

Hotels or Tiny Homes/ Villages?

Both are “non-congregate” shelter - meaning each person or family unit has their own space that offers privacy and security for themselves and their belongings.

Non-congregate shelter options are much more desired than group shelters, by folks who need shelter.

King County’s Health Through Housing initiative purchased, renovated, and operates this former **Silver Cloud Hotel** in Redmond at a **cost per unit of \$320,933**

An average-sized (42 homes) **tiny home village** run by LIHI has set-up and Year 1 operating costs of \$850,000. The cost of the homes adds \$189,000 so total Year 1 cost, including services = \$1.039M which is a **cost per unit of \$24,738**

3 Haven Heights in Honor of Bruce Thomas, 2122 152 nd Ave. NE, Redmond, 98052		
Property Details		
Service Provider: The Salvation Army Initial Housing Type: Emergency Housing Total HTH Units: 100 (15 opened in 2024)		
Building Photos		
 		
HTH Facility	Expenditure	Cost Per Unit
Haven Heights	Acquisition (one-time cost, LTD)	*\$280,763.
	Maintenance (2024)	\$5,746
	Operations (2024)	**\$16,661
	Rehabilitation (LTD)	\$17,762
	Total Cost Per Unit	\$320,933

charts from King Co. 2024 Health Through Housing Annual Report



Hotels are 13x the cost of tiny homes and their villages.