

# FREQUENTLY ASKED QUESTIONS ABOUT THE HEAP TINY HOMES PROJECT

## **What is the HEAP Project?**

The HEAP project consists of up to six small homes designed to provide transitional/permanent housing for residents who are homeless or at-risk of becoming homeless. It is a collaborative project of the City of Lodi and the Housing Authority of San Joaquin County.

## **What Will the Homes Look Like?**

Six unattached homes will be built on a lot that is currently undeveloped or abandoned. They will likely be pre-manufactured and will vary in size from 500 to 650 square feet. They will include standard amenities such as refrigerator, stove and oven, kitchen sink, and bathroom with shower.

## **Who Will Live in the Homes?**

Residents will be individuals and families who are homeless or at risk of being homeless. The Housing Authority will determine eligibility, collect rent, and be responsible for the on-going management and maintenance of the homes. Local Lodi non-profit organizations, including Salvation Army, Lodi House and Women's Center Youth and Family Services will refer their program graduates for consideration by the Housing Authority.

## **Who Pays the Rent?**

Residents are required to pay 30% of their monthly income. Federal rental assistance funds, managed by the Housing Authority, will subsidize the difference.

## **How is the Project Being Paid For?**

The City of Lodi was awarded \$1,250,000 from HEAP (Homeless Emergency Assistance Program); an additional \$250,000 will be raised through public and private sources to cover the balance of the costs. In-kind contributions from local businesses can be included as revenue toward the remaining balance. Measure L funds cannot be used for this project.

### **Why Build New Homes Rather than Purchase and Renovate Existing Homes?**

Given the high cost of housing in Lodi, plus the unpredictable costs of renovation, it was determined that the more cost-effective approach to this project is to build new housing. (Insert data regarding comparative costs.) New homes increase the number of new homes available in Lodi and do not displace individuals and/or families from where they live.

### **Why Not Use the Funds for a Low Bar, Large Emergency Shelter?**

The HEAP grant only provides construction dollars; it does not include money to operate a shelter. For that reason, the City had to find a partner to cover operations and maintenance. The only entity willing to take on the project was the Housing Authority of San Joaquin, and the only fund stream available (federal rental assistance) required the City to pursue the tiny homes project.

### **Who Was Involved in the Planning of this Project?**

The concept is a collaborative effort involving a number of community organizations and leaders, including the Lodi Committee on Homelessness, the City of Lodi, Salvation Army, Lodi House, and Women's Center Youth and Family Services and the Housing Authority of San Joaquin.

The HEAP proposal was written by Patrice Clemons (City of Lodi staff) and Kathryn Siddle (Lodi Improvement Committee). The proposal was reviewed by a committee of members of the Continuum of Care and competed against eleven other proposals, and was one of five recipients of funding from HEAP.

### **What Happens If the Tiny Homes Project Does Not Get Built?**

Lodi loses the money and it will go to construct housing in some other community. It cannot be re-purposed for some other project because the grant approval cycle has closed.

### **How Can Other Members of the Community Support the Tiny Homes Project?**

There are a number of ways to support this project. Local contractors and landscapers will certainly be welcomed to help out as more specific plans and needs are developed. Material donations and home furnishings will also be needed. Certainly cash contributions will be encouraged and welcomed, including the possibility of "naming" and "branding" opportunities.