



## Research report

Filling a gap: Tiny cabins for unhoused people, from Victoria to Halifax

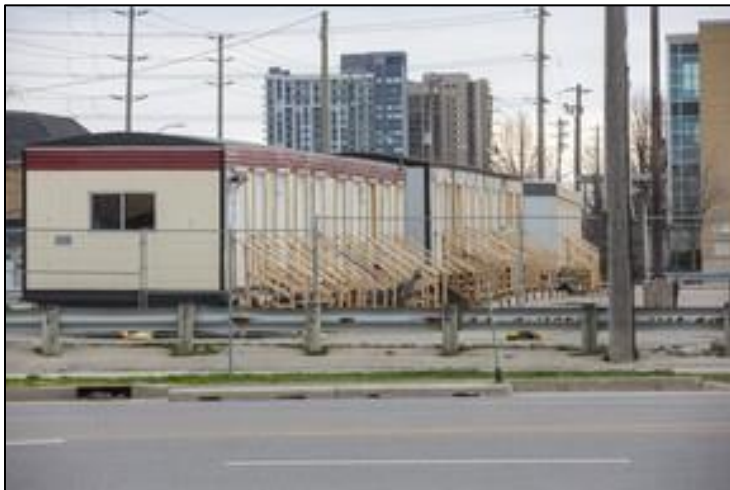
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Top to bottom, left to right,  
Kitchener's Better Tent City; moving  
a cabin to Duncan B.C.'s Trunk Road  
site; London's 2021 trailer cabins on  
York Street; the inside of a Victoria  
cabin, and a Halifax cabin.



## **Cabin communities for people experiencing homelessness**

Faced with large numbers of people experiencing homelessness, too few affordable housing units or shelter spaces, and inadequate social and health service resources, communities in the United States and, more recently, Canada have begun creating and operating what we will call tiny cabin villages. They have been created and operated to reduce the harms of homelessness and save lives; to provide residents with the stability of a fixed, safe, warm and private shelter; to provide links to health, harm reduction, housing and other services; and to provide a stepping stone to more permanent housing.

There are dozens of cabin village communities in the United States, dating back two decades. There are or have been five in Canada—first Kitchener, then London and Duncan B.C. Victoria B.C. and Kingston. In February 2022, Vancouver approved a two-year pilot project cabin community that is expected to take in residents in September. Efforts are underway in Woodstock and Peterborough to create cabin villages.

Halifax Catholic congregations are hosting cabins on church parking lots this winter, from one to three per location, with no staffing, no “villages” like those in the other cities and sometimes no access to social or health services. Drummondville and Victoriaville, Quebec are each hosting five insulated but unheated sleeping boxes, 1.2m x 1.2m x 2.4m, on city or service provider properties.

This report looks at the characteristics of the Canadian and some American cabin villages, any assessments done of what they’ve achieved, and any lessons for the Hamilton Alliance for Tiny Shelters.

## Why municipal councils support tiny home communities

The general context for all of the Canadian cabin villages has been the COVID-19 pandemic, which significantly disrupted services to people experiencing homelessness, including reducing the capacity of existing shelters to allow social distancing. So some of the communities have been short-term pandemic responses.

But there are other reasons communities supported or initiated cabin villages.

Location	Rationale
Vancouver	<p>“Vancouver’s current homelessness crisis is a direct result of a historic lack of sufficient investment in supportive and affordable housing, insufficient and inappropriate health supports for people with mental health and addictions, and insufficient income supports for people living in deep poverty. ...</p> <p>“Shelters and other emergency measures such as tiny homes are not solutions to homelessness but may, in certain circumstances, provide interim options until longer term housing is built.” (1)</p>
Kingston	<p>“A lot of the people we support aren’t allowed in the shelter system,” [Crystal] Wilson said. “They don’t thrive there very well. They struggle to be in congregate settings, and so they think that if they have their own space where they can control their door, and they decide when they come in and out, they would be better off.”</p> <p>“A lot of people feel the current shelter system is very patronizing. There’s a gentleman that’s on our team right now, he’s 63, and he gets very frustrated when young people who are workers in the shelter system are telling him what to do and when to do it. He said ‘if I can have my own space, control my door and comings and goings I’d have more independence and I’d have more dignity.’” (2)</p>
Duncan	<p>“When homeless people in Duncan, B.C., were asked two years ago how they’d like to live, they said a small cluster of simple sleeping cabins would be great. That way, they’d have a few others around for some protection but not so many that it would become a chaotic, unregulated camp.” (3)</p> <p>“The project is an essential part of the continuum of services for unsheltered people in the Cowichan Valley and represents an important first step in helping people off the streets permanently.” (4)</p>
Victoria	<p>“The village is part of the City’s ongoing effort, working in partnership with the Province and BC Housing, to deliver more than 220 temporary indoor housing and shelter spaces for people currently living outside to launch them on a pathway to permanent stable housing.” (5)</p>

1 City of Vancouver, Report Back: Creating a Tiny Shelter Pilot Project, February 9, 2022, Appendix B 2,

<https://council.vancouver.ca/20220209/documents/cfsc3.pdf>

2 Wilson is Crystal Wilson, Our Livable Solutions. Darren Taylor, “Cabins approved for Kingston’s homeless; would it work in the Sault?,” *SooToday*, October 24, 2021, <https://www.sootoday.com/local-news/cabins-approved-for-kingstons-homeless-would-it-work-in-the-sault-4546349>

3 Frances Bula, “B.C.’s tiny homes show big promise for homeless,” *Globe and Mail*, Jan. 29, 2021,

<https://www.theglobeandmail.com/canada/british-columbia/article-bcs-tiny-houses-show-big-promise-for-homeless/>

4 Cowichan Housing Authority, It Takes a Village, <http://cowichanhousing.com/village/>

5. City of Victoria, “Community donations build new housing for neighbours,” March 18, 2021,

<https://www.victoria.ca/EN/meta/news/news-archives/2021-news/community-donations-build-new-housing-for-neighbours.html>

## Locations of tiny homes and financial support

Green means yes, yellow means partly yes (such as partial funding) and red means no. Pale blue indicates a proposed program. Bright blue is approved but not yet operating.

Note that Duncan has had three programs and London four, which are different enough to be considered separately. Kitchener has had three sites, one private, one city-owned and one city and school board owned, but the same operator and model and is treated as one project.

Where	#	Began	Deadline?	All-year?	City-owned or city-leased land?	City funds?*
Hamilton	10	?	?		?	?
Kitchener	42	Spring 2020	No			
Kingston	10	Jan. 2022	April 30, 2022	Winter, for now		(1)
London York Street	30	2021		Winter		(2)
London Elizabeth St.	30	2021		Winter		
London: Fanshawe	30	Dec. 1, 2021	March 1, 2022	Winter		
London: Parkwood	30	Dec. 1, 2021	March 31, 2022	Winter	(3)	
Victoria	30	May 2021	End of 2022			
Duncan: St. Julien Street	13	Jan 2021	March 2022		(4)	(5)
Duncan: The Mound	26	Feb.(?) 2021	March 2022			
Duncan: Trunk Road	34	Jan 2022	September 2022			
Halifax**	20	Dec. 2021	May 31, 2022	Winter	Church sites	Donated
Vancouver	10	Fall 2022	September 2023		Yes	Yes

\*Some funding was COVID-19 emergency funding but it was distributed at the city's discretion.

\*\*Halifax does not have cabin villages, just one to three cabins per site, and does not have staff and may not have any social, health or housing services.

1 City of Kingston, Report to Council, Report Number 21-279, Winter Initiatives Supporting the Homeless Community, 2 and 7, [https://www.cityofkingston.ca/documents/10180/39067458/City-Council\\_Meeting-26-2021\\_Report-21-279\\_Winter-Initiatives-Supporting-the-Homeless-Community.pdf](https://www.cityofkingston.ca/documents/10180/39067458/City-Council_Meeting-26-2021_Report-21-279_Winter-Initiatives-Supporting-the-Homeless-Community.pdf) Funded from the Social Services Relief Fund Phase 3, which is Ontario pandemic funding. Kingston also received a large donation.

2 "This temporary program will be fully funded through the Government of Canada COVID19 Economic Response Plan Funding Agreement and Government of Ontario Social Services Relief Fund." Report to Community and Protective Services Committee, November 2, 2021, <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=86729>, 8

3 London arranged all of the sites. The Parkwood site is hospital property

4 Original sites were a city parking lot and Cowichan Tribes land. Current site owned by B.C. Housing.

5 A grant of \$2.5 million was provided for this project from the joint federal/provincial Safe Restart: Strengthening Community Services funding program but it's not clear the time period.

## Reasons people can't or won't go to traditional homeless shelters

There are many reasons people experiencing homelessness are not using shelters.

- There often are not enough shelter spaces available, especially in the women's system.
- Most shelter beds aren't available for couples or families.
- None of the shelters takes pets.
- Unhoused people fear
  - violence in shelters
  - having their possessions stolen
  - catching a disease, even before the pandemic
  - bedbugs
- Shelters don't allow drug use or possession of needles.
- Loss of autonomy due to curfews and other rules.
- "A lot of people feel the current shelter system is very patronizing. There's a gentleman that's on our team right now, he's 63, and he gets very frustrated when young people who are workers in the shelter system are telling him what to do and when to do it."
- Some unhoused people cannot tolerate the noise and crowding of congregate living.
- Lack of privacy
- Some people have been barred for unacceptable behaviour and/or shelter staff lack the ability to deal with people with complex mental health challenges
- Shelters can be uncomfortable or worse for
  - LGBTQ individuals
  - Gay couples
  - Gay couples with children
  - Families with teenage sons
  - Immigrant/refugee households
  - Undocumented households
  - Single men with children
  - People with warrants
- Living outside, a person can choose their neighbours who can be vital to helping them survive.

*Sources include:* Teviah Moro, "For those living on Hamilton's margins, tents instead of shelter beds: Residents of Ferguson Avenue North encampment explain why they're sleeping outside," *Spectator*, August 22, 2020, <https://www.thespec.com/news/hamilton-region/2020/08/22/for-those-living-on-hamiltons-margins-tents-are-better-than-shelter-beds.html>; Rich Paulas, "This is why homeless don't go to shelters," *Vice*, February 2, 2020, <https://www.vice.com/en/article/v74y3j/this-is-why-homeless-people-dont-go-to-shelters>

On couples Teviah Moro, "'It hasn't been good': Life on Hamilton's streets in December," *Spectator*, December 17, 2021, <https://www.thespec.com/news/council/2021/12/17/hamilton-homelessness-shelter-spending.html>

"A lot of people feel..." Crystal Wilson of Our Livable Solutions, quoted in Darren Taylor, "Cabins approved for Kingston's homeless; would it work in the Sault?", *SooToday*, October 24, 2021, <https://www.sootoday.com/local-news/cabins-approved-for-kingstons-homeless-would-it-work-in-the-sault-4546349>

Shelters can be uncomfortable or worse... Tiny House Villages: A Crisis Solution to Homelessness, presented by Sharon Lee, founding executive director, Low Income Housing Institute, November 26, 2018, updated May 2019. The slides are at <https://lihi.org/wp-content/uploads/2019/05/Tiny-House-Presentation-updated-May-2019.pdf>

## Assessments of cabin villages

There appear to be only a few formal assessments of cabin villages. Here are four, from London, Ontario, Seattle, Denver, Portland and Madison, plus public statements from Duncan, B.C. As well, before approving a tiny cabin village pilot project, Vancouver did a “market sounding,” contacting experts who made recommendations on how to operate a site, which are included below.

### ➤ 1. Oregon

Due out in April 2022 is a comprehensive, multi-disciplinary study of best practices for cabin villages, based on six cabin villages in Oregon. The research involved colleagues at Portland State University working in community psychology, urban planning and architecture and is based on interviews with village residents, program managers, village architects and neighbours to create a how-to guide of best practices. Here’s an early report of findings:

“Findings range from recommendations about the physical infrastructure and mobility of the village’s pods, common facility, and site amenities, to participatory design practices, to social infrastructure that increases villager agency and voice. In addition, our study shows that villages need intentional practices to serve BIPOC communities, otherwise they reinforce racial inequalities. Best practices include: hiring BIPOC staff, creating partnerships with organizations that specifically serve the BIPOC community, supporting villages with BIPOC co-founders, and prioritizing race during intake in recognition of the disproportionate rates of Black and Indigenous people in the houseless population.

“We know that the solution to homelessness is permanent housing and supportive services. The fact that we need to explore alternative shelter represents a social, political, and moral failing of this country. Yet this model of alternative shelter was developed by the houseless community and when done thoughtfully, can provide a safe place to heal, to thrive, and to transition into permanent housing. Moving forward, we hope to see those interested in creating alternative shelter models learn from best practices, include those with lived experience with homelessness as part of the design team, and strategically plan for how the investment and infrastructure of the alternative shelter can support future permanent housing.”

Source: “Todd Ferry, Portland State University--Best Practices When Building Tiny Home Villages to Address Homelessness,” Academic Minutes, March 27, 2022, <https://player.fm/series/the-academic-minute-2459839/todd-ferry-portland-state-university-best-practices-when-building-tiny-home-villages-to-address-homelessness>

One village studied was the Kenton Women’s Village, which opened in June 2017 with 14 cabins. “In its first 16 months in operation on the original site, Kenton Women’s Village transitioned 23 women into permanent housing.” “Alternative Shelter,” Center for Public Interest Design, no date, <http://www.centerforpublicinterestdesign.org/alternative-shelter>

### ➤ 2. Portland, Oregon and Madison, Wisconsin

Source: Anson Wong, Jerry Chen, Renee Dicipulo, Danielle Weiss, David A. Sleet, and Louis Hugo Francescutti, “Combatting Homelessness in Canada: Applying Lessons Learned from Six Tiny Villages to the Edmonton Bridge Healing Program,” *International Journal Environmental Research and Public Health*, September 2020, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7503437/>



This study looked at lessons that could be learned from three tiny cabin villages and three tiny home villages, in order to apply them to an Edmonton program for people experiencing homelessness. The tiny cabin villages were Dignity Village and Kenton Women's Village, both in Portland, Oregon, and Occupy Madison in Madison, Wisconsin, and the report concludes that the best tiny villages have

- A strong sense of community
- Good public support
- Funding with few restrictions and sufficient to cover all costs including services
- Affordable housing available to which residents can transition.

#### Quotes from the study

Governance: "One of the most promising aspects of Tiny Villages appears to be in their governance. A defining feature of both Dignity Village and Occupy Madison is the ability for residents to participate in running the program. This approach is important as low self-esteem is often associated with homelessness and can lead to other negative consequences like depression and poor health. By giving residents responsibilities, the program shows that it has faith in its residents to make meaningful decisions, which can translate into self-empowerment. Simultaneously, this system of governance also fosters equity.

"Simultaneously, a limitation with residents participating in governance is that they are only allowed to govern for a limited time. As residents graduate from the program, Tiny Villages will constantly need to look for and train replacements. This issue has been previously identified as a concern with the Occupy Madison governance system. Instead, it may be more beneficial to have a permanent core team that can contribute continuity to the program in addition to recruiting residents."

Neighbour opposition: Of the six case studies, many have experienced public and sometimes government pushback. ... in both Occupy Madison and the Dwellings, public opinion improved once the project was complete and the NIMBY fears had not materialized [19,41]. On the other hand, Dignity Village was unique in that its founding was only city sanctioned after years of campaigning and after the courts overturned the city's camping ban law. Such law touched on the issue of the "criminalization of homelessness", and highlights the need for city co-operation for successful projects [48]. ... Above all, though, it appears that one of the best methods of addressing opposition is to publicize successes, proving that the opposition is misplaced. Within one year of opening, Occupy Madison saw opinions dramatically transform with many attributing this to smooth implementation, lack of violence, and increased property values by the year's end [19].

Funding: Methods of raising funds include government grants, loans, charity donations, and rents. Government funding can sometimes provide large amounts of funding otherwise unavailable in the community, allowing greater services and more staff. Simultaneously though, government funding often has restrictions on how the funds can be spent, limiting creative implementation. ... Dignity Village and Occupy Madison have shown an aversion to government subsidies and continue to seek funding through private investors and local charities instead [15]. Consequently, because of their lack of funding, these projects lack many services [16,19]. ... KWV lowered its costs because contractors and students volunteered their time constructing the building.

Affordable housing availability: While Tiny Villages are very important, their use provides little help in combating homelessness unless affordable housing is available upon program graduation. In a city



where there are affordable housing options, the main goal of these Tiny Villages should be to connect homeless people to these homes. During their stay in the tiny village program, staff can assist residents in finding a job or financial support (e.g., low-income government support, financial aid for those with disabilities, etc.). Additionally, staff can help with other challenges such as trauma, addiction, and mental illness that could hinder residents from living independently.

If the program is in a city where affordable housing is not a viable option, this becomes increasingly problematic, as shown by 70% of postgraduates from Dignity Village returning to homelessness after program graduation [14]. A potential solution may be to make the Tiny Villages permanent housing where people can move in indefinitely, similar to Occupy Madison [15]. In this model, residents live independently as if they were renting an apartment or house.

### ➤ 3. London, Ontario

*In the winter of 2020-2021, London operated two sites with cabin-style accommodation with about 60 units. The program was intended to end at the end of the winter, but one site was continued to continue the progress 25 individuals were making. Here is a summary of what happened to the residents.*

*Quotes from:* Report to the Community and Protective Services Committee

Update—City of London 2020-2021 Winter Response Program for Unsheltered Individuals

April 20, 2021 <https://pub-london.escrimemeetings.com/FileStream.ashx?DocumentId=80185>

In total, **75** individuals have been supported by the Winter Response overnight space throughout the duration of the program. ...

There have been successful outcomes achieved within a very short period of time. Personal, mental, financial, health and housing stability has proven to be a catapult from living unsheltered on the street to housing for some. Some individuals who would otherwise not benefit from the traditional shelter system seem to be excelling in this low barrier setting.

- **25** individuals were deferred to more appropriate housing options through the City of London's Coordinated Access program
- **5** individuals have been housed
- **10** individuals moved on either by choice or request
- **46** individuals are currently still residing at both Winter Response sites as of April 8, 2021.
- **37** individuals are currently paper ready: remaining individuals partially ready
- **23** individuals are matched to housing support programs, will continue to refer others
- **23** individuals currently are in consideration for housing units this month
- **22** individuals have moved to a safe supply regimen while at Winter Response
- **1** resident was COVID positive and was properly isolated with no spread
- **3** individuals failed COVID screenings, went to the monitoring space, were tested, and returned safely ...

City staff were in constant contact with London Police Service throughout the operation of the winter response shelters. LPS have advised that for the area immediately north of the Elizabeth Street location during the winter response shelter operations, that call and occurrence data compared year over year have indicated that occurrences are in line with previous years for the same time periods. However, calls for service were higher than previous years.

#### ➤ 4. Seattle

*The Low Income Housing Institute is a larger housing provider with a range of services, including more than 2,200 units of social housing and a dozen villages with cabins under 120 square feet, in which a cabin is free to people experiencing homelessness.*

Quotes from: Tiny House Villages: A Crisis Solution to Homelessness, presented by Sharon Lee, founding executive director, Low Income Housing Institute, November 26, 2018, updated May 2019. The slides are at <https://lihi.org/wp-content/uploads/2019/05/Tiny-House-Presentation-updated-May-2019.pdf> The 40-minute video of the presentation is at <https://www.youtube.com/watch?v=w-hTvQsH3fM> and Lee's presentation begins at 4:30. Words in italics are transcribed from the video.

*While we are building, it takes three to four years to build these apartment buildings, we realized that there is close to 12,000 homeless people on the street or in shelters in Seattle and King County. ... The reason why we're doing tiny houses primarily is because the unsheltered homeless is such a large population and it takes too long to be developing permanent supportive housing. So we're trying to do both. ...*

Advantages of villages

- Community
- Cooperation
- Safety/security
- Empowerment
- Point of engagement
- Cost-effective
- Couples/families stay together (pets are allowed)
- Partnerships with grassroots groups

*And there's a fence that secures the village, there's a gate and there's facilities so that there is a lot of community, in terms of safety. Couples and families can stay together. And then there's a transition for people to be able to meet with the case manager and then get employment and housing and services.*

*2016-2017 outcomes*

*LIHI case managers have successfully move over 300 people from tiny houses into permanent housing. 250 people obtained employment. LIHI reunited 80 individuals with family or friends. ...*

**Tiny house villages are more effective than other shelters**, exiting a high percentage of users to permanent housing:

2018 Data

Tiny House Villages exits to permanent housing: **34%**

Basic Emergency Shelters exits to permanent housing: **4%**

Enhanced Emergency 24/7 Shelters exits to permanent housing: **21%**

*One thing that the city did, the mayor's staff did an inventory of all the city owned properties. And we actually, in King County, the Assessors office has done an inventory of all county-owned and public*

*properties. So there is a list that identifies everything by zoning and size. And then what we do is we have a meeting with the city and we go through which sites appear to be the most appropriate.*

## ➤ 5. Denver

Denver's Beloved Community cabin village opened in 2017 and There are about 20 cabins, 100 square feet, with electricity, heaters and fans but no water or sewer connections. It serves people experiencing homelessness whose needs are not being met by the traditional shelter system. There is no cost for residents but they have to participate in the community.

Beloved Community seems to be unique, in that it has been independently assessed each year, by the Burnes Center on Poverty and Homelessness at the University of Denver, the Barton Institute for Community Action, and the Centre for Housing and Homelessness Research at the University of Denver.

The annual reports assess whether the well-being of residents changed over time, compares their well-being with a control group—people on the waiting list for a cabin—and assesses the impact of the village on the surrounding neighbourhood, including look at crime data. The October 2020 report was 65 pages, not counting appendices. (A copy of the report was emailed to HATS; we would be happy to share it.)

Generally, the residents' wellbeing improved in the residents' first six months at Beloved Community. Generally, there was little impact on the neighbourhood or in area crime.

Some specific findings:

- Cabin residents were more able to save money after six months, to pay bills and to reduce debt than they had been when they moved in.
- Their self-described happiness and satisfaction increased and anxiety, hopelessness and depression decreased.
- There was little change in self-reported health or in the number of health services accessed.
- Cabin residents were way less likely than the control group to interact with police or the criminal justice system.
- There was an increase in the number of cabin residents working with a case manager for housing.
- Four former residents took part in the evaluation. All regarded their housing as permanent. Two were in their own home, one in a partner's home and one in their RV.
- Neighborhood perceptions six months after Beloved Community was established were largely neutral or positive but a bit less than they had been, reflecting some feeling their wishes hadn't been honoured and concerns about safety because they didn't know the residents or the rules the residents had to follow.
- None of the neighbours called police about the cabin village. There was only a weak association between increases in area crime and the arrival of the cabin village.

## ➤ 6. Dignity Village, Portland, Oregon and Occupy Madison Village, Madison, Wisconsin

**Occupy Madison Village, Madison, Wisconsin** At the time the writer did her interviews, there were three 98 square foot houses at the Wisconsin site, built by residents and volunteers out of reused materials. They are on trailer beds for legal reasons. A former gas station building on the site includes

three full bathrooms and a makeshift kitchen with a crockpot, toaster oven and kettle. OMV owns the property, which it bought in 2012. Living in the homes are free, but 10 hours of labour a week were required of residents. The homes look like tiny, peaked roof houses, not sheds. The program is run by a board of 13 volunteers including two of the residents. There are no time limits for residents. There was no provision to pay for services to the residents or planning for their future beyond the village.

**Dignity Village, Portland, Oregon** The oldest tiny village in the U.S. It began as a tent city in December 2000 on a piece of vacant city land. In 2004 it was designated a self-governing transitional housing community. At the time of the research, there were 60 residents and 43 raised homes, located at the city's leaf composting plant. Between 2008 and 2009, 70 per cent of those who left Dignity Village returned to homelessness. The site is nine miles from most food banks, social services and homeless support networks. A resident council evaluates whether a new person is a good fit for the community.

*Quoted from* Catherine Mingoya, *Building Together: Tiny House Villages for the Homeless; a Comparative Case Study*, a Master of City Planning Thesis, Massachusetts Institute of Technology, June 2015

## Conclusion

There are innumerable reasons to support or oppose the construction of tiny house villages for the homeless, but if executed correctly, tiny homes can be part of a strong and progressive strategy to shelter and stabilize. The gaping chasm between the demand for affordable housing and what the private and public sectors are willing to provide generates the space for creative intervention. If a tiny house village's siting plans, financing, sanitation, building codes and governance are wisely developed with an ear towards equity, tiny house villages can be folded into mainstream service provision as part of a larger anti-homelessness strategy

## Understanding the benefits and drawbacks to tiny homes

Choosing to house the homeless in tiny villages approaches the issue of homeless service provision using the most minimal support and infrastructure possible. Sharing port-a-potties and living in volunteer-built homes that would violate building codes were they to ever touch the ground sends the message that the community is willing to offer only the most basic of services to those in need. Living in a home the size of a parking spot provides greater safety and dignity than sleeping in a park, doorway, or standard shelter, but the larger message to those experiencing homelessness is that they have no place within the normative structure of our society and no choice in how and where to live. They are entitled to the crumbs, only if and when they show enough initiative and fortitude to peak the interest of donors.

Tiny house villages for the homeless have numerous faults in their current incarnation that make them inappropriate for long-term habitation. They do, however, have several strengths that are difficult to achieve in traditional forms of housing and that are well suited to transitional housing.

The villages provide a supportive place for those experiencing homelessness to congregate, build relationships, and solidify their support networks. In traditional shelters, residents must adhere to strict rules, are unable to stay on the property during the day and lack a safe space to store their possessions. Standard apartment buildings often have an absence of attractive social spaces in which to gather and residents may remain isolated from one another.

Additionally, tiny house villages provide an attractive and transparent means of charity and volunteerism for those interested in getting involved with issues of homelessness. Unlike financial donations to traditional service providers, where it is not always clear exactly where one's money is going, the tiny house village allows volunteers to pound nails, buy insulation and directly contribute to the wellbeing of another individual with little ambiguity as to their immediate impact.

Tiny House Villages shift a civic responsibility, for better or for worse, into the hands of the private sector and into the hands of the homeless, themselves. While the homeless may be capable of solving this civic issue through hard work, determination and a hammer, it is important to question the societal conditions that encourage the poverty, drug abuse, mental illness and isolation that lead to homelessness. It is also vital to question the restrictive systems that keep the homeless from climbing out of poverty. Tiny house villages provide shelter for the poor, but they also provide a conduit for discussion and political action and should be used as such.

### ➤ **7. Dignity Village, Portland, Oregon**

In 2010, the city did a detailed evaluation of Dignity Village, described in #6 above—Kristina Smock Consulting for the Portland Housing Bureau, “An Evaluation of Dignity Village,” February 2010, [http://media.oregonlive.com/portland\\_impact/other/Dignity%20Village%20Evaluation%20Report%20Final%2003-22-10.pdf](http://media.oregonlive.com/portland_impact/other/Dignity%20Village%20Evaluation%20Report%20Final%2003-22-10.pdf) The report recognizes the strengths of the sense of community created while noting different understandings of the village's role. Some saw it as a place for people to get back on their feet—“Through peer supports and access to resources like computers and phones, residents can pursue work, social services, and benefits. The Village also gives residents a sense of dignity and self-respect that many lose while they are on the streets. And it offers opportunities for residents to use their skills and develop new ones by taking on leadership roles, building their own dwellings, and participating in the community's microenterprise and development projects.... The majority of the residents and stakeholders interviewed for this report described the Village as transitional or temporary. But for a small number of residents, the very notion of the Village as ‘transitional housing’ is offensive. From their perspective, the Village is about having a home and a community. They view Dignity Village as an autonomous, semi-permanent “village”, similar to co-housing. As one long-time resident put it, ‘For people who have been here for a while, this is home... If you come here and decide to stay, nobody should be able to tell you to leave.’ ”

Much of the report focused on the quality of the buildings and site. The report praised the self-management system for developing basic rules and enforcing them, providing security done by the residents themselves, and for the way self-management “builds a sense of confidence and ownership that helps villages in the process of stabilizing their lives.” But it noted that “frequent leadership turnover and a lack of internal systems for leadership training and transition undermine continuity and create ongoing challenges in performing the duties of a nonprofit board.”

Dignity Village provided very cost effective services at about one quarter the cost per person per night of shelters and just 7 per cent of the cost per person per night of transitional housing. More than 20 per cent of Dignity Village residents at the time had been there for more than two years, compared to just 2 per cent in transitional housing and none in shelters.

The destinations of people leaving is shown below:

	Dignity Village	Shelter	Transitional housing
Permanent housing	18%	24%	54%
Temporary housing	3%	22%	5%
Homelessness	70%	7%	6%
Institution	3%	1%	3%
Other	7%	3%	3%
Unknown	0%	41%	28%

That fewer people went to permanent housing from Dignity than from shelters or transitional housing “is not too surprising, given that the emergency shelter and transitional housing programs offering professionally staffed case management or supportive services, and many are sponsored by large organizations with access to rent assistance and/or affordable or subsidized housing units.

“More troubling is the fact that 70% of Dignity Village residents exited to homelessness, compared to only 7% for Emergency Shelter and 6% for Transitional Housing. However, if we include the percentage of residents who exited to “Unknown” destinations (which presumably is heavily skewed towards those exiting to homelessness) the comparisons are less stark: 48% for Emergency Shelters and 34% for Transitional Housing.

“Dignity Village residents are kicked out at a higher rate than residents in Emergency Shelter or Transitional Housing programs. This may be a reflection of lower screening criteria at the Village, but it also demonstrates that the Village’s self-management system is working to enforce the rules. The higher percentage of residents who were kicked out may partially explain the higher percentage of exits to homelessness among Dignity Village residents compared to the other programs.”

The report noted that “feedback from the Village’s two neighboring businesses and one residential neighbor suggests that the Village has had little impact on the surrounding neighborhood during the contract period. The residential neighbor said that the Village has been a great neighbor.” The per capita number of calls that led to police being dispatched to Dignity Village was lower than for the city as a whole. And the numbers were declining.

## ➤ 8. Duncan, B.C.

Duncan ran two cabin sites during 2021, on St. Julien Street and on Government Road (“The Mound”) and in preparation for opening another, it met with community residents. A transcript was made of the conversation. A news article summed up the results at the original sites.

*Quoted from* Duncan Temporary Use Permit Emergency Shelter Application, Cowichan Housing Association, November 15, 2021, Appendix G: Engagement Summary Report, 20,  
<https://duncan.civicweb.net/document/159931/Attachment%20B%20-%20TUP%20Application%20Package.pdf?handle=9F192D54067947F1A99B41486AB3397D>

RCMP Sgt. Trevor Busch. ... what I can speak to is my experience here in the Cowichan Valley and specifically regarding the five sites that were set up: with the Mound, the site at St. Julien, and the site at the community centre, we had very very few calls for service, in part because those sites were managed very well. They came with security; they came with wrap-around supports; and these are folks

that were already in the community already, so with regard to a previous question: fires being set in the doorway; people defecating in the dark alleys - the vestibules—they are doing that because they have nowhere to go. So a place like this in many regards is going to reduce crime, it's going to reduce calls for service, because you're now providing a vulnerable population with somewhere to go. They are provided with a washroom so that therefore they are not urinating in public. They are provided with somewhere to hang out during the day so they are not visible to the community when the community drives by. Being in a structured place, is one way where we're going to reduce calls for service on bylaw, Blackbird Security, and police. I cannot obviously guarantee that there aren't going to be crimes. There is going to be crimes in the community for a whole number of reasons and we can't necessarily stop them all, but in order to move out of that and prevent problems, a vulnerable population needs somewhere to go. It provides those steps that Shayne [Williams, of site operator Lookout] talked about, to move forward and improve their situation. We're not seeing a significant increase in crime that you might suspect at the other sites.

*Quoted from Robert Barron, "New site sought for 46 cabins for homeless in Cowichan," Saanich News, September 2, 2021, <https://www.saanichnews.com/news/new-site-sought-for-46-cabins-for-homeless-in-cowichan/>*

Guido Weisz, vice-chairman of the CHA [Cowichan Housing Association], said the sites on St. Julien Street and The Mound have proven greatly successful in achieving a number of goals in the more than a year that they have been in place.

He said the first is harm reduction in that people living outdoors are vulnerable to the climate and violence, and mortality rates for those living on the streets is much higher than in the general population.

Weisz said the sites also provide opportunities for the homeless to have access to much needed social services and help them move toward getting permanent living quarters.

"These cabins have proven highly effective in achieving these goals," he said.

"What we're seeing is great improvements physically and mentally with many of the people living at these sites. While all three levels of government have stepped up to help in the Cowichan region, we could see even greater reductions in the numbers of homeless if the political and financial will was there to do it."

*Quoted from Shelter Impact Statements from Residents of the Shelter Sites, October 29, 2021, in Temporary Use Permit Emergency Shelter Application, Cowichan Housing Association, November 15, 2021, Appendix E, 7. <https://duncan.civicweb.net/document/159931/Attachment%20B%20-%20TUP%20Application%20Package.pdf?handle=9F192D54067947F1A99B41486AB3397D>*

"For me to compare this last year to the year before, there is no comparison. I have a safe place with doors that lock and a key. I have been doing my hobbies like computer stuff that I enjoy. I had nowhere to do it and no resources to do it before. Plus, the risk of theft. So, I have been taking on small projects that I enjoy, safely. That makes a big difference for me. I don't see by-law anymore; I no longer have police breathing down my neck every morning. When I was homeless, I would try to hide in the woods and not bother anyone. But I would be found and woken up to move. I knew when I heard a voice that



I'd be losing my place to live. Just gone. And it takes a lot of work to move, if it is raining everything gets wet. But now I have a heater and I am dry. And there are no cops and by-law." - Disco

"Being in the sites has made a huge difference over the past year. To be able to be warm, have food, and have people to talk to has meant a lot for me. And now I have been able to give back. I have been a part of a peer group and done outreach. Now I go and clean up garbage. Sometimes I give things away because I can. We need this, our community needs this." - anonymous

"This place has made a difference. It is everything! Without housing, how do you have a job? There's a whole list of reasons why it's hard. A lot of people on the street drink or use drugs, you do it more out there because it keeps you warm, it helps you cope in different ways. Having a tent can keep you warm, but then by-law will come and tell you rules like no fire – then you are cold again. They move you along. I don't see by-law anymore. Then there were times on the street that I had absolutely nothing because people will steal everything you have. It happened to me once when I was sleeping. I woke up and I had nothing. But here, there is a lock on my door." - Todd

"Having a place to live has changed everything. I have work now! But before, I didn't know what I was going to do. I worry about the future, but I feel like I have some direction now." - anonymous

"Since last year, things have changed quite a bit. Having a steady place, a secure place, a safe place to come to every night has enabled me to turn my attention to other things like changing my life to keep things like booze and drugs out. There have been positive changes, like I am more involved with my kids now. On the street it was very hard for them to connect with me but now I have been seeing them on a regular basis and we have a good relationship. Some people from here have even moved out into their own place, they were able to move on to their new home!" - Tracy

"Since last year, I am more involved in the CAT [Community Action Team] now. I work at the OPS [Overdoes Prevention Site] now. Everything has changed a bit since last year, and for the better. I feel more confident in myself and my abilities to move my life ahead. I still struggle with addiction but I know that's not what I want for myself. Thinking of where I was a year ago makes me realize that's not what I want for myself. I want to move ahead and I can. I am moving forward in a positive direction." - Barry

## ➤ 9. Vancouver

Before approving a two-year cabin village pilot project, the city of Vancouver did a "market sounding" to seek recommendations and create partnerships to deliver the project. Its conclusions are below.

*Quoted from* Report to the Standing Committee on City Finance and Services, February 9, 2022, Report back: Creating a Tiny Shelter Pilot Project, Appendix C, Memorandum, December 1, 2021, 3-4, <https://council.vancouver.ca/20220209/documents/cfsc3.pdf>

The high-level findings and summary of recommendations from the respondents are discussed below:

### 1. Tiny Shelters with High Levels of Support

- The Market Sounding responses advised that in order to support individuals experiencing homelessness who have high support needs, a Tiny Shelter model with wrap around supports is advisable.

- Market sounding respondents advised that a tiny home model for people with extensive and deeper support needs is not recommended and that a Tiny Home model, with self-contained units, is more appropriate as a lower support model for people who can live independently.

## 2. Scattered-site vs. Congregate Site

- The majority of respondents recommended a congregate site with a larger number of units at one location. This was recommended in order to reduce costs and to be more efficient for the operator to support guests. The respondents also spoke to the importance of experienced non-profit operators being central to the success of this model.
- Scattered sites with under 10 units were only recommended when they are co-located with existing facilities. This would allow the existing operator to utilize their staff resources and services in an efficient and beneficial way.

## 3. Fire Safety and Sprinklers

Respondents recommended the following fire safety features for tiny shelter units:

- 6 to 10 feet separation between units;
- Hard wired smoke detector;
- Carbon monoxide detector;
- Keypad doors with override codes;
- Fire extinguishers in each unit;
- Emergency egress door;
- Non-combustible materials on the main interior living surfaces; and
- Option of staff monitoring with a fire annunciator panel.

Market sounding respondents advised that sprinklers were not recommended as a safety feature as the options above are considered sufficient to address life safety issues. If sprinklers are required, respondents advised that it would significantly increase the cost of the project, and impact not only the timelines, but also potential suitable site options.

Impact of requiring sprinklers include:

- Unit costs would increase as a result of the additional mechanical requirements;
- Site costs would increase as a result of the additional site servicing requirements;
- Site development requirements and site servicing would be increased, which would limit the site options;
- Of the Market Sounding respondents with pre-designed units, none of them have sprinklers in the units. The timeline would be extended and more costly as the project would require custom designed units.

## 4. Site Activation Timeline

Market Sounding respondents provided a range of timelines from 12 weeks to 6 months, including time for design, development, shipping and installation. Shorter timelines came from companies with units that are pre-designed and already in production. Longer timelines are from companies providing a custom designed solution that is not yet in production. The timelines provided assume a site has been selected, relative ease of servicing the site, and necessary City approvals.

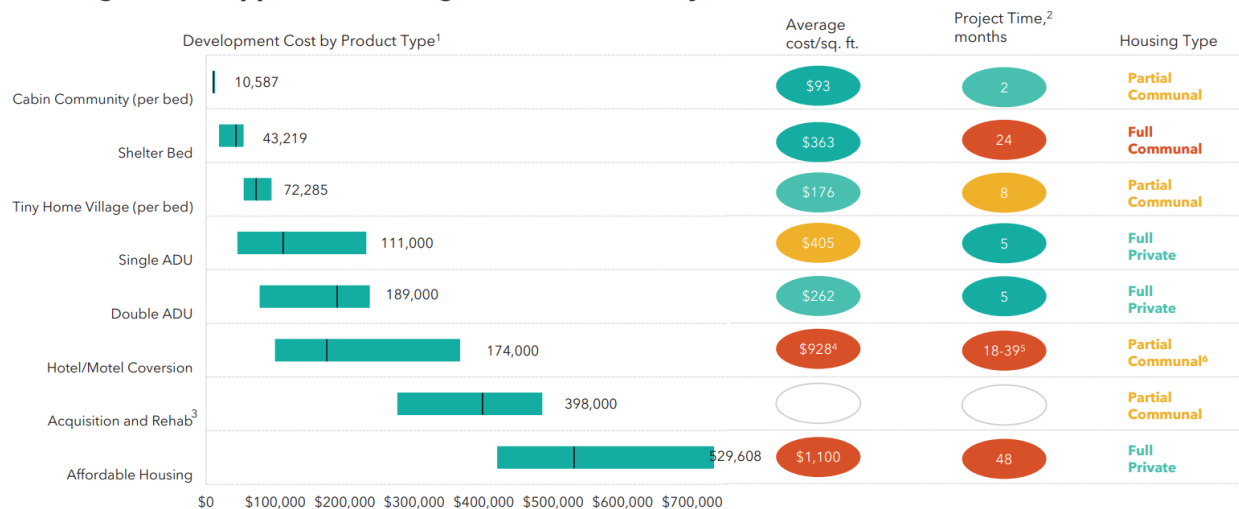
In summary, the Market Sounding responses point staff towards developing a tiny shelter pilot vs. a tiny home pilot. This model is best operationalized at a congregate site with congregate bathrooms, showers and the 24/7 support services a typical shelter would provide.

### ➤ 10. San Francisco, California

The Bay Area Council Economic Institute, in San Francisco, issued a report making recommendations to solve the crisis of people living not just unhoused but unsheltered in the San Francisco Bay area, which has more than 35,000 people experiencing homelessness. The report said 22,644 shelter units were needed and 56,028. To estimate the cost of creating that number of units, the report's author chose cabin village units for the shelters, at \$10,831 per unit (assuming public land was donated for the villages). The reason was "their economy, successful implementation in Oakland and ability to provide greater privacy than traditional congregate shelters."

In the chart below, the report showed estimated costs of different alternatives and the project time, the time between a proposal to build, convert, or install a unit and the date the unit is opened. For temporary cabin villages, that time is two months. For permanent cabin villages, the cost is higher--\$72,285—and the timeline is shown as eight months.

**Figure 22: Supportive Housing Cost and Scalability Breakdown**



Source: Bay Area Council Economic Institute, Bay Area Homelessness: New Urgency, New Solutions, June 2021, <http://www.bayareaeconomy.org/files/pdf/HomelessnessReportJune2021.pdf>

### ➤ Oakland, California

In 2018, Oakland commissioned a study to determine how to house the 6,000 people experiencing homelessness in that city. The report looked at various case studies and came up with recommendations for a combination of 400 cabin village units—200 for low-needs adults and 200 for high-need adults—plus 300 mobile homes and 300 conventional units. Capital cost estimates were \$7,500 per tiny cabin, \$35,000 per mobile home and \$165,000 per conventional housing unit.

Here are the conclusions from the case studies:

These are elements of the housing plans that we determined are critical to keeping people safe, in stable permanent housing, and resistant to risk of displacement, in addition to keeping the general housed community safe and satisfied. These points were agreed upon by communicating with relevant stakeholders in those jurisdictions and their evaluation of the shelter's performance.

- Collaborate with housed neighbors: All of the cities that established “villages” — permitted, deliberate communities of tiny homes, tents, and other structures—found that establishing a culture of community and collaboration amongst the residents and between the residents and their housed neighbors was a critical part of their success. Establishing relationships with local businesses and organizations provided shelter residents with a supportive community and access to a holistic set of services.
- Establish a community amongst residents: All of the cities that established “villages” also emphasized the benefit of creating a code of conduct in collaboration with residents and allowing residents to self-select into the community of their choice, in order to support their right to self-determination and self-governance. Community-led management of the shelters helped residents take ownership of the community (rather than an institutional shelter they were placed in) and managed conflict amongst residents.
- Low barriers to entry and few restrictions for residents: All of the cities found that an essential component to meeting the needs of the unhoused population in their jurisdictions was to have low barriers to entry. Individuals did not have to meet specific thresholds for support, partners and pets were welcome, and shelters did not have sobriety requirements. Despite the low barrier to entry, many of the residents in these housing developments were working, low-need adults.
- Seeking public and private partnerships for funding support: Many of the cities found that the most sustainable way to fund shelters was to diversify funding between public and private funding. Some case studies pursued majority private funding as a matter of principle—wanting the community to take ownership of the homelessness crisis, rather than the government—while others pursued private funding to fill the gap in public funds. Seeking funding from individual donors, businesses and leaders in the private sector also helped shelters to develop a community of support that can be looked on to provide labor and advocacy.
- Having an exit strategy for housing residents: Most of the successful housing developments operated on the basis that it was temporary housing for the purposes of stabilizing residents and facilitating the move to permanent housing. Although the length of time that residents stayed in the temporary housing varied, their transition out relied on flexible funding to subsidize rental of permanent housing and services to support their path to self-sufficiency. Still, these shelters emphasized that in order to prevent a cycle of displacement, they recognized that each individual is on a different timeline towards self-sufficiency and did not place strict time limits for staying in the shelter.
- Sustained advocacy to overcome policy barriers: Many of the cities faced significant policy barriers from local jurisdictions (including land use restrictions and funding limitations) that they were able to overcome through sustained advocacy that won over city officials and led to increased flexibility, in order to develop innovative housing solutions.

Source: Rawan Elhalaby (UC Berkeley Goldman School of Public Policy, Housing Oakland's Unhoused: Advanced Policy Analysis, a study conducted for the Dellums Institute for Social Justice, Spring 2018, 3,

21, 26,

<https://static1.squarespace.com/static/55c573a9e4b014e7aace0627/t/5bd20b85e5e5f0695b10ef1a/1540>

### ➤ **Oakland, California**

As a followup to the above report, a report with the same title was released by community groups in October 2018: The Housing and Dignity Project: The Village, The East Oakland Collective, Dellums Institute for Social Justice/Just Cities, Housing Oakland's Unhoused: Community-Based Solutions to House all of Oakland's Unhoused Now, October 2018, <https://static1.squarespace.com/static/55c573a9e4b014e7aace0627/t/5c05c5b9b8a04584587afacc/1543882173544/12.3.2018+FINAL+Housing+Oakland%27s+Unhoused+Oct+2018.pdf>

After a series of community listening sessions, the report identified priorities for the unhoused for housing, supportive services for those who need it and the way services and outreach are conducted, for “maintaining household financial and personal wellbeing and stability and preventing further risk of displacement.”

#### **Shelter criteria identified by the unhoused community**

- Access to utility and sewage hookups
- Located on an empty lot
- No noise pollution
- No environmental pollution
- Access to public transportation
- Access to grocery stores

#### **Service needs identified by the unhoused community**

- Financial literacy training
- Vocational job training
- Healing, wellness and recovery
- Mentorship programming
- Access to stable employment
- Life skills training

#### **Additional priorities identified by the unhouse community**

- Staying connected to service providers
- Legal representation
- Timely access to services

The report proposed both short- and long-term solutions. It proposed 1,200 units in tiny cabin villages on public or ally land and 400 mobile homes on public or ally land, to house 2,000 people. This, it suggested, could be done within six to 12 months. Longer term, it proposed 3,200 units of permanent housing for extremely low to no income people.

The report included criticism of the city’s cabin community approach, summarized in the next item below, but its main criticism was of lack of consultation with people with lived experience, including those located at The Village, which formed from a group of housed and unhoused people to feed and shelter unhoused people and was allowed by the city to use a site for a tiny cabins village. “The Village formed consensus with everyone on principles of self-governance and designed a program to construct tiny homes on site as a pathway to rehabilitation.” The report contrasted the Village approach with what the author’s saw happening on city’s sites.

The Village	The city’s approach
Consensus building	Zero consultation with people living on site on high impact decisions
Customized holistic service for people in crisis	Lack of services for people with substance use and mental health issues
Personalized individual programs and goal setting for each resident	Overcrowding of site with people who did not choose to live in proximity with each other
Self-governance in getting all residents to agree on grounds rules and vision	Overcrowding with rival gangs and families with generations of deep tensions

### ➤ **Oakland, California**

A subsequent study looked at what Oakland did in response to the 2018 report, criticism of the city’s actions and how it could have been better. Ryan Finnigan, “The Growth and Shifting Spatial Distribution of Tent Encampments in Oakland, California, the *Annals of the American Academy of Political and Social Science*, January 2021, 288, 298, <https://journals.sagepub.com/doi/pdf/10.1177/0002716221994459>

The report notes that between December 2017 and early 2020, Oakland established seven sites with outdoor cabins converted into two-person “tiny houses” on land leased or owned by the city. These housed up to 38 people at a time. With city, state and private funding, operating costs were around \$1 million per site per year. The sites provide temporary shelter while residents worked with service providers to find permanent housing. There was also assistance with job searches, obtaining identification or other documents, and mental health or addiction counseling.

Finnigan notes: “City officials have described the Community Cabins as successful (Boyd 2019). As of June 2019, the Community Cabins cumulatively housed 344 people, with 67 percent of exiting residents moving into transitional or permanent housing.<sup>3</sup> Oakland Mayor Libby Schaaf argued that the Community Cabins also address key barriers to shelter use, “the ‘4 P’s’: partners, pets, privacy, and possessions” (KPIX 5 2020). Mayor Schaaf also highlighted the relatively low cost of the initiative relative to other types of shelters and services.

“People experiencing homelessness, advocates, and news reports have raised concerns about the long-term success of the program, arguing that some transitions into permanent housing are short lived (Ravani 2019). The Community Cabins have also been criticized by people experiencing homelessness for their six-month residency limit and “prison-like conditions” (Lin et al. 2018, 15). Perhaps most limiting, the Community Cabins have low capacities relative to the unhoused population in Oakland. The

Community Cabin sites also displaced many large tent encampments, accompanied by ongoing “camping bans” in their immediate vicinities. The number of displaced encampment residents exceeded the capacity of the Community Cabins at all locations—in one location by about 166 percent.<sup>4</sup> The Community Cabins may be effective for participants, but many nonparticipants may have had their connections to places and neighbors disrupted instead.”

Finnigan suggested, “In addition to services for residents, the Community Cabins could devote resources for increased outreach or other service provision (e.g., sanitation, food assistance) for displaced encampment residents in the surrounding area. Resident-led camps could be a more inclusive and spatially stable alternative to the Community Cabins, like the recent Tiny House Village for young adults experiencing homelessness in Oakland (Du Sault 2020).”



## Who is the operator?

Location	Experienced operator?		
Kitchener	A Better Tent City		
Kingston	Our Livable Solutions*		
London York Street	WISH (Winter Interim Solutions to Homelessness)		
London Elizabeth Street	WISH (Winter Interim Solutions to Homelessness)		
London Fanshawe	London Cares		
London Parkwood	Atlohsa Family Healing Services		
Victoria	Our Place Society		
Duncan St. Julien St.	Cowichan Housing Association		
Duncan The Mound	Cowichan Housing Association		
Duncan Trunk Road	Lookout Housing & Health Society		
Halifax	Archdiocese of Halifax		
Vancouver	Lu'ma Native Housing Society		

\*Unlike A Better Tent City, which came together to create and operate a cabin village, Our Livable Solutions existed before Kingston's cabin village was created but was not long established, like the organizations in the other cities listed. Our Livable Solutions formed in June 2021 to push for homeless solutions and operated a pandemic emergency shelter program with 10 motel units that year before being chosen to run the cabin village.

WISH, in London, was a coalition of long-standing community service organizations.

## Site rules

Unless otherwise indicated, the statements below are quoted from agreements that residents sign.

Location	Drugs?	Alcohol?	Smoking?
Kitchener	"I agree to dispose of any needles or sharps in a yellow Sharps Container."		
Kingston	"Abstinence is not a requirement of the program, keeping/storing substances in your cabin is permitted provided that it is a legal substance in an amount that is deemed reasonable for personal use. Substance trafficking is not permitted by any person at [the site]."	"Abstinence is not a requirement of the program, keeping/storing substances in your cabin is permitted provided that it is a legal substance in an amount that is deemed reasonable for personal use. Substance trafficking is not permitted by any person at [the site]."	Smoking or vaping of any substance in any part of the building, including the unit is strictly prohibited. A designated outdoor smoking area is provided.
London	"Low barrier" in 2021. Apparently new rules in 2022, unconfirmed: Drugs aren't allowed in the trailers, though clean supplies are available for those who are going to use substances regardless of the rules. Drug use is allowed in the common washroom, Clarke said. While Impact London workers will hand out clean drug supplies, they're reluctant to do so and ask questions about what the homeless person is doing and when, the shelter resident said.		
Victoria			Smoking is not allowed in units.
Duncan Trunk Rd.	"We are harm reduction so we are not booting people back on the street where we feel they are more of a risk to themselves and others because they use. ... So, yes, not everyone will be at the abstinence stage, and we want to work with them and support them as well as the others."		

Halifax	I will not possess, store, or consume, any illegal drugs in the Shelter or on adjacent Church lands.		There can be no fires, open flames, or smoking in the Shelter or within 4 meters of the Shelter.
Vancouver			

Victoria: On smoking, Carla Wilson, “Second man in temporary housing evicted for starting a fire,” Times Colonist, May 19, 2021, <https://www.timescolonist.com/local-news/second-man-in-temporary-housing-evicted-for-starting-a-fire-4689481>

Duncan: “Harm reduction...” Statements by Shelley Cook, Executive Director, Cowichan Housing Association, in Duncan, Temporary Use Permit Emergency Shelter Application, Cowichan Housing Association, November 15, 2021, Appendix G: engagement Summary Report, 13, 14, <https://duncan.civicweb.net/document/159931/Attachment%20B%20-%20TUP%20Application%20Package.pdf?handle=9F192D54067947F1A99B41486AB3397D>

Location	Pets?	Guests?
Kitchener	Pets are allowed but must not adversely affect other residence or the shared communal spaces.	I will not sub-let the hut I have been assigned, nor will I let friends stay over for more than one week. Guests may not make ABTC their primary residence without being brought into the program and agreeing to all the terms outlined in this document.
Kingston	All pets are subject to approval by OLS [Our Livable Solutions]. The decision to allow a pet will be dependent on the Participant demonstrating an ability to maintain a healthy environment for themselves, such as keeping their cabin and Common Areas clean, and on the impact of the pet on the cabin community. If a pet is approved, the participant must provide for its basic needs, clean up after the pet, and ensure the pet’s behaviour has a positive impact on the cabin community.	Participants may meet guests outside or at their unit, but may not permit guests to stay overnight. If it is believed that a guest or other unauthorized person is living in or occupying a Participant’s unit, Our Livable Solutions will ask the person to leave. Guests who enter the concrete barriers of the cabin community must sign-in and sign-out when they leave. This will enable OLS to maintain an accurate count of people on site in case of emergency, as well as to be able to contact trace any COVID exposures.
London		
Victoria		To help set residents up for success, no guests will be allowed and there will be zero tolerance of violence and criminality.

Duncan Trunk Rd.		"No visitors outside of support, other related services, will be onsite at any time."
Halifax		I will be the sole occupant of the Shelter.
Vancouver		

Victoria: Greater Victoria Coalition to End Homelessness, Caledonia Tiny Homes Village, Frequently Asked Questions, <https://victoriahomelessness.ca/tinyhomes/#toggle-id-2>

Duncan: "No visitors..." Duncan, Temporary Use Permit Emergency Shelter Application, Cowichan Housing Association, November 15, 2021, 5,  
<https://duncan.civicweb.net/document/159931/Attachment%20B%20-%20TUP%20Application%20Package.pdf?handle=9F192D54067947F1A99B41486AB3397D>

## Resident Selection

Location	
Kitchener	A Better Tent City staff, who know most of the city's unhoused people, choose residents.
Kingston	"[Crystal] Wilson [of Our Livable Solutions' explained that the 10 members who will be selected for the sleep cabins transitional housing project will have been screened beforehand and they would not select someone they thought would be dangerous, a threat, or cause mischief. "We want it to be successful," Wilson assured, noting that she personally knows most of the homeless people in Kingston, some of whom stay with her in her own home, and that she has never had any issues with theft or mistrust. "Wilson and Noordegraaf [Ruth, director of housing services for Kingston] reiterated that the intent is for the 10 people in the sleeping cabins to transition to independent living, by or before, April 30, 2022."
London York Street	
London Elizabeth Street	Londoners using this space have been matched with this service through outreach efforts and Coordinated Access which allows the Homeless Prevention and Housing team to provide the right support and services at the right time for unique individual needs.
London Fanshawe	
London Parkwood	
Victoria	Residents will be at least 19 years of age, with priority given to people who are unhoused that require minimal supports and are ready to bridge to permanent housing. Each resident will have a personalized plan to help them reach their health, income and housing goals.
Duncan St. Julien St.	
Duncan The Mound	
Duncan Trunk Road	"Intake/selection for the Village is through a Coordinated Access Process." Would-be residents apply by filling out a Supportive Housing Registry application. The application asks about sources and amounts of income; Indigenous status; current living situation; when and why you need to move; physical and mental health conditions and substance use; mobility/access needs; any pets; where you would prefer to live; and various consents to sharing of the information, with health, housing and outreach workers.
Halifax	
Vancouver	

Kingston: Ashley Espinoza, "Harbour neighbours weigh in on Portsmouth sleeping cabins project," *Kingstonist*, December 22, 2021, <https://www.kingstonist.com/news/harbour-neighbours-weigh-in-on-portsmouth-sleeping-cabins-project/>

London Elizabeth Street: From a press release, city of London: Winter response program—support and warm shelter for vulnerable Londoners, December 23, 2020, <https://london.ca/newsroom/feature/winter-response-program-support-warm-shelter-vulnerable-londoners>

Victoria: Greater Victoria Coalition to End Homelessness, Caledonia Tiny Homes Village, Frequently Asked Questions, <https://victoriahomelessness.ca/tinyhomes/#toggle-id-2>

Duncan: Cowichan Housing Association, The Village: Housing the Unsheltered Population in the Cowichan Valley, <http://cowichanhousing.com/village/> This is mostly paraphrased.

## Appendices

### A. Assessments of shelter programs

### B. Residents' agreements

## A. Assessments of shelter programs

### A 1 London, Ontario 2020-2021

#### Report to the Community and Protective Services Committee

#### Update—City of London 2020-2021 Winter Response Program for Unsheltered Individuals

April 20, 2021 <https://pub-london.escribemeetings.com/FileStream.ashx?DocumentId=80185>

#### Executive summary

The purpose of this information report is to provide an update and overview of the actions taken as part of the Winter Response for individuals experiencing, or at risk of, homelessness, including Day and Overnight Spaces, Cold Weather Alert activations and Covid-19 Responses.

In addition, civic administration is recommending for approval the extension of day space services and the implementation of a temporary supportive housing model strictly to build on the stability and progress being made with actively participating individuals experiencing unsheltered homelessness for the concentrated purpose of transitioning to more stable housing.

## 2.0 Discussion and considerations

### 2.1 Background

The Winter Response was implemented as a response to the unprecedented impact of COVID19 on the Emergency and Family Shelter system. As new requirements and limitations were imposed as a means to protect vulnerable individuals living in congregate living settings, some service providers were faced with the unfortunate requirement to modify their capacity resulting in reduced bed spaces, in order to accommodate for physical distancing requirements. This meant that a higher volume of vulnerable individuals would be faced with sleeping rough during the winter. The focus of the Winter Response was to support these unsheltered and marginalized individuals of London over the coldest months of the year. The response helped to meet individuals' basic needs, ensure life saving measures were in place, increase system connectivity and provide a solution to assist vulnerable Londoners to get in out of the cold both during the daytime as many program spaces had closed or were inaccessible, as well as overnight accommodations with supports.

Programs included the following responses:

- Hamilton Road Seniors Centre Day Space December 21st, 2020 to date.
- Talbot Street Church Day Space January 28th, 2021 to March 19th, 2021

- 652 Elizabeth Street Day and Overnight Space December 23rd, 2020 to date.
- 415 York Street Day and Overnight Space January 19th, 2021 to date.

...

**652 Elizabeth Street**, operational since December 23rd, 2020.

**415 York Street**, operational since January 19th, 2021.

These spaces were offered to a community of chronically homeless individuals with high acuity, who did not, or could not, stay in our traditional shelter system.

**1** individual had experienced **406** short-term stays in shelter since January 2018.

**1** individual had experienced **266** short-term stays in shelter since November 2017.

**12** individuals have not been previously successful at staying in shelter for more than one night

**11** individuals have experienced stays in shelter for under 10 days

**12** individuals have experienced stays in shelter for under 20 days

Units not typical of the traditional shelter system succeeded as, unlike traditional shelter or motels, this design allowed for low barrier sheltering. Individuals had their own secure rooms that they exited to eat, to shower, and to engage; this promoted community development and relationship building amongst the staff and other residents. Many individuals were able to demonstrate stabilization from addiction, mental health, and/or trauma. They built relationships, trusted staff, and community members, connected to health care, and many connected to housing services.

In total, **75** individuals have been supported by the Winter Response overnight space throughout the duration of the program.

Of this group, **52** individuals have resided at Winter Response for a period of time spanning between 20 and 99 days

Of which, **43** individuals have stayed at the Winter Response greater than 50 days.

There have been successful outcomes achieved within a very short period of time. Personal, mental, financial, health and housing stability has proven to be a catapult from living unsheltered on the street to housing for some. Some individuals who would otherwise not benefit from the traditional shelter system seem to be excelling in this low barrier setting.

- **25** individuals were deferred to more appropriate housing options through the City of London's Coordinated Access program
- **5** individuals have been housed
- **10** individuals moved on either by choice or request
- **46** individuals are currently still residing at both Winter Response sites as of April 8, 2021.
- **37** individuals are currently paper ready: remaining individuals partially ready
- **23** individuals are matched to housing support programs, will continue to refer others
- **23** individuals currently are in consideration for housing units this month
- **22** individuals have moved to a safe supply regimen while at Winter Response
- **1** resident was COVID positive and was properly isolated with no spread



- 3 individuals failed COVID screenings, went to the monitoring space, were tested, and returned safely

### **Challenges Experienced**

The project did not come without its challenges. Frigid temperatures caused many mechanical concerns for the trailer plumbing at the York Street site. Daily operations meetings with the WISH providers and the City helped ensure these challenges were mitigated. While mechanical issues were more concentrated to the York Street site, the Elizabeth Street site faced many challenges with displeased neighbours as it was located on City property within a typically quiet, low- traffic community.

City staff were in constant contact with London Police Service throughout the operation of the winter response shelters. LPS have advised that for the area immediately north of the Elizabeth Street location during the winter response shelter operations, that call and occurrence data compared year over year have indicated that occurrences are in line with previous years for the same time periods. However, calls for service were higher than previous years.

Service London records for the immediate vicinity of Elizabeth Street from Dec 2020 to April 1, 2021 indicate that there were 7 issues logged through the City's Service London portal. In the 3 months prior to the operation of the site, there were 9 issues logged through the Service London portal.

While incidents involving damages or disturbances directly impacting the immediate neighbourhood near Elizabeth Street or York Street were low, when an incident did occur it was dealt with immediately, including involvement from LPS, and if determined necessary, individuals were permanently removed from the site(s) and LPS would determine if charges were required.

Throughout the Winter Response, the Coordinated Informed Response team increased needle sweeps of the neighbouring park on Elizabeth Street, the nearby skate park and the area around Carling Heights Optimist Community Centre area to two times per week as a result of increased community inquiries. Needle counts during the winter response have been in line with historical needles counts of the area. (approx. 6 needles per week)

Ultimately, increased monitoring by the Coordinated Informed Response and corporate security, promptly addressed neighbour concerns during the operation of the winter response shelter.

...

## **2.2 Proposal for Daytime Support Space and Overnight Transition Services**

...

In addition to the daytime program space, Civic Administration is seeking Municipal Council approval to shift the Winter Response to a condensed and more focused transitional supportive housing model as opposed to a winter safety and wellbeing approach. This approach will ensure that the 652 Elizabeth

Street site is no longer operational and a reduced number of individuals (those that are highly engaged and making progress towards their housing goals) are supported at 415 York Street.

As to not lose momentum and trust that has been slowly established, additional time is being sought to focus on the individuals who do not have housing options but are willing to continue engaging. Residents will continue following healthcare and treatment regimens, safe supply, harm reduction, mental health supports and engaging in developing supportive housing programming. On site supports will focus on connecting individuals with broader system supports (Development Services Ontario, Health, Mental Health, Criminal Justice, income, etc.)

This response is being proposed as approximately 25 winter response participants made significant strides in their housing stability journey but could not secure permanent independent housing. Unfortunately, there continues to be limited appropriate housing options that these remaining individuals could be matched to with a level of support that would be required to sustain their placement and be successful in their housing tenancy. For many of the remaining individuals, housing with supports will not be enough. Many of these individuals would be more successful in a focused supported housing model.

The two months of transitional supported housing is expected to bridge the gap in finding suitable housing for the up-to 25 individuals and connecting them to a longer-term supportive housing option.

### 3.0 Financial Impact

#### York Street Day with Overnight Space May 1 – June 30, 2021

Item	Forecasted Cost
Property Lease	\$18,950
Property maintenance and supply	\$15,738
Staffing including cleaning	\$277,194
Food	\$15,160
Covid supply	\$2,400
Capital	0
Contingency	\$45,558
TOTAL:	\$375,000

### Conclusion

The Winter Response was approved with a projected end date of April. 30th, 2021. Throughout December 2020 to April 2021 the initiative provided a warm and safe space for people living unsheltered to get in out of the cold. The initiative provided this life saving temporary intervention to individuals that have traditionally been the hardest to serve. The goals and outcomes of the winter response have been met.

In recognition of the continued day space need in the city during the ongoing impacts of the pandemic, Civic Administration is proposing the extension of the day space at 525 Hamilton Road until June 30, 2021. The Hamilton Road Senior Centre would continue to operate a community drop in Day Space with current services and supports.

Additionally, Civic Administration is seeking approval to adjust and re-prioritize services at the 415 York Street site to support a reduced occupancy capacity as means to provide a temporary transitional supported housing model until June 30, 2021.

The York Street site would evolve to operate a 24/7 transitional supported housing model that focuses on participant stability, and system support connections. The advancements made through the Winter Response will be used for strategies and actions to strengthen the next steps for participants. A model of transitional community support focused through a housing stability plan will be introduced for certain remaining individuals with services to be provided by the current service provider.

Many positive strides have been taken at the personal level for the participants targeted for the transitional supportive housing model, and the risk remains that if returned to a life sleeping on the street at this particular time, there is a strong likelihood that these individuals could experience setbacks to their improved mental wellness and physical health gains, as preexisting restrictions or limitations from the shelter and social service agencies in our community would significantly limit most if not all options for support.

From the outset, the Winter Response efforts were intended to be temporary and established to provide an emergency response to a larger group of unsheltered individuals that had nowhere else to go. The Winter Response would not solve the challenges that lead to someone experiencing homelessness, and while there were challenges throughout the Winter Response, many positives were experienced.

While maintaining the newly created relationships and trust between tenants and service providers will help some continue their positive and healthy progression towards housing, the conclusion of the Winter Response and any re-prioritized extension will inevitably still leave some Londoners with no place to go, and challenges will continue to be seen through street involved activity such as loitering, sleeping rough, visits to Emergency services, Police interactions, and CIR engagement; as services transition and as some participants disengage.

The Winter Response was a valuable learning opportunity that will inform future responses from the homelessness serving sector. The Winter Response benefitted from an enterprise-wide approach from every Service Area at the City. The prioritization of this initiative allowed for many vulnerable Londoners to experience life stabilization, some for the first time in a long time. Many of the participants of the Winter Response have shared their appreciation for the efforts of the City, the community, and the WISH Coalition.

## A2 Seattle, Low Income Housing Institute

a/ Tiny House Villages: A Crisis Solution to Homelessness, presented by Sharon Lee, founding executive director, Low Income Housing Institute, November 26, 2018, updated May 2019. The slides are at <https://lihi.org/wp-content/uploads/2019/05/Tiny-House-Presentation-updated-May-2019.pdf> The 40-minute video of the presentation is at <https://www.youtube.com/watch?v=w-hTvQsH3fM> and Lee's presentation begins at 4:30. Words in italics are transcribed from the video.

The Low Income Housing Institute is a larger housing provider with a range of services, including more than 2,000 units of social housing for a range of populations including low-wage workers, urban rest stops and tiny structure villages. LIHI went from one cabin village to 10 in three years, 2015 to 2018. Here is part of ED Sharon Lee's 2019 presentation.

*While we are building, it takes three to four years to build these apartment buildings, we realized that there is close to 12,000 homeless people on the street or in shelters in Seattle and King County. ... The reason why we're doing tiny houses primarily is because the unsheltered homeless is such a large population and it takes too long to be developing permanent supportive housing. So we're trying to do both. ...*

*Historically, people having been camping in tents, typically illegally. ... [Nickelsville had been one of those encampments.] So we initially offered Nickelsville, when the city threatened to evict them, we offered them a site on one of our pieces of land where we were going to build multi-family housing. We developed a longterm relationship with them and we actually had a legal tent village on one of our sites. And it worked so well that we started adding tiny houses because they were such superior places for people to live other than tents.*

*[From the 2018 King County Point-in-time count, 12,112 homeless, only 5,792 sheltered, 6,320 unsheltered.]*

Why tiny houses are needed

- Severe lack of shelters
- Severe lack of affordable housing
- Survival: WITHOUT SHELTER PEOPLE DIE! [capitals in the original]
- 191 homeless deaths in 2018

Why tiny houses are needed

LIHI tiny houses serve populations that have trouble accessing traditional shelters:

- Whole families
- Large families
- LGBTQ individuals
- Straight and gay couples
- Gay couples with children
- Families with teenage sons
- Immigrant/refugee households
- Undocumented households
- Single men with children

- People with pets
- People with warrants

*That is why we think tiny houses are a good solution, interim, shortterm solution for people.*

How tiny house villages work:

- Some managed by LIHI staff; some democratic and self-managed
  - Weekly meetings [*that are mandatory, people have to contribute work hours*—real democracy]
- Strict code of conduct (sobriety, non-violence) *There's a few that are low barrier but many of them have some type of requirement for alcohol, drug use—no alcohol or drug use in public places.]*
  - NO sex offenders
  - Security workers at all times/litter patrols daily
  - Non-violence
  - No weapons
- Plumbed toilets and showers *and kitchens*
- Bus tickets provided
- LIHI Case Management. *The other thing that's key is case management. The city has realized that the more they invest in case management, the more people are able to move into housing. So the whole idea is to get people whoa are on the street into tiny house villages and then as quickly as possible, move them into long-term or permanent housing.*

Advantages of villages *as opposed to people just staying out, being vulnerable out on the street on their own.*

- Community
- Cooperation
- Safety/security
- Empowerment
- Point of engagement
- Cost-effective
- Couples/families stay together (pets are allowed)
- Partnerships with grassroots groups

*And there's a fence that secures the village, there's a gate and there's facilities so that there is a lot of community, in terms of safety. Couples and families can stay together. And then there's a transition for people to be able to meet with the case manager and then get employment and housing and services.*

Specific services provided

- Housing resources
- Employment search
- Education
- Basic food
- Help with benefits, daycare
- Partnership with
  - Navigation team

- Operation Sack Lunch
- Transportation: local and long distance
- Reunification with families and relatives

*Earlier slide shown on the video, later updated 2016-2017 outcomes*

*LIHI case managers have successfully move over 300 people from tiny houses into permanent housing. 250 people obtained employment. LIHI reunited 80 individuals with family or friends.*

*Over the course of a year, more than 900 individuals are served by LIHI's tiny house villages, with thousands of others in permanent low-income housing at other LIHI buildings.*

*Oral: We try to move the families with children out as quickly as possible and then we also house seniors, veterans and people living with disabilities. We actually have ... we've helped a lot of vets and because we control 2,200 of our own units, we're able to move them into our housing. So we prioritize people moving out of a tiny house into LIHI housing. And then again, we are trying to move families with children as quickly as possible.*

*I want to talk a little bit about outcomes. The shelter system in Seattle, the second quarter report, showed that only 4 per cent of people who exit emergency shelters are moving into longterm housing. So the city has been emphasizing enhanced shelters, which are the 24/7 shelters, and even the 24/7 shelters, the rate of successful exit into housing, is 21 per cent. In comparison, this year, from January through October of this year, we were able to move 32 per cent of the people from tiny houses got into permanent housing and nine per cent got into transitional housing. So 41 per cent of the people who left a village, we got into permanent or transitional housing. And 159 people this year got employment or income support. So we are showing, through the evaluation process, looking at HMIS, that people who are stabilizing in tiny houses and moving on, have a much higher success rate in terms of housing, employment and sort of being successful.*

*Two recent success stories:*

- *An older homeless veteran lived in a tiny house at Othello Village and was able to move into permanent housing at LIHI's Fry Apartments with the help of a LIHI case manager. He lived at Othello Village for about 8 months, and now pays 30% of his income for a permanent place to live in downtown Seattle.*
- *A homeless mother with a twelve year old daughter lived in a tiny house at Othello Village for six months. A LIHI case manager moved them into permanent affordable housing at LIHI's Denny Park Apartments in South Lake Union.*

## 2016-2018 Outcomes

LIHI case managers LIHI case managers have successfully moved nearly 500 people from tiny houses into permanent housing, with others moved into transitional housing and reunited with family and friends.

Over the course of a year, about 1,000 individuals are served by LIHI's tiny house villages, with thousands of others in permanent low-income housing at other LIHI buildings.

**Tiny house villages are more effective than other shelters**, exiting a high percentage of users to permanent housing:

## 2018 Data

Tiny House Villages exits to permanent housing: **34%**

Basic Emergency Shelters exits to permanent housing: **4%**

Enhanced Emergency Shelters exits to permanent housing: **21%**

[The presentation includes photos, site maps and bits of detail for most of their villages.]

*The tiny houses are 8 by 12, and they're insulated and heated, so it's like living in your bedroom. Sort of like the days of family camp, where the family stayed in a lean-to and there was a common kitchen, common restroom, community space. The cost of a tiny house is \$2,500 and \$200 is added for transportation. [All kinds of groups build them, using their manual, and then LIHI picks them up. One of the companies that builds their apartment buildings built a tiny house from left over materials.]*

*All of them are free to the homeless people. The only where there's a utility charge is the tiny house village in the central area with the church. That one does not receive city of Seattle support so the \$90 per person per month goes for funding the basic utilities. And the rest of them have operating and service funding from the city.*

*[One of them Nickelsville Tiny House Village with Lutheran Church of the Good Shepherd has 14 tiny cabins on a single family lot.]*

*LIHI pays for all utilities, we pay for insurance, we make sure that the place is well run, and then we have a case manager that moves people into housing. [They locate on church land, port authority, utility company, city and LIHI land.]*

Licton Springs Village: Low Barrier: April 2017-March 2018, 27 tiny houses and overflow

April 2nd, 2019 at closure of village, of the 100 men and women served, 49% went to permanent housing; 37% went to transitional housing or shelters; 14% are unaccounted for.

What's next?

We have 350 residents but there are more than 12,000 people on the streets, so we need more affordable permanent places for people to go and more tiny house villages to serve as a stepping stone to stability.

Any follow up questions can be sent to [tinyhouses@lihi.org](mailto:tinyhouses@lihi.org) or call 206-276-3552

*We're housing between 1,000 to 2,000 people every year. So we need more permanent affordable housing and we also need more villages as a much better option than staying in a tent.*

*Q Experience with zoning. This is what happened. The city had legalized tent encampments and we said tents are not desirable, the neighbors don't want them, what can we do to build a tiny house. So I went directly to the head of the building department and she said, OK, Sharon, the International Building Code says that a structure is 120 square feet or larger, so you can build your tiny houses under 120 square feet and we will not count that as a structure. So when we submit a building application or a temporary use application, the tiny houses are considered wood tents. So as long as they are under 120 square feet, they are labelled as wood tents and of course tents are not considered ... you know, they're temporary and so we are allowed to then build as many tiny houses as we want, given a certain square footage. The city has some, you know, certain distance between the tiny houses...*



*Q Who constructs bathroom and kitchen facilities. We have a variety of ways of doing it. The city brought in a really large hygiene facility, almost for disaster relief type trailer, it cost over \$200,000. That's only on one site. The other one, you saw the three toilet, shower module, that costs about \$65,000. So what we do, we have it manufactured, we have the city inspect it and then we tie it into water and sewer on site. And that seems to be very economical. We have another version where we have a builder who builds tiny houses and they build a tiny house and then we are going to put the bathrooms and showers into the tiny houses. We are trying to figure out how to make it more economical. So let's say the tiny house costs us \$3,000 to build, with insulation and everything, and then we'll have a licensed plumber add the plumbing and laundry equipment.*

*Q What kind of advice for local governments? Well, one thing that the city did, the mayor's staff did an inventory of all the city owned properties. And we actually, in King County, the Assessors office has done an inventory of all county-owned and public properties. So there is a list that identifies everything by zoning and size. And then what we do is we have a meeting with the city and we go through which sites appear to be the most appropriate.*

*And one thing that's obviously very important is the community notification. So we have a very defined way of how to notify the community, how to make sure that we answers questions, and, more importantly, there's a community advisory committee tied to each village. So the city ordinance says that each village has to have a community advisory committee comprised of seven people which are stakeholders, so it includes business people, let's say a neighborhood church, the Chamber of Commerce, residents. And so they meet monthly and each month, they talk about how things are going, how many people moved into housing, what are incidents, what are problems, and the minutes are posted on the City of Seattle Human Services website, so you can go on the website and you can see how the meetings are going in each village.*

*So there actually Human Service Department staff that are assigned to the tiny house program, so to speak, and there's a contract monitor, there's a person that works with us on the program, and evaluation. And we are happy to give you the key people to contact in the city of Seattle, either the Human Service Department or the Building Department. And of course we also have very strong support from the mayor, because this is what happened. The mayor is spending hundreds and millions of dollars cleaning up from the trash and human waste from illegal encampments and what happens when the police and the navigation team when they approach people camping out and say you can't camp out here, right, we're going to refer you to a shelter or a tiny house village, but you can't stay here, more often than not, people will say, OK, I'm happy to move to a tiny house village. So the tiny homes have shown to be so much more successful because people who are living in a tent now, they don't want to move to a shelter where they have no privacy, they're in a space with everybody else, they're worried about their belongings, they're worried about bed bugs, they're worried about catching diseases, so the tiny house allows someone to have their own private space, lock the door, feel safe, and they are so happy to have a heated, insulated, tiny house with electricity.*

### 1 C Seattle, tent encampments versus cabin villages

In 2016, Seattle offered public lands for self-governing encampments, and bringing case management and services to the sites, originally three and expanded to six in 2017. An evaluation, dated June 28, 2017, concluded the program helped residents meet their shelter needs and found 26 per cent of those who left the encampments in 2016 moved into permanent housing and 13 per cent moved into transitional housing—higher percentages than for the city’s enhanced shelter programs that provided similar 24/7 access, storage, services and case management.

**Tiny structures:** At one of the encampment sites, called Othello, there were 28 tiny structures, along with 12 tents. Of those who left the three sites during 2016, a higher percentage of Othello residents left for permanent housing and transitional housing than in the two tent-based sites.

	Othello 70 per cent tiny structures		Interbay All tents		Ballard 70 per cent tents	
Exit destination	Total	Per cent	Total	Per cent	Total	Per cent
Permanent housing	47	31	26	20	14	22
Transitional housing	36	24	3	2	2	3
Place not fit for human habitation	10	7	26	20	10	16
Shelter/Safe haven	6	4	9	7	2	3
Institution	1	1	3	2	3	5
Other temporary situation	2	1	4	3	2	3
Missing/Refused	48	32	60	46	30	48

The report recommended further study to evaluate the reasons for these differences.

Source: *Permitted Encampment Evaluation*, June 28, 2017, <https://lihi.org/wp-content/uploads/2016/02/final-2017-permitted-encampment-evaluation.pdf>

### **Dignity Village, Portland, Oregon and Occupy Madison Village, Madison Wisconsin**

Catherine Mingoya, *Building Together: Tiny House Villages for the Homeless; a Comparative Case Study*, a Master of City Planning Thesis, Massachusetts Institute of Technology, June 2015

**Occupy Madison Village, Madison, Wisconsin** At the time the writer did her interviews, there were three 98 square foot houses at the Wisconsin site, built by residents and volunteers out of reused materials. They are on trailer beds for legal reasons. A former gas station building on the site includes three full bathrooms and a makeshift kitchen with a crockpot, toaster oven and kettle. OMV owns the property, which it bought in 2012. Living in the homes are free, but 10 hours of labour a week are required of residents. The homes look like tiny, peaked roof houses, not sheds. The program is run by a board of 13 volunteers including two of the residents. There are no time limits for residents. There was no provision to pay for services to the residents or planning for their future beyond the village.

**Dignity Village, Portland, Oregon** The oldest tiny village in the U.S. It began as a tent city in December 2000 on a piece of vacant city land. In 2004 it was designated a self-governing transitional housing community. At the time of the paper, there were 60 residents and 43 raised homes, located at the city's leaf composting plant. Between 2008 and 2009, 70 per cent of those who left Dignity Village returned to homelessness. Site is nine miles from most food banks, social services and homeless support networks. A resident council evaluates whether a new person is a good fit for the community.

### **Conclusion**

There are innumerable reasons to support or oppose the construction of tiny house villages for the homeless, but if executed correctly, tiny homes can be part of a strong and progressive strategy to shelter and stabilize. The gaping chasm between the demand for affordable housing and what the private and public sectors are willing to provide generates the space for creative intervention. If a tiny house village's siting plans, financing, sanitation, building codes and governance are wisely developed with an ear towards equity, tiny house villages can be folded into mainstream service provision as part of a larger anti-homelessness strategy

### **Understanding the benefits and drawbacks to tiny homes**

Choosing to house the homeless in tiny villages approaches the issue of homeless service provision using the most minimal support and infrastructure possible. Sharing port-a-potties and living in volunteer-built homes that would violate building codes were they to ever touch the ground sends the message that the community is willing to offer only the most basic of services to those in need. Living in a home the size of a parking spot provides greater safety and dignity than sleeping in a park, doorway, or standard shelter, but the larger message to those experiencing homelessness is that they have no place within the normative structure of our society and no choice in how and where to live. They are entitled to the crumbs, only if and when they show enough initiative and fortitude to peak the interest of donors.

Tiny house villages for the homeless have numerous faults in their current incarnation that make them inappropriate for long-term habitation. They do, however, have several strengths that are difficult to achieve in traditional forms of housing and that are well suited to transitional housing.

The villages provide a supportive place for those experiencing homelessness to congregate, build relationships, and solidify their support networks. In traditional shelters, residents must adhere to strict

rules, are unable to stay on the property during the day and lack a safe space to store their possessions. Standard apartment buildings often have an absence of attractive social spaces in which to gather and residents may remain isolated from one another.

Additionally, tiny house villages provide an attractive and transparent means of charity and volunteerism for those interested in getting involved with issues of homelessness. Unlike financial donations to traditional service providers, where it is not always clear exactly where one's money is going, the tiny house village allows volunteers to pound nails, buy insulation and directly contribute to the wellbeing of another individual with little ambiguity as to their immediate impact.

Tiny House Villages shift a civic responsibility, for better or for worse, into the hands of the private sector and into the hands of the homeless, themselves. While the homeless may be capable of solving this civic issue through hard work, determination and a hammer, it is important to question the societal conditions that encourage the poverty, drug abuse, mental illness and isolation that lead to homelessness. It is also vital to question the restrictive systems that keep the homeless from climbing out of poverty. Tiny house villages provide shelter for the poor, but they also provide a conduit for discussion and political action and should be used as such.

#### Financing

The largest threat to the long-term sustainability of these homes, once established, is financing. 80% of tiny house villages for the homeless are built on public land and 60% finance their construction and operations solely through donations. While the private market for tiny homes is strong and growing, with cities across the nation approving the development of micro-units, it is unclear how long the cultural fascination with tiny homes will last. If this is, indeed, a cultural fad, the petite cottages may one day fail to inspire the generosity of donors any more than standard homeless service providers. Additionally, tiny house villages benefit from their novelty. If micro-units swing to the other side of the spectrum, and become mainstream, how will this change impact donorship? Tiny house villages must establish flexible and consistent methods for raising capital either through municipal partnerships, rents or grants, to supplement their crowdfunding.

Currently, the tiny house villages who seek donations have been quite successful. The low cost to build and immediate effects, charm donors across the world. A unique feature of the tiny house village is its ability to act as a Rorschach test for individuals' own systems of political belief and thus reach out to a wider spectrum of donors. Tiny house villages for the homeless captivate thousands because of what the villages represent. Some may see the project as an obvious libertarian response to an ineffective government, others see the clusters of tiny homes as successful examples of communist co-housing-everyone and no one is correct. Even within the village, organizers harbor diametrically opposed philosophies about the space they have collaboratively built. While some board members of Occupy Madison are quick to dismiss the vision of tiny house villages as socialist utopias, others find it impossible to envision the villages as anything but. Like an M.C. Escher print, the viewer can enter from any perspective and be correct.

The power of the Tiny House Village has much to do with its ability to provide the social conditions needed for recovery and stabilization: freedom, meaningful work, friendship and a feeling of belonging-terms and ideas that usually remain un-politicized. This grants villages tremendous power in their fundraising because their structure appeals to anyone who believes in the power of the individual to

create positive change. While donations pour in from across the globe, lenders are responding to something that is tightly woven into American's perception of their own national identity- the ability of the poor to come together, and with a little bit of guidance and ingenuity, work hard to help themselves.

There is, however, a subtler element to the villages' donation success: the size of the units. These one-room, enlarged dollhouses are so novel that they capture the attention of a world used to seeing housing size increase. Additionally, because the units are so cheap and simple to build, an individual's small donation can have a large impact on the lives of others. Moreover, the homes, which range from 98 ft<sup>2</sup> to 250 ft<sup>2</sup> in no way impinge upon or threaten the success of the donor. Best highlighted in political battles over how welfare and food assistance recipients can spend their benefits, American culture is viscerally against the poor having items equal to or superior than anyone else aside from the very poor. One must ask, would donors be as supportive of and enthusiastic about tiny houses if the units were two or three times the size?<sup>40</sup>

The diminutive nature of tiny houses sings notes from the old songbook of homeless service provision. Make units comfortable enough to survive but uncomfortable enough so that people move on or are not seen to have too much. Donors may be interested in facilitating a do-it-yourself style of bootstrap-determinism, but they are also conscious of the threats to their own sociopolitical status that accompany assistance to the poor.

Since donations and debt sustain nearly all of the functioning tiny house villages for the homeless in the United States, it is important for new developers to consider the changing nature of donation fads. Dependence upon crowdsourcing and donations as the main source of funding provides an unpredictable future. While tiny house villages may currently have the eye of philanthropists large and small, there is no guarantee that the current platforms, methods and structures of fundraising will remain consistent and lucrative over time. Once the novelty of the tiny home wears off, donors may be harder to come by, and without significant reserves set aside, the physical infrastructure of the villages is at risk of succumbing to natural disasters or the weathering hand of time.

How long will public interest in tiny homes continue and how can tiny villages for the homeless protect themselves from souring relationships, dwindling donations or unexpected expenses? Considering how cost effective this private form of homeless service provision is for the cities in which the villages are built, tiny house developers should explore a financial partnership with the municipality. There may be the opportunity to receive steady funding without sacrificing the core values of their village model. There is substantial peer reviewed research that shows the money municipalities can save by housing the homeless. Municipalities should divert savings from reduced expenditures on health and rehabilitation services into the tiny house villages that are successfully keeping people off of the streets.

Additionally, Tiny house villages should determine a monthly rent amount large enough to keep residents invested in the project and assure stable reserves but small enough to avoid becoming a burden. Continued development of the cooperative maintenance structure is key to keeping costs low and creating a feeling of belonging, but it is unrealistic to expect significant investment in the upkeep of the property without the availability of training and resources for residents.

Governance structure

While there is high-level concern with addressing civic issues at the private level, the tiny house village movement is growing. Multnomah county in Oregon, for example, is embarking on a pilot project to provide one-time funding to faith based organization interested in building permanent tiny houses for the homeless in their parking lots and backyards. An important goal of the faith-based pilot program is to build deep social connections between residents and the congregation, and thus reduce the isolation of the homeless. This offers an opportunity for connection between the housed and homeless in a deeply social space but also begs for guidance on ways to create a governance structure that is both respectful and empowering and provides opportunity for resident mobility.

Those interested in developing a tiny house village must take note of the tremendous value in having a collaborative, intersectional working group. A key element of Occupy Madison's success has been through its ability to keep both the homeless and those with comparative social, political and financial privilege involved in the development of the village. The mixed composition of the Occupy Madison board— upon which sit residents and non-residents— imbues the village not only with the technical capacity of their members, but also with a power and legitimacy to the outside world that the homeless alone cannot establish. Without relationships or expertise in construction, community organizing and local politics, Occupy Madison would have faced much greater opposition. Additionally, board members' distance from the day-to-day of the village lends them a much more objective eye towards the relationships, conflicts and structures that define the village's existence.

Some of Dignity Village's deepest struggles emerge from its isolation and failure to incorporate non-residents into their operations and activism. While residents may bring technical skills in accounting, organizing or construction, they must cycle out of the village in two years and there is no guaranteed way to replace them with residents who have similar abilities, leaving the village with sensitive gaps. Additionally, the chronically homeless are those who are unable to tap into the full range of social and political networks in their communities. Incorporating non-residents, who run outside of the traditional homeless service networks, into the village provides access to diverse social, cultural, financial and political benefits and must be a key element of any tiny house village.

### Siting the Village

Residents of tiny house villages share food, money, time and emotional energy with each other and provide an important mode of support. While the connections between those experiencing homelessness are important, they are not enough if the community is isolated from the social service providers, jobs, broad social networks and public transit lines that make physical and financial mobility possible.

When building a tiny house village, it is vital that the community is placed within a quarter mile of a form of transportation that will meet the needs of those who may work irregular schedules. Dignity Village, which is located alongside Portland's growth boundary, is placed within a few hundred feet of a bus, but the limited schedule of the Portland public transit system makes getting to the major employment centers a challenge. If a resident must start a shift in the early morning, end in the late evening or work on the weekends, they are substantially limited by their lack of access to transportation. The location of the village, 9 miles away from the outer edge of Portland's downtown, is prohibitively far for residents.

Quixote Village in Olympia, Washington and Opportunity Village in Eugene, Oregon are both placed on the outer edges of their respective cities, bordering light industry, with limited access to the downtown area by bus. This physical isolation segregates the homeless and sends a message that they are cast aside, poorly integrated and not welcome in the heart of the city until they have more money. This is little different from the droves of poor Americans who are being pushed into the suburbs, except that the homeless are far less likely to have social resources that can help them to stay afloat at even the most basic of levels. Because of the deep poverty of residents, siting tiny house villages for the homeless in rural or suburban communities is not recommended. While many men, women and children experiencing homelessness may shelter themselves in their car, their limited finances put them at great risk of becoming stranded if their cars were to require expensive repairs.

Municipalities, through their citing of tiny house villages as planned urban developments, can use the zoning process to ensure that villages are built close to public transit, or within walking and safe cycling distance of the downtown area. Over the past 10 years, municipal agencies have been fearful of the backlash they would receive by placing a community for the homeless close to higher-income areas. Police chiefs and protesters alike have warned of increases in crime and disruption if the homeless are allowed to move into quiet and well-managed neighborhoods. Municipalities can now arm themselves with the data that of the five populated tiny house villages in the United States, none have caused disturbances in their communities. Across the board, reported crime and calls for police, fire and ambulance services have been far lower in the tiny house villages than in their respective cities as a whole. Occupy Madison Village, which faced tremendous opposition from community members, now has a harmonious relationship with their middle-class neighbors and has transformed a blighted property into an attractive and progressive space for social good.

The attractive construction and architecture of the tiny house village not only provides an endearing structural centerpiece, but also the potential to intentionally integrate the wider community. The construction of community gardens in the villages' courtyards, the use of common facilities for neighborhood meetings and the organization of social events on the village property all offer the opportunity to bring higher income residents into positive contact with those who have experienced homelessness. This gives the neighborhood the inside access needed to become comfortable with the presence of the village and build empathy towards the villagers while still preserving resident privacy. Residents and non-residents may interact and form the social bonds and networks that are key to moving out of deep poverty.

Furthermore, municipalities and private entities alike have access to plots of land that are currently underutilized. The rolling lawns of churches and public housing developments, parking lots and even municipal parallel parking spaces can provide enough land for tiny homes to be developed. While purchasing a lot to build a traditional house may cost hundreds of thousands of dollars in land-poor cities such as Boston, tiny houses are small enough to fit into parking spots, which can be purchased for far less than traditional plots. Alleyways, public easements and abandoned lots all provide the opportunity to build high quality, inexpensive, mobile housing for the homeless. If the public process is well organized, and the architecture is aesthetically pleasing, the public is more likely to accept the construction of a tiny house in their community. Participating in issues of social justice and anti-homelessness are made easier and more fashionable when centered around beautifully designed tiny houses.

## Building quality

Of great concern in the development of tiny house villages is the quality of the construction. Tiny homes can skirt most building codes if they weigh less than one ton and fit entirely on the bed of a trailer. Most tiny home villages for the homeless are built by residents and volunteers who lack formal construction experience. As it was explained by Andrew Heben, Urban Planner and founder of Eugene's Opportunity Village, "we pretty much just see what [materials] we have and build our homes that way. If we have a spare window, we'll cut a hole [in a house] and stick it in." While this free form construction and development process provides the opportunity for creativity, individuality, and the thoughtful use of recycled materials, if not carefully considered, the final units can have major health and safety implications. Take, for example, the mold and mildew present in Dignity Village's structures or the biting humid cold that rolls through Opportunity's Conestoga wagon style units.

My visits to Dignity and Opportunity instantly brought to life flickering images of creaking, decaying dust bowl homes and the dark and tilted tenements of the early 20th century. While the structures are a step above sleeping in the streets, and the community preferable to communal shelters, the quality of construction and lack of private sanitation are cause for concern. There are certain basic cultural components to housing structures that are central to the American identity. A private toilet, access to running water and the knowledge that the cold wind won't blow through the walls are the most basic components of that housing identity.

During interviews, residents and tiny house village organizers expressed their concerns that regulations would substantially increase the cost of the units. Quixote Village in Olympia, Washington, for example, underwent a strict regulatory process by the municipality and spent over \$18,000 per unit to bring the buildings up to code. A far cry from the \$3,000-\$8,000 needed to build a basic tiny house, and far less environmentally friendly. Occupy Madison, however, was able, through the construction expertise of their board members, to build high quality homes out of a mix of resources. An intentional and preplanned use of recycled, donated and purchased materials kept costs at around \$3,000 per unit without sacrificing aesthetics, safety or warmth. It may make construction a slower process, but the higher quality units are less likely to suffer the effects of mold and mildew, and are more likely to survive the harsh winter. While this will keep more of the homeless in the streets for longer, when they do arrive home, they enter a safer and healthier space.

Municipalities that choose to regulate tiny homes must realize that the structures cannot conform to standard building codes; instead they require their own regulations to ensure the structures can be built both cheaply and safely.

Additionally, the needs of a tiny home built in Wisconsin or New York, with their wicked winter ice storms and sweltering summers will be much different than the needs of a home in Portland or Olympia where the months of light rain that define the colder season give way to a mild summer sun. The isomorphic construction of tiny house villages will be insufficient to meet the needs of villagers across the country. Building codes for tiny homes is a task that will require collaboration from engineers, planners, activists and those experiencing homelessness on a regional level.

Luckily, those responsible for devising regulations are not starting the process blind. There are thousands of blueprints and resources available in books and online regarding the construction of tiny homes. There are private architecture firms solely dedicated to the design and production of tiny homes



for middle and upper class consumers. These groups provide a valuable technical resource for municipalities regarding the unique needs of a healthy and safe tiny home and should not be ignored.

### Sanitation

Finally, sanitation is a tremendous issue for tiny house villages. While organizers and municipalities are right to be concerned about the cost and consequences of on-site sanitation systems, the fact that individuals must share what equates to outhouses is tremendously out of step with the housing-first models that seek to put the homeless in secure housing before addressing any other issues. Without private facilities, the entire village is aware of the sanitary schedules of their community members and individuals lack the privacy to deal with culturally sensitive issues like menstruation and bowel movements. Middle and upper class homeowners are able to use composting toilets to provide private sanitation for themselves at a cost of between \$25 and \$900 depending upon the complexity of the unit. At such a low cost, there must be a way to preserve the privacy of sanitation facilities while ensuring proper maintenance. Dignity Village has a service that empties their port-a-potties on a predetermined schedule, could something similar not be devised to empty the composting toilets, which require attention between once every four to twelve months depending upon the structure of the unit? If those experiencing homelessness are able to relieve themselves privately, that event goes a long way towards establishing the unit as a real home. When residents are in spaces that feel like real homes, they are able to settle, stabilize and receive the message that they are worthy, that they are integrated into the fabric of American society.

### The future of tiny house villages

Tiny houses have the potential to be a long-term tool with short-term flexibility. The structures can be used and reused as part of a larger anti-homelessness strategy for as long as there are underutilized lots that measure 9'x4' and the political and social will to build.

The power of even the simplest of housing is undeniable. Privacy, access to safe storage and a place to call home are just some of the benefits that can help a person experiencing homelessness to stabilize and regain their physical and emotional strength. Clustering these homes in villages reaps another benefit: the ability to share household tasks, the opportunity to bond with those from similar backgrounds and the strength to challenge their marginalized statuses through collective action.

The social and governance structures of the villages provide a much-needed space for autonomy, respect for filial diversity and an opportunity to form vital support networks. Tiny house villages broadly provide villagers the ability to make their own decisions, control their own schedules and reduce the time they spend infantilized by a traditional homeless service system that presumes the homeless are unable to make decisions that enhance their wellbeing without the guidance of strict rules and regulations. The physical proximity of residents to each other paired with the requirement that they put weekly work hours into maintaining the village creates a unique and supportive community of individuals who understand the struggle of homelessness. The collection of tiny homes into a village provides an opportunity for more targeted service provision. Additionally, the low-cost, flexible nature of the villages provides the opportunity to make temporary or permanent use of underutilized urban spaces.

However, like the tramp houses of the 1800's, tiny houses for homeless the offer space for independent living under the yolk of social opinion. The meaning behind the average village's placement and lack of access to private sanitation facilities is clear: the poor are entitled to basic accommodations, but should not expect to live in anywhere near the same quality of housing of those with greater means. You can have a roof but no water, walls but limited insulation. You're trusted to maintain a basic box, but not so to maintain a simple composting toilet within your home. You can stay, but not for too long.

With these concerns in mind, ultimately, the tiny house village provides a level of safety and security that can be helpful for those looking to stabilize. The more than 600,000 Americans sleeping on the streets shouldn't have to wait for the toppling of the current system of expensive housing to receive basic care.

It is too early to tell if tiny homes are an effective tool in stabilizing those experiencing homelessness, but as data emerges, it is vital that tiny village organizers take the time to reflect upon their practice and share their results, honestly, with others in the tiny house village community. While tiny house villages are not radical disrupters to the standard housing system, they provide a point of political and social interest that can be harnessed to facilitate conversation and a new vision of how we care for and treat our homeless.

## **B. Agreements with residents**

### **B 1 Kitchener**

A Better Tent City

June, 2021

#### A Better Tent City Makes These Commitments:

1. We provide a safe place for previously unsheltered people to be. It is our goal to help people transition to housing.
2. We foster a community of people built on respect.
3. We provide a hut for each resident. Each hut will be equipped with two locks; residents are responsible for replacing locks should they be broken or lost.
4. We provide sanitation facilities.
5. We encourage community partners to provide food, health care including addictions counselling and treatment, and harm reduction support.
6. We encourage community volunteers to support and improve the quality of life at ABTC.
7. Subject to funding, we will provide a stipend for extra chores done after core hours of community support\* are done.
8. Pets are Allowed but must not adversely affect other residence or the shared communal spaces.
9. We will strive to continuously improve so that this is an Even Better Tent City for its residents.

#### As a Resident of A Better Tent City I Make These Commitments:

10. I will respect the other residents of A Better Tent City.
11. I will respect the buildings and property where we live.
12. I will respect the site coordinators, and support their efforts to maintain a safe and caring community.
13. I will respect the neighbouring properties and will not trespass.
14. I will work together with the other residents to help to manage our community.
15. I understand that everyone has a role to play, to look after each other, and to keep the buildings and property clean and orderly. Appropriate volunteer roles ("core community support\*") of approximately 3 hours per week will be assigned.
16. I will transfer my monthly OW or ODSP shelter allowance to support the operations of ABTC. If I am not in receipt of OW or ODSP I will initiate the OW application process within a week of arriving at ABTC and will pay an amount equal to the OW shelter allowance each month to support the community until such time as my OW is established.
17. I agree to allow A Better Tent City / St Mary's Parish to collect my personal information in regard to shelter allowance for this housing and disclose this information to other organizations, as applicable. Personal information is collected in accordance with the Personal Information Protection & Electronic Documents Act. Only relevant information will be shared with other organizations.
18. I understand that withdrawing my shelter allowance will require a conversation with myself, the site coordinator (Nadine Green) and OW/ODSP staff to confirm I have permanently left the property.
19. I understand that my information will be recorded in the Homeless Individuals and Families Information System (HIFIS) secure database. This database is used by Service Providers within the

Waterloo Region Housing Stability System for the purpose of accessing services to help me find and keep a home.

20. I will not sub-let the hut I have been assigned, nor will I let friends stay over for more than one week. Guests may not make ABTC their primary residence without being brought into the program and agreeing to all the terms outlined in this document.

21. I commit to staying safe and keeping other residents and volunteers safe from COVID-19, by wearing a mask over my nose and mouth in all indoor shared spaces at all times during an outbreak, frequent hand washing, and staying 2 metres (6 feet) away from others.

22. I agree to dispose of any needles or sharps in a yellow Sharps Container.

23. I agree that A Better Tent City, staff, and partner organizations are not responsible for damages to the tiny home in which I reside or property inside it during the move.

Together the Residents and A Better Tent City Make These Commitments:

24. We will establish a Community Council.

25. All residents will be expected to participate (in varying degrees) in a Community Council that will work to improve operations at ABTC and to restore relationships should conflict arise.

26. Consequences for inappropriate behaviour will include:

- 1-hour (take a walk)
- Written warning
- 24-hour restriction from shared space
- Eviction (in the event of an eviction the ABTC will make its best efforts to connect the evicted person to supports that will assist in finding an appropriate alternative accommodation).

27. Theft of any kind will result in consequences. Theft from a neighbour of ABTC will result in eviction.

28. Violence will not be tolerated.

29. Threatening or persistent disruptive behaviour will not be tolerated.

30. No weapons are permitted. Knives within reason are permitted; however, if the use of a knife causes trouble this privilege may be revoked.

By signing this document I agree to these commitments.

Signed, this \_\_\_\_\_ day of June, 2021

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Name & Signature

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ABTC Contact Name & Signature

**B2 Kingston**

## Participation Agreement

This Agreement is between Our Livable Solutions (OLS) and

\_\_\_\_\_  
(Hereinafter known as the 'Participant')

\_\_\_\_\_  
Date of Birth (mm/dd/yyyy)

for Unit \_\_\_\_ at the Portsmouth Olympic Harbour Sleeping Cabin Pilot Project (Hereinafter known as the POHSCP)

The address and telephone number for service is:

53 Yonge Street Kingston Ontario K7M 6G4

+1(613)383-2292

This Agreement commences on: \_\_\_\_\_(mm/dd/yyyy)

This Agreement ends on the earlier of the date on which:

1. OLSs terminates the Agreement; or
2. The Participant terminates this Agreement; or
3. The Portsmouth Olympic Harbour Sleeping Cabin Pilot Project ends on April 30th, 2022.

**Background**

OLS is providing a transitional, group-living environment where you may live up to April 30th, 2022. The purpose is to pilot a new model of transitional housing; one where participants have their own sleeping cabin in which to live, but share bathrooms, kitchen and plumbing facilities with each other. We hope this set up enables Participants to feel safe and stabilize, and restore their ability to maintain healthy, independent lives, enhance life skills, and eventually maintain a productive independent residency. OLS aims to foster connections to and relationships between Participants and their caseworkers and service agency workers.

The Specific Supports provided by OLS Care Coordinators and staff will be determined in consultation with the Participant and staff. The Participant may utilize the Support Services offered, which include, but are not limited to:

1. Directly assisting with room decluttering and/or normal cleaning and maintenance;
2. Individual or group support services such as life skills, community information, harm reduction practice, social and recreational programs;
3. Connecting the Participant to community supports and services such as education, employment, health and life skills and independent residential-tenancy opportunities when appropriate;
4. Case planning and Participant needs assessment;
5. Wellness checks & security measures;

An OLS Care Coordinator will work with you to evaluate your situation and discuss with you the program expectations and the choice of services available to you.

You will make the final decision regarding the services you choose to enlist. You will attend meetings with your care coordinator at least once a month, as well as attend other scheduled meetings to the best of your ability.

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### **Not Subject to Residential Tenancy Act**

OLS respects and values the principles of the Residential Tenancy Act (or successor legislation) (the 'Act') which regulates tenant's rights with rental accommodations. However, the Act does not apply to this Agreement because the accommodation in the sleeping cabin community is temporary. The City of

Kingston has agreed to permit and contribute funds to a pilot project at Portsmouth Olympic Harbour. This permission expires April 30th, 2022.

**Use of Premises**

The Participant will use the unit only as a private residence and will not rent or sublease the unit, or conduct any trade or business from the unit.

**Amenities Included**

The Participant will be assigned an 8x12 sleeping cabin for their use. Included with the cabin is:

- Electricity
- Heat
- Chest of Drawers
- Miniature Refrigerator
- Bed Frame
- Mattress
- Window Coverings
- Shared Laundry Facilities
- Shared Shower space
- Shared Toilet/Sink areas
- Shared Kitchen Area
- Garbage/Recycling collection
- Mailing Address % OLS
- Internet (Wi-Fi)

Accessibility Supports Requested by Participant:

**Keys**

Participants will be issued one (1) unit key to access the unit they reside in. The Participant may not change or add a lock or security device to the accommodation. If a Participant feels the need for different or additional security, they should begin by speaking with OLS Staff about any possible options.

In the event that a Participant loses their key, replacement keys are available for \$5. If the Participant does not have \$5, they may provide assistance to OLS Staff with cabin community tasks in lieu.

**Entry into the Unit**

For the duration of this agreement, the unit is the Participant's home and the Participant is entitled to quiet enjoyment, reasonable privacy, and freedom from unreasonable disturbance and exclusive use of the unit.

OLS Staff may enter the unit only if one of the following applies:

1. Staff gives the Participant a written notice (minimum twenty-four (24) hours notice), which states the reason for entering, including, but not limited to a general unit inspection or the need to conduct repairs, replacement, upgrade or renovations to the unit and/or building;
2. There is an emergency and the entry is necessary to protect life or property;

3. As part of the wellness-checks procedure, which may warrant cabin checking when a Participant has not been seen or heard from for an extended period (without limitation).
4. The level of noise within the unit is affecting quiet enjoyment for other participants and the Participant is not responding to requests to decrease the noise level;
5. The Participant gives OLS permission to enter at the time of request;
6. The Participant has abandoned the unit;
7. At any time without notice if this Agreement has ended, regardless of whether the Participant has moved out.

### **Alterations of Premises**

Participants must obtain the prior written consent of OLS Staff to do any of the following:

1. Place any notice or sign on the cabin.
2. Place on or affix any radio, satellite or television equipment or any other object whatsoever to any building or cabin.
3. Make any structural alterations to the cabin.
4. Paint, paper, carpet or decorate the cabin in a way which causes a permanent change.
5. Install or store heavy appliances or equipment in the unit or on the POHSCP site or POH property.

### **Condition Inspections**

OLS and the Participant must inspect and document the condition of the unit together:

1. When the Occupant is entitled to possession, and
2. At the end of the Agreement.

At the end of this agreement, the Participant will return possession of the unit to OLS in the same condition as at the start of this agreement, except for reasonable wear and tear.

### **Moving**

The Participant must move possessions and furniture in or out of the unit in a competent manner and if any damage is caused in the course of moving in or out of the unit, the Participant must pay to repair such damage. If the Participant does not have funds to pay for repairs, they may provide assistance to OLS Staff with cabin community tasks in lieu.

### **Health & Cleanliness Standards**

1. The Participant must clean their sleeping cabin unit and report maintenance problems to staff to ensure that all health and safety standards are met;
2. Permit staff and repair and maintenance workers timely access to the unit to ensure all concerns are resolved as required or requested.
3. Staff may conduct Unit Inspections to assist Participants in maintenance of life skills and to ensure that units are in compliance with, but not limited to, the Agreement, building codes, fire regulations, and associated health standards.
4. Suite entry doors must open 90 degrees and not be blocked from fully opening or closing by items in the suite.
5. Windows, and electrical outlets must be accessible at all times and not be blocked or have access prevented by items in the cabin or excess clutter.



### **Common Areas**

The Participant must take all reasonable steps to ensure that the use of common areas of the property, including the kitchen, laundry room, outside area, and bathrooms, by the Participant or guest of the Participant will:

1. Be safe, clean and used fairly;
2. Comply with all notices, rules or regulations posted on or about the property concerning the use of common areas, including rules restricting use to Participants only.
3. Any items left in common areas of may be disposed of immediately;

Staff will not store, receive, or hold onto participant belongings in the office or any staff or common area;

### **Storage**

The cabin community has limited access to storage, all Participant's belongings must be stored within the Participant's assigned unit. Items left outside or in common areas will be removed by staff without notification.

The Participant must take all reasonable steps to ensure any items stored in their unit or brought to the property are not contaminated or infested with vermin or other pests. Any items that are found to be contaminated or infested will be removed and disposed of immediately by staff without notification.

OLS retains the right to prohibit the storage of any item on the premises. The Participant agrees that OLS is not responsible for damaged, lost or stolen items.

### **Behavioural Expectations**

While a Participant in the Sleeping Cabin Pilot Project, I will:

- Treat others in a courteous and respectful manner.
- Respect the privacy and diversity of other participants, OLS staff and volunteers.
- Act in a manner that ensures my safety as well as that of others.
- Respect the physical environment and property of others.
- Embrace the diversity of the cabin community and choose language and actions which are supportive of others culture, gender and sexuality.
- Create healthy boundaries for myself.
- Build and maintain respectful relationships with OLS's staff and volunteers.
- Maintain a healthy environment inside my assigned sleeping cabin.
- Dress appropriately for the situation, environment and activity.
- Participate in any activity to the best of my ability, knowing I always have the option to stop participating at any time.
- Make an effort to participate with all members of the cabin community, with the understanding that all participants have a right to be included and enjoy the activities to their fullest potential.
- Pay for the cost of repairs for any damage caused by me or my guests to my Unit or the Common Areas.
- Comply with all applicable laws (federal, provincial, municipal) and with such rules and regulations of OLS and governmental authorities (as may be amended from time to time).

### **Violence**

1. Physical and emotional violence will not be tolerated.
2. Any activity or behaviour that threatens the health, safety or welfare of the staff, service workers, other participants or persons on the property will not be tolerated.

**Healthy Boundaries**

In order to maintain healthy boundaries, OLS Staff have agreed to adhere to OLS's Employee Code of Conduct, which OLS asks the Participant to respect. A copy of OLS's Employee Code of Conduct is provided to all Participants upon joining the cabin community and is available at any time upon request.

**Smoking**

Smoking or vaping of any substance in any part of the building, including the unit is strictly prohibited. A designated outdoor smoking area is provided. Substance trafficking is not permitted by any person at POHSCP.

**Substance Use**

Abstinence is not a requirement of the program, keeping/storing substances in your cabin is permitted provided that it is a legal substance in an amount that is deemed reasonable for personal use. If at any time you wish to use the services or National Overdose Response or the Consumption Treatment Services at ICH, 661 Montreal Street, please contact OLS Staff to make arrangements. Participants are not to use substances in public near the building or in common areas

Substance trafficking is not permitted by any person at POHSCP.

**Meals and Food**

The Participant is responsible for acquiring, preparing and safely storing their own food. When requested, OLS staff or volunteers may assist the Participant in transporting food from local food or meal providers.

**Guests**

The cabin community is designed for 10 Participants, OLS staff and volunteers, and has limited space for additional people. Only Participants, OLS Staff and registered volunteers are allowed in the indoor Common Areas of the cabin community. Participants may meet guests outside or at their unit, but may not permit guests to stay overnight.

If it is believed that a guest or other unauthorized person is living in or occupying a Participant's unit, Our Livable Solutions will ask the person to leave.

Guests who enter the concrete barriers of the cabin community must sign-in and sign-out when they leave. This will enable OLS to maintain an accurate count of people on site in case of emergency, as well as to be able to contract trace any COVID exposures.

**Pets**

OLS understands the emotional benefits of having a pet, and the effort required to provide a healthy

relationship with a pet. All pets are subject to approval by OLS. The decision to allow a pet will be dependent on the Participant demonstrating an ability to maintain a healthy environment for themselves, such as keeping their cabin and Common Areas clean, and on the impact of the pet on the cabin community.

If a pet is approved, the participant must provide for its basic needs, clean up after the pet, and ensure the pet's behaviour has a positive impact on the cabin community. If the pet becomes a burden on the cabin community, the approval may be revoked.

### **Infectious Disease Control**

OLS is required to follow infectious disease control processes in an effort to keep participants, staff, volunteers and visitors as safe as possible. Participants are expected to learn, follow and respect any infectious disease protocols communicated through OLS staff. As much as possible, OLS will post signage through the property to help remind Participants about expectations and best practices regarding infectious disease control.

### **Bicycles & Carts/Cargo Trailers**

1. The Participant may only keep one (1) working bicycle and one (1) working cargo trailer on the premise at any given time
2. All bicycles kept on the premises must be stored in the space provided.
3. No bicycles may be brought into the common areas.
4. The Participant assumes all risk and liability for their bicycle when brought to or stored on the premises.

### **Hazards**

The Participant must take all necessary steps to prevent the creation of a hazard and must immediately rectify any hazards created by the Participant or guest of the Participant:

1. Must report to staff without delay any fire, water escape, gas escape or other hazard; and
2. If the Participant does not comply with the above duties, OLS may discuss the matter with the Participant and may charge the Participant the cost of repairs, serve a notice to end the Agreement, or both.

### **Ending the Agreement**

OLS may end this Agreement immediately at any time if the Participant and/or their guest act in a way, which is:

1. Abusive;
2. A threat to the health, safety or welfare of OLS staff, service workers, other participants, persons on the property and members of the community.

OLS may also end this Agreement by giving the Participant at least seven (7) days written notice, if:

1. The Participant is away from the unit for one week or longer without obtaining permission in advance from Management;
2. The Participant, in the opinion of Management, is not participating appropriately with Support Services;
3. The Participant or their guest breaches any term of this Agreement and does not correct the breach to the satisfaction of OLS.

OLS will provide the Participant with written notice to end this Agreement and will:

1. Include the address of the unit; and
2. Include the date this Agreement, and therefore your right to occupy the unit, will end; and
3. Include the reason for ending this Agreement; and
4. Be signed by a representative of OLS.

OLS may provide notice to the Participant either by delivery to the Participant in person or by posting the notice on the front door of the Participant's Unit.

The Participant may end this Agreement by providing a written five (5) days' notice to OLS, which must include the following:

1. The address of the unit;
2. The date this Agreement is to end;
3. Be signed by the Participant.

The Participant may provide notice to OLS by delivery of the notice to a representative of OLS in person or by delivery of the notice to 53 Yonge Street Kingston, Ontario K7M 6G4, attention Executive Director.

If the Participant does not move out of the unit when this Agreement ends:

1. OLS may change the locks;
2. OLS may remove your property if OLS reasonably believes that:
  - a. The property has a total market value below \$500;
  - b. The cost of removing, storing and selling the property would be more than the proceeds of its sale; or
  - c. Storing the property would be unsanitary or unsafe.

When this Agreement is terminated for any reason, OLS Staff will make reasonable attempts to assist the Participant in finding appropriate alternate accommodations (e.g. shelter, longer-term housing, other programs).

If this Agreement is terminated prior to the end of the pilot project, and the former Participant would like to re-enter the cabin community, the former Participant must wait a minimum of seven (7) days to reapply. If there is an available unit, the former Participant must demonstrate to the Executive Director that they have remedied the wrong which led to the eviction.

All units must be vacated by 11am on April 30th, 2022.

### **Rules & Regulations**

The Participant agrees to observe the rules and regulations delivered within this Agreement, and changes from time to time made to such rules and regulations by OLS. Any changes will be posted or communicated to the Participant in writing, and the Participant agrees to require their guests to observe such rules and regulations.

### **Data Collection and Personal Information**

OLS will only be collecting the personal information required to best support Participants and their connections with service agencies. All information will be stored in accordance with the Personal Information Protection and

Electronic Documents Act, S.C. 2000,c.5 ("PIPEDA"). All information collected will be held securely for no more than seven (7) years from the signing of this agreement.

### **Liability Waiver**

In this section, you acknowledge the risks and challenges of living in a temporary, transitional-housing setting, waive legal claims, promise to be responsible for your conduct if it damages OLS, and allow OLS staff to perform first aid or seek medical assistance for you if necessary.

The Participant waives and releases OLS, its employees, members, directors, and volunteers from any liability whatsoever, including claims for negligent acts or omissions, in connection with:

1. This Agreement, including the Services provided to you;
2. The use or occupation of the rental unit or the
3. POH property or the use of any services, furnishings, equipment and facilities supplied by OLS.
4. Any damage to or loss of any personal property of a Participant or guest of the Participant.

### **Communication & Feedback**

Success for the Pilot Project depends on participants' willingness to communicate with OLS about features they like and improvements which are needed so we can determine whether this model of sleeping cabins should have a permanent home. Participants are encouraged to use the feedback system in the Common Area, or provide feedback directly with OLS Staff.

From time to time, representatives from outside agencies may access the cabin community to gather feedback. While participants are encouraged to provide open and honest feedback, they are under no obligation to do so.

### **Dispute Resolution**

In the event of a dispute related to this Agreement, and the parties do not resolve some or all of the dispute through negotiation, then the parties agree to attempt to resolve the dispute through mediation. Either party to the dispute may promptly submit to the other parties a notice of intent to mediate. This notice shall be in writing and shall specify the issues in dispute. The parties will then jointly select a mediator within 14 days (failing which, OLS will select an independent mediator) and the mediator will determine location of the mediation and allocation of costs thereof.

### **General**

No party to this Agreement may assign this Agreement without the prior written consent of all of the other parties. This Agreement shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the parties hereto. Each of the Parties shall promptly do, make, execute, deliver, or cause to be done, all such further acts, documents and things as the other Parties may reasonably require for the purpose of giving effect to this Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject

matter. Except as expressly provided in this Agreement, no amendment or waiver of this Agreement shall be binding unless executed in writing by the Party to be bound. Rights and obligations under this Agreement which by their nature should survive will remain in effect after termination or expiration hereof. This Agreement shall be governed by the laws of Ontario.

### **Signatures**

By signing this Agreement, OLS and the Participant are bound by its terms and the Participant acknowledges receiving a copy of it.

I, \_\_\_\_\_, agree to the terms of this agreement and understand that my enrolment in the POHSCP may be suspended or terminated if I breach them.

My signature below indicates that all my questions have been answered, and I understand and agree to the terms of this agreement.

\_\_\_\_\_  
Participant Name Signature Date (mm/dd/yyyy)

On behalf of OLS:

\_\_\_\_\_  
Name & Title Signature Date (mm/dd/yyyy)

## Appendices 2

### Staff agreements

#### Kingston

#### **Our Livable Solutions Employee Code of Conduct**

As an employee of Our Livable Solutions (OLS), you are part of a community and as a professional employee are expected to follow this Code of Conduct.

#### **Responsibilities to Participants:**

##### OLS Staff:

- Understand and acknowledge the power inherent in their position and work from an inclusive, person-centered, trauma-informed, anti-racism/anti-oppression approach.
- Acknowledge that their workplace is program participants' temporary place of respite and attempt to minimize the negative impacts of their presence.
- Shall promote the well-being & safety of program participants as their primary responsibility.
- Shall respect and promote the rights of program participants to confidentiality, autonomy and self-determination and to assist program participants to identify and pursue their goals.
- Shall inform program participants of the purpose of services offered and explain the purpose of requests for a program participant's personal information in a manner understandable to the program participants.
- Shall ensure program participants have clear and accurate information in order to make informed decisions.
- Shall be sensitive to diversity with respect to race, ethnicity, natural origin, color, class, gender, sexual orientation, age, marital status, political belief, religion and mental or physical disability.
- Shall not take advantage of any professional relationship or exploit program participants and/or former program participants to further staff's personal, religious, political or business interests.
- Shall limit their interactions with program participants and/or former program participants to the realm of staff's professional position that they were hired to perform.
- Shall neither solicit nor accept a private fee or other remuneration for providing services.
- Shall not give to or accept gifts or monetary items from program participants.
- Shall not sexually harass or engage in sexual activities, sexual contact, or inappropriate sexual conversation with program participants.
- Shall not harass, oppress or engage in any other form of violence or abuse towards program participants.
- Shall not use physical force or corporal punishment.
- Shall not procure, sell, hold for or otherwise provide any psychoactive or controlled substance to program participants or other visitors.

#### **Responsibilities to Colleagues:**

##### OLS Staff:

- Are prohibited from receiving payment for a referral to services.
- Who function as supervisors or educators, shall not engage in sexual activities or contact with supervisees, students, trainees and colleagues over whom they exercise supervision.
- Shall not harass, oppress or engage in any other form of violence or abuse toward colleagues.
- Shall report promptly to the Executive Director serious and unethical conduct of colleagues.
- Shall report promptly to the Executive Director any colleague's impairment due to alcohol, mental health, or drugs that is interfering with job performance.
- Acknowledge when they are in a situation they are not adequately skilled to handle and seek direction and support from their peers and supervisors.

#### **Administrative Responsibilities:**

##### **OLS Staff:**

- Shall make diligent use of their employing organization's resources, wisely conserve funds and never misappropriate funds or use them for unintended purposes.
- Shall work to improve organizational policies and procedures and the efficiency and effectiveness of its services.

#### **Responsibilities to Community:**

##### **OLS Staff:**

- Shall work in collaboration with other appropriate groups and organizations to further the mission of ending homelessness.
- Shall effect policy or procedural change in order to improve a system's (agency or institution) response to homelessness.
- Shall work in collaboration with the broader community to provide educational and positive engagement activities.

#### **Responsibilities as Professionals:**

##### **OLS Staff:**

- Shall not practice, condone, facilitate, or collaborate with any form of discrimination.
- Shall not participate in, condone or be associated with dishonesty, fraud, theft, deception, or any type of criminal behavior.
- Who believes that dishonesty, fraud, theft, deception or any other type of criminal behavior has occurred, shall take action through appropriate channels.
- Shall consult with their supervisor when personal or health-related difficulties interfere with their work performance.
- Shall ensure accuracy in their representations of professional qualifications, credentials, education, competence, affiliations, services provided, or results to be achieved, to service recipients, agencies, and the public.
- Shall only represent those credentials they actually possess and take steps to correct any inaccuracies or misrepresentations of their credentials by others.
- Shall strive to continuously update their professional knowledge and skills.



- Shall abide by all of the program's policies and procedures

My signature indicates that I have received a copy of OLS's Code of Conduct. I understand that I am expected to read, understand and abide by its content. I understand that I am free to ask any questions that I may have regarding the policy.

---

Employee Name Signature Date (mm/dd/yyyy)

On behalf of OLS:

---

Name & Title Signature Date (mm/dd/yyyy)

### B 3 Halifax

Archdiocese of Halifax-Yarmouth

Suite 101, 1559 Brunswick Street, Halifax, NS B3J 2G1 11-26-2021

#### EMERGENCY SHELTER OCCUPANCY AGREEMENT

I have been granted permission by the Archdiocese of Halifax - Yarmouth and \_\_\_\_\_ Parish (the "Church") to occupy an emergency shelter (the "Shelter") located on Church lands on a cost free basis and as a guest of the Church. I understand that this is a temporary arrangement and my occupancy of the Shelter will be for the winter months only, ending no later than May 31, 2022.

#### CONDITIONS OF OCCUPANCY

I agree to abide by the following rules and conditions during my occupancy of the Shelter

1. There can be no fires, open flames, or smoking in the Shelter or within 4 meters of the Shelter
2. I will not possess, store, or consume, any illegal drugs in the Shelter or on adjacent Church lands
3. I will keep the Shelter in a clean and sanitary condition and place my garbage in the containers provided by the Church. I agree to permit a representative of the Church to inspect the Shelter on a regular basis.
4. Recognizing that the Shelter is located on Church lands I agree that I will not create loud noise including playing loud music in the Shelter or on Church lands. I will do my best to maintain a quiet and respectful environment at all times.
5. Toilet facilities provided by the Church will be used responsibly and every effort made to keep the toilet facilities clean (the Church will have the mobile toilet serviced on a weekly basis )
6. The Shelter is located on Church lands and no gatherings will be allowed on these lands. Meetings or gatherings with more than one other person should take place off Church property.
7. I agree to meet with designated Church representatives as requested. Unless there is an issue these meetings will normally be held weekly.
8. I will be the sole occupant of the Shelter.
9. Any questions or problems I may have will be discussed only with the persons designated by the Church.

#### EARLY TERMINATION OF AGREEMENT

I agree that my occupancy of the Shelter will end and I will vacate the Shelter if a) I violate any of the rules and undertakings set out in this agreement or b) the Province, Halifax Regional Municipality, the Courts or any other lawful authority orders the removal of the Shelters.

#### NO LIABILITY FOR LOSS OR INJURY

The Church shall have no liability for any loss or injury I may suffer arising from my occupation of the Shelter and I assume the risks associated with living in the Shelter. I have read and understood this agreement.

Signed on December \_\_\_\_\_ 2021. Occupant: \_\_\_\_\_ Witness: \_\_\_\_\_

[https://www.halifaxyarmouth.org/images/websections/pastoralplan/tiny\\_shelters/Archdiocese\\_Emergency\\_Shelter\\_Occupancy\\_Agreement.pdf](https://www.halifaxyarmouth.org/images/websections/pastoralplan/tiny_shelters/Archdiocese_Emergency_Shelter_Occupancy_Agreement.pdf)

## Duncan BC

### Lookout + Housing Health Society

<https://duncan.civicweb.net/document/159931/Attachment%20B%20-%20TUP%20Application%20Package.pdf?handle=9F192D54067947F1A99B41486AB3397D>

**Note that this was a sample agreement, not the actual. I haven't copied it all.**

### PROGRAM PARTICIPANT AGREEMENT

This Agreement is dated for reference \_\_\_\_\_ and is between the Provider and the Program Participant, as defined below.

"Provider" means:

Lookout Housing and Health Society

"Program Participant" means:

Full Legal Name Birth Date

Full Legal Name Birth Date

1. This Agreement provides for the Program Participant's participation in Support Services provided by the Provider (as defined in this Agreement).
2. The Support Services are intended to assist the Program Participant in addressing and enhancing life skills, restoring the ability to maintain healthy, independent lives and eventually maintain a productive independent tenancy.
3. The Provider will provide the Program Participant with Program Accommodation in recognition of the need for stable accommodation while the Program Participant receives the Support Services,
4. This housing at unit \_\_\_\_\_ (the 'Program Accommodation') 10662 King George Blvd, Surrey B.C. will be provided only while the Program Participant complies with the terms of this Agreement. (For the purposes of this Agreement, "Building" includes any land or other premises associated with the Program Accommodation and the building(s) in which it is located.)

#### A. DURATION OF AGREEMENT

This Agreement commences on \_\_\_\_\_.

This Agreement ends on the date on which:

1. The Provider terminates the Agreement; or
2. The Program Participant terminates this Agreement.

#### B. RIGHT TO OCCUPY

1. The Provider grants the Program Participant the right to occupy the Program Accommodation subject always to the terms of this Agreement and the Program Participant's compliance with this Agreement and the terms of the Support Services.
2. The Residential Tenancy Act (or successor legislation) does not apply to this Agreement. The Program Accommodation is exempt from the Residential Tenancy Act (or successor legislation) as the Program Accommodation is only made available in the course of providing the Program Participant with the Support Services.
3. The Program Participant will use the Program Accommodation only for residential occupancy while receiving Support Services and will not conduct any trade or business from the Program Accommodation or act in any way that is inconsistent with or that interferes with the provision of Support Services to the Program Participant or any other occupant at the Building.

4. If this Agreement is terminated for any reason, the Program Participant must vacate the Program Accommodation.

#### C. RESPONSIBILITIES OF THE PROGRAM PARTICIPANT

1. The Program Participant acknowledges that the Program Accommodation is provided for the purpose of receiving Support Services and will be available only while the Program Participant complies with the terms of this Agreement. The Program Participant will:

- a. comply with the terms as set out in this Agreement;
- b. accept and cooperate with the provision of Support Services provided by the Provider in the site specific attachment (see attachment) which may include:
  - i. support for Program Participants to maintain their occupancy, including but not limited to:
    - a. directly assisting with room de-cluttering and/or normal cleaning and maintenance;
    - b. repayment plans for outstanding Program Accommodation Payments or other debts;
  - ii. individual or group support services such as life skills, community information, social and recreational programs;
  - iii. connecting the Program Participant to community supports and services such as education, employment, health and life skills and independent residential tenancy opportunities when appropriate;
  - iv. case planning and Program Participant needs assessment;
  - v. assistance with Income Assistance, Pension Benefits, Disability Benefits, obtaining a BC Identification Card, or establishing a bank account as appropriate;
  - vi. wellness checks, front desk security services and measures, meals and other services
  - vii. such other support services as may be determined by the Provider in enhancing the Program Participant's ability to maintain a healthy, independent life and eventually maintain a productive independent tenancy (together, the "Support Services");
- c. provide and adhere to the Declaration of Income and Assets ("DIA") and additional terms or modifications as may be required by the Provider;
- d. be responsible for the conduct of all guests and will ensure guests adhere to the Provider's rules, directions, notices and standards of conduct.

2. The Program Participant agrees to cooperate with the provision of such Support Services and not to interfere with or hinder the provision of such Support Services by the Provider to the Program Participant or any other occupant of the Building.

3. The specific Support Services provided will be determined in consultation with the Program Participant. The Provider may develop an individual service plan for the Program Participant, which will be adhered to by the Program Participant. The Program Participant will meet with the Provider at intervals determined by the Provider to review and evaluate the individual service plan and consider