



## **Tiny House Village**

**Serving Homeless and  
Unstably Housed Youth**

March 2018

## THE CRISIS

On any given night as many as 400 Berkeley youth (ages 18 to 25) find themselves homeless, couch surfing, or sleeping in an unstable housing environment. Youth facing housing instability have difficulties pursuing academic excellence, their vocational goals, and face additional life threatening challenges and risks. Youth hold the key to our future and our community must find ways to provide stable housing to these transitional aged young people in poverty.

This is an emergency housing crisis that is only growing worse.

## WHO WE ARE

Youth Spirit Artworks (YSA) is a ten-year old interfaith jobs and job training non-profit committed to empowering and transforming the lives of homeless and other underserved low-income Bay Area youth, ages 16-25. YSA is a proven community leader in youth-led efforts, providing innovative jobs training and placement, as well as engaging youth as leaders in community revitalization.



The Youth Tiny House Village project is part of YSA's larger ten-year organizing campaign to create "*100 Homes for Homeless Youth*." With the strong leadership of YSA youth leaders, unstably housed youth, and over twenty committed community volunteers with building expertise, YSA has been working for over 18 months on plans to develop a model Youth Tiny House Village (THV). This involves the completion of up to 25 tiny houses for homeless and unstably housed young people, 2 on-site resident manager living units, and supporting common areas.

Once in a safe environment, the village residents will be provided with training programs focused on the job and life skills they'll need to transition them into long term housing stability.

YSA began its efforts with the design and construction of a tiny house prototype, teaching youth construction skills, which was unveiled October 28, 2017. YSA's tiny house prototype has been featured in multiple local publications, including a prominent [SF Chronicle](#) front-page article highlighting innovative, model tiny house solutions to the current Bay Area housing crisis.

## THE PROJECT

The first village will be built on an already secured site in West Berkeley and with a planned twenty-five Tiny Houses. Six volunteer-led working groups are currently actively engaged in organizing and design efforts.

The strong focus of YSA's THV program model will be on youth jobs training and placement as well as the academic success of Berkeley youth. Youth Spirit Artworks compliments the training programs with case management and social support services.

Multiple local non-profit partners are being enlisted to collaborate in this effort, carrying out elements of the work to insure the project is a success.

## YSA QUICK FACTS



Over 700 homeless and low-income youth involved in our program



More than 500 program graduates went on to complete high school/GEDs, enter college, begin work, or become employed by YSA



Completed 20 public art works for South Berkeley, including nine major murals & mosaics



New publisher of Street Spirit, the East Bay homeless newspaper, with a distribution of 20,000 papers each month

## HOW YOU CAN HELP



While our project is well underway and gaining significant support, we need your help to reach our goal of welcoming our first residents before the beginning of the 2018/19 school year.

For more information please contact:  
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## YSA TINY HOUSE VILLAGE: FINANCIAL OVERVIEW

### Development Cost

	Planning Phase	Pre-Development	Common Area Renovations	Tiny House Build	Total Capital Cost
Amount:	\$105,000	TBD (est. \$100,000 – 250,000)	TBD (est. \$300,000 – \$650,000)	\$300,000	\$805,000 to \$1,305,000
Timeframe Covered:	March-June	May - June	July-August		
Used For:	Environmental, Soils, and Other Property Reports; Lease; Professional Fees	Upgrades to Sewer, Electrical, and Plumbing; Site Prep	Bathhouse, Kitchen (TBD), Program Common Areas	25 Tiny Houses, Material Only, Volunteer Labor	

### Village Operating Cost

Lease	\$6,000
Staffing:	
Staffing: Resident Managers (2)	\$4,200
Social Worker (Full-Time)	\$4,750
Social Worker (Half-Time, Bachelors)	\$1,667
Staff Salary Overhead (20%)	\$2,123
YSA Additional Overhead (Program Mgt., Accounting, Property Mgt., Insurance, Maintenance, Community Outreach)	\$10,000
Utilities	\$2,000
<b>Total per month:</b>	<b>\$30,740</b>
<b>Annual:</b>	<b>\$368,880</b>
<b>Annual per Resident</b>	<b>\$14,755</b>

### Planning Phase Detail

	<b>Mar - Apr</b>	<b>May</b>	<b>June</b>	<b>Total</b>
Rent	\$6,000	\$6,000	\$6,000	\$18,000
Development Mgt. (HCEB)	\$6,000	\$6,000	\$6,000	\$18,000
Reports (Soils, Environmental, etc.)	\$5,000	\$5,000		\$10,000
Lease Deposit	\$24,000			\$24,000
Site Clean-up		\$10,000		\$10,000
Professional Fees	\$5,000	\$10,000	\$10,000	\$25,000
<b>Total:</b>	<b>\$46,000</b>	<b>\$37,000</b>	<b>\$22,000</b>	<b>\$105,000</b>



## PROPOSED SITE:

2403 & 2407 San Pablo Avenue





# PRELIMINARY SITE PLAN

