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It Takes a Tiny House Village: a Comparative Case Study of Barriers and Strategies for the Integration of Tiny House Villages for Homeless Persons in Missouri

Krista Evans

Abstract

Although interest in addressing homelessness with tiny house villages continues to grow, they face numerous barriers, from land use laws to resident concerns about homeless populations. This research examines such barriers, in addition to strategies for the integration of such developments. The study finds that it is important that tiny house villages for homeless residents address potential NIMBY (Not-in-my-backyard) concerns. However, the study also finds that there are strategies and enabling factors which facilitate the integration of these developments. The study has resulted in the establishment of strategies for integrating tiny house villages for the homeless into communities.

Keywords: tiny house villages, homelessness, NIMBYism, comparative case study

Introduction

There is growing interest in using tiny houses to confront the issue of homelessness in the U.S.. Cities as diverse as Portland, Oregon; Austin, Texas; and Madison, Wisconsin, have taken measures to create villages of tiny homes as a means of addressing homelessness.¹ A recent

¹ Homelessness is a significant issue in the United States (U.S.). Though estimates vary due to the challenges inherent in counting people experiencing homelessness, it is estimated that on any given night, there are approximately 553,742 homeless individuals in the U.S. (National Alliance to End Homelessness 2018). The specific living conditions of people experiencing homelessness differ greatly; from living in places not intended for human habitation, to overnight stays in emergency shelters, precarious shelter in homeless encampments, to sleeping on the streets. Another significant variant is the array of factors that lead to homelessness, among them: poverty, lack of affordable housing, and critically, mental health and substance abuse issues (Hope and James 1986; Caton 1990; Mitchell 2011; Daly 2013; Byrne et al. 2013; Wright 2017; National Alliance to End Homelessness 2018). The “chronically homeless” are defined as those who live on the street with a disabling condition, and have

inventory found that there are at least 115 tiny house villages for homeless persons in the U.S. that are currently in operation, slated to open in the future, where efforts have been abandoned, or where the operational status of the villages is unknown. (Evans 2020). Though there is no formal definition as to what size constitutes tiny, the inventory indicates that the average size of tiny houses in tiny house villages for the homeless is 205 square feet (Evans 2020). Increased interest in villages comprised of tiny homes may offer the potential for an affordable housing solution to homelessness.

This research involves a comparative case study of two tiny house villages for homeless individuals recently constructed and opened in Missouri: Eden Village, located in Springfield, and Veterans Community Project (VCP), in Kansas City. The comparative case study explores barriers and challenges faced by each tiny house village, in addition to strategies that allowed for the successful integration of the villages into urban communities. The paper provides a brief overview of the growing tiny house movement and rapid emergence of tiny house villages for homeless persons. The paper then explains the research design, a discussion of findings, and culminates in implications for planners and advocates of tiny house villages for homeless residents. It is hoped that the research will serve as a starting point for understanding how tiny house villages are currently being used to address homelessness, the barriers they face, integration strategies that have failed and succeeded, and ultimately, the development of strategies for tiny house villages for homeless persons.

experienced homelessness for a minimum of a year and/or have had four separate occasions of homelessness in the last three years (U.S. Department of Housing and Urban Development 2015). Because of the wide scope of factors related to homelessness, there is not a one-size-fits-all solution (Speer 2017; Wright 2017). However, tiny house villages for homeless residents may offer a promising method of addressing this prevalent problem (Heben 2014; Segel 2015; Turner 2016; Keable 2017; Fowler 2017; Jackson et al. 2020). (Evans 2020)

Tiny House Villages for Homeless Persons

Tiny house villages for homeless residents are being initiated across the country. Tiny house villages may be viewed as an increasingly attractive method of addressing homelessness for a few reasons. Perhaps the most significant factor is that such homes may be a cost-effective strategy of housing people experiencing homelessness (Heben 2014; Segel 2015; Fowler 2017; Jackson et al. 2020). Overall tiny house costs may vary greatly depending on such factors as building materials, architectural style, land costs, and the inclusion of amenities such as plumbing and heating/cooling units (Evans 2020). Tiny house village developments must also take into consideration potential impact and developer fees. However, all things remaining consistent, it generally costs less to build small rather than large.

Tiny home villages may also be viewed as an appealing method of addressing homelessness in that they foster a delicate balance between a sense of community and independence for residents. The vast majority of tiny home villages have some type of shared space, whether it be a communal center for informal and formal gatherings (96%) or communal kitchen facilities (61%) (Evans 2020). These shared spaces encourage interaction among residents and community involvement (Segel 2015). Research on homeless encampments finds that having spaces that allow for the creation of social support systems and community in these environments is of critical importance to encampment members (Heben 2014; Speer 2017). Furthermore, fostering a supportive community environment may be especially important for the “chronically homeless” (Brown et al. 2016).

Tiny home villages also offer residents their own individual, detached unit. This opportunity lends itself to an attractive sense of autonomy and freedom that may not be found in other low-income housing options such as subsidized housing (Abarbanel et al. 2016; Turner 2016 ,953), which frequently consist of high-density apartment-complexes or townhouses. There is a popular African-based proverb, “It takes a village”, that is generally used to describe the cultural recognition that it takes a collective community effort to successfully raise a child. Perhaps similarly, the growing trend towards tiny house villages for homeless persons acknowledges a recognition that a supportive “village-type” environment is needed to solve homelessness.

Comparative Case Study Design

This research involved a comparative case study of two tiny house villages for homeless persons that have successfully been developed in Missouri (Table 1). It is part of a larger study that examines several factors of tiny house villages for the homeless throughout the U.S. (Evans 2020). The case site locations in this research are Eden Village, located in Springfield (pop 167,376 2017), and Veteran’s Community Project (VCP), Kansas City (pop 488, 943 2017), both of which are located in Missouri (Figure 1). A 2018 point-in-time homelessness count conducted by the U.S. Department of Housing and Urban Development found 358 homeless individuals in the Springfield metropolitan area and 1,346 in Kansas City² (count includes both Kansas City, Kansas, and Kansas City, Missouri) (U.S. Department of Housing and Urban Development 2018). Eden Village consists of 31 manufactured tiny houses of 400 square feet each and is at full capacity. The village was founded by a faith-based organization that specifically serves the

² includes individuals who are unhoused, transitionally housed, and in emergency shelters

“chronically homeless” and provides permanent supportive housing. VCP consists of 49 stick-built tiny houses, 26 of which are operational and occupied. The majority of the homes are 240 square feet, with five units being a larger 320 square feet for families. VCP was founded by veterans, specifically serves the veteran community, and provides transitional housing. Both tiny house villages opened in 2018.

A multiple-case study (greater than one case site) approach was chosen in order to compare and contrast the strategies and challenges faced by tiny house villages for homeless persons. Furthermore, the gathering and analyzing of data from multiple case sites addresses reliability and construct validity threats and allows researchers to verify findings (Yin 2009; Creswell 2012). The case site locations were chosen for study as they are the first successful tiny house villages for homeless residents in the state of Missouri, yet each is different in terms of their challenges, strategies towards urban integration, and missions for serving those experiencing homelessness.

Village Name	Number of Units	Square Footage of units	Residents served	Resident Tenure
Eden Village, Springfield, MO	31	400 sq ft.	the “chronically homeless”	permanent supportive housing
Veterans Community Project (VCP), Kansas City, MO	49	240-320 sq. ft.	veterans	transitional housing

Table 1. The characteristics of the case study tiny house villages.

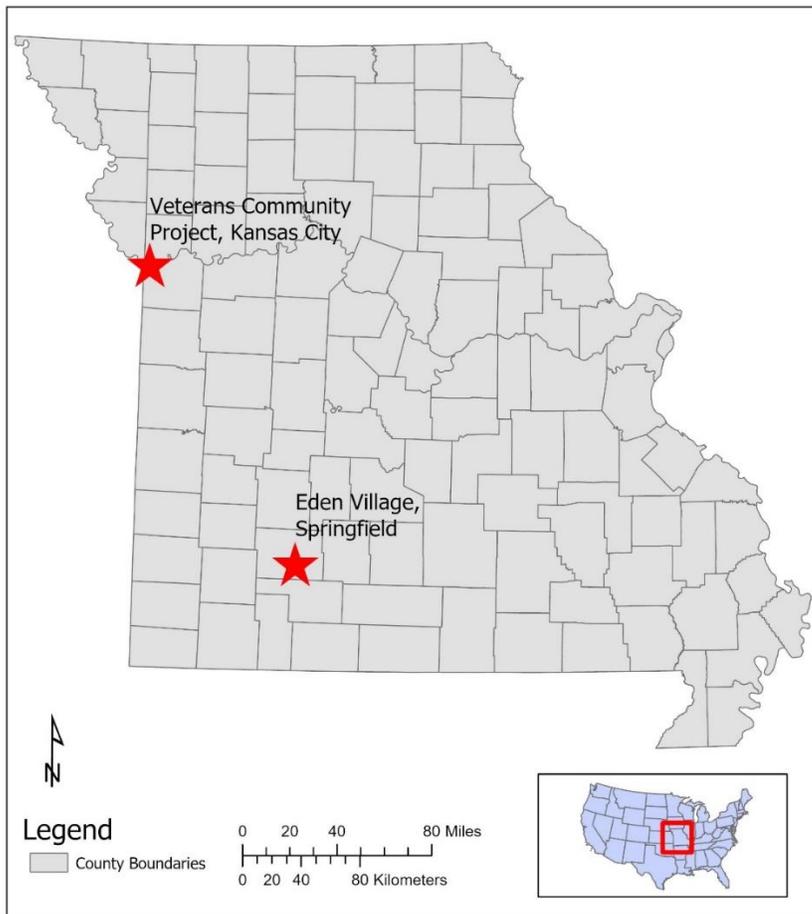


Figure 1. The study case site locations in the state of Missouri.

The comparative case study research was performed to answer the following questions: What are the challenges to integrating tiny house villages for those experiencing homelessness and how have/are such challenges being addressed? What are strategies for the successful integration of these villages into communities? What enabling factors allow tiny house village developments for homeless residents to be built? The case study research involved interviewing village founders, operations managers, and city land use planners at each case site during December 2018 and January 2019 for a total of six interviews. The case study research also minimally utilized newspaper articles, social media sources related to the tiny house villages and participant observations in the analysis. The semi-structured interviews were face to face,

recorded, transcribed, and analyzed using MAXQDA software. The interviews were first coded inductively, as the research is exploratory in nature and there is little academic literature on the tiny house movement, especially as how it pertains to homeless persons. The inductive coding process was done prior to the deductive coding in order to introduce less bias into the analysis. Then, the interviews were coded deductively based on the theoretical framework for the study, which is couched in prior tiny house research, land use regulations, housing affordability, and housing of homeless populations. This framework explores how tiny or small house living is frequently prohibitive because of current land use policy. The framework also examines affordability as the primary driver to the tiny house movement and how developments of tiny homes might build upon prior means of housing disenfranchised populations.

The method of analysis utilized in this research was cross-case synthesis which involves the examination and comparison of evidence from each case site location. The researcher then develops patterns or themes to anchor the analysis (Yin 2009, 156). The use of MAXQDA software assisted in the visualization of relationships and connections between codes and were generated into “meaning clusters”. An examination of “meaning clusters” and recurrent codes across the interviews, aided in the development of qualitative themes. Most of the themes were generated from a combination of both the inductive and deductive coding process. However, in a few instances codes were generated solely from the inductive coding process. It is hypothesized that this was a result of the relative newness of the phenomenon of tiny house villages for homeless persons. There is little academic literature from which deductive themes could be developed, however, stakeholders at each case site location had similar insights and experiences to share in the interview process. It has been argued that multiple-case site study designs that utilize cases that are similar in context, yet reveal differences during the cross-case analysis,

result in the strongest findings (Stake 2013, 39). The result of this research is an encompassing understanding of the barriers and strategies to tiny house villages for homeless persons.

NIMBYism is Perceived as a Significant Barrier to Tiny House Villages for the Homeless

The research indicates that village founders and advocates at both case sites perceived NIMBYism to be a significant barrier to tiny house villages for homeless persons. This is in compliance with the literature that finds NIMBYism to be a deterrent to both the integration of affordable housing and facilities to serve people experiencing homelessness (Lyon-Callo 2001; Oakley 2002; Schively 2007; Tighe 2010; Scally and Tighe 2015). In this research, villages did not find a lack of financial support to be a barrier, in fact, both communities have enjoyed a wealth of donations. For example, the Eden Village COO asserts that the total cost of the project was 3.3 million dollars. Of that total, \$330,000 was for the cost of the property which has been financed. The village received a \$330,000 Community Development Block Grant (CDBG) to integrate fire hydrants, new water lines, a road and parking lot at the village. The remainder of the project costs have been paid through private donations, including the purchase of each of the thirty-one tiny homes on the property (Nate Schlueter, interview by author, December 9, 2020). At the second case site location, VCP, Super Bowl champion quarterback, Patrick Mahomes, of the Kansas City Chiefs, recently donated both financial and sweat equity to building tiny houses for veterans, which resulted in an outpouring of community support. The Director of the VCP states that 100% of the estimated 1.6-million-dollar project costs have been financed from private donations. He contends that every aspect of the project, from the purchase of the land, to the development of infrastructure and the tiny houses themselves has been paid for via charitable contributions (Josh Henges, interview by author, December 10, 2020). Nor were land use regulations found to be a significant barrier in of itself to tiny house villages for homeless

residents. Eden Village and VCP are located in areas zoned Manufactured Home and MPD (master planned development) respectively, neither of which have particular conflicts with foundation-built tiny homes or a village-like layout. However, both case sites indicated challenges finding a specific parcel of land for village siting due to perceptions of NIMBYism. Yet because of their previous experiences siting tiny house villages for homeless residents, leadership at both case study locations employed site selection strategies to minimize NIMBY opposition.

The Chief Operating Officer (COO) at Eden Village, Nate Schlueter, has many years of experience working with tiny house villages for homeless persons. Prior to his current role at Eden Village, he worked in a similar capacity at a tiny house village for the homeless located in Austin, Texas, called Community First, in Austin, Texas. His experience with tiny house villages for homeless individuals has led him to believe that such communities can only be successfully integrated into urban areas when a site can be found that does not require re-zoning. Otherwise, he states that NIMBYism will deter the effort. His strategy for Eden Village involved locating a parcel of land already zoned as Manufactured Home and using manufactured tiny homes on them. In this way, no re-zoning was required, a process that he feels incites NIMBYism:

We have not had any people that were “not in my backyard” [with Eden Village] because they didn’t get a letter saying, ‘Maybe I should be upset. Maybe I should go to this neighborhood meeting. Maybe I should call the news media. Maybe we should unite over something we don’t understand.’ It [the village] was zoned correctly, and when something is zoned correctly, neighbors don’t get notified. It was a trailer park and we are bringing in manufactured tiny homes and at the end of the day they are manufactured, so you don’t get to tell me I can’t build another trailer park on a trailer park. We didn’t have that issue [a need to rezone] so what that created for us was the ability to raise funds and celebrate something without resistance. (Nate Schlueter, interview by author, December 18, 2018)

The founders of Eden Village assert that the strategy to avoid rezoning has allowed them to successfully and rapidly develop a tiny house village for those experiencing homelessness.

The village has been so successful in fact, that the development of a second Eden Village is currently underway. Ironically, unlike the first village, the second Eden Village faced significant NIMBY opposition because the siting strategy recommended by Schlueter was not followed. In the Fall of 2019, a donor purchased a five-acre parcel of land in an underinvested section of Springfield zoned as Light Industrial. The parcel is primarily surrounded by property zoned Heavy and General Manufacturing, but there is a small adjoining section zoned Residential Town House. Eden Village petitioned to have the land re-zoned as Commercial Services, which has an allowance for campgrounds. Eden Village planned to utilize the campground designation in order to establish a community of tiny houses on wheels (THOWs). However, the petition to rezone and ensuing public notification and comment phase resulted in significant NIMBY outcry by both the residential and manufacturing neighbors. In an interview with Eden Village COO, it was stated that as soon as the intention to rezone to facilitate the village was made public, the neighborhood created a petition opposing the rezoning. Schlueter noted that over 70% of the property owners in the area signed the petition, which then required a supermajority rather than simple majority for the rezoning to proceed (Nate Schlueter, interview by author, February 25, 2020). A final vote required six votes in favor to pass the rezoning and failed with a 5-3 outcome. The siting experience of Eden Village II suggests that NIMBYism can be a significant deterrent to tiny house villages for homeless residents.

Eden village has continued with its quest for a site for a second village. In January of 2020, a donor purchased a mobile home park in an underinvested section of town where, similar to the first Eden Village, no zoning change was required in order to establish a development of

manufactured tiny houses for homeless persons. In an interview with Eden Village COO, it was stated that because no zoning change was warranted, NIMBY opposition has been minimal. A few nearby property owners have contacted Eden Village with concerns about the incoming homeless population, but that has been the extent of the opposition (Nate Schlueter, interview by author, February 25, 2020). The development is proceeding rapidly and opened to its first residents in October 2020.

Although rezoning was required at VCP, a siting strategy to combat potential NIMBYism was also utilized. Like Eden Village, VCP has enjoyed overwhelming community support. The Director of the VCP stated, “The city is really eager to help homeless folks, which I love... The community was behind it, [the VCP] City Council was behind it, the Mayor was behind it and they pushed hard [to site it]. (Josh Henges, interview with author, December 10, 2020). After talking with city officials and pursuing the city land bank, VCP put a \$500 bid on a parcel of land zoned Residential-80, which at one time had a home and working farm. The land is located several miles from downtown Kansas City in an underinvested part of town, surrounded by abandoned industrial ventures and one dilapidated apartment complex. With the backing of the city, VCP’s bid was accepted. They petitioned to have the land rezoned to a Master Planned Development (MPD) which would require a development plan for the tiny home village. Perhaps due in part to the abandoned nature of the neighborhood, NIMBYism was not an issue at the rezoning. Village founders do not recall any citizens attending the rezoning hearing. However, interview comments alluded to the challenges in finding a site where potential NIMBYism would not be an issue. For example, a land use planner for Kansas City stated:

There is just tons of vacant land and lots where this [tiny house villages for homeless persons] could be applicable, but then you get into most neighborhoods that are becoming

gentrified and somebody is going to say no.” (Patty Noll, AICP, interview by author, December 20, 2018).

The siting experience in Kansas City complies with the literature that indicates that NIMBY opposition to social services that address homelessness increases with proximity to the service (Dear and Gleeson 1991). Because the development was sited far from neighbors, opposition to the development was minimal if not non-existent.

The research finds further strategies employed by the case site locations to belay NIMBY concerns. Village advocates at each site felt it was important to promote tiny house villages for homeless persons as a cost-savings measures for the general public. People experiencing homelessness are high users of expensive services that are often incurred by public dollars, such as emergency room visits, ambulance rides, and overnight jail stays (Segel 2015; United States Interagency Council on Homelessness 2017). Advocates at both case sites mentioned that it was important to continually educate the public about the saving incurred by choosing to house people experiencing homelessness in tiny house villages, as they felt it bolstered support for the developments. For example, a founder at Eden Village stated:

Those individuals cost a community, this community about \$30,000 a year per person. When you are doing what we are doing [tiny house villages for homeless residents] studies have shown this reduced anywhere from 60 to 80 percent. That is huge savings for the community. (Dr. David Brown personal interview by author, December 18, 2018)

The study also suggests that potential NIMBY concerns might be allayed by siting tiny house villages for homeless individuals in places where their integration would not hinder neighborhood character or property values. In this research, numerous interview statements suggest that village proponents overwhelmingly feel that tiny houses for homeless persons will enjoy greater support if they are sited in a location where they improve, rather than diminish an

area. This pertains to perceptions of “blight”, crime, and primarily, property values. For example, a co-founder at VCP stated:

We have been able to bring a homeless population to an area and raise the property values. Building our houses has actually helped the area, not hindered it. (Brandonn Mixon, personal interview with author, January 22, 2019).

The literature itself is inconclusive on how housing for those with low-incomes and the chronically disabled actually impacts surrounding property values. Studies have been conducted which suggest that subsidized housing may not lead to a decrease in neighborhood property values (Ellen et al. 2007) while another found that small-scale supportive housing integration was associated with a slight increase in nearby property values (Santiago, Galster, and Tatian 2001). Other research found an initial decrease in surrounding property values when a supportive group home project was initiated, however over time, no negative effects were found (Colwell, Dehring, and Lash 2000). Furthermore, it is important to note that no research has been conducted that specifically measures the relationship between tiny house villages for homeless residents and surrounding property values and is an area ripe for investigation.

This study finds that advocates of tiny house villages for homeless persons perceive NIMBYism as a critical barrier. However, it also finds that advocates have developed approaches for combatting potential NIMBY concerns. These findings have resulted in the development of strategies to address potential NIMBY opposition to these developments.

NIMBYism is Perceived as a Significant Barrier to Tiny House Villages for the Homeless
1. Site tiny house villages for homeless persons in areas where rezoning is not required or in areas distant from proximate neighbors.
2. Pitch tiny house developments in terms of cost-effectiveness.
3. Plan tiny house villages for homeless residents in areas where their integration has the potential to improve a neighborhood and result in future community buy-in.

Table 2. The strategies employed for combating NIMBYism and integrating tiny house villages for homeless residents into communities.

Planning Implications: Tackling Community Opposition & Tiny House Integration

Strategies

The research has resulted in a better understanding of the barriers to tiny house villages for homeless residents. It finds that NIMBYism is perceived as a deterrent to these villages, yet there are enabling factors and strategies that allow such developments to be built. These case study findings have led to the development of strategies for integrating tiny house villages into communities. It is hoped that the following strategies will aid those aiming to address homelessness through the development of tiny house villages.

1. Site tiny house villages for homeless persons in areas where rezoning is not required or in areas distant from proximate neighbors.

A significant lesson that has arisen from this research is that NIMBYism directed at homeless residents can be mitigated altogether with the site selection process. At both case site locations, operations managers had previous experience siting tiny house villages for homeless persons which led them to conclude that such developments must be sited in a way that that does not ignite NIMBY sentiments. In the case of Eden Village, the COO prompted village founders

to purchase a site that would not require rezoning, and therefore, avoid the rezoning hearing process. The importance of incorporating this strategy was proven sound when Eden Village was gifted a parcel for a second community that required rezoning. During the public comment and rezoning process, NIMBY outpouring was significant, and ultimately, led to the demise of the project at that particular site.

The strategy employed by VCP was somewhat different but also took community concerns with homeless persons into account. VCP selected a building site in an underinvested area on the outskirts of town. The industrial and somewhat abandoned nature of the area meant few to no proximate neighbors. As a result, during the community input phase for the proposed MPD, there was no opposition and the development proceeded swiftly. At each case site location, leadership avoided NIMBY opposition that had the potential to derail development by employing specific siting strategies.

It is important to note that though these strategies have proven successful in terms of siting tiny house villages for homeless persons, they may not best serve village residents. The interviews demonstrate that siting strategies were primarily focused on combating NIMBYism in order to be able to build. Interviewees did not state that the siting process involved significant consideration for proximity to integral amenities for residents, such as grocery stores, transportation networks, services, and economic opportunities. Some would assert that considerations for proximity to services and amenities is critical in order to truly help, rather than further marginalize homeless persons (Wilson 2012).

2. Pitch tiny house developments for homeless residents in terms of cost-effectiveness.

Perhaps much of the attractiveness surrounding tiny houses for homeless persons is around the concept of affordability. Previous research has found that affordability is the number one driver behind interest in tiny houses (Evans 2019). The case study research reveals that advocates of these specific tiny house villages for homeless persons frequently combat NIMBY sentiments by arguing that housing people experiencing homelessness saves taxpayer money. A frequently cited statistic by advocates of tiny house villages asserts that leaving a “chronically homeless” person on the street costs taxpayers between \$30,000 and \$50,000 per year (United States Interagency Council on Homelessness 2017). To invest in a comprehensive tiny house village for homeless persons, the cost comes down to between \$12,500 and \$15,000 per person per year (Collins 2016). At each case site location, proponents of tiny house villages mentioned the importance of educating the general public about the cost-savings that could be incurred by housing the currently homeless population. The Eden Village COO stated:

I think that has been kind of eye opening to other communities that have come from across the country to see (Eden Village) that actually per head, this is lower (more cost-effective) than anything they were thinking, and a beautiful space that is volunteer friendly (Nate Schlueter, interview by author, December 18, 2018).

The research finds that promoting tiny house villages for people experiencing homelessness as a fiscally beneficial measure for taxpayers is a strategy that advocates of both of these successfully developed tiny house villages feel is important in order to procure community support. However, this study did not examine whether such arguments led to a direct change in community perceptions of the villages and is an area for future research. Yet because NIMBYism is frequently driven by fiscal concerns related to the provision of community

services and community budgets (Schively 2007) it makes sense to allay these worries by promoting tiny house villages for homeless persons as a cost-saving measure.

3. Plan tiny house villages for homeless persons in areas where their integration has the potential to improve a neighborhood and result in future community buy-in.

Village advocates perceive that tiny houses for homeless persons will enjoy greater community support if their integration has the potential to improve, rather than detract from a neighborhood, likely resulting in greater community support in the future. Perceptions of “improvement” can be subjective and may or may not include aspects such as property values, property beautification, and sense of community. However, by siting in underinvested areas, it is likely that all of these aspects will experience improvement. One of the co-founders of Eden Village felt that community support grew as a result of locating in an undesirable area of the community and upgrading it. He stated:

I think the next budget will go a little easier (for the next Eden Village project) because now people can see from this project and what it does. It has actually increased the value of property around here. When you pour three million dollars into four and a half acres and beautified this area. We have heard horror stories of what was going on here when it was a trailer park (Dr. David Brown personal interview by author, December 18, 2018).

Therefore, a strategy for advocates of tiny house villages for homeless residents is to site them in locations where their presence will only improve an area, leading to greater future community support. This may lead to social justice concerns with housing poorer populations in less desirable sections of communities, especially in areas that are far from economic opportunities and services (Jargowsky 2003; Fainstein 2010; Wilson 2012). Research finds a troubling trend in the stigmatization and isolation of homeless persons by locating integral services in isolated and segregated areas of communities in order to allay NIMBY concerns (Martin 2013; Thurber 2017; Herring 2019). Future research that examines potential inequalities that may arise from

strategically segregating tiny house villages that house homeless populations from the greater community is warranted. However, the research findings suggest that that these two particular case sites were successfully built due in part to the fact that they were strategically placed in underinvested and abandoned parts of the community in order to avoid NIMBY opposition. Community stakeholders now view these tiny house villages as positive additions to their respective neighborhoods. A co-founder of Eden Village stated:

The best story I have is [of] a local business that is within a block or so of here [Eden Village], and that person did not like what we were doing... He now brings people down here and shows them what we are doing. We are right next door to a school, a child development center, the school system, the community, loves what we are doing (Dr. David Brown personal interview by author, December 18, 2018).

Given today's sociopolitical climate in the U.S., the strategy to locate in underinvested areas may be important in order to successfully integrate tiny house villages for homeless persons into the urban fabric.

Research Limitations and Future Research

The research design is cross-sectional or conducted at a point in time. As a new and rapidly emerging means of addressing homelessness, it is likely that barriers, strategies, and perceptions of tiny house villages for homeless persons will change with time. Therefore, the study lacks longevity, where a phenomenon is studied over a longer period of time and is a limitation of the research.

Furthermore, this research does not examine resident outcomes. It remains to be seen if tiny house villages might not only prove a solution to housing people experiencing homelessness, but if they will be a success in terms of resident outcomes. Future research that explores various measures of "success" such as length of time residents remain housed and

employment outcomes is warranted. In this research, the case study locations were sited in places fairly distant from community amenities and services. Research that examines measures of “success” in relation to spatial proximity to urban amenities is of interest. If tiny house villages are found to lead to successful outcomes for both village residents and the greater community at large, support for these developments may increase.

Conclusion

Tiny house villages are increasingly being used as a housing strategy for homelessness, yet these villages face barriers to being integrated into the urban environment. This research finds that advocates perceive NIMBYism as a significant threat to the development of tiny house villages for homeless persons. It also finds that proponents of tiny house villages for homeless residents have developed strategies for addressing potential NIMBY concerns. A qualitative assessment of obstacles and strategies experienced by advocates of tiny house villages for homeless residents has resulted in the development of strategies for integrating these villages into urban areas. The study contributes to a greater understanding of how tiny house villages for homeless persons might be accommodated in communities.

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