



Tiny Homes Pilot Program RFI Briefing

November 12, 2020



Office of
Homeless Services



Today's Agenda

- Welcome, introductions and overview of RFI – **Liz Hersh, OHS**
- Site specs, location, construction expectations and support of the City's Department of Public Property – **Bridget Greenwald and Tom McDade, Department of Public Property**
- Building and Zoning Code considerations – **Ralph DiPietro, Licenses and Inspections**
- Additional development questions and considerations – **Anne Fadullon, Planning and Development**
- Operating subsidy parameters through CARES Emergency Shelter Grant Program – **Sara Pagni, OHS**
- Question and answer



Tiny Home Village Pilot Program

- October 21, 2020 the City of Philadelphia issued an RFI for organizations who have interest in building, maintaining, and operating a 12 to 24 micro unit Tiny Home Village on City property.
- The location for the pilot: Between 8201 and 8301 State Road.

Where is this?





What is a Tiny Home? What is a Tiny Home Village?

A tiny home is a micro housing unit approximately 120 sq. ft. in size. These will have electricity/heat but no water. Each unit will serve as sleeping quarters and that residents will SHARE a common kitchen and bathrooms.



The model: LILI's Tiny Home Village in Seattle. Learn more: <https://lihi.org/>



Who is going to live in these tiny houses?

- Homeless individuals over the age of 65 and people with disabilities.
- These demographics are underserved in Philadelphia.
- The city is particularly concerned about their exposure to COVID-19.
- Referrals through the Clearinghouse using the CEABRHS vulnerability priorities.



Emergency Solutions Grant (ESG) CARES Parameters



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Fast Facts about ESG CARES

- Purpose: prevent, prepare for, and respond to the spread of COVID-19 and to reduce the harm caused by COVID-19.
- Additional Emergency Solutions Grant (ESG) allocation from HUD.
- Funds must be spent by September 30, 2022.



What ESG CARES Can Fund: Shelter

Essential Services	Shelter Operations
<ul style="list-style-type: none">• Case Management• Child Care• Education Services• Employment Assistance & Job Training• Life Skills Training• Transportation	<ul style="list-style-type: none">• Maintenance• Rent• Security• Fuel• Equipment• Insurance• Utilities• Food• Furnishings• Supplies necessary for shelter operation



What ESG CARES Can Fund: Administration

- Salaries/wages of staff (and their supervisors) whose primary responsibilities involve program administration assignments, including:
 - Preparing program budgets and schedules, and amendments to those budgets and schedules;
 - Developing systems for assuring compliance with program requirements;
 - Monitoring program activities for progress and compliance with program requirements;
 - Preparing reports and other documents directly related to the program;
 - Coordinating the resolution of audit and monitoring findings;
 - Evaluating program results against stated objectives;
- Administrative services performed under third-party contracts or agreements, including general legal services, accounting services, and audit services;
- Other costs for goods and services required for administration of the program, including rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space.

Not to exceed 8% of proposed budget



ESG CARES Requirements

- Low-Barrier Assistance – participants cannot be required to perform any activities as a condition for receiving shelter or other services.
- All vacancies filled through referrals from OHS.
- All programs must enter participant-level data into HMIS.
- Maintain files that document compliance with ESG CARES regulations.



ESG CARES Requirements

Shelters must comply with:

- Lead Based Paint Requirements
- Nondiscrimination and Accessibility Requirements
 - Structures such as trailers or other nonconventional shelter structures must meet ADA requirements



Tiny Home Village RFI

- Here is the link to the RFI: http://philadelphiaofficeofhomelessservices.org/wp-content/uploads/2020/10/Tiny-Homes-RFI_10.21_2020.pdf
- Site questions: Please submit in writing to thomas.mcdade@phila.gov with copies to liz.hersh@phila.gov and melanie.haake@phila.gov.
- RFI questions: Please submit in writing to melanie.haake@phila.gov. All questions and answers become public and available to add bidders.



Questions?



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