, mental health care, substance abuse treatment, and housing placement to help residents stabilize, move on to permanent housing, and stay off the streets for good.	County owned land.	\$150,000 per unit.
Modulars	Generic term to describe factory built shelter ranging from single story dorms to stacked units. Can be sited for temporary or permanent location. Should include on site laundry and a common building.	~ 77,000 sq. ft. for a 72 unit dorm project with a common building and service space.	~\$138,000/unit to construct if land donated for a 24 unit efficiency project with a service building. Includes utilities, security, internet.
Permanent/Supportive Housing	Combines affordable housing assistance with voluntary support services to address chronically homeless needs. Services build independent living and tenancy skills and connect people with community-based health care, treatment and employment services. Increases housing stability and improves health while lowering costs.	~ 2-3 acres.	Costs millions to build and about \$15-20 thousand per client per year in subsidy.



Blok Pre-fab homes	260-square foot pre-fabricated low-income home often located on church property. Can be stackable. Unit has bathroom and kitchen.	Parking lot.	~\$25,000 - \$100,000/unit. \$24,000 in fees plus land.
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### Development Interests

Two private developers have approached the City with innovative ideas for affordable or transitional housing in Burien.

Cottage Housing for homeless	Cottage housing for homeless with some units, central building for food, laundry, hygiene, services	Two acres at the very least	~ 50K per unit plus land costs.
Resilient Village/ Arts Incubator	Cottage housing for low-income artists with community building	An acre at the very least	Looking at different cost models.

### Challenges for Burien

- **Land.** The City lacks ownership of significant tracts of land.
- **Funding.** The City lacks funding in the current and future budgets in addition to investing in one-time (2019) funding for an extreme weather shelter.

### Possible options for consideration

- Pursue partnerships with King County, the faith based community and/or other jurisdictions to identify land and share costs.
- Continue to invest in Burien’s framework to address homelessness including the extreme weather shelter on an ongoing basis.
- Partner and invest in a 24/7 year-round shelter.

### Summary: Using Shelter as a Tool to Reduce Homelessness

While some communities are documenting significant reductions in their annual Point-in-Time counts, other communities are faced with increasing numbers of people living unsheltered, including South King County. Such communities are not only looking critically at strategies to address the immediate health and safety concerns of those living outside, but are also working quickly to develop plans to create more affordable housing and better leverage mainstream workforce, housing, and health care systems to expand permanent solutions.

When looking to address the crisis of homelessness, shelter is a topic that comes up repeatedly. And, the question must consistently be “Is shelter being used effectively both to provide immediate safety and to create quick paths to permanent housing?”



If used well, shelter can be a great tool to address homelessness. Here are four things to consider as you assess the effectiveness of shelter services in your community.

**Emergency shelter has vital roles to play in Housing First approaches to ending homelessness.**

Shelters must be low barrier, focus on assessment and triage, and intentionally link to permanent housing resources so that people move through to housing quickly — this is “[Housing First](#)” at its best.

**To strengthen our models of emergency shelter, we must embrace innovation and change.**

In order to get to better outcomes, some communities have shifted their model from sheltering people overnight (with late entry and early exit) to a model that provides a place for someone to be 24/7. This type of shelter provides a place for people to store belongings, access employment services and health care, and quickly move on to permanent housing. When shelter, hygiene centers, storage, food, and other survival services are scattered around town, it may seem preferable to stay in a tent under the freeway with your belongings, your friends, and your pet, than navigate the logistics of finding a place to be during the day.

San Francisco is testing this theory with its Navigation Center. They are finding that people who are living in encampments are willing to come inside when shelter is something that both allows you to come as you are and also leads to something better.

**We must create many pathways — person-centered pathways — out of homelessness.**

There will be those who are not interested in moving to a shelter, even after consistent outreach. Therefore, shelter should not be the only access point for permanent housing. Someone can be diverted away from entering the shelter system all together. “Diversion” funds or flexible dollars available to coordinated outreach teams allow them to quickly move a person to stability, provide efficient coordinated entry processes that match them to the right housing intervention, and help provide them access to permanent housing resources – can also be the answer.

Working with urgency to end homelessness for each person and each family must be our goal. What works for one person or family will not necessarily work for the next.

**A larger community response must be brought to bear to end homelessness among our neighbors.**

In expensive housing markets, the lack of units and access to affordable housing contribute to the long timeframes that cause people to remain unhoused — definitely true and absolutely hard. Neighborhoods cannot continue to hold contentious meetings about homelessness in their streets and parks without then stepping up to see what they can do to create solutions — be it via their faith communities, as private landlords renting to people exiting homelessness, as vocal supporters of new housing developments, as volunteers in effective Housing First programs, or through many other ways they can help.

Supported by such a broader community and neighborhood response, shelter can become a more effective and efficient part of a systemic response to prevent and end homelessness, no longer operating as individual or standalone programs, but functioning as part of a coordinated system of programs working together to provide everyone with permanent housing solutions quickly.

Housing affordability remains one of the most significant challenges to achieving our goals. The findings from the Family Options Study earlier this year provided powerful evidence of the impact of access to affordable housing on addressing family homelessness. We need to do everything we can to provide tenant protections and expand access to housing affordable to families who are at risk of or experiencing homelessness, including removing local policy barriers that limit the creation of affordable housing options in the private market and prioritize people experiencing homelessness or those extremely cost burdened for mainstream affordable housing.

# Preliminary Research on Shelter Models in Burien

November 4, 2019

Council Presentation



# Homelessness

## *The correlation between housing affordability and housing instability*

Recent McKinsey report: Direct correlation between rise in rents and rise in homelessness.

In King County, a worker should earn nearly \$30 per hour to afford a one-bedroom apartment. Minimum wage is \$12 per hour.

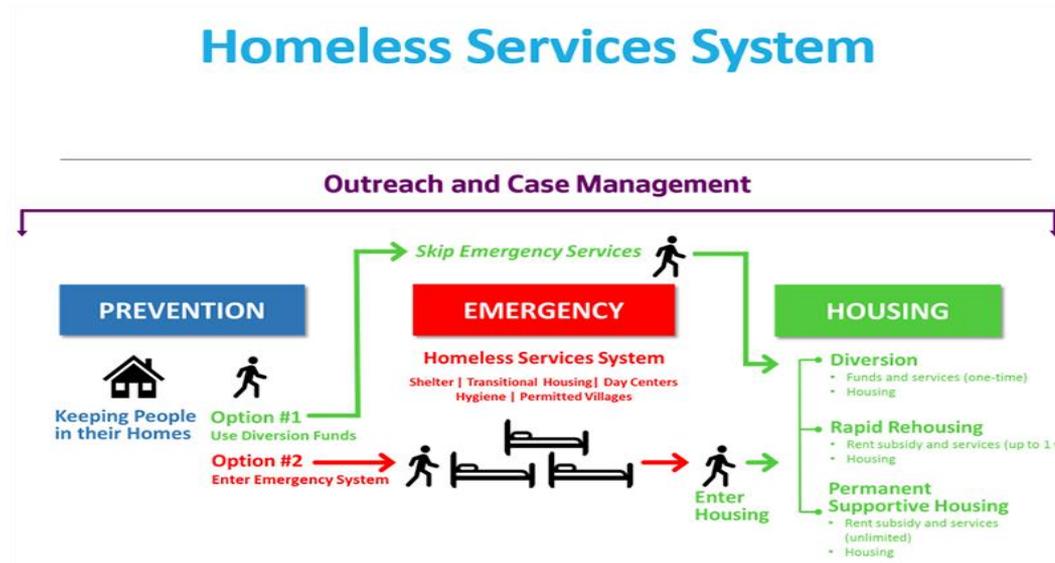
46% of people experiencing homelessness reported lack of housing affordability or job loss as their primary cause of homelessness.

40% of Americans are not able to cover a \$400 emergency expense.

# Homelessness in our Community

- **Homelessness is something people experience, not a character trait**
- Most people **were already living here** before losing their homes
- For some, **homelessness follows an unexpected event**: medical bill, job loss, or late rent payment
- People already experiencing mental illness or addiction often find those **problems worsen after losing housing**
- Our neighbors experiencing homelessness attend our worship places, sit next to us at work and school, are in the grocery store line, and are **members of our community**
- **Job loss** – the most commonly reported reason for losing housing (25%)
- **People of color** make up 33% of King County's population, but **make up 52% of people experiencing homelessness**

# Framework to Address Homelessness



Credit: City of Seattle

## Burien's Approach

- Person-centered outreach and service connection
- Program investments that address homelessness prevention, intervention and effectively connect people to housing
- Housing Services including shelters
- Partnerships

# Best Practices in Shelters and Housing

## Approach to services:

- 24/7 access and services
- Low Barrier/Housing First
- Harm Reduction approach
- Access for people of any gender
- Pets, Partners, Possessions
- On-site behavioral health and medical care
- Trauma Informed Care
- For shelters: intentional linkages to housing

# Shelter Options

- Severe Weather Shelter in a church
- Overnight Tent Camping
- Tent City
- Safe Parking Lot (ex: Kent Safe Parking or St. John the Baptist in Covington)
- Year-Round/Overnight shelter at a church
- Tiny Shelters (Camp Second Chance, Quixote Village)
- Bridge Shelter/Housing
- Modulares/Bloks
- Permanent/Supportive Housing

# Challenges / Possible Options

## ***Challenges:***

- Lack of size appropriate land
- Funding

## ***Options:***

- Partnerships to identify land and share costs
- Continue investments
- Partner/invest in a 24/7 year-round shelter

# Questions?

[colleenb@burienwa.gov](mailto:colleenb@burienwa.gov)





(Source: [Greater Seattle Cares](#))

While homeless encampments are not a new phenomenon and [exist in cities across the US](#) this primer focuses on the infrastructure of tent cities in Seattle, Washington.

Currently there are two encampments in Seattle (Tent City 3 and Nickelsville) and one on the east side in King County (Tent City 4). Two of the tent cities (3 and 4) plus 15 indoor shelters are run by [SHARE/WHEEL](#), a nonprofit partnership of two “self-organized, democratic, grassroots organizations of homeless and formally homeless” individuals. This is the largest shelter-providing organization in the Pacific Northwest. Nickelsville is not under the SHARE umbrella and is the only encampment in Seattle that hosts families with children.

*The [National Center on Family Homelessness](#) fact sheet indicates that families are the fastest growing segment of the homeless population, now accounting for almost 40% of the nation’s homeless. Every year, hundreds of thousands of American families become homeless, including more than 1.5 million children.*

Tent City 3 and 4 are both portable, self-managed communities of up to 100 homeless men and women (singles and couples). They exist to fill the gap between the lack of affordable low-income housing and the insufficient number of shelters for those who need it. Tent cities work as temporary shelter until residents can get back on their feet and find permanent housing. As for public housing the Seattle Housing Authority’s waiting list of 4/27/11 [showed wait times from 2 – 15 years](#) dependent on a variety of factors. Many forms of public housing, such as Section 8, rely on lotteries to move people off waiting lists.

The transitional encampments are primarily hosted by religious organizations on church property. Secular groups and private landowners have hosted tent cities in the past though these options tend to be fewer. Under a 2002 Seattle City Ordinance temporary-use permits were required for an encampment to be hosted by any organization for a maximum allowable stay of up to 90 days. Under a [new City Ordinance passed on October 3, 2011](#), religious organizations may now host tent cities as “accessory uses to religious facilities in all zones” without requiring permits, limits on the length of stay or the number of encampments within the city. However, secular entities and private landowners must still obtain temporary-use permits in accordance with the original ordinance which [can cost up to \\$3,488 and take several months to approve](#).

The estimated cost to run an encampment is approximately \$4,500-\$5,500 per month (about \$45-55 per resident) covering operations and site needs such as portable restrooms, a dumpster and waste removal, two daily bus tickets per person for transportation to work and appointments, just to name a few. Volunteers bring hot meals most evenings and there’s an ongoing short [list of needs](#) ranging from batteries to canned goods, to clothing and blankets, to hygiene products. SHARE receives about 80% of its funding from the City of Seattle for management of their indoor shelter facilities, no portion of these funds are eligible for use on the encampments. Dollars for tent city operations come in part from FEMA’s Emergency Food and Shelter Program, from private donations, grants and other SHARE fundraising efforts. Community outreach and support from religious organizations bring in daily donations to cover needs such as food, clothing and supplies.

[Added support for encampments comes from Greater Seattle Cares](#) (GSC) by connecting local communities with the camp for the provision of residents’ daily needs.

Typically an encampment is made up of various style tents raised up on pallets and plywood — individual tents, tents for couples, and a dorm-style tent for single men and another for women used in part as a transition space for newcomers. There are larger tents for food storage, food preparation, donations and supplies, an office area, a community tent with a TV and videos, plus a covered area with a few used computers shared among residents.



On “moving day” every resident is required to pitch in, breaking down the encampment at one end and setting up at the other. Volunteers do come to assist but more are always needed. The site being vacated must be completely moved in a single day. A vacated site is then thoroughly cleaned leaving no trace of up to 100 people who had lived there. The cost of a move comes in at around \$2,500 ([GSC Annual Report 2010](#)) and covers truck rentals, supplies, relocation of portable toilets, trash service and repairs (torn tents, bases, tarps, rigging).

There is a continuing need for more sites on which to host the encampments. On many occasions the struggle to secure the next location can run dangerously close to the move-out date.

It’s worthy to note that Seattle’s Tent City 3 has been studied by other cities in the US and Canada as a “model for a homeless encampment that works”.



	Dignity Village	Opportunity Village	Quixote Village	OM Village	Community First Village	Nickelsville (22nd & Union)	Emerald Village
<b>Location</b>	Portland, OR	Eugene, OR	Olympia, WA	Madison, WI	Austin, TX	Seattle, WA	Eugene, OR
<b>Non-profit</b>	Dignity Village, Inc.	SquareOne Villages	Panza	Occupy Madison, Inc.	Mobile Loaves & Fishes	Low Income Housing Institute & Nickelsville	SquareOne Villages
<b>Open Since</b>	2001	2013	2013	2014	2016	2016	2017
<b>Housing Type</b>	Transitional	Transitional	Permanent Supportive	Cooperative	Permanent Supportive	Transitional	Permanent Low-Income; Cooperative
<b>Land Ownership</b>	City	City	County	Private (non-profit)	Private (non-profit)	Private (church)	Private (non-profit)
<b>Land Area (acres)</b>	1.15 ac	1 ac	2 ac	0.3 Acres	27 ac (phase 1) 24 ac (phase 2)	0.2 ac	1 ac
<b># of Units</b>	43 units, maximum of 60 residents.	30	30	9	250 (phase 1) 350 (phase 2)	14	22
<b>Zoning</b>	Transitional Campground	Homeless Shelter	Permanent Homeless Encampment	N/A	N/A	Transitional Encampment	Multi-family Residential
<b>Land Use Tool</b>	State Ordinance (ORS 446.265)	Conditional Use Permit	Municipal Code (Ch. 18.50); Conditional Use Permit	Planned Unit Development	Planned Unit Development	Municipal Code (23.42.056)	Built to Code w/ Variance
<b>Building Foundation</b>	Pier blocks	Pier Blocks	Poured Piers	Trailer	Various	Pier Blocks	Poured Slabs
<b>Building Size</b>	120 sq. ft	60-80 sq. ft.	144 sq. ft.	99 sq. ft.	121 - 300 sf	96 sq. ft	160-280 sq. ft.
<b>Building Cost</b>	Largely Used and Donated Material; in-kind labor	\$2,400/unit materials; in-kind labor	\$25,000/unit; contractor labor	\$5,000/Unit materials; In-kind labor	\$15K - \$25K	\$2,200/unit	\$15,000/unit materials; mostly in-kind labor
<b>Infrastructure</b>	Plumbing/Wiring to Common Buildings	Plumbing/Wiring to Common Buildings	Plumbing/Wiring to Each Unit	Plumbing/Wiring to Common Building	Various	Wiring to Each Unit; Plumbing to Common Building	Plumbing/Wiring to Each Unit
<b>Project Cost (Capital)</b>	Largely in-kind materials and labor	\$100,000 plus in-kind materials and labor	\$3m	\$110,000 for land, \$160,000 for improvements, in kind material and labor	\$14.5m (phase 1)	N/A	\$1.5m (projected)
<b>Operating Cost</b>	\$3,000/month; which includes all utilities and liability insurance. Does not include on-site social service support.	\$4,000/month	Project based Section 8	\$2,000/month (includes debt payments) - Micro-enterprises operated by residents pay for half the monthly operating costs	N/A	\$3,523 a month	N/A
<b>Resident Payment</b>	\$35/month "insurance", plus \$10/month utility "charging fee" plus 10 hours/week "sweat equity"	\$30/month; plus 10 hours/week "sweat equity"	30% of Income	None, but cooperative model that expects work hours	\$225 - \$380	\$90	\$250 - 350
<b>Website</b>	<a href="https://dignityvillage.org/">https://dignityvillage.org/</a>	<a href="http://www.squareonevillages.org/opportunity">http://www.squareonevillages.org/opportunity</a>	<a href="http://quixotevillage.com/">http://quixotevillage.com/</a>	<a href="http://occupymadisoninc.com/">http://occupymadisoninc.com/</a>	<a href="http://mlf.org/">http://mlf.org/</a>	<a href="https://lihi.org/inv-houses/">https://lihi.org/inv-houses/</a>	<a href="http://www.squareonevillages.org/emerald">http://www.squareonevillages.org/emerald</a>
<b>Detailed Case Study</b>		<a href="http://www.ecobuilding.org/code-innovations/case-studies/transitional-micro-housing-at-opportunity-village-eugene">http://www.ecobuilding.org/code-innovations/case-studies/transitional-micro-housing-at-opportunity-village-eugene</a>	<a href="http://www.ecobuilding.org/code-innovations/case-studies/permanent-subsidized-housing-in-a-high-industrial-zone-at-quixote-village">http://www.ecobuilding.org/code-innovations/case-studies/permanent-subsidized-housing-in-a-high-industrial-zone-at-quixote-village</a>		<a href="https://drive.google.com/open?id=0B2jJ5OLgYdyYbVh0WjNySEtVSGc">https://drive.google.com/open?id=0B2jJ5OLgYdyYbVh0WjNySEtVSGc</a>		



(Source: [King County Website](#))

The King County Department of Community and Human Services placed an order for 29 modular units to house approximately 100 people, the County's first acquisition of modular housing to provide affordable, mobile units that can be placed into service much faster than units built by traditional construction. The County is also partnering with the City of Shoreline on a supportive housing project for 80-100 people that proposes to model modular construction for permanent affordable housing development.

Modular is a type of housing in which the components are manufactured elsewhere and then assembled at the building site. It allows for custom construction at economical prices. Since modulars are built indoors at a facility, there is never a weather delay.

The \$4.5 million contract with Whitley Evergreen of Marysville calls for two types of modular housing to be delivered by the middle of next year: congregate shelter and micro dwelling units. The modular manufacturer for the Shoreline project will be identified later this year. All three projects will have 24/7 onsite services provided by community-based agencies.

The State of Washington contributed \$1.5 million for the congregate shelter and dwelling units.

"To tackle the housing crisis, we need to explore different options to get people housed quickly. Modular housing has shown great promise, and may play a key part in our regional response," said Executive Constantine. "To be successful, we will need everyone – local jurisdictions, neighbors, and community partners – to help us take this approach to scale and give people secure and stable places to live."

### ***Modular Congregate Shelter***

King County is developing a prototype modular congregate shelter project tentatively planned for County-owned land on Elliott Avenue in Seattle.

- **Project:** Campus-like layout, with nine dormitory units – 8 beds per unit – to house 72 people. Individual storage lockers in every dorm. Connected to common buildings via walkways.
- **Target population:** People with behavioral health needs and people exiting homelessness. Singles, couples, pets welcome.
- **Provider:** Catholic Community Services providing 24/7 case management.
- **Funding:** \$4.5 million King County funding, including \$2.7 million to purchase modules and site improvements. Per person cost: approximately \$62,500 in capital costs includes sleeping quarters, full kitchen facility, full bathroom facilities, laundry and case management offices.
- **Special features:** Campus will include building with common area dining/kitchen/gathering room and program space; building with toilets, sinks and showers; and building with laundry facilities, storage space and offices. Heat and air conditioning in all buildings.
- **Modular components:** Buildings are built to last at least 20 years, and can be moved to different locations.
- **Timeline:** Manufacturing completed June, project complete approximately in August 2019.
- **Testing:** Pilot testing functionality of movable buildings for purpose-built shelter as a model that can be replicated on public land, faith-based properties or sites held for future development.



#### ***Modular Micro Dwelling Units***

King County has ordered 20 prototype Micro Dwelling Units to create housing for about 25 people, singles and couples.

- **Project:** Fully permitted homes with a living/sleeping area, kitchen, bathroom and closet.
- **Target population:** People needing affordable housing. First application for people with behavioral health needs and people exiting homelessness.
- **Provider:** Downtown Emergency Service Center providing 24/7 case management.
- **Funding:** \$3 million King County funding, including \$1.8 million to purchase modules. Per unit cost: approximately \$150,000 (does not include land). Location still to be determined.
- **Special features:** Fully contained housing with heat and air conditioning and all life safety features such as fire suppression sprinklers.
- **Modular components:** Buildings are built to last at least 20 years and can be moved to different locations.
- **Timeline:** Manufacturing completed June, project complete approximately in August 2019.
- **Testing:** Pilot testing functionality of high quality movable modular buildings for affordable housing as a model that can be replicated on publicly-owned land, faith-based properties or sites held for future development.

#### ***Modular Permanent Supportive Housing***

King County and the City of Shoreline are collaborating on a new permanent supportive housing project located at North 198th and Aurora Avenue North in Shoreline. The City and County have selected Community Psychiatric Clinic as the service provider and Catholic Housing Services as the development consultant. The community outreach phase of the project has just begun.

- **Project:** 80-100 housing units – studios and one-bedroom – with 24/7 onsite case management.
- **Target population:** People with behavioral health needs and people exiting homelessness.
- **Providers:** Community Psychiatric Clinic - owner and service provider. Catholic Housing Services - development consultant. Selected through a competitive process.
- **Funding:** Land provided by City of Shoreline and \$4.5 million from King County Veterans, Seniors and Human Services Levy. Additional funding still under development.
- **Special features:** Onsite physical and behavioral health clinic open to the public.
- **Modular components:** The project is exploring components to be fabricated offsite and assembled onsite on a fixed concrete foundation. Building will meet all Shoreline building code requirements for multi-family residential buildings.
- **Timeline:** Public notification process September; in design phase now.
- **Testing:** Speed and cost of modular affordable housing construction vs. traditional construction.