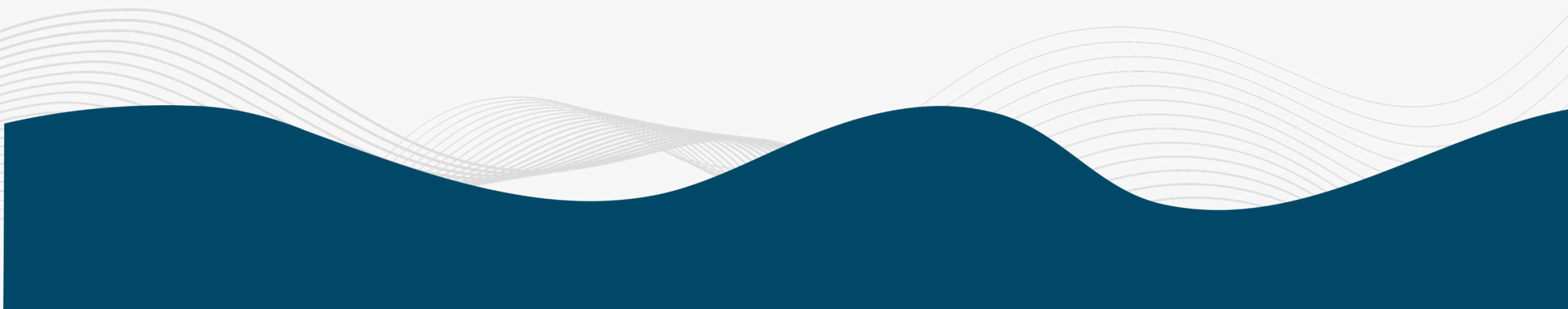


Tiny Home Pilot Project

Community Meeting – July 31, 2025





Community Meeting Agenda

1. Welcome, introductions and purpose of meeting (Zeke).
2. Presentation by Waters Meet staff on proposed Tiny Home Village Pilot Project (Leroy & Barbra).
3. Questions from community members.
4. Close out and discussion of next steps (Zeke).

Why Tiny Homes

- The project came about over years of engagement with Spokane's unhoused and service providers communities
- Tiny homes provide privacy, stability, and dignity — key factors in helping people move toward long-term housing.
- Communities like **Missoula** and **Walla Walla** have successfully launched similar models— helping residents safely transition out of homelessness.
- We have been watching and learning lessons from other communities, including:
 - What hasn't worked
 - Best practices for us to implement here
 - How to incorporate the unique needs of Spokane

What is a Tiny Home Village

- A planned community of small, individual temporary units about 100–200 square feet each
- A private space for residents to live in with shared access to bathrooms, laundry, and a communal kitchen.
- Additional features can be added to create a community

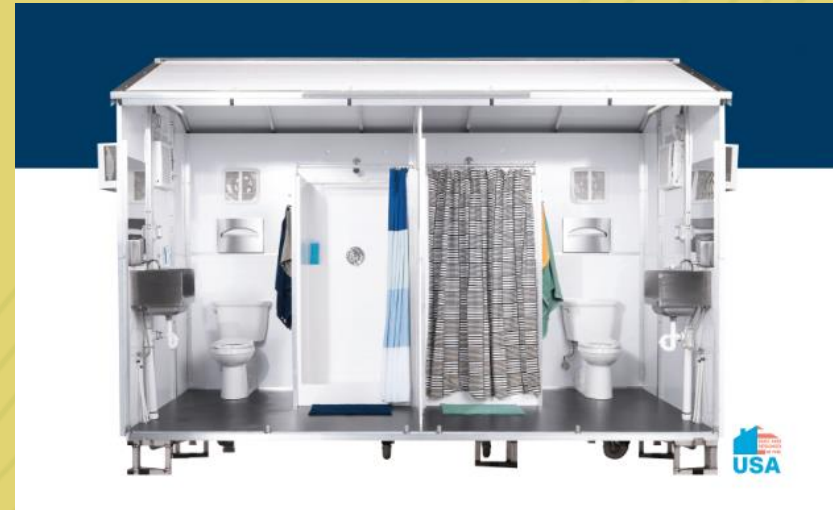


What is our Pilot Tiny Home Village Project?

- 30 individual tiny home units with heating and air conditioning
- Shared facilities for dining and case management services
- Bathroom facilities with a toilet, sink, and shower in each stall
 - One is ADA accessible
- Temporary structures that can be moved
- Pallet Shelter and the Low-Income Housing Institute (LIHI) are providing the structures



What do these facilities look like inside?



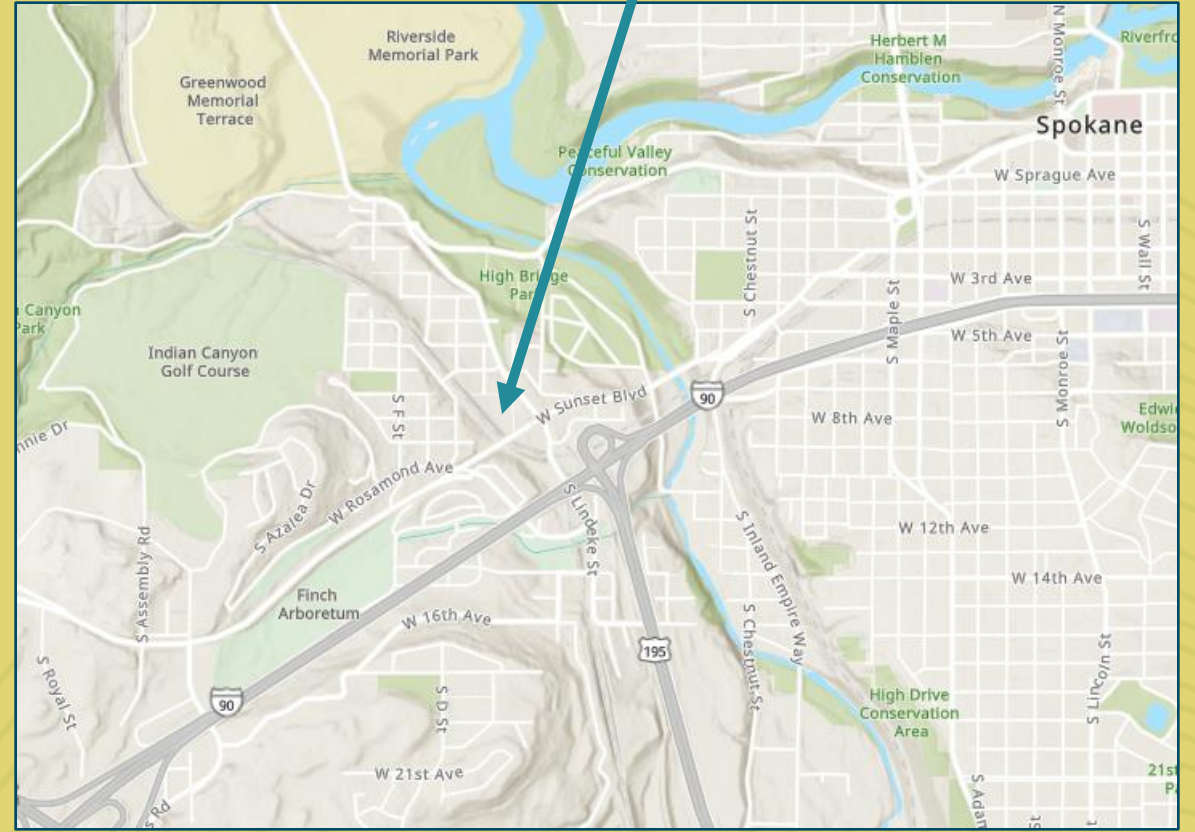
How will the Tiny Home Village be operated

The **operator has not yet been selected**. This project is intended to be part of the existing continuum of housing services that the City has already funded. The **City of Spokane and Waters Meet** will lead the contractor selection process.

- *We expect service providers will adhere to several best practice guidelines:*
 - *No drugs and alcohol allowed on property.*
 - *Case managers link participants to services in community and meet needs through a care plan with goals.*
 - *Motivational Interviewing, Trauma-Informed Care, and Recovery Based Approaches are utilized to build rapport and guide people on their journey to stable, permanent housing.*
 - *Good Neighbor Agreements set up opportunities for the service providers, guests, and system administrators to support the neighborhood.*

Why is this project being sited here?

- Waters Meet Foundation owns the property
- Accessible and ready to deploy quickly
- Location meets Spokane's new homeless facility siting criteria (on a transit line and not within 1000 feet of a school)
- The temporary structures are a permitted use on this property under current zoning laws.



Where is it located in the neighborhood

On vacant land at the intersection of S. Audubon Street and W. 7th Avenue



What parcels?

All of this parcel

A portion of this parcel



Ascenda and Waters Meet Relationship

- Ascenda is the current tenant on one of the parcels we own.
- They provide a needed service to individuals living in the community.
- We are sensitive to the needs of the Ascenda community.

How will this project be funded?

- The Tiny Home buildings were purchased with Federal American Rescue Plan Act (ARPA) via Washington State Commerce Department's Encampment Resolution Project
- Daily Operations
 - The City of Spokane will fund daily operations
- Site Improvements
 - Waters Meet Foundation
 - City of Spokane



Will there be a good neighbor agreement?

As required by City law, a **Good Neighbor Agreement** will be established, including **regular points of contact** for community members.



How will this project be permitted?

The City of Spokane has determined that:

- The Tiny Home Village Pilot Project is considered a community service facility which is a permitted use in the multi-family zoning on this property.
- The structures will be permitted as temporary structures under the building code.
- There is not an appeal process through the City of Spokane for the permitting process.

What is the timeline to build the Tiny Home Village

July

- Door to Door to adjoining neighbors and meet with Ascenda
- Press Release, and media interviews
- Meetings with Architect and Landscape Architect to establish contracts
- Community Meeting

August

- Coffman to complete survey on site
- Stakeholder design input meeting TBD
- Finalize design
- Take delivery of Tiny Homes
- Develop general contractor RFQ

September

- Develop good neighbor agreement
- Hire general contractor
- Submit for permitting
- Hire service provider
- Start construction

October

- Complete construction
- Move in residents

*This is a tentative timeline and subject to changes.

**Waters
Meet**

Questions for us

Follow along for more information at:



Call: 509-315-1323

Email: communications@empirehealthfoundation.org

Fill-out our West Hills neighbor survey:

