

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore Planning Commission Meeting Agenda

October 19 @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:

Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:

<https://us02web.zoom.us/j/84841215555>

Or One tap mobile :

US: +12532158782,,84841215555# or +16699009128,,84841215555#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799 or +1 301 715
8592 or +1 312 626 6799 or +1 646 558 8656

Webinar ID: 848 4121 5555

International numbers available: <https://us02web.zoom.us/j/84841215555>

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Rita Moreno at rmoreno@kenmorewa.gov

1. CALL TO ORDER
2. CITIZEN COMMENTS
3. APPROVAL OF MINUTES

[October 5, 2021, Planning Commission Meeting Minutes](#)

4. AGENDA ITEMS
 - Housing Element: Missing Middle Housing

[Staff Memo](#)

[Attachment 1a - North Transit Stops Buffer](#)

[Attachment 1b - South Transit Stops Buffer](#)

[Attachment 2 - LIHI-Tiny-House-Village-Program-2021](#)

5. ADJOURNMENT

**6. UPCOMING MEETINGS:
November 2, 2021, 7:00 p.m.**

**City of Kenmore
Planning Commission Meeting
October 5, 2021 @ 7:00 p.m.**

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. PUBLIC COMMENTS

Leanne Hust – Spoke about single family neighborhoods and rezoning. She is against opening up every single-family zone for building. Feels most land will go to developers to build cottages, duplexes, and row houses. Would like to see the city focus on affordable housing near major arterials and bus lines. What can a middle-income family really afford? Are we really helping families by rezoning all of Kenmore and letting investors build? Kenmore is not set up for this.

Jim Myers – Has concerns about no additional parcels of land for growth and that the only option is to increase the density of Kenmore. Trying to increase density without creation of infrastructure will have consequences for the environment and the livability of Kenmore. It will result in degradation of the environment that we live in. How will the commission balance all these things? Would like variance loopholes to be closed.

Pastor Anja Helmon – Would like to challenge the commission to consider how to make the change and ensure that the new higher density homes that are built will not be fancy style living catering to the wealthiest among us. Would like to make

sure zoning change results in affordable options not just rentals. Would like to see a high percentage of new housing to be affordable. Maybe we need to change zoning to encourage inclusion of services that are needed. Every neighborhood should have both affordable and expensive homes.

Dylan Thornberry – Very supportive of the missing middle zoning. The affordability issue is getting very bad; glad that the Planning Commission is looking at ways to fix it. This is a good step.

Elizabeth Mooney – Would like to call attention to the tree canopy, salmon habitat, urban setting, and the consequences of these major zoning proposed changes. Does care about affordable housing but thinks there are some unintended consequences to considering single family residential housing being changed. Think in terms of 100 years. Would like to have some of these discussions at the Hangar with the community and talk in person to collect a lot more people's ideas.

Marylin Knudsen – Expressed concerns about the environment and how we all fit into it and how important it is to us. Noticed in Bothell that requests for change are granted over and over again to laws that are on the books regarding setbacks to wetlands and setbacks to environmentally sensitive slopes. If something is going to be done to try to infill regulations should be followed. Please consider how to regulate so we don't lose what we love. How can we meet each other in the middle of the road? Very concerned and would like commission to talk to as many people as they can. Spoke of need to protect the wetlands and other areas.

3. APPROVAL OF MINUTES

The September 14, 2021, Planning Commission Meeting Minutes - A motion to approve by unanimous consent was made by Commissioner Thompson. Commissioner Vanderlinde seconded the motion. The motion passed 6-0. Commissioner Loutsis asked to abstain from approval of the minutes as he was not at the meeting.

The September 21, 2021, Planning Commission amended Meeting Minutes - Staff proposed a change to the minutes. The minutes stated that 95% of the land is zoned for residential use and should read 95% of the 78% of the land that is zoned for residential uses. A motion to approve the amended minutes by unanimous consent was made by Commissioner Thompson. Commissioner Loutsis seconded the motion. The motion passed 7-0.

4. AGENDA ITEMS

- Vision Statement

Staff gave an overview of the notes on the vision statement and asked the Commission to suggest any changes to the vision statement or to the notes. If the commission is satisfied, staff would put it on the web page and let the community know that it was there and that we would appreciate their input. Commissioner Vanderlinde stated that he was fine with the statement as is but would want it to be clearly stated on the web page that this is a work in process.

Commissioner Greathouse talked about adding aspirational environmental type things to the vision statement. Staff asked Commissioner Greathouse to send the language that she had found so that it could be cross referenced with the policies in the natural environment element.

Commissioner Banaszynski commented on the 3rd bullet point and suggested a further edit to the Commission. Would also be in favor to putting this out to the community for additional feedback. Commissioners had a conversation about the language Commissioner Banaszynski suggested – to act boldly and aggressively. Commissioner Olson suggested boldly and wisely. Commissioners then decided to go boldly and wise on the draft by a show of hands.

Commissioner Vanderlinde asked staff how the public was going to be informed of the draft vision statement on the website. Staff stated the upcoming opportunities for getting the word out: e-news, flyer, social media.

Commissioner Thompson asked about the issue that Commissioner Banaszynski brought up and if it still needed to be addressed. Staff was asked to amend note 2 to be reflective of Commissioner Banaszynski's concerns that were outlined in her email. Commissioner Thompson made a motion for the two pages of the vision statement be put out to the public for comment. Motion was seconded by Commissioner Banaszynski. Motion passed 7-0. Commissioner Banaszynski asked about the possibility of there being a statement at upcoming city events that would point people to the vision statement. Staff will provide a flyer which is still being worked on and is in its first draft stages.

- Housing Element: Missing Middle housing

Staff resumed the discussion on tiny house villages and the options for offering them. Commissioner Loutsis asked if there was a desire for tiny houses in our area. Commissioner Banaszynski asked if the tiny homes are for people who want a smaller footprint, or is it transitional? Commissioner Greathouse asked if the Commission was considering a village, how many homes would make a village? Staff will research the two concepts, tiny home villages as market rate locations for tiny homes to park versus tiny home villages to serve as transitional homeless housing with centralized facilities and services. Commissioners asked what the goal with tiny houses and tiny house villages is. Commissioner Banaszynski asked if staff had heard of Eco thrive in Burien. Would like to look into that model for the Commission to consider. Commissioner Loutsis asked staff if the conversation on tiny home villages for different lifestyles, transitional tiny homes would fit better in affordable housing than in missing middle? Staff will gather more details and determine if a policy is appropriate.

Staff presented preliminary scenarios that could allow duplexes and/or triplexes in Kenmore while addressing Commissioners' concerns. Commissioners discussed the scenarios and gave their feedback to staff for moving forward. In particular, Commissioners agreed that conversion of an existing house to a duplex or triplex within the existing building footprint and within ¼ mile of high frequency transit was appropriate. The chair asked for a show of hands to see how many preliminarily supported this concept. The Commissioners supported the idea 5-2.

Commissioners decided to continue the conversation on the scenarios at the next meeting.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:16 p.m.

Planning Commission
Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: October 12, 2021

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Missing Middle Housing – Continued Policy Discussion

On October 5, you began discussion of possible scenarios for the various Missing Middle Housing types.

At your meeting on October 19, we will continue this discussion and develop draft scenarios for public consideration.

Missing Middle Housing Types

Duplexes/triplexes

Preliminary direction from the Planning Commission is to allow conversion of existing residences into duplexes and triplexes in a specific area or zoning district within ¼ mile of frequent transit. A conversion would not expand the building footprint.

Discussion of new duplexes and triplexes on vacant or redevelopable land is the next topic. Too, the Planning Commission should consider whether nonconforming duplexes and triplexes throughout the City should become “conforming.” Nonconforming uses have limitations on modification and expansion.

Here are the original duplex/triplex recommendations from staff:

- Distance to transit and services. Staff recommends using a one-half mile walking distance for this metric. Attachment 1 contains the maps staff has previously provided on the location of areas around frequent transit.
- Distance from critical areas. Current critical area and shoreline rules specify buffers for environmentally sensitive areas based on best available science. Staff recommends that these existing standards be used to protect environmentally sensitive areas and that proposed duplex/triplex footprints be responsive to the adopted standards.
- Size and scale of new structures. Daniel Parolek, the architect of the Missing Middle Housing strategy, has detailed information on appropriate size and scale of MMH units that could be the foundation of these regulations.
- Parking. Staff recommends that parking be reduced from current single-family parking requirements for units within one-half mile of frequent transit.
- Review process. Staff recommends that no special review process be required for duplexes and triplexes. Code standards should address concerns.

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Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

Cottage Housing

In early discussions, the Planning Commission proposed consideration of cottage housing in a specific area or zoning district that permits MMH, not throughout the City. Parking may be an issue for cottage housing; proximity to transit and services is important. Other approaches may provide more units, although smaller dwellings are more energy efficient.

Staff Scenario: Allow cottage housing in specific areas, away from critical areas and close to transit and services. Address:

- Distance to transit and services. As with duplexes and triplexes, staff recommends using a one-half mile walking distance for this metric, with consideration of the availability of sidewalks once this information is prepared.
- Size, scale and design of new developments. Staff recommends that cottage housing approaches in other jurisdictions (Kirkland, for example) and model ordinances prepared by organizations such as the Master Builders be used as the foundation for these regulations. Tree preservation could be a feature of the design standards.
- Parking. As with duplexes and triplexes, staff recommends that parking be reduced from current parking requirements for these small residences within one-half mile of frequent transit.
- Review process. Staff recommends that no special review process be required for a cottage housing development in the areas established by the Commission as regulations would control form. However, staff recommends consideration of this use throughout the City with a requirement for a special permit review process allowing neighborhood input.

Townhouses

The Planning Commission has considered whether to retain existing regulations or allow for a reduced public review process for smaller projects. Concern was expressed that the size and scale (design) of townhouses should mimic housing units in the surrounding neighborhood.

Staff Scenario: Continue to allow townhouses throughout single-family neighborhoods through either a conditional use permit or the platting process (current regulations). Eliminate this special review process for small townhouse projects (3 units or less). For smaller projects, address:

- Size and scale of new structures. Staff recommends that for small townhouse projects with no special review process, a maximum building size and height be used to ensure neighborhood fit. Consideration of the form of surrounding single-family development could be used as an appropriate measure.

Smaller houses on smaller lots

Early Planning Commission discussion suggested allowing smaller minimum lot sizes in single-family zones through the platting process with special approval criteria. Public input on this approach is very important given the results of the Community Survey that expressed concern about smaller lot sizes. Design (size and scale) of houses is critical. New houses

should be proportionately smaller on smaller lots. Tree preservation should be prioritized, as should low impact development and adequate infrastructure (sidewalks, for example).

Staff Scenario: Allow smaller houses on smaller lots through the platting process. Address:

- Minimum lot size. Staff recommends that no minimum lot size be applied. As a public review process and approval criteria would be established for any development, allowing flexibility is preferred.
- House size. Staff recommends that a maximum size (relative to lot size) and height be established for housing units on smaller lots.
- Tree preservation. Staff recommends that enhanced tree preservation be used as a precondition to allowing consideration of this type of development.
- Infrastructure. Staff recommends that existing sidewalk infrastructure connecting to services and/or transit be a precondition for consideration of this type of development. Alternatively, sidewalk extensions could be proposed to provide this infrastructure.
- Low impact development. Staff recommends that low impact development be a condition for approval of a development of this type.

Tiny home villages

Following the discussion at your last meeting, staff recommends removing tiny home villages from consideration through the Missing Middle Housing discussion. Although tiny home villages may be a useful approach for transitional homeless housing, this policy discussion does not easily fit with Missing Middle Housing considerations and could be confusing for the community.

As the Housing Element is updated, staff recommends adding a policy flagging consideration of tiny home villages as a future implementation measure of the Housing Element.

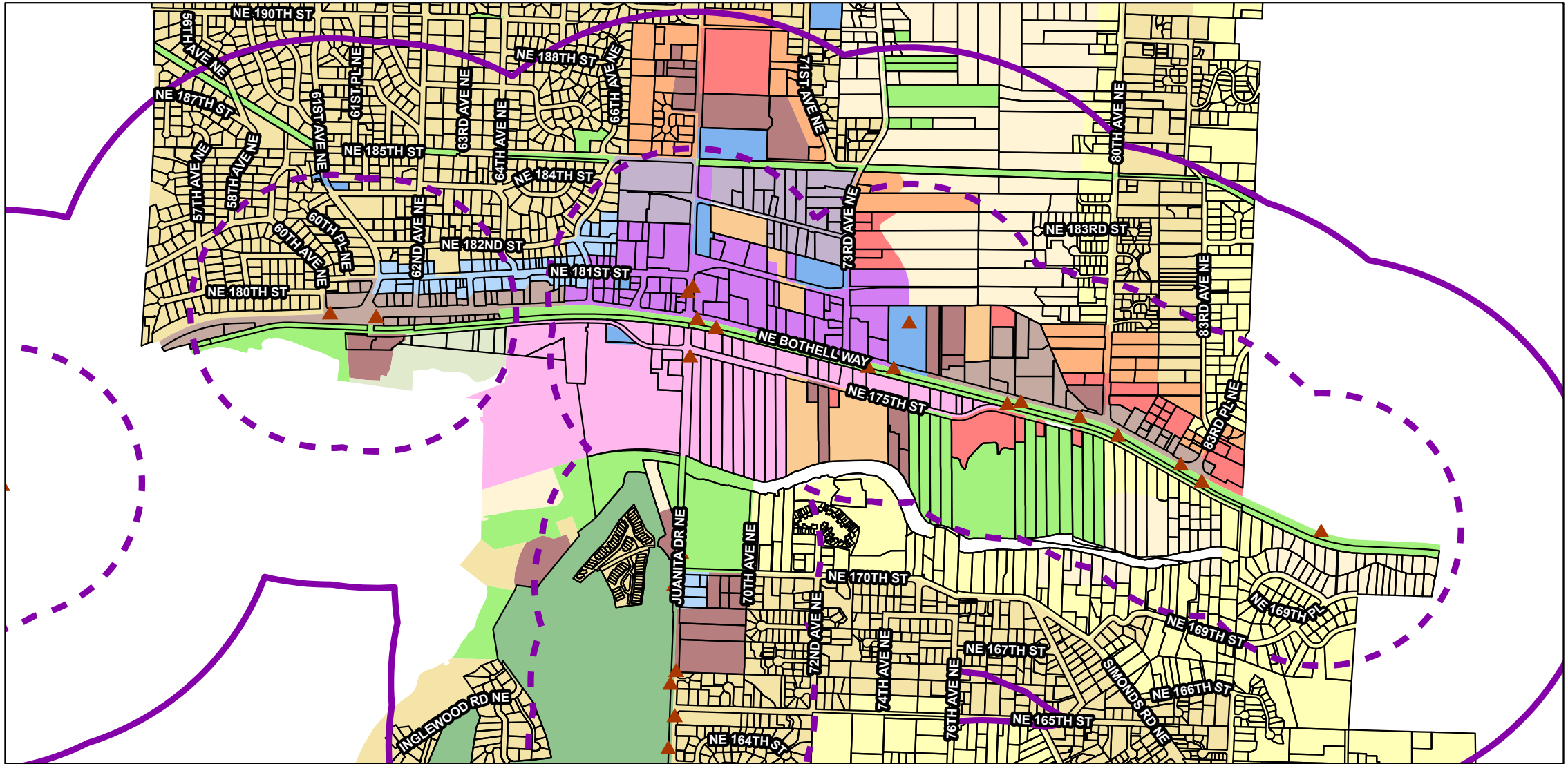
To respond to Commissioners questions about sizes and locations of tiny home villages, staff researched information from the City of Seattle, Olympia and Tacoma—all of which have tiny house villages operated by LIHI (the Low Income Housing Institute).

The City of Seattle's tiny house village program currently has 8 villages with about 300 units. Two new villages and the expansion of a third will house approximately 145 additional people. Each 8' x 12' unit has electricity and an overhead light, along with a heater. Units have a window and locking door. Each village has an onsite kitchen, restroom, showers, and laundry with a counseling office and welcome/security hut. Current villages contain 16-46 units per site. For photos of Seattle's villages, see: <https://www.dropbox.com/sh/qfgtn45f1y5j7fo/AACyglRfmNuATukHqjJUESzVa?dl=0>. Attachment 2 is a brochure prepared by LIHI about their villages.

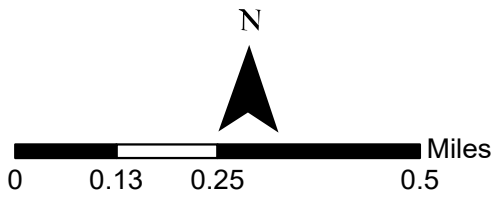
Attachments

Attachment 1: Maps of areas near frequent transit

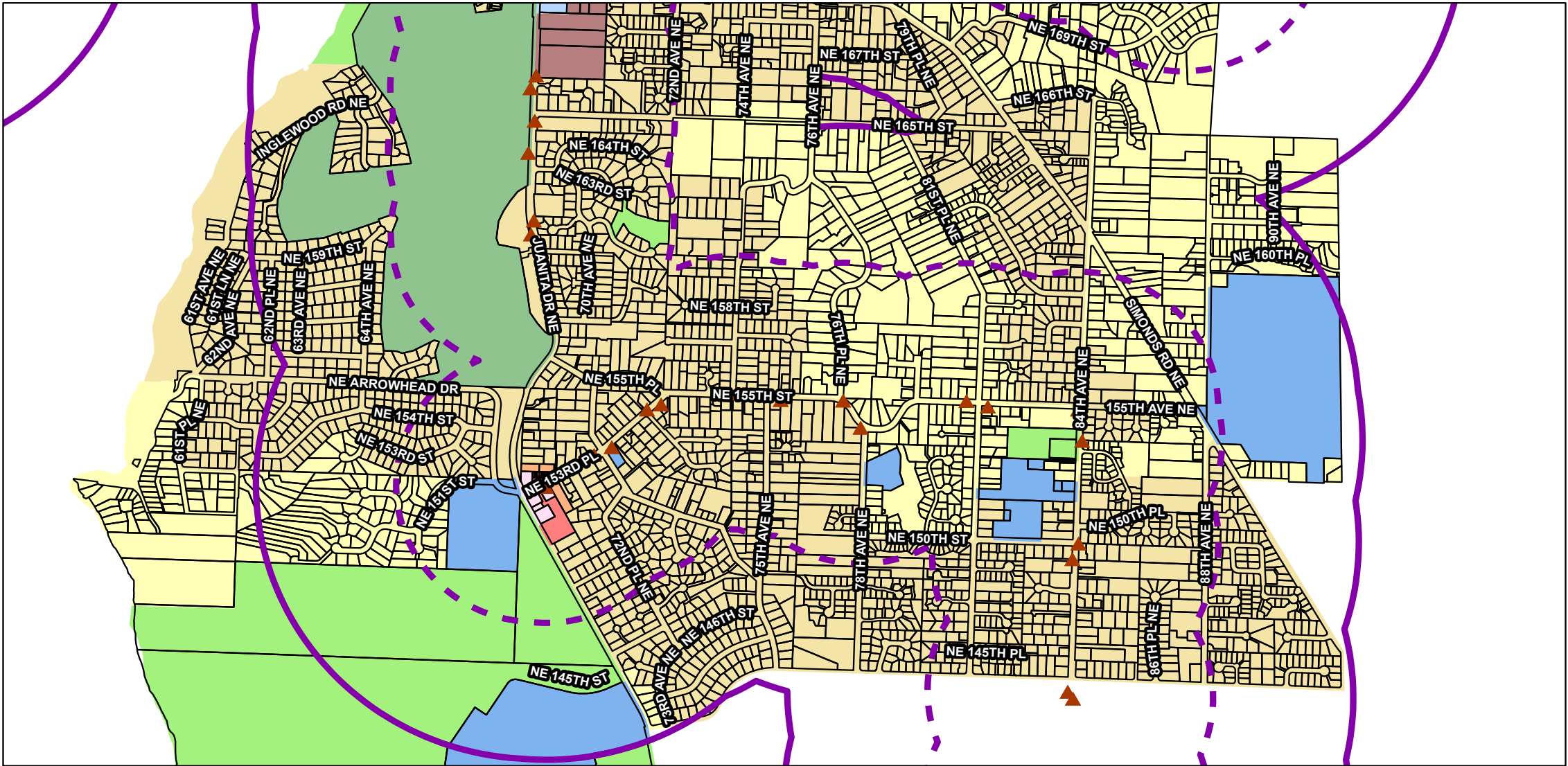
Attachment 2: LIHI brochure on tiny house villages



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| Transit Stops | Zoning | Community Business | R-4 (Residential 4 Dwellings Per Acre) |
| Parcels | Regional Business | Neighborhood Business | R-6 (Residential 6 Dwellings Per Acre) |
| 1/2-mile buffer | Urban Corridor | Public/Semi-Public | Manufactured Housing Community |
| 1/4-mile buffer | Waterfront Commercial | Parks* | R-12 (Residential 12 Dwellings Per Acre) |
| | Downtown Commercial | Golf Course | R-18 (Residential 18 Dwellings Per Acre) |
| | Downtown Residential | R-1 (Residential 1 Dwelling Per Acre) | R-24 (Residential 24 Dwellings Per Acre) |



Transit Stops Buffer SR-522



▲ Transit Stops

▭ Parcels

▭ 1/2-mile buffer

▭ 1/4-mile buffer

Zoning

Regional Business

Urban Corridor

Waterfront Commercial

Downtown Commercial

Downtown Residential

Community Business

Neighborhood Business

Public/Semi-Public

Parks*

Golf Course

R-4 (Residential 4 Dwellings Per Acre)

R-6 (Residential 6 Dwellings Per Acre)

Manufactured Housing Community

R-12 (Residential 12 Dwellings Per Acre)

R-18 (Residential 18 Dwellings Per Acre)

R-24 (Residential 24 Dwellings Per Acre)

R-1 (Residential 1 Dwelling Per Acre)

R-2 (Residential 2 Dwellings Per Acre)

R-3 (Residential 3 Dwellings Per Acre)

R-5 (Residential 5 Dwellings Per Acre)

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R-98 (Residential 98 Dwellings Per Acre)

R-99 (Residential 99 Dwellings Per Acre)

R-100 (Residential 100 Dwellings Per Acre)

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0 0.13 0.25 0.5 Miles

Transit Stops Buffer
Juanita/155th/84th



LOW INCOME
HOUSING
INSTITUTE

TINY HOUSE VILLAGES





TINY HOUSE VILLAGES

In partnership with the City of Seattle, City of Tacoma, City of Olympia, King County, and partners throughout the state of Washington, the Low Income Housing Institute is now one of the largest providers of Tiny Houses in the nation, ensuring that people's experience in homelessness is safe, dignified and as brief as possible.



THE PROBLEM

In the state of Washington, there are currently more than 40,000 homeless individuals living in either shelters or in the outdoors. More than 7,000 of these individuals are part of a family with children (WA Dept. of Commerce). In King County, the 2019 point-in-time count documented that there were 5,288. While Veteran homelessness and chronic homelessness have gone down in recent years, the current stock of shelters and affordable housing cannot keep up with the dramatic increase in the number of homeless people.



OUR SOLUTION

In 2015, LIHI started building Tiny House Villages as a response to the homeless crisis and as a replacement for tents. Tiny houses offer tremendous benefits over tents – they are safe, weatherproof and lockable – and the Tiny House Villages allow residents to reclaim their dignity and get on a path to permanent housing, employment and connection to supportive services.



OUR COMMUNITIES

There are currently 13 tiny house villages operated or supported by LIHI in Seattle, Tacoma and Olympia. Each village has hygiene facilities, utility access, and a supportive neighboring community that is actively engaged in the success of the residents. LIHI partners with neighbors, volunteers, community groups, non-profits, faith organizations, businesses, rotary clubs, and schools that help support the residents with donations and meals. These 13 villages support over 1000 residents annually.





THE HOUSES

By collaborating with volunteers, building trade organizations, and non-profits, tiny houses offer a grassroots solution to the Puget Sound region's homelessness crisis.. A tiny house is approximately 8' x 12' and materials cost about \$4,500. All tiny houses are safe, sturdy structures that help protect homeless individuals and families who are faced with sleeping on the streets in unsheltered and unsafe conditions.



AMENITIES – MORE THAN HOUSES

Each house has electricity, overhead light, insulation, and a heater. Each village has a kitchen, bathroom & laundry facilities, offices for on-site case managers, ample storage, and a check in house for security.



OUR SUCCESSES

Through our supportive services and housing resources, residents of the Tiny House Villages have experienced success in moving out of homelessness. We have helped hundreds of village residents move into permanent housing and find employment.



COMMUNITY, VOLUNTEERS & THE FUTURE

Working with our self-management and advocacy partners such as Camp Second Chance and Interbay Safe Harbor, village residents participate in community meetings, do daily litter patrols, and serve as eyes on the street in the neighborhood. Volunteers, neighbors, and donors play a huge part in building the houses, setting up the villages, and providing food and supplies. The City of Seattle is a major partner, providing land and operating funds. Together we are finding new ways to help people in crisis. We continue to forge new partnerships and are working to open more villages in the near future.

HOW TO HELP

THERE ARE MANY WAYS TO GET INVOLVED IN THE TINY HOUSE VILLAGES:

DONATE

Give a donation or sponsor a tiny house for \$4,500.

Contact Aaron Long at aaronl@lihi.org. Donations can be made on
our website (www.lihi.org) or
by check to **1253 S Jackson St. Seattle, WA 98144**

BUILD

Do you or your group want to build and donate a tiny house?

For more details, contact

Brad Gerber at **206-276-3552** or bradgerber@lihi.org.

VOLUNTEER

Learn about upcoming volunteer work parties by signing up at lihi.org/tiny-houses. Volunteer or organize a donation drive by contacting the
Tiny House Team at tinyhouses@lihi.org

INNOVATION AWARD WINNER LOW INCOME HOUSING INSTITUTE

CATEGORY > NONPROFIT

Recognizing LIHI's groundbreaking Tiny House Villages as
a national model for the homeless crisis, the Puget Sound
Business Journal named LIHI as its non-profit Innovation
Award Honoree for 2018

USA TODAY Gannett Foundation \$100,000 A Community
Thrives Grant Winner, June 2019

LIHI was selected from among hundreds of applicants to
receive the highest award level. A Community Thrives
awards grants to worthy causes in communities across
the U.S. to help drive positive change. The program
enables non-profits to promote their ideas and efforts on a
national platform.



For more information on the tiny house villages, please visit www.lihi.org/tiny-houses or reach out to tinyhouses@lihi.org