

Tucson Tiny Home Coalition

(Tiny home programs currently in 15 states and 25 cities)

Before



Prior to tiny home village

After



Miracle Village, Tukwila, WA
Opened October 19, 2022

Homeless Crisis: Arizona



Tucson –

- Over 60% increase since 2018
- Over 2,200 people (2022 point-in-time count)

Phoenix –

- 73% increase since 2016
- Over 9,000 people (2022 point-in-time count)

Arizona recognized by HUD as “worst state for homelessness” – lack of affordable housing

2023 Tucson Point-in-Time Count

Three Things Stood Out

1. People are living in absolutely miserable conditions
2. The PIT Count significantly undercounts the true number of homeless people in Tucson
3. There is no sense of urgency within local government to effectively change these trends



What can be done to effectively change these trends?

Tiny Homes: Our “First, Best Solution to Homelessness”*

Two Key Parts

Part 1 –

- Volunteer-fueled tiny home production



Part 2 –

- Effectively run tiny home villages



Volunteer-Fueled Tiny Home Production

The Hope Factory

Tiny home production at The Hope Factory

1



Tooling jigs; moving assembly line

2



Currently building 170 homes/year**

4



Volunteers building homes

3



** Increasing production rate to over 200/year in 2023

Volunteer-Fueled Build Operation

- Over 1,000 volunteers and counting...



Betty – 80 years young



Strong Community Involvement and Support

- Volunteer groups: churches, clubs, etc.



- Corporate “build days” multiple days/week (large and small businesses)
 - Highly effective team-building program; participants include:



- Corporate sponsorships – donated/discounted tools and materials



Strong community support; people love volunteering at the Hope Factory

Part 2: Tiny Home Villages



One size definitely does NOT fit all!

Tiny Home Villages

- Small fraction of cost of other transitional housing –
 - Purchase of hotels
 - Incarceration
- Provide support and community to get people back on their feet
- Social worker(s) located onsite in villages –
 - Provide extensive assistance to residents
 - Transition to permanent housing
 - Village provides a efficient and safe environment for social workers to operate

Safe work environment



Unsafe work environment



Social service providers located onsite is critical

Support for Tiny Home Village Residents

Provided by onsite social workers –

- Needs assessment
- Permanent housing
- Healthcare
- Obtaining critical documents
- Education support
- Food assistance
- Job training and placement
- Daycare
- Transportation (local and long distance)
- Reunification with families and relatives



Onsite case manager(s) are a critical component for success

Tiny Home Villages (continued)

- A tiny home is safe, warm and dry –
 - And has a door that locks
- Median length of stay: 114 days
 - One tiny home averages 3+ residents/year
- 63% transition rate into permanent housing –
 - Six-times higher than national average
- Strong support from local public safety departments (police, fire, public health)



Proven effective transitional housing!

How Do We Replicate Program in Tucson?

Adopted in 15 States and 25 Cities



DEVELOPMENT TEAM



Taek Kim

Architect, Rios Achitects, Santa Monica, CA

Taek has eighteen years of professional experience leading innovative designs of various typologies and programmatic challenges with a strong architectural vision. Taek's design approach is focused on enhancing the user experience, building works that are playful yet thoughtful. His proficiency with advanced design tools allows him to lead by example and optimize teams' design and documentation strategies that excel.



Errin Stanger

Advisor, North Little Rock AR

Errin has been active in urban planning and non-profit development over the last twenty years throughout central Arkansas. Her research and field experience studying homelessness and villages created throughout the United States brings a sharp focus of community, collaboration and methodology. Errin holds degrees in urban studies and biology and is dedicated to transforming homelessness.



Sophie Pennetier

Façade Engineer, Enclos, Los Angeles, CA

Sophie's engineering experience spans international firms including Arup, Guy Nordenson and Associates, and SHoP Construction in New York. Infinitely curious, Sophie is now working on the "build" side with national façade contractor [Enclos](#) in their Advanced Technology Studio located in Los Angeles.



Soheil Mohammadi

Principal, Engineer, Walter P Moore, CA

Soheil is a principal at Walter P Moore in LA, where he leads a team on stadium scale Façade projects of enormous complexity. His broad experience is matched by an international Education. Soheil is passionate in directing AEC to benefit the social good. His work will focus on refining the engineering definition of the Hope Home and identify parameters for design Flexibility.



Elliot Mistur

Associate Architect, SHoP Architects, NYC

Elliot is a senior associate at SHoP Architects currently working on multiple government embassy projects internationally, leading a team focused on enclosure design. His experience ranges between civic masterplanning, fully integrated affordable and market rate housing, physical prototyping, and enclosure design. While working on all aspects of project design and delivery he also co-leads an office enclosure design & research initiative.



Matt Kovaleski

BIM Manager, Hope Factory Production, WA

Matt is an industrial designer with extensive production planning experience in aerospace, Architecture and furniture industries. He carries an LFA credential from the International Living Future Institute and is focused on applying modern production process to social issues

Pro bono technical support to communities throughout the country

Full Digitization of Process Offered as Freeware

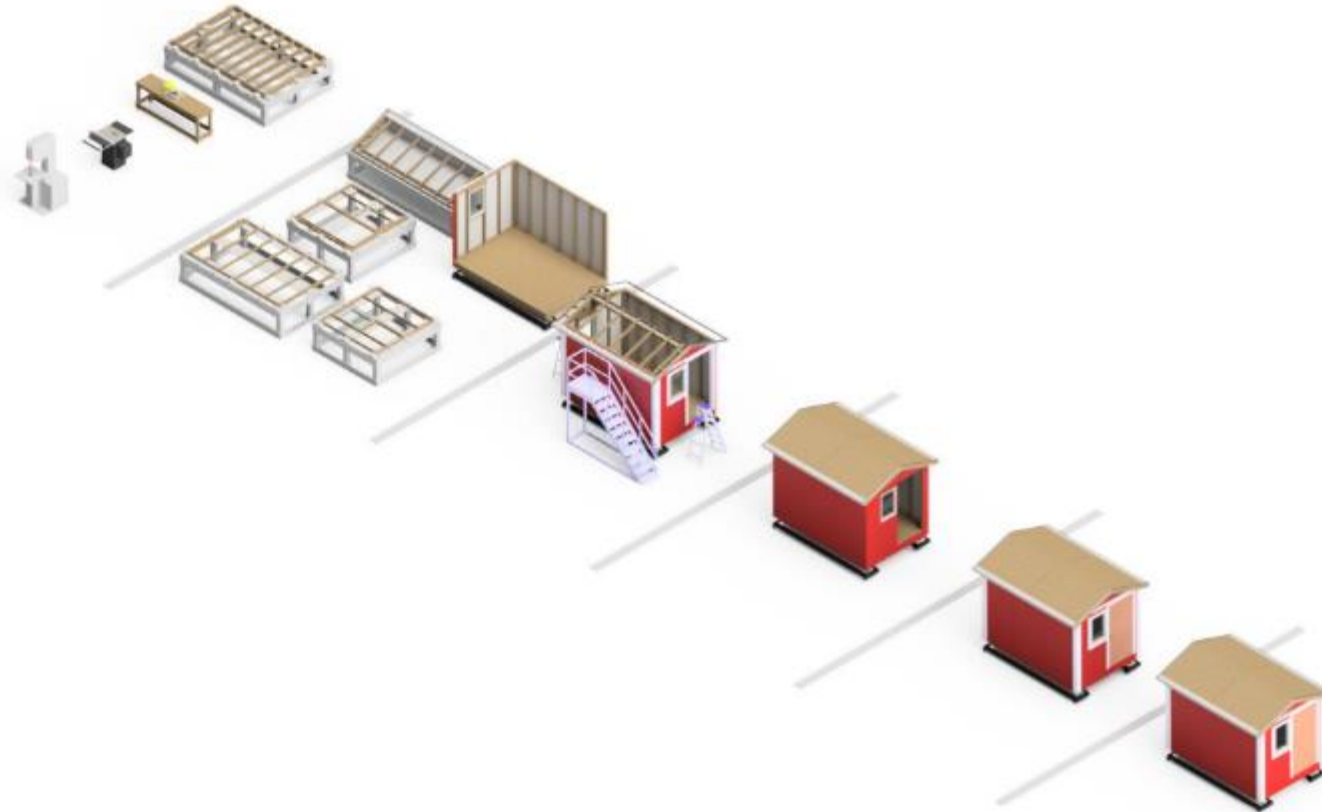


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HOPE HOME DRAWINGS

HOPE HOME
PROJECT NO. 1000000
REVISED
DATE 10/1/2010
DRAWN BY
CHECKED BY
DATE 10/1/2010

HOPE FACTORY PRODUCTION
1000000

HFP has collaborated with all parties to document every Phase of planning, production, installation and operation



Provide a full dashboard of project lifecycle tools

Nationwide Experience Brought to Tucson

- Sharing best practices to –
 - Meet community needs and requirements
 - Focus on local demographics, zoning, building codes and politics
 - Assist with engaging broader community
- Integrate with other city/county projects and initiatives
- Facilitate communications with projects in other regions

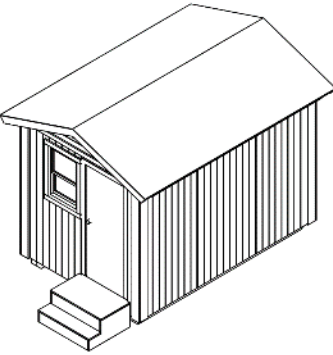


Step by step collaboration and problem solving

Hope Factory Production support (continued)

- Work with local experts (architects, engineers and city planners) –
 - Develop the best tiny home and village design to meet local zoning, codes and needs and optimize resources
- Assist with development of –
 - Feasibility studies
 - Site specific proposal
- Ongoing assistance to local operator

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TINY HOME 01 CONCEPT
DRAWN: HFP
DATE: 10/17/2022
DISCLAIMER ON PAGE 46
REVISION: A
HOPE FACTORY PRODUCTION
SHEET 1 OF 46

Isometric drawing of a tiny home with a gabled roof and a small porch, showing various components labeled with numbers 1 through 12.

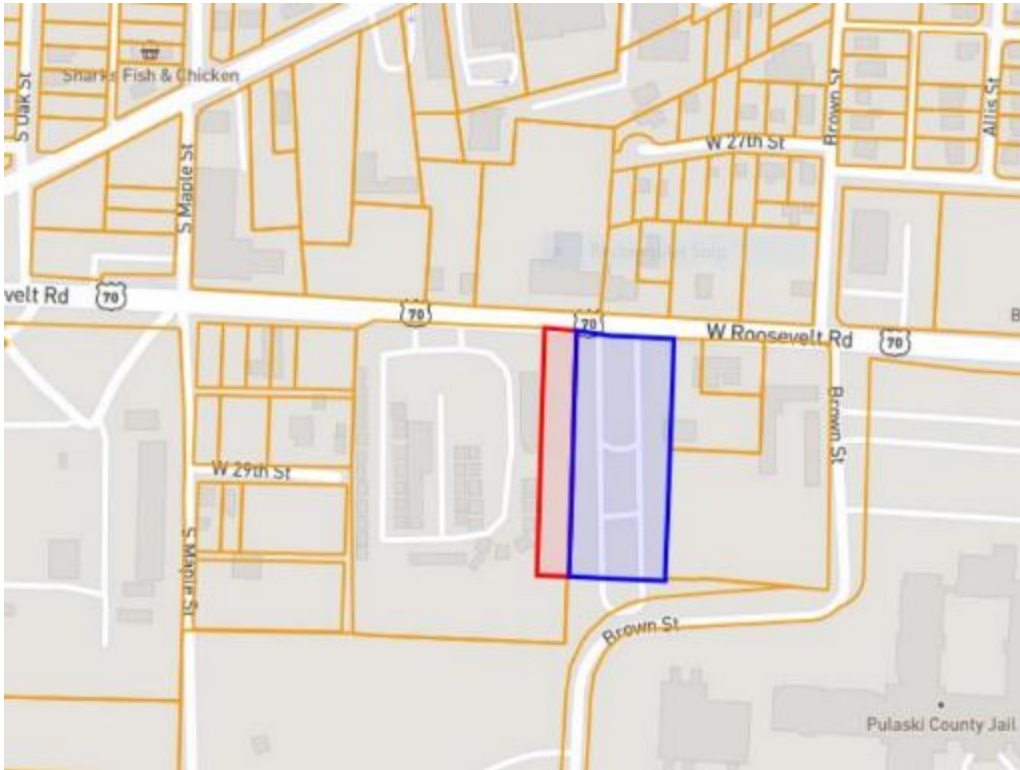
ITEM	QTY	PARTS LIST
1	1	HH FLOOR
2	1	HH ENTRY WALL
3	1	HH BACK WALL
4	4	HH CORNER BRACING
5	2	HH SIDE
6	2	SIDE WALL PANEL
7	1	HH ENTRY WAY DOOR HOLDING
8	1	HH BACK WINDOW TRIM
9	1	HH BACK WALL UPPER TRIM
10	2	HH ROOF TRIANGLE ASSEMBLY
11	1	HOPE HOME DOOR ASSEMBLY
12	1	HH ROOF ASSEMBLY, PRECISE

TINY HOME 01 CONCEPT
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HOPE FACTORY PRODUCTION
SHEET 2 OF 46

Tiny Home Program Will Be Locally Run and Managed



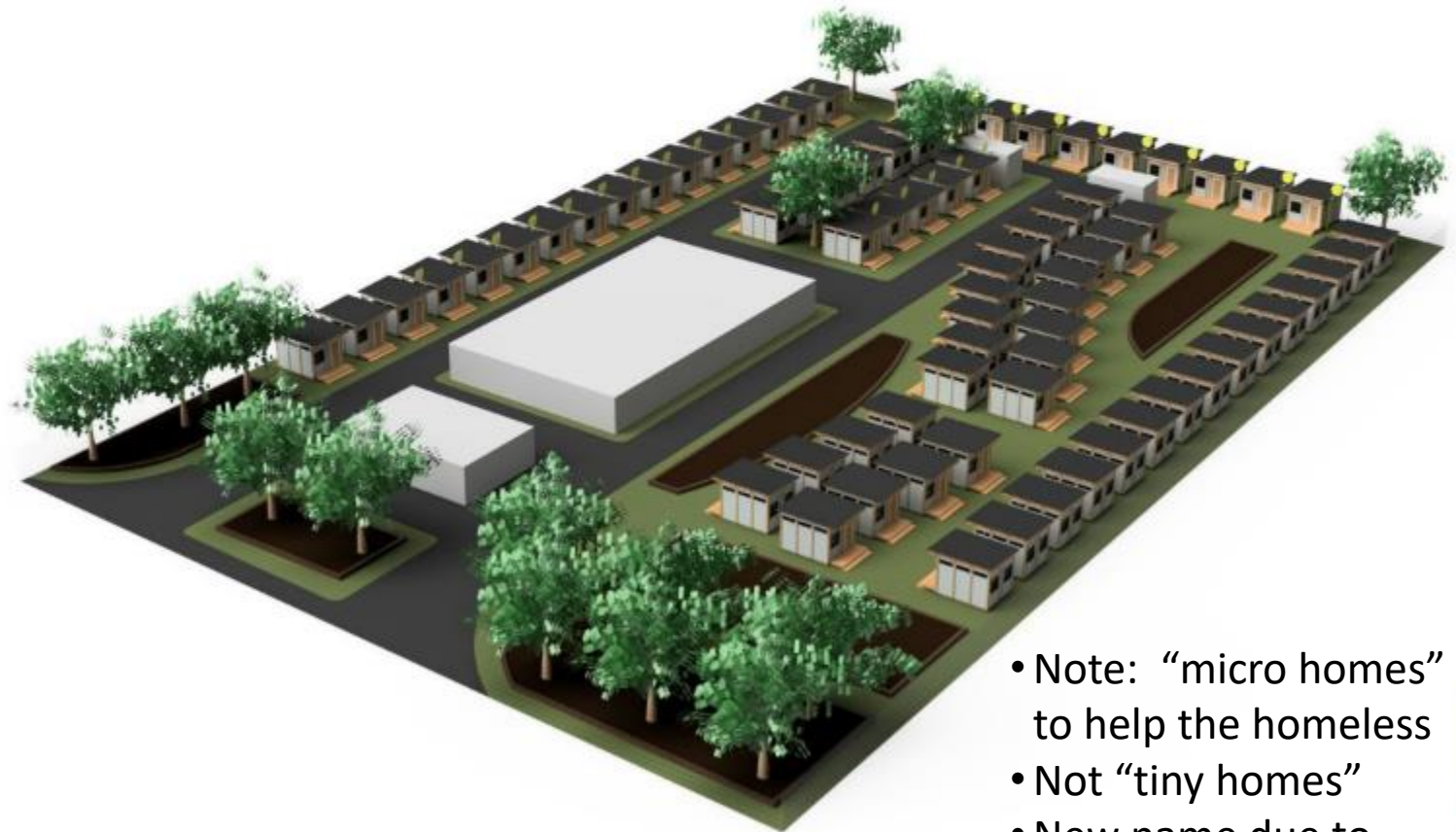
Recent Project Success: Little Rock, Arkansas



First Project: 3.2-acre site for new Tiny Home Village
Second Project: 150-acre site

Little Rock Micro Home Village Layout

- Layout for a 2 Acre Site.
- 80 Non-Congregated Units of housing.
- Community Center – Kitchen, Offices, Showers, Bathrooms, Emergency Shelter (20 Beds – 10 Women & 10 Men)
- Animal Kennels Onsite
- Planters for Growing
- Dog Runs
- Rest Room Facilities
- Security Building
- Storage Space



- Note: “micro homes” to help the homeless
- Not “tiny homes”
- New name due to zoning restrictions

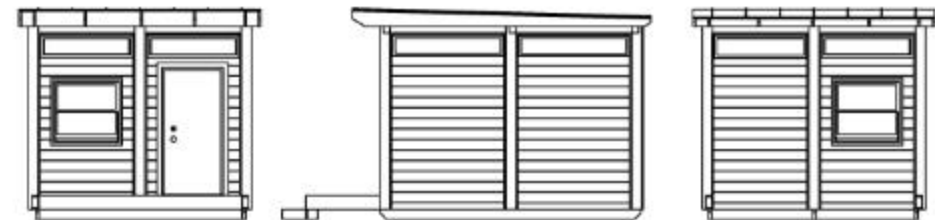
Little Rock Micro Home Village Layout



Phase 1 utilizes approximately 60% of the site.



Little Rock Micro Home Village Units



Single Unit & Double Unit – Non Congregated

Little Rock Micro Home Units



SINGLE UNIT LAYOUT

- (1) Full sized mattress
- Open storage
- (1) Desk
- (1) Chair
- (1) Waste Basket
- (1) Quadplex outlet
- (1) Carbon Monoxide detector
- (1) Fire extinguisher
- (1) Plug in heater
- (1) Plug in fan
- Window curtains



Single Unit – Non Congregated

Little Rock Micro Home Units



Double Unit – Non Congregated (Family of Four)

Current Tucson Project Status

- Building broad Tucson Tiny Home Coalition –
 - Key agencies, organizations, people
- Exploring potential projects with local leadership –
 - Governmental agencies/departments
 - Private organizations
- Work with local experts to –
 - Define local building codes and zoning laws
 - Preliminary tiny home and village design

Let's go from this:



To this:



Typical timeline: 12 to 18 months to implementation

Tucson Tiny Home Coalition (TTHC)

Joined TTHC

- La Frontera Center
 - Community Partnership of S. Arizona
 - Catalytic Health Partners
 - Idea'l Institute
 - Tucson Alliance for Housing Justice
 - Arizona Housing Coalition (AZHC)
 - Building Out Safer Spaces (BOSS)
 - Graduates from Idea'l Institute
 - Splinter Collective
 - Habitat for Humanity Tucson
 - The Homing Project
 - Wholistic Transformations
 - Home Community Services
 - Tucson City Council Wards 1, 3 and 6
 - Hope of Glory Ministries
 - Lived experience individuals
 - Local city planners
 - Local volunteers/activists
-

Ongoing Communications

- The Homing Project
- Tucson Housing and Community Development Department
- The Salvation Army Tucson
- Tucson Crime Free Coalition
- Tucson Planning and Development Services (zoning department)
- Local architect

Together we can do this!

I Need Help!

What You Can Do

- Talk about this!
- Including to elected (and unelected) officials and agencies
 - Ask them “what are you doing to help solve this crisis?”
 - Tell them about our tiny home program
- Stay connected – join the Tucson Tiny Home Coalition

davegamrath@gmail.com

Back Up

Root Causes of Homelessness

Homelessness represents weaknesses in our –

- Health care system
- Public health system
- Housing system
- Welfare system
- Educational system
- Legal system
- Corrections system



To truly address homelessness, we have to address the weaknesses of all these sectors

Build Cost



2022 cost of a tiny home: \$4200 in materials

University of Denver Study – Village Protocol

Table 2

Priority Specifications of Tiny Home Villages Identified by Delphi Panel (n = 31)

	Rank Order	%	Characteristic
1	1	90%	clear code of conduct/community agreement/lease agreement
2	2	84%	onsite plumbing - i.e., showers, toilets, running water
3	3	81%	houses connected to electricity
4	4 (tied)	71%	clear conflict resolution process
5	4 (tied)	71%	located near public transportation/coordination with local transit authority
6	5	68%	coordination with local social service providers
7	6 (tied)	65%	clear warning/eviction policy
8	6 (tied)	65%	community spaces onsite
9	6 (tied)	65%	staff members working onsite (during set hours)
10	7 (tied)	61%	clear alcohol and drug policy
11	7 (tied)	61%	dedicated efforts to build relationships with surrounding neighborhood

University of Denver Study – Village Protocol

12	7 (tied)	61%	individuals with lived experience of homelessness involved from beginning
13	8 (tied)	58%	communal kitchen facility onsite
14	8 (tied)	58%	homes reserved for those experiencing literal homelessness
15	8 (tied)	58%	transparency about village operations
16	9 (tied)	55%	animals allowed
17	9 (tied)	55%	houses meet minimum federal, state, and municipal habitability standards - e.g., insulation, ventilation
18	9 (tied)	55%	laundry facility onsite
19	10 (tied)	52%	needs assessment to understand needs of the local unhoused community
20	10 (tied)	52%	strict guest policy
21	10 (tied)	52%	strict screening process for new residents
