TINY HOUSE: A PRACTICAL HOUSING PROGRAM OPTION FOR SMALL AIDS SERVICE ORGANIZATIONS

Tiny Houses as Transitional Supportive Housing
Whitehorse, Yukon
Blood Ties Four Directions Centre
OVERVIEW

- Whitehorse Housing Context
- The Tiny House Project
- 1-year Re-cap
Vacancy rates very low – approx. 1%
Housing prices are high, although have stabilized in the last year:
  - Average home price $379,000
Few rooming hotels available
2010 housing study indicated:
  - 107 absolute homeless people
  - More than 600 people inadequately, unsafely or temporarily housed
Yukon has small population; therefore specialized housing (e.g. housing specifically for HIV) not likely to be funded or feasible

Most chronic shelter users are:
- Aboriginal
- Dealing with concurrent disorders (addiction + mental health)
- Long-term S.A. recipients
- In need of Social Supportive Housing
Emergency Housing Fund

- Designed to provide short-term emergency assistance to HIV/HCV positive people in housing crisis
- Includes a set of policies and procedures for accessing the fund
- Examples of how fund has been used:
  - to cover rent for one month
  - damage deposit
  - utility bills
  - short-term hotel room stays for clients needing break from the shelter or the street
  - tents & gear for clients sleeping rough or using camp grounds

The Housing Fund is also designed for housing development and creation such as *Tiny Houses*.

$$ for the Housing Fund comes through fundraising activities
**HOW BLOOD TIES SUPPORTS CLIENTS WITH HOUSING CHALLENGES**

- **Housing Navigator**
  - Developed a ½ time Housing Navigator position in 2009 and it is now full time (funding: MAC AIDS & HPS)
  - Housing Navigator represents Blood Ties on various community committees involved with housing for street involved populations (e.g. Housing Task Force Coalition)
  - Assists clients with HIV /HCV to navigate difficult housing milieu in Whitehorse
  - Assists clients with working with case workers, landlords, visiting potential apartments, creating housing plans upon release from correctional facility or drug treatment program and liaising with clients’ First Nation governments.
  - Provides housing education through “Tenant Wisdom Program”
Blood Ties Project: Tiny House

The Steve Cardiff House

Blood Ties wanted a housing project that could be done quickly, autonomously and within the budgetary means of the Housing Fund.
**THE STEVE CARDIFF (TINY) HOUSE: A PRACTICAL HOUSING PROGRAM OPTION FOR SMALL ASO’S**

- Designed to provide Transitional Supportive Housing (3 month to 1 year long stays) to HIV / HCV positive clients or those highly vulnerable to infection.

- Cheap and fast to build, affordable to maintain:
  - **Building value**: $30,000 to $60,000 depending on fixtures & materials
  - **Cost to build** for Blood Ties $15,000 in cash; everything else was donated
THE STEVE CARDIFF HOUSE....

- Tiny House is 12 X 18 (240 sq.feet w/ loft)
- Meant for 1 person; size of unit reduces risk of unwanted couch surfers
- Relatively easy to move
A Peek Inside...
Monthly maintenance and operations of the house fit within the typical S.A. rental rates for Yukon with change left over for long term building maintenance fund.

Tenants are charged S.A. rental rates and no more; includes heat, power, and cable t.v.

A small portion of the rental income is used to pay for the Housing Navigator support services.
# Steve Cardiff House

## Annual Operating Costs & Revenue

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Amount</th>
<th>Budget Notes</th>
</tr>
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<tbody>
<tr>
<td>Rental income</td>
<td>10,500</td>
<td>Based on Social Assistance rates for single person. $893.50 per month.</td>
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Total 10,500

## Expenditures

<table>
<thead>
<tr>
<th>Expenditures</th>
<th>Amount</th>
<th>Budget Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Fees</td>
<td>1,500</td>
<td>$200 per month paid to Landlord for use of land space</td>
</tr>
<tr>
<td>Utilities</td>
<td>1,400</td>
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<tr>
<td>Land Lease</td>
<td>2,400</td>
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<tr>
<td>Insurance</td>
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<tr>
<td>Staff Support</td>
<td>3,300</td>
<td>Based on 10 hrs per month</td>
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</tbody>
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Total 9,000

Balance 1,500

For long-term housing maintenance
Getting Started in Your Community

- Time: it took us 1 year from initial conception to first tenant moving in.
- House was built in 2 months
GETTING STARTED

- Project Leader
  - Passionate about housing first
  - Understands the housing situation in your community
  - Works collaboratively and builds connections
  - Flexible and Tenacious
  - About 10 hours per week to get project launched; more during build phase; much less once tenant is housed.
GETTING STARTED IN YOUR COMMUNITY

- Promotion
  - Promoting your project before you start will raise buy-in and excitement from the community; increase donations; and keeps the momentum going.
  - Have a promotion budget

Site sign used at build site
Money & Donations

- Donations will come from building community if your project leader makes connections and you do good promotion of the project;
- Plan for $15,000 to $20,000 in cash and expect rest in donations
GETTING STARTED IN YOUR COMMUNITY

- Municipal zoning laws
  - Zoning laws in your community need to be favorable
  - Water / sewer regulations / costs to hook in – *this was our biggest hurdle*
GETTING STARTED IN YOUR COMMUNITY

- **Land**
  - Land / lots in downtown are expensive.
  - Downtown location is ideal for clients
  - We don’t own the land our house is on. We have a lease agreement with land owner to keep house there.
  - Situation is not ideal but each month 1 person is housed is still better than what we had before.
One Year Re-cap

- We had a case management plan.
- Tenant moved into long-term subsidized housing, found steady employment, took our Tenant Wisdom course, and is planning college for next year.
- Tenant #2 moved in May 2013 and will likely stay through winter 2014.
Tenants are selected through Application Review Committee;

- When we have a tenancy, we circulate application forms through our networks,
- Housing Navigator assists clients with completing forms,
- Applications are rated on a points system; points awarded for:
  1. Health Status (HIV+, HCV+, High risk)
  2. Risk Status (risk of incarceration, drug use, health problems, etc.)
  3. Availability of other housing options
  4. Likelihood to succeed (will they be able to use transitional supportive housing as stepping stone to long-term stable housing?)
Our motto: “working to solve homelessness one tiny house at a time”
THANK YOU

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