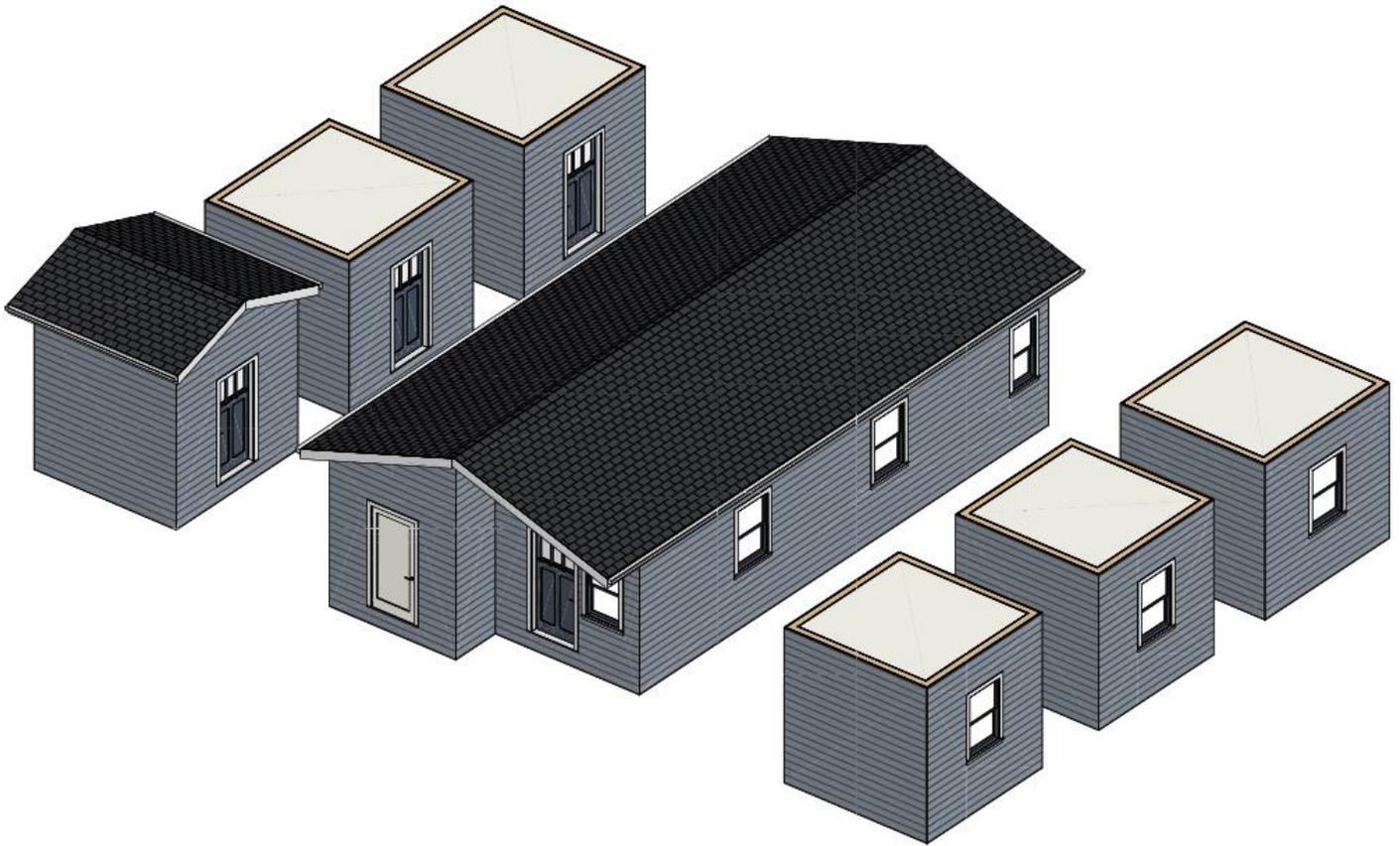




## HomesNOW! Not Later: 6 Tiny Homes with Service Building Pilot Project

HomesNOW! is a 501c3 non-profit that has the goal of ending homelessness in Whatcom County permanently by 2020. Finding properties that the county owns that are not being used would provide an ideal first step toward achieving these goals.



### How Whatcom County Can Help End Homelessness – County Land Lease:

HomesNOW is asking the county to lease unneeded county land to HomesNOW for at least a year for the purpose of building a pilot project of **six 10' x 10' tiny homes** and a **12' x 24' service building** (containing bathrooms, a kitchen, community area, and dining area.) We are also asking for impact fees and permit costs to be waived as this project will provide a much-needed service to the community and reduce the number of people experiencing homelessness in Whatcom County **while not requiring any taxpayer dollars**.

If the county needs to end or change the lease later, HomesNOW can vacate the property with a 3-month notice (flexible). Since HomesNOW would be leasing land from county, the county could allow us to lease the land until it determines that what HomesNOW is doing is the best use of the property or until it can determine an alternative use for the property. In the meantime, it can be used to help those in need. Building tiny homes allows the dwellings to be moved later if the situation changes since they are not placed on permanent foundations.



## Construction/Repairs/Maintenance:

Heritage General Building Contractors has agreed to build the first pod of 6 tiny homes and service building for the cost of materials. They have also agreed to build the first tiny home for free as an in-kind donation. The money to pay for the materials for the rest of the project will come from private donations.



Heritage is a professional Construction & Design company that has been in operation for over 35 years (Licensed, Bonded & AA Insured), with professionally trained and skilled employees. They are a full-service operation and also do plumbing, electrical, Kitchens/Bathrooms, land excavation and anything else construction wise that might be required. HomesNOW! will have the homes inspected and certified to show that the structures are up to all code and safety regulations. With a professional company doing the construction, this will be a smooth and simple process.

Volunteers will also assist Heritage during the construction process as the community sees fit. HomesNOW! will take responsibility for any repairs for the tiny homes and service building. The repairs would be paid for through donations and reserve funds.

The labor to do any needed repairs on the structure will be volunteer labor. This would also provide an opportunity to empower residents to learn a skilled trade through volunteering with a skilled professional in the areas such as **Information Technology, Carpentry, Construction, Plumbing, Electrical and more.**

## Bills and Rental Costs:

Bills will be paid for on the property through rent, which will be charged on a non-profit basis. This rent will keep initial costs low for start-up to get people housed. **Rent will be based on ability to pay, and will be 20% of their income or \$250/mo, whichever number is lower.** This rent will be used to pay all bills for the tiny homes such as electrical, water/sewer, garbage, internet as well as supplies for the homes such as toilet paper, soap and other household products. Also, utilities are included in this rent, so the percentage is effectively lower than the industry standard of 30%.

**This model is being used for 2 reasons. One is that we will be able to self-sustain and self-fund operations and maintenance on a continuous basis without relying solely on donations, the other is that residents will transition to regular housing easier since it will be similar to the model they will encounter once they no longer need housing assistance from HomesNOW but just does not require nearly as much income.** This gives the person time to save up some money, get the help they need (whether mental health, drug treatment, better financial opportunities) and move on. The long-term goal is to get residents transitioned to regular housing within a few months to make room for more people who need help. When one person moves out it leaves a unit for somebody new who needs help. Over time this will create progress by reducing the number of people who are homeless on a continuous basis.

## Liability and Insurance:

HomesNOW! would be responsible for providing insurance for the property. HomesNOW works with a local Farmers Insurance agency (Vwich Agency) to provide insurance for the property, tiny homes and service building.

## **Employment and/or Income:**

**The first residents for the home will be individuals who are homeless but have some income, either through full-time or part-time employment or through Social Security/disability payments or Veteran's benefits.**

Many homeless individuals are hardworking and just need a hand up and a little help because they can't afford rent at current market values for rent. HomesNOW! is aware of the level of funding needed to house people who are without work or without income and need long-term support, and that is why for this first project as a first step, we are seeking homeless individuals who are employed or have income coming in to make this self-sustaining in the long-run without relying solely on charity, donations or taxpayer dollars. We have 6 people on our waiting list already who have jobs or income who can be helped immediately.

Long-term though, to help those in need who are also unemployed, HomesNOW! plans to open a non-profit thrift shop at a nearby location where goods, furniture and supplies can be donated, organized, stored and sold to fund operations and future home development for those in need. This shop will be used to employ future residents who are unemployed, to help them get on their feet. Minimum wage will be \$15-20/hr (part time or full time) depending on the level of experience of a homeless individual who needs work. This is done to empower homeless individuals to become self-sufficient and independent.

## **Transportation:**

Some of our potential employed residents are currently living in their car or van. These residents will be able to transport themselves around town and provide rides for others. For those who do not have a vehicle, we would want to find a location that is near a bus stop, this would allow for easy transportation for any individual experiencing homelessness even if somebody did not live near the core of a city like Bellingham. Also (if possible) within walking distance of a grocery store. This is ideal for not having to drive a long distance to pick up basic necessities or groceries or to look for employment.

## **Security:**

If the city or county accepts our proposal, the homes will be under 24/7 surveillance. 720P HD Security cameras will be placed around the perimeter of the approved property and will monitor all activity happening outside the homes. This is done to protect both the residents and the neighbors from any potential problems that could arise (legally or otherwise). Location will also be able to be monitored remotely through an app on the phone and PC. Security Cameras will not be installed inside the houses, this is to preserve the privacy of the residents in their own bedrooms.

## **Support Services:**

HomesNOW! will set up each resident with a case worker to determine which specific areas of help that the resident would benefit from. Some residents might require job training, others might require mental health counselling or drug/alcohol treatment. The case worker/social worker will decide which support services a resident will need (if any) based on evaluating each individual, while helping them in a surgical way based on their individual needs to empower them to get back on their feet to become independent. This will require an individualized approach since every person experiencing homelessness has different needs. The service building on site will have an office for Social Workers to work with residents to get them the social support they need.

## **Home Management (Daily Life):**

HomesNOW! will have weekly group house meetings with all the residents and at least one member of the board from HomesNOW. One of our residents will be designated as home manager and will be a line of communication between the HomesNOW members and residents to ensure smooth and effective operations and management of the home. All residents must be approved by management and go through the application process. Every resident will take turns cleaning the house (dishes, bathrooms, rooms, living room, etc.). All residents must be engaged in services where necessary and pay rent. Residents will not be permitted consume any controlled substances which are illegal under Washington State Law or if case worker determines substance abuse treatment is necessary (for legal substances). Drug testing will be required by request of HomesNOW. Residents will not be drug tested unless there is suspicion of consuming an illegal controlled substance through secondary signs such as erratic behavior, mood swings, increase in mental instability, anger management issues or other reasonable concerns that would warrant a drug test.

## **House Rules:**

HomesNOW! has a basic set of house rules. It is roughly modeled on the TC-5 (Tent City 5) homeless community rules in Seattle, WA. The house rules were formed by the homeless themselves who live in that community. The house rules for this HomesNOW Pilot project will also be formed and amended by the people who live there. At request we can provide a packet with the current set of house rules.

## **Contact Information:**

### **1. Jim Peterson – President**

360-319-2150

[jim@homesnow.org](mailto:jim@homesnow.org)

### **2. Doug Gustafson – Technical Director**

360-224-3727

[doug@homesnow.org](mailto:doug@homesnow.org)

## Lummi Stepping Stones Recommendation Letter:

February 12, 2018

To Whom It May Concern:

The Lummi Stepping Stones is a non-profit, located in Lummi Nation and although our goals are to help house Lummi tribal members who are currently homeless, we also partner with other groups who help all people who are homeless.

Such groups include: The Opportunity Council, Laurel Community Church and others who continuously make impact in our greater Whatcom County area.

One of our major partners is Homes Now, Not Later which has also made a major impact in such a short amount of time. Together, we have built two tiny homes and housed three small families. It's partnerships like this where two or more groups can come together to solve a vast problem that will lighten the load and help our poorest community members.

The Lummi Stepping Stones have found Homes Now Not Later as a very passionate, directed, communicative group of people to work with and we fully support their efforts to curb homelessness.

One of our mantras is "together, we're better" and the more we can utilize all of our resources to end homelessness, the better off our community will be to live.

If you have any questions, please do not hesitate to contact us at 360-303-9979 or email us at [powwcom@gmail.com](mailto:powwcom@gmail.com).

Nicholas Lewis  
Siamelwit  
Doug James  
Aaron Thomas  
Susan Welsh

# Construction Agreement Letter – Jay Prather (Heritage Construction – Owner)



We Build Comfort™

HERITAGE GENERAL BUILDING CONTRACTORS, LLC

3715 Irongate Rd., Bellingham, WA 98226 – P: 360-392-8541 – F: 800-793-1987 [www.heritagegbc.com](http://www.heritagegbc.com)

LICENSED, BONDED & AA INSURED

To Whom it may Concern,

My name is Jay Prather, I am the owner and CEO of Heritage General Building Contractors, recently I have agreed to be involved with a project for Homes NOW, Not Later, with Jim Peterson and Doug Gustafson. I have agreed and I am fully donating one 10' x 10' Tiny house as per the design to one of their new POD tiny house programs for the homeless. I believe this to be for a good cause and agree this subject in Whatcom County is a crisis.

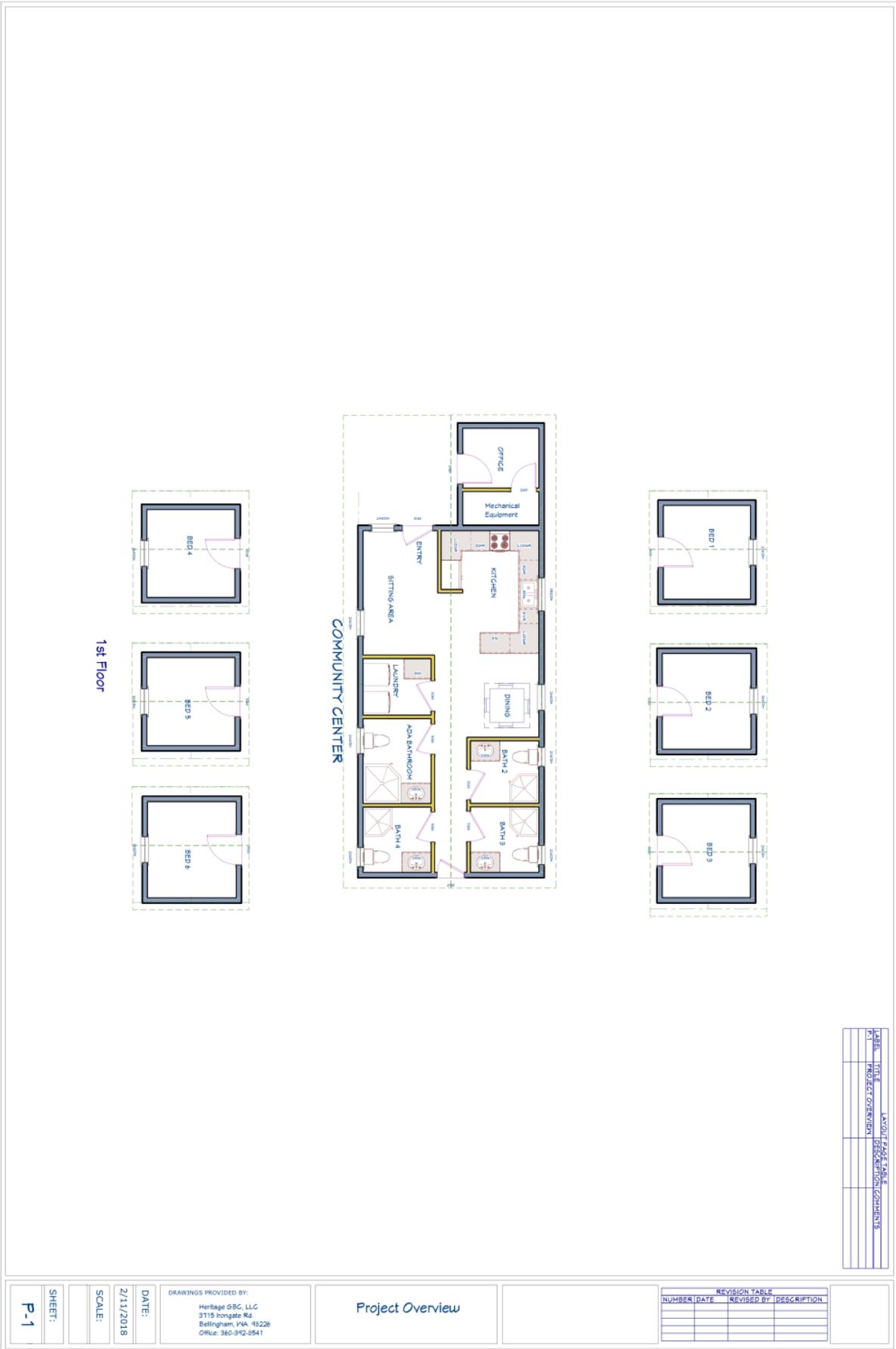
I have also agreed to help them forward with the construction of the remaining aspects of the build of this one POD program to include 1) community center and 5) remaining tiny houses, the terms of this will be as we will be compensated for hard costs only, and we will be assisted by volunteers and the community as they see fit.

And since this is for charity and a good cause, I will try to use my connections as a licensed professional in the construction field, to involve other professionals to also contribute.

Jay Prather

2-11-2018

# Blueprint – Pilot Project (6 Tiny Homes and Service Building)



DATE	TITLE	REVISIONS
	LAYOUT PLANS FOR	
	PROJECT OVERVIEW	
	DESCRIPTION	
	COMMENTS	

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Project Overview

DRAWINGS PROVIDED BY:  
 Heritage GBC, LLC  
 3715 Jongate Rd.  
 Bellingham, WA, 98226  
 Office: 360-342-4541

DATE: 2/11/2018  
 SCALE:   
 SHEET: P-1