

## **Guelph Tiny Homes Coalition**

### *Tiny Homes Pilot Community - Draft Project Charter*

#### **The Issue:**

The current housing and shelter system is struggling to meet the growing needs and address the complexities of the unhoused in Guelph. Rising housing prices and low vacancies have contributed to a situation that fails the most vulnerable. This pressure has overwhelmed the shelter system and left many community members living in tents across the city. Unhoused residents are vulnerable to the elements, may not have adequate supports, and push the problems that accompany unsupported homelessness into surrounding businesses and neighborhoods.

*“We believe that no one should be sleeping in a tent and that a community-led pilot is the fastest, most cost-effective, and flexible way to start solving this problem.”*

#### **Part of the Solution:**

The Guelph Tiny Homes Coalition is proposing a *Tiny Home Pilot Community* of 25-50 tiny homes with a shared kitchen/washroom/laundry area to help people currently living in encampments stay safe and support stabilization while longer-term housing options are being developed. The pilot community will be supported 24/7 by a team of volunteers and staff and will include full wraparound support including healthcare, substance use and harm reduction supports, employment training, and additional supports as needed. The goal of this pilot will be to help the people who have fallen through the gaps in our system to have a safer option, and then support them through the next step of their housing journey, whatever that may be.

This model has been successfully deployed in other communities across Canada (Kitchener, Peterborough, Fredericton) and is proven to be an effective high-speed, low-cost solution to this problem. The GTHC is working to deliver this pilot in Guelph by winter 24/25.

#### **Who We Are:**

The Guelph Tiny Homes Coalition came together to support unhoused community members. We are a nonprofit organization working to implement a high-speed housing option for those experiencing homelessness in Guelph. The core team is led by members of the faith community, healthcare professionals, business owners, tradespeople, and people with lived experience.

#### **Partners:**

The Guelph Tiny Homes Coalition is engaging in this work with the support of partners across the city. The Guelph Tiny Homes Coalition has an agreement in principle with Royal City Mission (RCM) for them to provide services while also coordinating an extended partnership with Guelph-based health and social service providers to assist residents in the community.

*If you have questions or would like to get involved, please contact us at  
[GuelphTinyHomesCommunity.org](http://GuelphTinyHomesCommunity.org)*

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**At a Glance:**

	Emergency Shelter (Y/N)	Encampment	Tiny Homes
Available 24/7	N	Y	Y
Supported by staff	Y	N	Y
Access to bathrooms, showers, and laundry	Y	N	Y
Allows partners and pets	N	Y	Y
Safe place for your belongings	N	N	Y
Long-term supportive housing	N	N	N

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<b>Stakeholder:</b>	<b>Current Situation</b>	<b>Tiny Homes Pilot Community</b>
<b>Encampment Residents</b>	Residents live with the threat of eviction, are unable to secure their belongings, and are exposed to the elements.	Residents have a safe, locking shelter that is climate controlled and surrounded by a supportive community.
<b>Downtown Businesses</b>	After surviving the pandemic, downtown businesses are navigating issues of unsupported homelessness and the stigma it creates in the downtown core.	With encampment residents supported in the Tiny Homes Pilot, downtown businesses can focus on serving their customers.
<b>Residential Neighbours</b>	City residents may feel overwhelmed by unhoused residents in public spaces including parks and recreational areas.	City residents appreciate that unhoused residents are supported in a safe shelter location supported by social and health services.
<b>Fire Department</b>	Encampment residents may use flammable materials and heated by combustion in the winter to minimize harms from the elements.	Tiny homes have electric heating, insulation, and are built to be non-flammable.
<b>Hospitals and Emergency Services</b>	Hospitals are feeling the pressure of unsheltered homelessness with ER's being used as warming rooms and minor healthcare issues becoming more complex because of a lack of housing.	Primary healthcare teams can treat minor issues on site and residents have a warm, safe place to be that does not put pressure on the hospital system.
<b>Law Enforcement</b>	Bylaw, police, and security spend time monitoring encampments filled with people who have nowhere else to go.	Ease pressure and resources on law enforcement because encampment residents have a better option for shelter.
<b>Wraparound Support Providers</b>	Service providers spend time looking for clients in encampments.	Service providers know where to find clients who can connect with staff on-site, and are better positioned to offer supports.

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## **Q&A SECTION**

### **Q: Why should the Guelph Tiny Home Coalition be involved when the city is expressing intent to move forward with their own project?**

The City of Guelph has made some promising signs to support this model, but as a municipal government they are held by more rules and delays. We believe that a community-led nonprofit can move faster and be more flexible to the needs expressed by people who are currently unhoused than a municipally-led project. That said, the Guelph Tiny Home Coalition fully supports the City of Guelph's efforts to build a *Temporary Structured Encampment*. We also recognize that there is no one-size-fits-all approach to homelessness. As of 2021, there were at least 270 people unsheltered in Guelph and that number has grown since then. A diversity of options will be required to end homelessness for all these individuals and the Guelph Tiny Homes Coalition is dedicated to building a part of that solution.

### **Q: Will people be allowed to use drugs?**

We believe that people deserve housing regardless of their substance use status and so sobriety will not be a requirement of this program. Many of the people currently living in encampments live with complex health issues like addictions and the Guelph Tiny Home Coalition is dedicated to meeting them where they are at and providing them the support they need. A wide range of substance use support, including access to harm reduction supplies, will be available to residents in this community.

### **Q: Where will this community be?**

There is no location for the pilot yet, but Guelph Tiny Home Coalition will be conducting a site search in Spring 2024 so that a project can be developed by the winter.

### **Q: What about safety and security for the surrounding neighbours?**

The Guelph Tiny Homes Coalition site will be managed 24/7 by a team of staff and volunteers. While there may be challenges, this project will be a major improvement on the status quo because individuals will have increased stability, including a safe place to lock their belongings, connecting to health and social services and on-site supports that will be available to residents around the clock.

### **Q: Who is going to pay for this?**

The program will not be free, and residents will contribute the shelter portion of their Ontario Works/ Ontario Disability Support Payments to help cover the operating expenses. This will get them in the habit of paying rent, increase ownership of the project, and allow more support to be offered. Capital costs are being fundraised by the Guelph Tiny Home Coalition and we are relying on donations from community

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members and businesses. If you would like to contribute, please reach out to [guelptinyhomescoalition@gmail.com](mailto:guelptinyhomescoalition@gmail.com)

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# Service Provision Plan

**Guelph Tiny Homes Coalition**



**ROYAL CITY MISSION**

## SERVICE PROVISION FRAMEWORK

### Begin with Shelter

Work with GTHC in Selecting Community Members  
Navigate Tenancy Agreements with GTHC and Community  
Work to make GTHC site “home”



### Ensure Basic Needs

1 Meal provided each day, along with continental breakfast  
Create sense of safety and security  
Support individual's efforts to access other services (e.g.)  
Food, Laundry, Healthcare etc.



### Build Community

Meals in community space  
Games, recreation and hobbies  
Weekly check-in  
Develop Community Agreements



### Meaningful “Task”

Site maintenance- “chores”  
Community Garden  
Food prep  
Volunteering  
Employment



## Service Provision

### 24/7 Care

- Around the clock staff support
- Washroom checks for safety of Community Members

### Meal Provision

- Prepared and delivered same time daily for consistency

### Volunteer Co-ordination

- Training and screening at RCM

### Partnerships

- Work with partners to provide additional services
- Healthcare, Housing, Harm Reduction

### System Navigation

- Advocacy, resources,

### Community Building

- Events, Programs (music, art, games etc.)
- Weekly check in with Community Members with opportunities for feedback on service
- Provide opportunity for “task”- helping with maintenance etc.

### Conflict Resolution

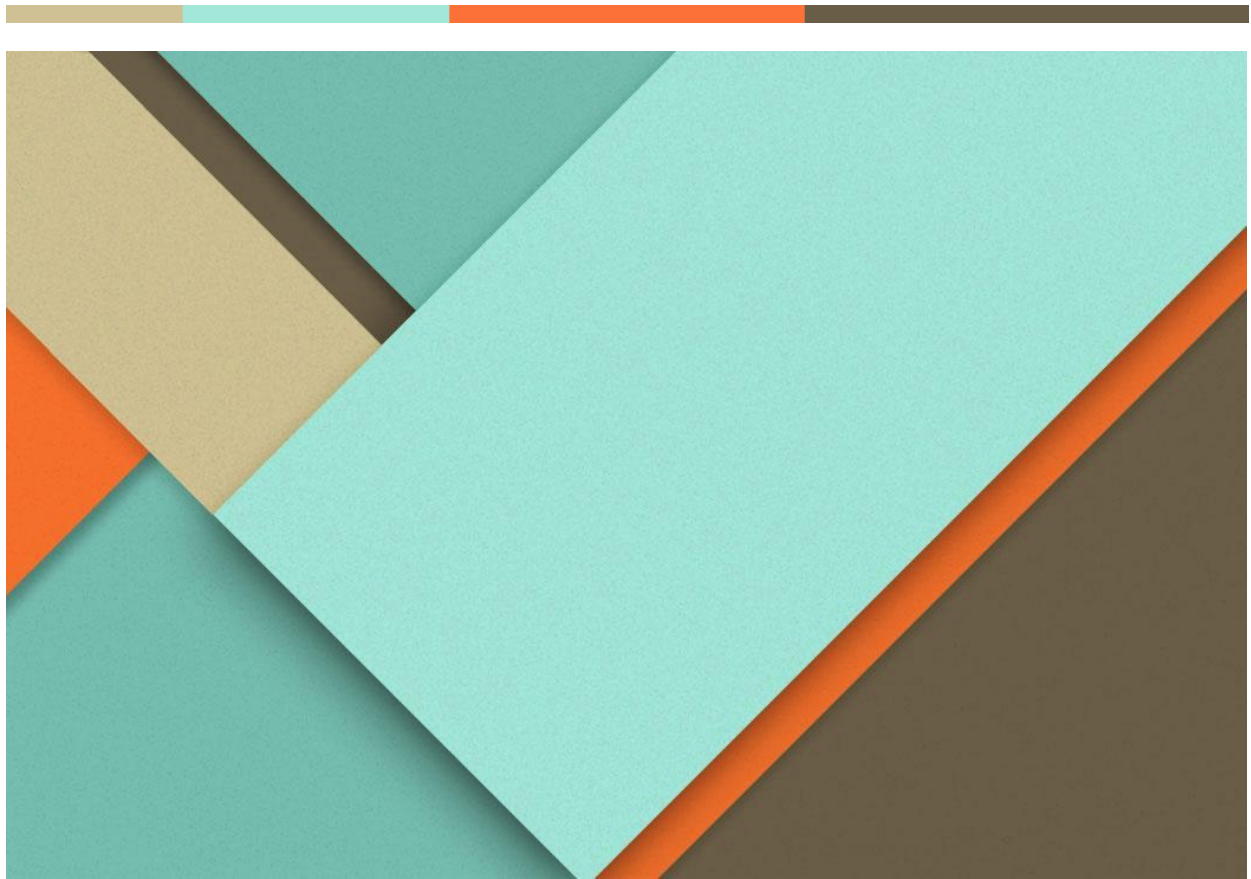
- Work with Community Members to deescalate any conflicts that may arise

### Goals

- Community Member led and staffed
- Develop skills

TBD:

1. Basic vs Dream Service provision- this is dependent on the structural. What resources do we have on hand to provide services ie.) space, tools, etc. This framework allows for easy expansion of services while providing a foundation for services.
2. Separating the Structural from Service- who is responsible for site maintenance etc.? What is available? Laundry, bike storage, mailbox, personal storage, CTS?
3. Community Member input- those who live in community should help to drive the extension of services, what are the needs for those living at GTHC



# Expression of Interest for Tiny Homes Pilot Community: Potential Locations

12.04.2024

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Guelph Tiny Homes Coalition Inc.  
2162 Gordon Street,  
Guelph, Ontario  
N1L 1G6

## Purpose of the Expression of Interest

This Expression of Interest (EOI) outlines a process for identifying potential locations for the Tiny Homes Community, for evaluating the preferred sites, and for undertaking due diligence of the preferred sites.

This document will also serve to inform potential landlords (or future lease-holders) of the type of site we are looking for and the timelines we are working with.

## Guelph Tiny Homes Coalition: Overview

The coalition is a community-led effort to support unhoused community members in the City of Guelph in the immediate term until such time that all levels of government bring online more permanent, safe and affordable housing options.

Members of the coalition are health care and addiction specialists, faith community representatives, business representatives and homebuilders, community organizers and people with lived experience. We share a strong belief that in a city as prosperous and caring as Guelph, no one should be sleeping in a tent and that a community-led pilot is a fast and effective way to house individuals.

### Why build a Tiny Homes Project in Guelph?

The current housing and shelter system is struggling to meet the growing needs and address the complexities of the unhoused population in Guelph. Rising housing prices and low vacancies have contributed to a situation that fails the most vulnerable, and this pressure has left many community members unhoused and living in tents across the city.

### Part of The Solution

The Guelph Tiny Homes Coalition is proposing a Tiny Home Pilot Community of 25-50 tiny homes with a shared kitchen/washroom/laundry area to help people currently living outdoors stay safe and support stabilization while longer-term housing options are being developed.

The pilot community will be supported by a team of volunteers and staff. The Guelph Tiny Homes Coalition has an agreement in principle with Royal City Mission (RCM) to provide services while also coordinating an extended partnership with Guelph-based health and social service providers to assist residents in the community. The goal of this pilot will be to provide a safer housing option for unhoused community members and support them through the next step of their housing journey, whatever that may be.

## Goals of the Coalition

1. To identify the best location in the City of Guelph for a Tiny Home Community to meet the needs of its unhoused residents.
2. To develop a site plan and seek approvals for a tiny home community on the preferred site.
3. To develop new partnerships and leverage community and business resources to build a tiny home community before the Winter of 2024/25
4. To deliver a community-led model for building and maintaining a Tiny Home Community that is cost effective and client-centered.

## Tiny Homes Community Project Timelines

### I. Launching Phase (January to May 2024)

This phase involves launching the coalition, establishing a core group, fostering relationships with key stakeholders and institutions, launching the site selection process through the Expression of Interest and mapping the overall project through the development of a strategic plan. The end of the phase will be reached when a lease arrangement has been formalized and the preferred location is announced.

### II. Approvals and Procurement Phase (May to August 2024)

Once a lease arrangement has been formalized, the coalition will then seek approval of a site plan, secure building permits and negotiate servicing to the site. At the same time, procurement of the tiny homes, community centre and related infrastructure will commence.

### III. Building Phase (May to November 2024)

Building of the tiny homes will begin offsite before all the approvals are in place. Partnership will be formalized and materials will be secured through procurement or donations.

### IV. Housing and Support Phase (October 2024+)

Once the first phase of the development has been completed, residents will be housed in the first phase of the Tiny Home Pilot Community before winter 2024.

## Expression of Interest Timelines

1. Launch and Promotion of Expression of Interest - April 16th
2. Meetings with Large Landowners - April 18th to April 24th
3. Deadline for Expression of Interest - April 29th
4. Shortlisting of Preferred Sites - May 2nd; Identification of Preferred Site including Initial Due Diligence by May 9th
5. Signing of Letter of Intent by May 16th. Lease arrangement will follow in May.

## Evaluation Methodology

The Tiny Homes Community Coalition is looking for a site with the following characteristics (each criteria will be ranked from zero to five points):

1. At least 0.8 acres but up to 2 acres in size.
2. Has significant table land that is well drained.
3. Serviced with water and sanitary sewer facilities.
4. Has sufficient electricity on site or nearby.
5. Proximity to neighbours within a residential area will be taken in consideration through ranking .
6. Outside of or on the periphery of the urban core area.
7. Within walking distance to transit and other urban amenities (such as stores)
8. Additional points will be given for public property locations (municipal, University and school boards) as the MPAC Assessment will increase for private landowners (to be borne by the project) as property improvements are completed as a result of the project. (up to 3 points)
9. Additional points will also be awarded to sites owned by a property owner willing to sign a multi-year lease agreement. (up to 3 points)

## Additional Considerations for the Lease Agreement

The Guelph Tiny Homes Coalition, in the spirit of transparency, wants to raise the following considerations for the lease arrangement:

- 1) An ideal lease arrangement would span between 3 and 5 years and could include a provision for re-evaluating the arrangement on a yearly basis.
- 2) The lease arrangement could include a provision for regular meetings with the property owner to address any ongoing or outstanding issues.
- 3) The lease would be for a nominal yearly fee as this is a non-profit initiative.
- 4) For private landowners, the coalition would ensure that any increases in the tax assessment due to the leasehold improvements would be borne by the project and not the landowner.
- 5) The project will carry liability insurance including tenant insurance and would indemnify the landowner for any liabilities associated with the project taking place on their land.
- 6) If fencing, cameras and other improvements are required to create a separate area on a portion of or the entire leased property, those costs will be borne by the coalition/project, not by the landowner.

## Contact Information:

For More Information on the Expression of Interest or to arrange a meeting to discuss a potential location, please contact the Tiny Homes Community Coalition at [GuelphTinyHomesCoalition@gmail.com](mailto:GuelphTinyHomesCoalition@gmail.com) or by calling 519-731-8978.