



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
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HONOLULU, HAWAII 96813-3065
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

MEMORANDUM

DATE: JULY 27, 2016

TO: ALL COUNCILMEMBERS

FROM: COUNCILMEMBER CAROL FUKUNAGA 

COUNCILMEMBER ANN KOBAYASHI 

COUNCILMEMBER RON MENOR 

SUBJECT: PERMITTED INTERACTION GROUP TRIP REPORT

Resolution 16-146, established a permitted interaction group of councilmembers to investigate homeless programs and facilities in Seattle, Washington. Attached is the report of activities that took place between June 21, 2016 and June 24, 2016.

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June 21-24, Homeless Permitted Interaction Group Report Seattle Trip Report

Honolulu City Council Members Carol Fukunaga, Ron Menor, and Ann Kobayashi traveled to Seattle on June 21st and returned to Honolulu on June 24th. The purpose of the trip was to study the community's management of its homeless population and development of affordable and Permanent Supportive Housing (PHS) as part of the work of a Permitted Interaction Group formed to find solutions that fit for Oahu.

Honolulu's homeless population increased for the seventh straight year in January and is up 26% since 2009.

Seattle and Honolulu share similar per capita homeless populations. There are 4,940 homeless individuals in Honolulu compared to 4,505 in Seattle.

Oahu is short 25,000 housing units to accommodate the needs of our population, and 20,000 of those units need to be affordable to households earning 80% or less of the Area Median Income (\$76,650 for a family of 4), or less, according to the city Department of Community Services.

Local developers have generally focused on market or workforce housing, not low-income developments or the (PHS)/Housing First models favored by the U.S. Department of Housing and Urban Development.

For decades, residential development on Oahu has been planned based on profit not the realities of our local economy and wage scales.

Governor David Ige recently committed to building 10,000 affordable units by 2020, including the development of permanent supportive housing, through the Hawaii Public Housing Authority.

The City also has the financial resources to seed PHS development but currently utilizes Housing First and Section 8 vouchers to support a scattered site approach at a cost of about \$21,000 per client, per year.

The City and State must collaborate on an affordable housing development strategy in order to ensure success.

The City Council is considering an array of homeless initiatives and affordable housing projects during the current fiscal year that started July 1. Each Council member must respond to the needs of their district and is working with the community to develop plans that make sense.

What works in one Council District may not work in another. Policy makers are the community outreach arm of state and county governments and we should use the outreach discussions to better build solutions around which communities can claim ownership or buy into.

The community buy-in piece is the missing ingredient. The state and the city must develop plans founded on community engagement. Both the Governor and Mayor need to engage area legislators and the communities they represent.

Many of the plans under consideration are modeled after programs and housing developments already established in Seattle.

Seattle has had success mixing crisis solution centers, tiny house villages on land primed for affordable housing development, Urban Rest Stops; hygiene centers complete with bathroom and laundry facilities, and permanent, supportive housing.

Community partnerships that are a mix of government, private business, social service providers and non-profits have been the most successful. The solutions vary by area of the city and came about through direct engagement with the community and area legislators from the start of the planning process.

Seattle's private sector played a significant role in the development of Urban Rest Stops (hygiene centers) and PHS. Individuals and corporations donated or leased land at rock bottom rates or made one-time or recurring monetary donations to seed projects.

In exchange, government fast tracked permitting, allowed zoning exemptions and negotiated other benefits.

The private sector buy in is key because often time the individuals or corporations partnering with government are also community stakeholders and lent credibility to government's efforts and helped rally community support.

The City Council will continue exploring these initiatives and their applicability to Honolulu.

Downtown Emergency Service Center

The members met with the staff and toured the facilities of Seattle's Downtown Emergency Service Center (DESC) Crisis Solutions Center (CSC) gives Seattle's first responder's options instead of jail and hospitalization when they encounter a homeless individual having a behavioral or substance abuse driven episode.

The CSC is designed to stabilize and support an individual in a non-confrontational setting while identifying and linking that person to services. Any adult 18 and older experiencing an emotional and/or behavioral disturbance and agrees to accept help.

A mobile crisis response team, diversion facility, and shelter service work together to refer clients in real time.

Members also toured the facilities and met with the staff of the King County Crisis Clinic.

Urban Rest Stops and Permanent Supportive Housing with Social Services

Sharon Lee, executive director of the Low Income Housing Institute (LIHI), took the members on tours of the city's homeless pockets and affordable housing developments.

LIHI develops, owns and operates housing for the benefit of low-income, homeless and formerly homeless people in Washington State; advocates for just housing policies at the local and national levels; and administers a range of supportive service programs to assist clients in maintaining stable housing and increasing their self-sufficiency.

LIHI built Seattle's three Urban Rest Stops and developed more than 3,700 affordable units that incorporate wrap around social services. The Urban Rest Stops are staffed facilities that provide laundry services, showers, bathrooms, lockers and access to services.

Ballard is a gentrified, high end community with a homeless population.

The Ballard Urban Rest Stop is located next door to the Cheryl Chow Court Affordable Housing Development affordable housing development and a market rate condo development with one bedrooms starting at \$450,000.

Both the rest stop and the shared similar exteriors and design with the market rate condominium next door, a feature that helped LIHI sell the concept to the community.

In addition to a tour of the Cheryl Hall Court's 60-unit property, the Councilmembers were also able to meet and speak to tenants of the Ernestine Anderson Place, a 50-unit affordable housing development near the University of Washington, and the Gossett Place development, a 62-unit development built for homeless veterans and young adults.

Seattle is also home to one of the largest tent cities on the West Coast, Nickelsville.

Located on the outskirts of the city, near a freeway overpass on private land offered up for use to the homeless. Nickelsville is home to several hundred homeless in a self-policed environment that is visited regularly by social service providers and food pantries. Many of the tenants are working homeless.

The city of Seattle is working with LIHI, several area churches and HUD to develop several tiny house villages to relocate the Nickelsville camp.

Plans for the development are attached.

Councilmembers' Itinerary

Wednesday 6/22:

10-12 Tour King Country Crisis Clinic<http://crisisclinic.org/?gclid=Cj0KEQjws_m6BRCv37WbtNmJs-IBEiQAWKk0Ee21sqrkIS_d_XOUXTsS4FGmDowKRZ3n9SOjlnxVKcaAu3H8P8HAQ> - 9725 3rd Ave NE #300 / Kathleen Southwick, Executive Director, 206-436-2980

2-5 LIHI properties tour:

Cheryl Chow Court<<http://lihi.org/properties/cheryl-chow-court/>> and Ballard URS<<https://urbanreststop.org/about/information/ballard/>> (in same building) - 2014 NW 57th St. The Marion West<<http://lihi.org/properties/the-marion-west/>> - 5019 Roosevelt Way NE Downtown URS <<https://urbanreststop.org/about/information/downtown/>> - 1924 9TH Ave

Thursday 6/23:

10-12 Tour DESC's Crisis

Solutions<<http://www.desc.org/documents/CSC%20Information%20Sheet.October%202013.pdf>> - 1600 South Lane St. / Ash Warren, Project Manager, Crisis Diversion Interim Services Phone 206-682-2371 ext. 5110

2-5 LIHI properties tour:

Ernestine Anderson Place<<http://lihi.org/properties/ernestine-anderson-place/>> - 2010 S. Jackson St. Tiny House Village<<http://lihi.org/tiny-houses/tiny-house-village/>> - 1419 22nd Avenue, Seattle Othello Village<<http://lihi.org/tiny-houses/othello-village/>> - 7544 Martin Luther King Jr. Way S



UNITED STATES INTERAGENCY
COUNCIL ON HOMELESSNESS

Katy Miller
Regional Coordinator
Based in Seattle, WA

1275 First Street NE, Suite 227
Washington, DC 20552

☎ 202 834 4203
☎ 202 708 1216
katy.miller@usich.gov
www.usich.gov

Kathleen Southwick
Executive Director

ksouthwick@crisisclinic.org
206.436.2980



Northgate Executive Center II
9725 3rd Avenue NE, Suite 300
Seattle WA 98115

Immediate Help for People in Crisis
24-Hour Crisis Line 1.866.4CRISIS (427.4747)
Local 206.461.3222 TTY 206.461.3219



www.CrisisClinic.org

Business Office 206.461.3210

Ash Warren, LICSW

Project Manager, Crisis Diversion Interim Services

Crisis Solutions Center
1600 South Lane St.
Seattle, WA 98144
tel 206.682.2371 x5110
fax 206.329.1055
email awarren@desc.org



DESC
opening doors to end homelessness

www.desc.org • 206.464.1570



Crisis Solutions Center

1600 South Lane Street, Seattle WA 98144

- ◆ Nationally recognized service provider to vulnerable, mentally ill homeless individuals; awards from US Depts of HUD, HHS and other national organizations.
- ◆ Licensed mental health and chemical dependency provider.
- ◆ Owns and/or operates three shelters (280 beds) and nine supportive housing programs (over 800 units).

Program Information

- ◆ The **Crisis Solutions Center** is part of a County-wide Mental Illness and Drug Dependency Action Plan that seeks to improve the lives of those impacted by mental illness and substance abuse.
- ◆ The program provides rapid stabilization, treatment and referrals for up to 46 individuals at a time.
- ◆ The primary goal is to divert individuals impacted by mental illness and substance abuse from jails and hospitals by providing a more appropriate therapeutic alternative.
- ◆ National evidence demonstrates this program model reduces taxpayer expense by minimizing use of jail and hospitals.
- ◆ The program receives referrals from first responders across the county, including police and medics.

Program Components

- ◆ The **Crisis Solutions Center** has three components:
 1. The Crisis Diversion Facility (CDF) is a 16-bed state-licensed Residential Treatment Facility. The CDF will only accept eligible individuals in behavioral crisis who are referred by first responders in King County, including any law enforcement, Fire Department/Medic One units, Designated Mental Health Professionals and hospital emergency departments social workers. Clients may stay in this program for up to 72 hours, and receive stabilization, evaluation and psychiatric services, mental health and chemical dependency assessments and intensive case management.
 2. The Crisis Diversion Interim Services (CDIS) is a 30-bed “step-down” program which admits clients referred directly from the CDF who are homeless, or at risk fro homelessness. Clients may stay up to 14 days and will have access to psychiatric services, mental health and chemical dependency assessments and intensive case management.
 3. The Mobile Crisis Team (MCT) is a 15-member team of Mental Health Professionals and Chemical Dependency Professionals. The MCT accepts referrals from first responders in King County, including any law enforcement, Fire Department/Medic One units, Designated Mental Health Professionals and hospital emergency departments social workers for any individual who are experiencing a mental health and/or chemical dependency crisis. Only eligible clients referred by these first responders will be taken to the Crisis Solutions Center.

Target Population

- ◆ Participants will be individuals experiencing crisis in the community who:
 - ◆ are in good behavioral control
 - ◆ have not committed a violent crime and do not have a history of violence.
 - ◆ are willing to cooperate with services of the program instead of going to jail or hospital.

Program Background

The CSC is a central strategy in King County's [Mental Illness and Drug Dependency Action Plan](#), and is funded through a dedicated local sales tax.

It was originally slated to open in mid-2011, but was halted when a lawsuit was filed by immediate neighbors attempting to stop the program from being sited in their neighborhood. King County Superior Court rejected opponents' claims, and ruled in favor of the CSC in early 2012. Despite the lawsuit, DESC launched the Mobile Crisis Team (MCT) as a pilot project in fall 2011. The Crisis Diversion Facility and the Crisis Diversion Interim Services were launched in August 2012.

Quality of Life in the Neighborhood

- ◆ The safety of participants, staff, and neighbors is a top priority. All program staff are trained in behavior management and other safety techniques. All entrances and exits to the building are secured, and monitored by closed circuit TV. Security functions are fully integrated into program operations, rather than the task of one specific person.
- ◆ DESC worked with key neighborhood stakeholders to create a Good Neighbor Agreement.
- ◆ No participant will leave the facility un-escorted. Staff will enforce program rules which prohibit participants from leaving the program unescorted..
- ◆ Participant drop-offs occur in a discreet off-street driveway.
- ◆ Program leadership staff participate in neighborhood groups as part of the job responsibilities.

For More Information

- ◆ www.desc.org/crisis_solutions.html
- ◆ Staff are on-site 24 hours a day, and will respond to calls at 206-682-2371.

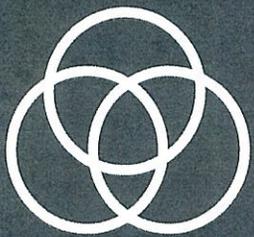
DESC provides effective and affordable solutions to homelessness for our community's most vulnerable men and women through a nationally recognized interwoven network of care, housing and support.

www.desc.org / 515 Third Avenue, Seattle WA 98104 / 206-464-1570 / info@desc.org



Annual Report 2014

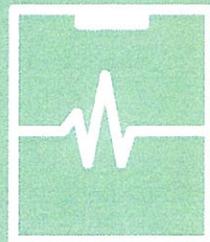
**We help people
reclaim their lives and
reach their highest potential.**



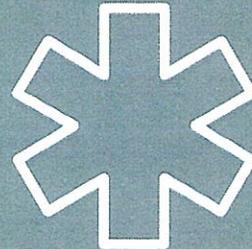
Integrated Care



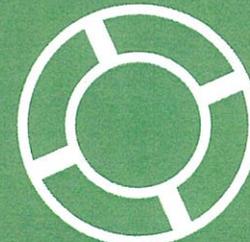
Housing First



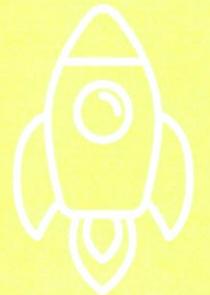
Health Services



Survival Services



Crisis Services



Innovation



Mission Statement

DESC works to end the homelessness of vulnerable people, particularly those living with serious mental or addictive illnesses. Through partnerships and an integrated array of comprehensive services, treatment and housing, we give people the opportunity to reach their highest potential. At DESC, uncommon efforts produce uncommon results that eliminate homelessness, one person at a time.

Leadership

Board of Directors

Bryan Friend, Chair

Vice President, Union Bank Community Development Finance

Larry J. Smith, Vice Chair

Attorney

Sheryl V. Whitney, Secretary

Partner, Whitney Jennings Management Consulting

Katherine Brandt, Treasurer

Vice President and Compliance Manager, Washington Federal

Terrence Carroll

Distinguished Jurist in Residence, Seattle University School of Law

Patti Cole-Tindall

Director of Labor Relations, King County

John Hayes

Captain, Special Victims Crime Section, Seattle Police Dept

Laura Inveen

Judge, King County Superior Court

Sandeep Kaushik

Partner, Sound View Strategies

Veronica Kavanagh

Informatics Analyst, Swedish Medical Center

Clark Kimerer

Asst Chief, Retired, Seattle Police Dept

Nina Maisterra, MD

Family Medicine, UW Medicine

Richard H. Stevenson

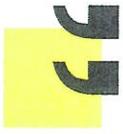
President & Chief Operating Officer, Clise Properties, Inc.

Marc Taylor

Community Services Director, Seattle Indian Health Board

Ron Wright, AIA

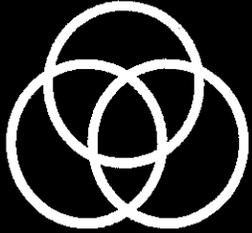
Principal, Ron Wright & Associates/ Architects, PS



Providing integrated, comprehensive care to the most marginalized people in our community is at the core of what DESC does and who we are. We will continue to innovate new and effective programs while following the strategic plan we put into place in 2014. Following in Bill Hobson's legacy, we will expand access to housing and healthcare for as many people as possible.



Daniel Malone
Executive Director, DESC

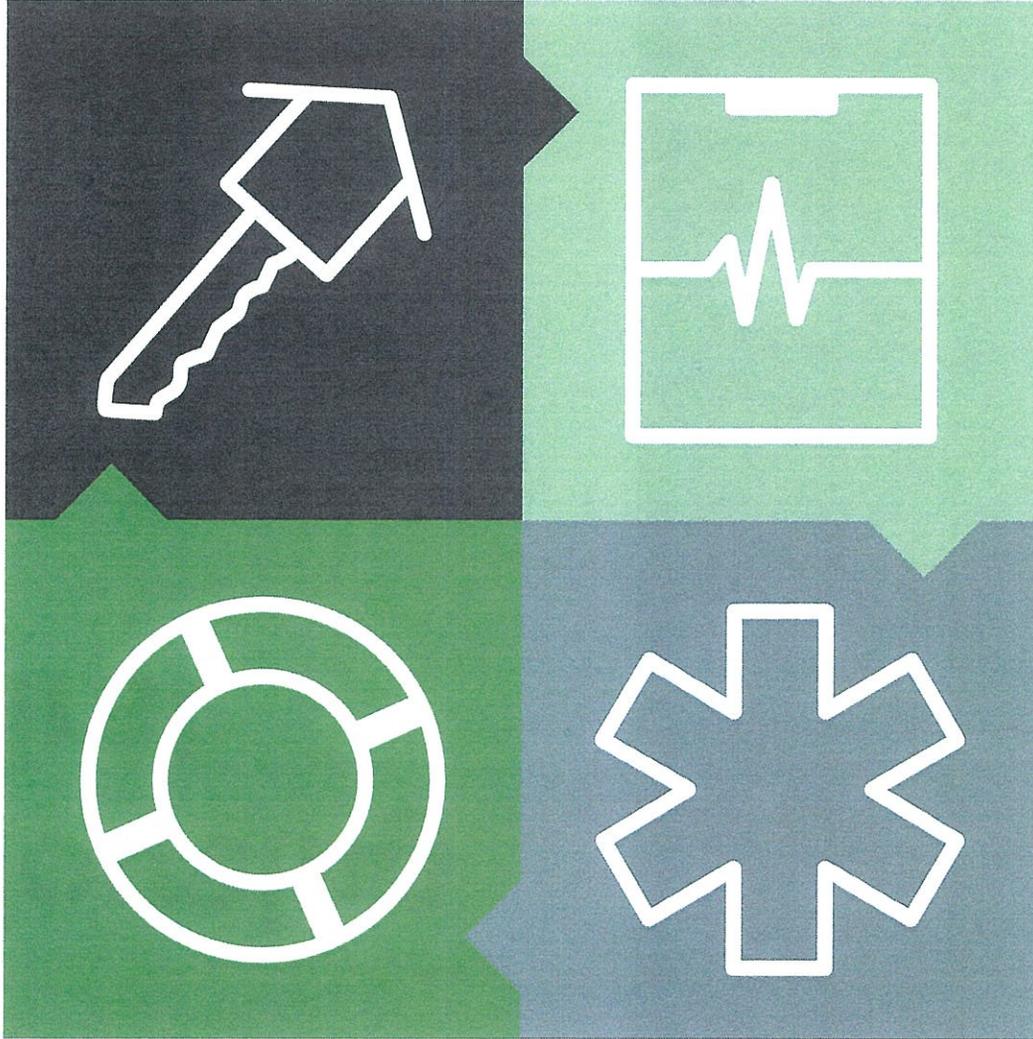


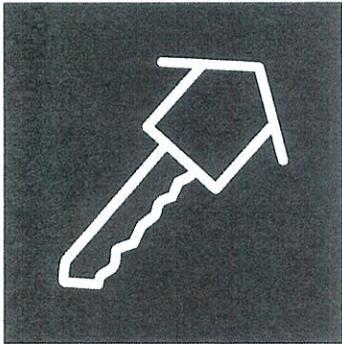
Integrated Care

Integrated services treat the whole person

When case managers treat each person as a complex individual requiring customized strategies and care, DESC clients achieve amazing outcomes. We think outside of the box, and we do what works.

We don't focus on a partial solution when a whole person is in need.





Housing First

1,047

formerly homeless people who currently live in permanent supportive housing at DESC

494

formerly homeless people connected to housing by DESC in 2014

Housing First Principles

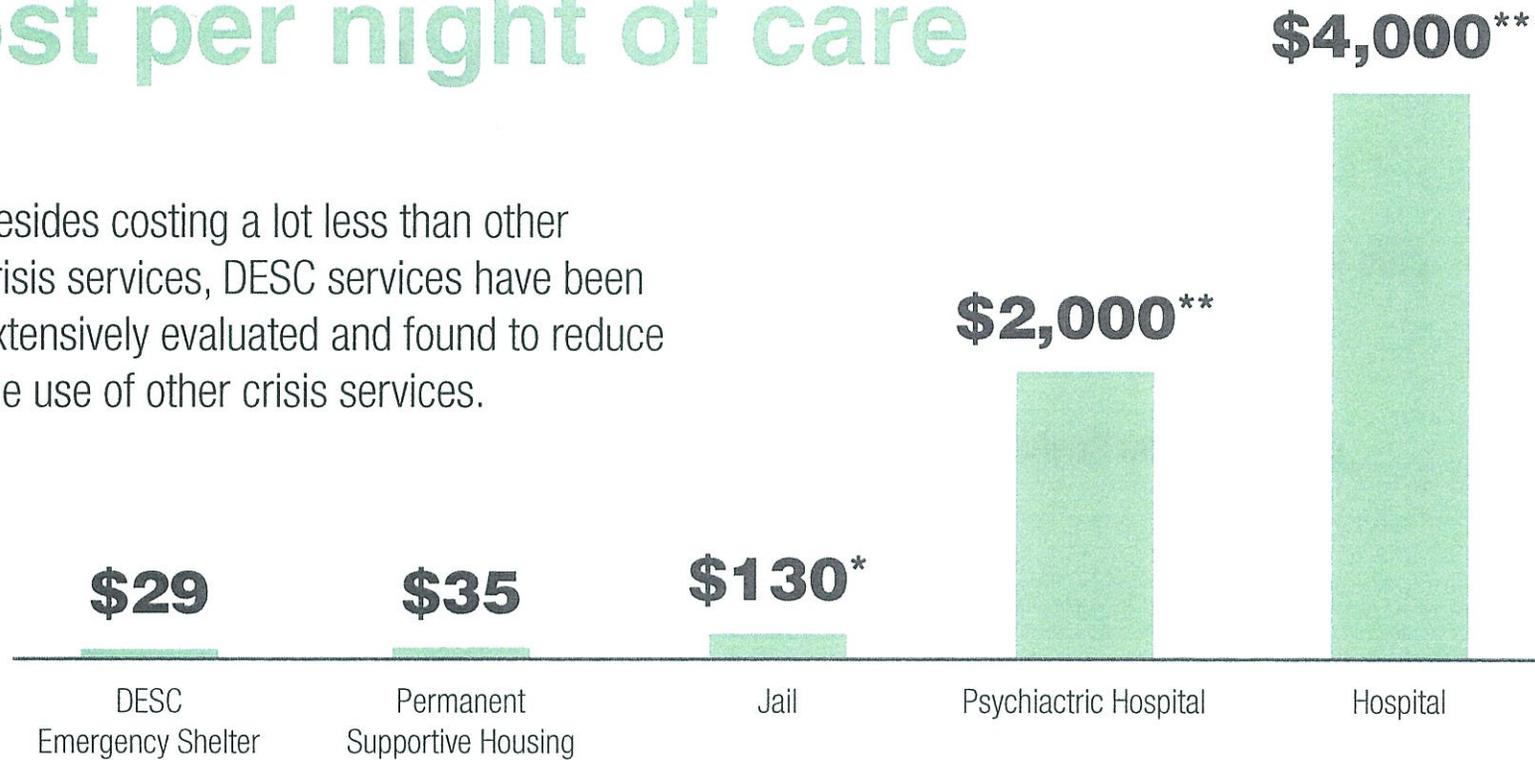
- Housing is a basic human right, not a reward for clinical success.
- Once the chaos of homelessness has been eliminated from a person's life, clinical and social stabilization occur faster and are more enduring.

DESC and our partners pioneered the Housing First approach in the early 1990s. Once considered a radical and controversial idea, this humane and effective methodology has become the dominant service approach promoted in national policy.

By taking the Housing First approach to scale, the state of Utah has reduced the population of chronically homeless people in the state by 91%.

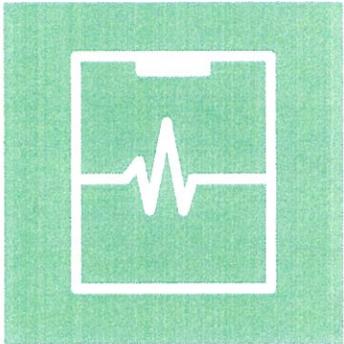
Cost per night of care

Besides costing a lot less than other crisis services, DESC services have been extensively evaluated and found to reduce the use of other crisis services.



* Howard, Joshua and Tran, David. (2015) At What Cost? The Minimum Cost of Criminalizing Homelessness in Seattle and Spokane. Seattle University School of Law, Homeless Advocacy Project.

** Washington State Hospital Association



Health Services

66,812 mental health counseling sessions held

6,342 medication prescription and review sessions held

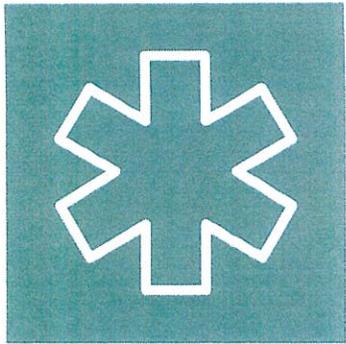
13,657 chemical dependency sessions held

How has the Affordable Care Act impacted DESC's work?

The vast majority of our clients who had no health insurance prior to passage of the ACA are now covered by Medicaid expansion. This qualifies them for an array of routine health care services, including mental health and addiction treatment services provided at DESC and funded by Medicaid.

The ACA encouraged states and communities to think about health systems as a whole, which has given us new and exciting opportunities to provide our clients with integrated care. We are expanding partnerships with medical care providers at Harborview Medical Center, and exploring cost effective ways to bring providers directly to clients.

Additionally, DESC is advocating in Olympia for changes in Medicaid spending that recognize that housing is an important factor in health, and may actually be more important to an individual's health than the medical treatments that are currently funded by the program.

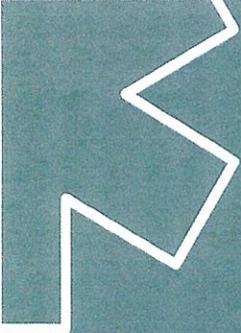


Survival Services

DESC's low barrier eligibility criteria ensure that all homeless men and women can enter and remain in our shelter. A day or night in the shelter becomes a gateway to wrap-around services and case management until permanent housing becomes available.

At DESC, we welcome people as they are, even when their presentation has resulted in them being turned away from other agencies. It's a key part of who we are and one reason why our work is so critical for the clients we serve and our entire community.

Almost 90% of our clients suffer from mental illness. Requiring sobriety or medication adherence would make it impossible to care for those who need our services the most.



2014 numbers

2,999

case management
sessions held

134,960

meals served

116,403

bed nights provided

87%

of our clients are living with severe and persistent
mental illness

64%

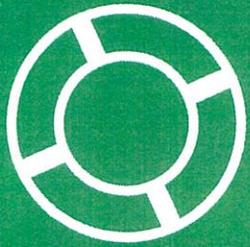
struggle with addiction

60%

have co-occurring mental health and addictive disorders

38%

are 55 years or older



Crisis Services

First responders in King County now have an option to call DESC's Crisis Solutions Center when they encounter a nonviolent person who is suffering from a psychiatric crisis. The primary goal of the program is to divert individuals from jails and hospitals by providing a more appropriate therapeutic alternative.

The CSC provides rapid stabilization, treatment and referrals for further care. National evidence demonstrates this program model reduces taxpayer expense by minimizing use of jail and hospitals. DESC's program is currently being copied by the City of Denver.

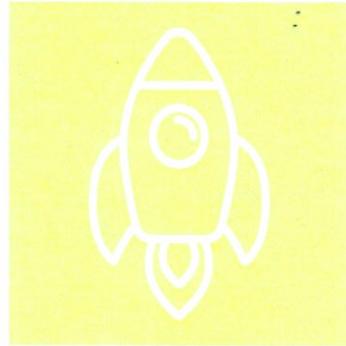
2,052

people served
by the CSC in 2014

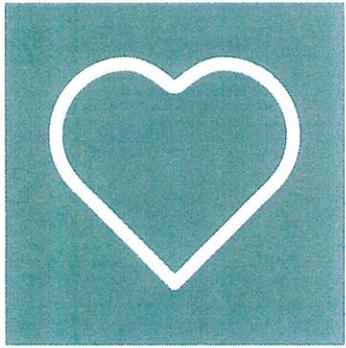
VA Puget Sound awarded their
“Community Partners Heart of a Social Worker Award”
to the CSC for our coordination
with their program.

The award was in honor of
excellent and professional service,
strong partnerships between our
staff and theirs, and the amount
we care about our mutual clients.

Innovation



Since opening in 1979, DESC has changed the way that services for people experiencing long-term homelessness are delivered. Housing First and the Vulnerability Assessment Tool are just two of the ways we have taken risks and defied conventional wisdom to achieve outcomes for formerly homeless individuals that were previously considered impossible.



In-Kind Gifts

618 volunteers

\$352,509 value of volunteer hours

\$544,442
value of in-kind gifts to DESC clients

Thank
You!

2014
Volunteers

Financial Summary for the year January 1 to December 31, 2014

Consolidated Statement of Financial Position— DESC & Related Partnerships

Assets

Cash & Cash Equivalents	2,684,047
Accounts Receivable & Prepaid Expenses	1,785,197
Restricted Assets & Housing Reserves	10,005,272
Land, Buildings, Furnishings & Leasehold Improvements (Net)	98,135,594
Notes Receivable, Construction in Progress & Other Assets	4,051,389
Total Assets	\$116,661,499

Liabilities

Accounts Payable	664,063
Client Custodial Accounts & Other Liabilities	6,296,252
Notes Payable	48,006,745
Total Liabilities	\$54,967,060
Net Assets	\$61,694,439
Total Liabilities & Net Assets as of 12/31/14	\$116,661,499

Non-Operating Revenue and Expense

Depreciation and Amortization	\$(4,197,209)
Non-Recurring Revenue Used for Capital Improvements	\$1,195,529
Net Income (Loss)	\$(2,991,606)

Consolidated Statement of Activities—DESC & Related Partnerships

Revenue

Contributions	\$1,289,262
Contribution - In-Kind	544,442
United Way of King County	719,339
Public Grants and Contracts	18,098,577
Housing Rents and Related Income	4,886,229
Medicaid and other insurance	4,933,424
Real Estate Development Income	500,113
Other	443,727

Total Revenue **\$31,415,113**

Expenses

Clinical Programs	\$(12,624,366)
Housing Programs	(14,631,444)
Real Estate Development	(453,266)
Fund Raising	(603,235)
Management & Administration	(3,092,728)

Total Expenses **\$(31,405,039)**

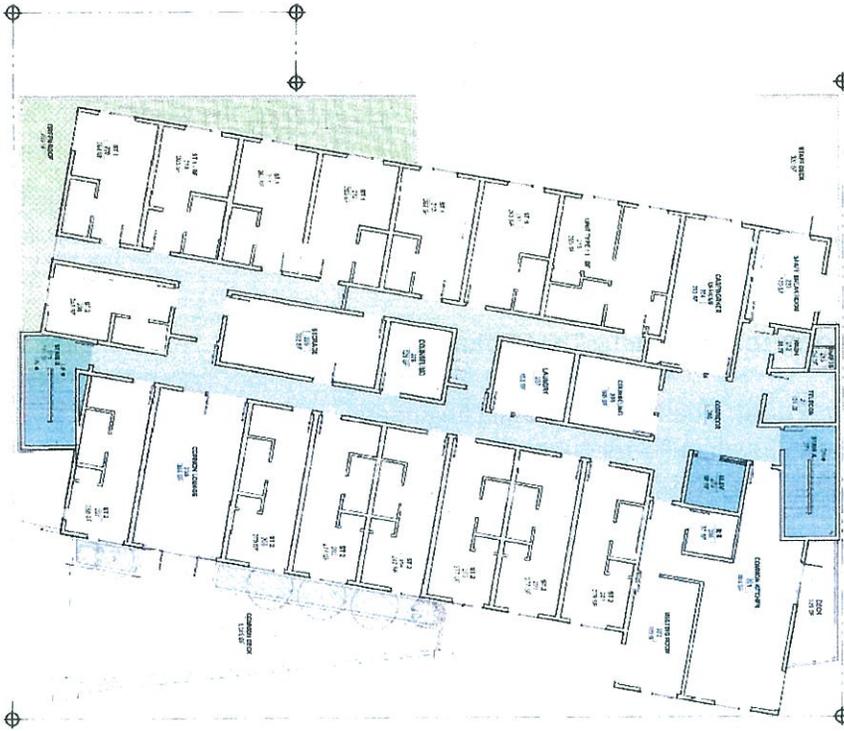
Operating Surplus (Deficit) **\$10,074**

The information presented above is based on DESC 2014 audited financial statements. If you have questions, or would like a copy of the full report, please contact Megan Mayes, Director of Development, at 206-464-1570.

The Low Income Housing Institute
Presents

The Marion West

49 affordable apartments for homeless
young adults and low wage workers



Amenities:

- Walk Score of 95/100
- Near U District Library Branch, shopping, employment, & transit
- Community spaces
- Community kitchens
- Outdoor deck on second floor
- Rooftop Garden
- Classroom
- Counseling offices for YouthCare and Ryther
- Market rate finishes in units

Green Features:

- Central water heating
- Energy Star appliances
- LED lighting
- Low-flow fixtures and toilets
- Meets Evergreen Sustainable Design Standards
- Green Roof
- No Smoking Policy

June 21, 2016

5019 Roosevelt Way NE



The Marion West

These units are open for viewing: 201, 212 301 and 417
Also visit 2nd Floor & Rooftop Garden

Welcome

Sharon Lee of LIHI

Speakers

Steve, resident speaker
Ashleigh, resident speaker
Royce, young adult speaker
Mayor Ed Murray
Marion West & Kathleen West
Debora Juarez, Seattle City Council
Melinda Giovengo, YouthCare
Rep. Brady Walkinshaw
Sally Clark, UW and U-District Partnership
Lisa Vatske, WSHFC
Joe Gruber, U District Food Bank
Aubré Dickson, KeyBank
Monika Elgert, National Equity Fund

Thank You!

Housing Funders & Partners

City of Seattle
King County Veterans & Human Services Levy
Seattle Housing Authority
Washington State
WSHFC
KeyBank
HUD
Impact Capital
National Equity Fund
YouthCare
University District Food Bank
Ryther

Architect

Runberg Architecture Group

General Contractor

BNBuilders

www.LIHI.org

Description

The Marion West is 4 stories. Features 49 apartments for homeless young adults (ages 18-24) and low-wage workers entering the workforce. The University District Food Bank will be located on the first floor. YouthCare and Ryther will provide supportive services.

See floor plan on back page.

Thank You for making The Marion West a reality:

Structural: Quantum Consulting Engineers

Civil: Coughlin Porter Lundeen

Landscape: Susan Black & Associates

Mechanical: Rushing Company

Building Envelope: JRS Engineering Corp

Acoustical Engineers: SSA Acoustics

Special Thanks:

Roosevelt Neighbors' Alliance
The U District Partnership
University District Community Council
University Heights Center
University District Conversation on Homelessness
Seattle Displacement Coalition

Thank You to our Event Sponsors:



New Construction

Cheryl Chow Court

2014 NW 57th Street, Seattle



Cheryl Chow Court completed construction in Fall of 2014 and provides 50 units of housing for seniors making 50% or less of area median income.

The building features a community room, computer lounge and library, a back patio with seating and barbecue, a front porch, a green roof with p-patch gardening for residents and views of the Olympic Mountains.

As part of the HUD 202 senior housing program, rent is 30% of a resident's income.

The housing is conveniently located near Ballard Commons, three grocery stores, the public library, transit, and retail. It has an incredible "walkability score" of 97/100. With a separate entrance on the ground floor, the building will also feature an Urban Rest Stop: a homeless hygiene center with free showers, restrooms and laundry facilities. The Urban Rest Stop will be completed in Fall of 2015.

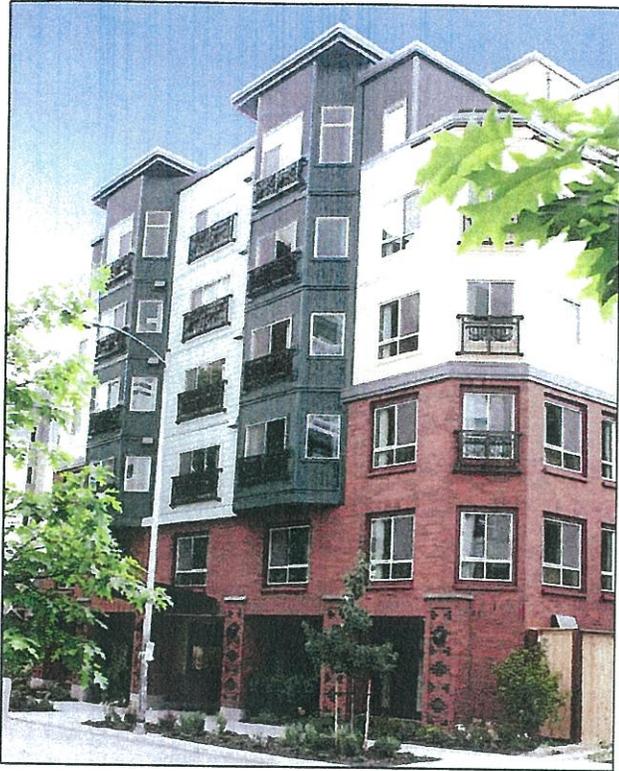
Please see full list of features on reverse.

Cheryl Chow Court Highlights:

- 50 studio and 1-bedroom units for homeless and low-income seniors.
- Supportive Services
- Resident rent is 30% of income
- Library with internet-enabled computers, large community room, and patio garden
- Healthy living, non-smoking facility
- Urban Rest Stop (URS) with separate entrance
- Creating a sense of community with spaces to congregate inside & outside
- Attention to detail at corridors and elevator lobbies to create opportunities to linger and bump into neighbors
- Front porch/stoop area for tenants is indoor/outdoor connection and lets tenants watch the neighborhood
- Potential symbiotic relationship between URS patrons and residents. Seniors may enjoy volunteering for URS – a way to give back to their community and stay active, vital, and engaged

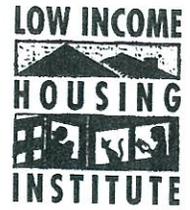
Cheryl Chow Court Features:

- Walk Score of 97/100
- Urban site within a walkable neighborhood with access to services, transportation, and locally produced food
- Universal design with lower counter heights, lever door hardware and increased accessibility with roll-in showers
- Water efficiency with low flow fixtures, native plant landscaping, and efficient drip irrigation
- Permeable paving as well as less hardscape and more landscape on site.
- Green roof area slows down the dump of rain water into storm drains and provides amenity to tenants
- Energy efficiency and appropriate sizing of mechanical systems paired with a tight building envelope. Progressive Washington State Energy Code creates a high performance building
- Insulation on hot and cold water pipes means less wasted energy on water heating
- Centralized laundry more efficient than w/d in every unit
- Horizontal unit venting in every unit more energy efficient than running exhaust through common vertical shafts to roof
- Energy Star appliances and efficient lighting
- No added urea formaldehyde in all interior wood products



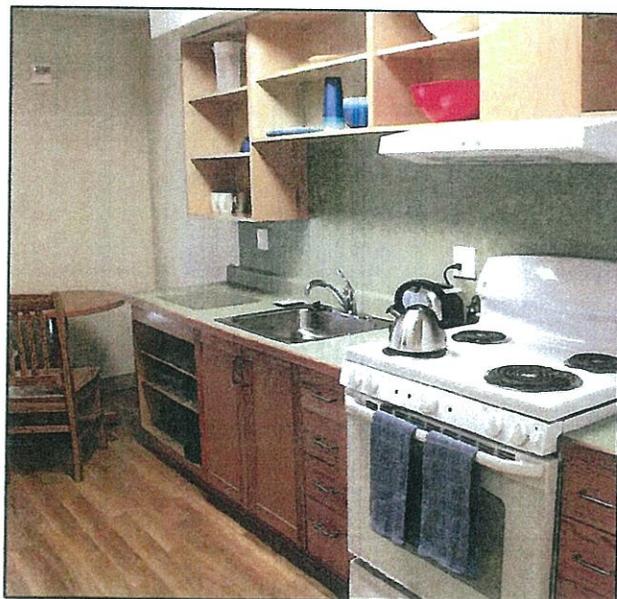
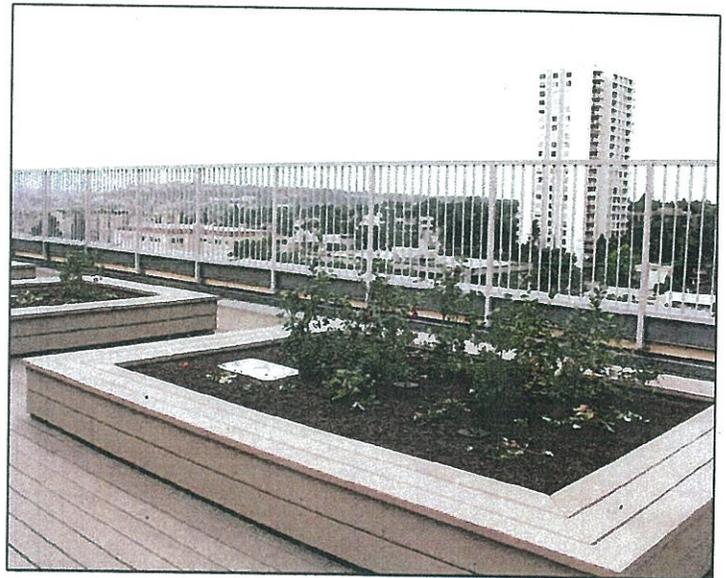
Gossett Place

4719 - 12th Ave. NE
Seattle, WA 98105
www.LIHI.org



Gossett Place provides 62 units of permanent supportive housing for homeless individuals and couples. Units are set aside for veterans and young adults. Supportive services are provided through a partnership with Sound Mental Health. Resident rent is 30% of income.

- Ideal location in Seattle's University District, close to transportation, library, grocery stores, and opportunities for employment and recreation.
- "Shovel ready" project, as LIHI purchased the vacant land with permits and plans for a boutique hotel.
- Building features a computer lab, staff offices, classroom, and large community room.



- Built to Washington Evergreen Standards, with green features that include Energy Star appliances, dual-flush toilets, recycling stations, low VOC materials, and drought resistant landscaping.
- Two rooftop decks with raised beds for residents to garden and enjoy the breathtaking view.
- Funded by City of Seattle, King County, HUD, Washington State Housing Trust Fund, Washington State Housing Finance Commission, Seattle Housing Authority, United Way of King County, US Bank, and tax credit equity from Enterprise.

Ernestine Anderson Place

60 apartments at 2010 S. Jackson St., Seattle
for homeless and low-income seniors



Ernestine Anderson Place features 60 studio and 1-bedroom units and a manager's unit. Ground floor community space for residents includes an exercise room, a library with internet-enabled computers, a classroom, a service space and an outside patio garden. Permanent housing linked with supportive services is provided for 45 homeless seniors, including 8 veterans, as well as housing for 15 low-income seniors. Sound Mental Health provides on-site supportive services.

Ernestine Anderson Place is built green and designed with long term durability as a priority. The building features energy efficient insulation and fan systems, and tested very well for air barrier efficiency. Washington State Evergreen Standards were followed. The project uses low VOC materials, Energy-Star appliances, and dual-flush toilets throughout. Ernestine Anderson Place is a non-smoking facility, which will help ensure good indoor air quality for the residents.

Ernestine Anderson Place is financed with funds from City of Seattle; King County; Tax Credit Equity through Enterprise and the Washington Housing Finance Commission; Federal Home Loan Bank of San Francisco; Seattle Housing Authority; HUD and United Way of King County.

Ernestine Anderson Place is named in honor of legendary jazz singer Ernestine Anderson, an international star from Seattle's Central Area and graduate of Garfield High. In a career spanning more than five decades, she has recorded over 30 albums. She has been nominated four times for a Grammy Award. She has sung at Carnegie Hall, the Kennedy Center, the Monterey Jazz Festival, as well as at jazz festivals all over the world.

Tiny House Village

Seattle, WA

Nickelsville and LIHI
Seattle's First Tiny House Village
Opened January 2016

Fast Facts

Location

1419 22nd Ave, Seattle, WA (Central Area)

of Tiny Houses

14

Size

Approximately 8' x 12'

Accommodates

1-2 people

Who

People currently experiencing homelessness

Includes

Basic electricity, insulation, a shared bathroom pavilion, and a shared shower pavilion

Cost to build

\$2,300/unit



An example home built by the Tulalip Tribes TERO Pre-Apprenticeship Program

Thank You

to LIHI's Partners and Sponsors

Nickelsville

Wood Technology Center

South Seattle College

Sawhorse Revolution

Tulalip Tribes

Youthbuild

ANEW

Environmental Works

Renton Technical College

Mercer Island

Seattle Vocational Institute

Presbyterian Church

Walsh Construction

Lutheran Church of the Good Shepherd

Tiny House Village

Seattle, WA



For more information contact:

Monica: 206-957-8042

mjoe@lihi.org

Low Income Housing Institute

www.LIHI.org

www.Nickelsville.works

Tiny House Village

Seattle, WA



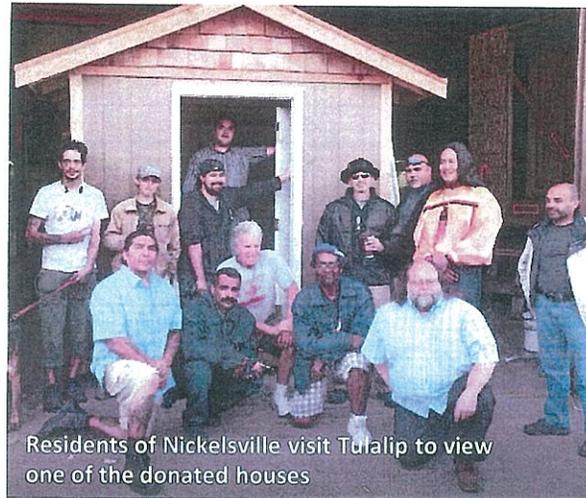
Nickelsville



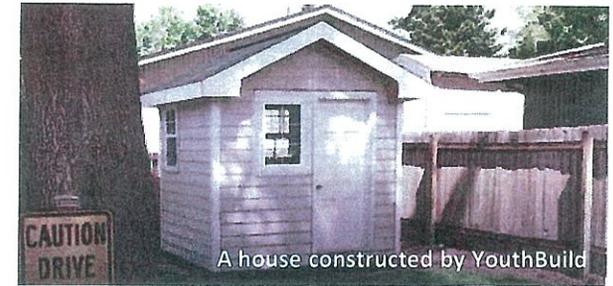
These tiny homes are a place to stop falling between the cracks.

It's a solid ground where we can start the long and difficult job of starting life all over again.

Kitty DeBerry
Former homeless citizen and
current Nickelsville resident



Residents of Nickelsville visit Tulalip to view one of the donated houses



A house constructed by YouthBuild

How Can You Help?

Our homeless families and individuals are currently in need of:

- Cash donations (*helps us fund a tiny house!*)
- Bottled water
- Thick blankets
- Warm winter coats (all ages)
- Toiletries

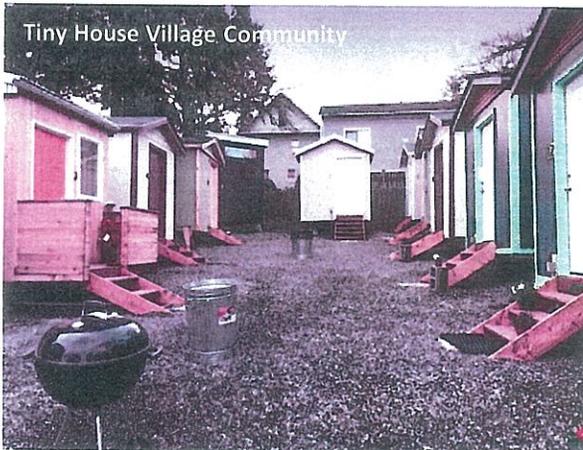
Go to: www.LIHI.org/donate.html

For volunteer opportunities, contact Josh at (206) 957-8067 or jcastle@lihi.org

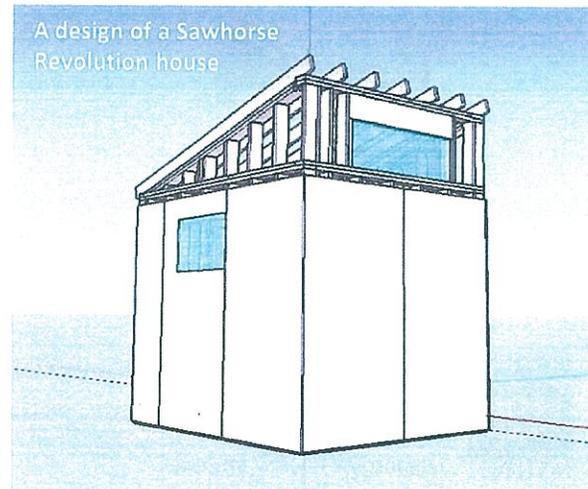
This tiny house village is the first of its kind in Seattle, WA. The village is the result of a partnership with the Low Income Housing Institute, Nickelsville and the Lutheran Church of the Good Shepherd.

Tiny House Village

Seattle, WA



Tiny House Village Community



A design of a Sawhorse Revolution house

Sleeping in tents is a hardship for homeless families and individuals. Tiny homes with insulation and electricity is a step up and is a low-cost, temporary solution. LIHI is committed to moving people as quickly as possible into affordable housing.

Sharon Lee
Executive Director, LIHI