



# KIRO ACTION HOUSING

HOUSING & SHELTERS WITH A PURPOSE

**Kiro Action Housing Program (KAHP)**

Prepared for City of Austin and Travis County

July 2020

**[www.KIROACTION.com](http://www.KIROACTION.com)**

# WHAT IN THE WORLD IS KIRO ACTION HOUSING?

KIRO ACTION is a home, disaster relief, pop-up hotel, workers accommodation, veteran housing, and government relief structure all-in-one. Our solutions are put together in hours with our patent-pending designs without any heavy equipment or specialized machinery. Our solutions serve the locations that are most in need without the "design imperialism" mentality and with a respectable housing solution. Our solutions are real homes, built above code and over-engineered, can withstand fires, high winds, have working bathrooms and electrical features; all like a normal home. We are not like some of the awful solutions on the market that are a tent or glorified shed. Our homes look and feel like a real house because we use the same building technologies in the commercial and housing industry, but with advanced materials and features.

Our designs fit together in hours, can be put together by four people, and built to code of housing and commercial applications. If there is a foundation, then the home can be secured to it, making it a permanent home. If there is no foundation, then you can incorporate our foldout patent-pending foundation to put it anywhere from an empty parking lot to a field. The materials used in our smallest housing solutions for refugees and general homelessness are rated to last over 30-years, average 200 square feet (19 sq m) with a fully functioning bathroom, kitchenette and cost about 12-14k with options. KIRO ACTION is not a tiny home, but a method for building homes with our solutions quickly and effectively, where we have the ability to make homes larger or smaller using our grid building system. If 200 sq ft is too small, our modular building design can be increased in 200 sq ft increments with ease, meaning you can have a customized unit that is 200 sq ft to 1000 sq ft (and above).

## WHY DID WE CHOOSE THE NAME "KIRO ACTION"?

"KIRO" (岐路) combines the definitions of "crossroad" and "forked road". Many people that are in need of affordable housing, lost a home to natural disaster, homeless currently or a veteran that has fallen on bad times is at a crossroads in life. The ability to get out of their situation becomes harder without a proper place to sleep. In order to get back on your feet, housing is the first hurdle that must be overcome. Not overnight housing. Not shared bunk beds. Not temporary housing for the week. Not tents under a bridge. Not concrete printed homes where the cost of land and foundation are twenty times the cost of the concrete structure making it an unaffordable option. Positive change occurs when there is longer to permanent housing to keep families together and improve the situation of those at a crossroad. Without an actual home for safety, the "fork in the road" of going down a more dangerous and unsustainable path of homelessness is a certainty. Getting that assistance to better their situation is the ultimate crossroads decision to better make an important decision to impact their life for the better. Our organization is the "ACTION" to help inspire people in need to better their situation, and as a team, we are providing the actionable solutions to local and federal governments with a cost-efficient solution. We hope at KIRO ACTION to help play an important role in addressing various needs, while serving different markets with our unique products.

One of the biggest issues of society is the need to just talk about big things, great ideas and never come to the action part. For instance, one city study after the other is constantly done in locations that are plagued with social issues to continue "talking" about helping the unsheltered, homeless and people in need. As a society, we talk about "CHANGE", but rarely do we pair it with the right "ACTION" needed. "CHANGE" only occurs when people put their "ACTIONS" on the line. One can't just continue to talk about change. One must do something to influence positive "CHANGE" and that's why "ACTION" is part of our name. At KIRO ACTION, we wanted to influence positive "CHANGE" by being people of "ACTION" and not just talking about the problem, but addressing head-on unsheltered housing issues with a viable, scalable and dignified solution. We hope local and state governments follow our lead to being the "ACTION" in their society to be the positive "CHANGE" needed with less of the talk.

Housing is not easy, whether it's for homeless veterans, families that lost a home to natural disasters, unsheltered, affordable housing or refugees as a result of war. At KIRO ACTION, we are a housing solution with a purpose. With every unit sold to a commercial client, we have the ability to provide the same size unit to NGO's, homeless groups and people in need at no cost to promote a continued bridge between commercial entities and humanitarian groups.

**At KIRO ACTION, we are bridging the gap of housing issues and are shelters with a purpose.**



## KIRO ACTION GOVERNMENT OPTIONS

### **FROM VETERAN & HOMELESS OPTIONS, LOW-INCOME HOUSING, DISASTER RELIEF, EMERGENCY SHELTERS AND IN-THE-FIELD HOUSING FOR MILITARY, WE HAVE YOU COVERED**

From veteran or homeless options, low-income housing, emergency housing, disaster relief shelters and in-the-field housing for military, we have you covered at KIRO ACTION. Aesthetically, our solutions already have a modern vibe with high ceilings, sloping roofs, modern touches and designer-inspired looks. Our base size, measuring 400 square feet (37 square meters), has a functioning bathroom and kitchen using our patent-pending rollaway feature. If 400 sq ft is too small or large, our modular building design can be increased in 200 sq ft increments with ease, meaning you can have a customized unit that is 200 sq ft to 1000 sq ft (and above). KIRO ACTION units can be customized to your specifications, color choices, technology, and additional features are all available and can be implemented with ease. Our team of designers are ready to help craft that custom look for your order.

The beauty of KIRO ACTION is that it can be used with or without a concrete foundation. If you do have a concrete foundation, our units bolt into the foundation, just like a typical home or commercial building, making it a permanent structure. If you do not have a concrete foundation, our patent-pending, folding base structure allows you to quickly and easily put the units anywhere, such as in a parking lot or a field. If there is electricity and water on the property, utilities merely plug into the structure. If you don't have water or electricity available, we have customized services solutions that will feed up to 15-units at a time, with water storage tanks, electricity through a generator, and a waste water disposal tank. Our services solution makes installation scalable up to hundreds of deployed units, even without ready access to city and electrical water lines.

The following are some markets that could utilize the KIRO ACTION solution.

## HOMELESS and VETERAN HOUSING

The epidemic of homelessness affects cities of all sizes in every region in the United States. Unfortunately, most homelessness is the result of medical issues, depression, lack of mental health assistance, and unfortunate financial circumstances. Cities have been left holding the bag of services to assist homelessness and general poverty. Organizations, both national and local, attempt to put a dent in the homeless population, but are overwhelmed with waiting lists to serve people in need today. States don't have the budget for a long-term solution. Our focus at KIRO ACTION is to create a solution that will put a dent in the general homeless and veteran homelessness population. This solution is an affordable, respectable short to long-term home solution that can be readily purchased and deployed by government entities at all levels.

Depending on where you live, cities and states tend to own the most land, whether it's an empty parking lot or an unused field. The concept of KIRO ACTION was born with the idea that government entities have unused land that we can utilize with a product to house the homeless. We believe permanent housing is always the best solution, but our KIRO ACTION homes are built to last up to 20-years providing a critical bridge from homelessness to permanent housing, especially in the first years of homelessness. Government entities are hesitant to give away land they own forever to build permanent housing, but it's much easier to put KIRO ACTION homes on unused land for an interim period. KIRO ACTION units are deployable, collapsible, flat-packed, and put together in two-hours by three people with no heavy tools or machinery. They are built to the code of commercial and home applications, and are an aesthetically modern and beautiful structure that can be moved with ease.

Rather than having homeless congregate in tents near an underpass, sleep on downtown benches or make shelters in wooded areas, we have the solution for cities in a dignified and humane manner that gets the person that is encountering homelessness a place to call home. Families can stay together. Homeless veterans can get the help they need. A physical home creates safety and is the first obstacle in getting back on track to having a successful life. In addition to our homes, cities can offer the homeless programs from drug rehabilitation, job search assistance, and mental health facilities in the midst of KIRO ACTION developments. All of our KIRO ACTION homes can be placed in empty parking lots or various fields cities and states own, and in addition, water and electrical connections can be made directly to utilities; even if there is no water or electricity connection, we have a solution to offer "off-grid" solutions feeding the homes water, electricity and waste water containment. KIRO ACTION homes can be put practically anywhere to serve people in need.

Our options to address unsheltered, general and veteran homelessness doesn't cost hundreds-of-thousands of dollars per unit, but less than 12k for a 200 sq ft home and has a functioning kitchen and bathroom. The cost is negligible for city and state governments, and in fact, often cheaper than not housing the homeless. Many court dockets are full of homeless citizens getting ticketed for camping overnight and trespassing charges clogging up the court and jail system. Charges for tickets can't be paid by someone that is unemployed and homeless, thus creating a circle of being jailed nightly, ticketed or charged, and in the court system weekly. Our goal at KIRO ACTION, is to give the most important aspect of influencing positive change, and that's housing. With housing as a foundation, cities and local programs can help the previously homeless in making them as productive citizens with employment and giving back to their community. Get the homeless a home and employment, and they become a tax-paying citizen giving back resources to a city or state, meaning offering cities will pay less in by offering a home.



## DISASTER and EMERGENCY SHELTERS

Calamity hits everywhere, and sometimes, annually in the same places, leaving little room for recovery. Hurricanes, wildfires, and flooding wreak havoc on neighborhoods and communities. We understand that the first step of getting a life back on track is a safe space to sleep at night. The beauty of KIRO ACTION homes is our patent-pending foldout building method that allow for swift action in times of crisis. Government clients can warehouse hundreds and thousands of units, deploying them quickly in time of need. They can be put together in two-hours with no heavy machinery or equipment, three people can put a 200-400 sq ft unit together with ease. This allows government agencies to be nimble and responsive to large-scale disasters that hit entire communities. Being prepared with a housing option that is available right away should be part of every emergency plan set by a government in time of calamity.

Insurance companies can benefit greatly from a ready store of warehoused units to be deployed in times of needs. Disaster victims typically have to stay in a hotel miles away, if they can even find a room, resulting in burdensome travel to and from their home destroyed home by fire or flood. Insurance companies have the ability to provide our KIRO ACTION solution within hours of a disaster. This is not only the right thing to do, it is also good business. Consumers stay loyal to those companies that are there in their time of need, such as a loss of a home. The biggest differentiator between a "good" and "great" company is the ability to be that helping hand in time of need and to restore normalcy as soon as possible. Warehousing and deploying KIRO ACTION units as an insurance company is no different than what the government does with crisis management.



## MILITARY HOUSING SOLUTIONS

Remote military housing solutions vary from a tent to fixed building. As deployment destinations become more remote, the options for decent housing accommodations lessen. Our KIRO ACTION units are a fantastic option for military housing, both domestically and internationally. They can be put together in two-hours with no heavy equipment or machinery, sit on our patent-pending foldout base, and can be easily moved to alternate locations as conditions change.

We have the ability to adjust the base KIRO ACTION solution to make it larger or smaller to meet various needs. With the right military partner, we can make the unit more easily deployable for distribution from a C130 aircraft, create a city of KIRO HOMES shipped in containers, and be remotely setup by military members on the ground.



## KIRO ACTION COMMERCIAL OPTIONS

### **FROM POP-UP HOTELS, EMPLOYEE ACCOMMODATIONS AND STORE FRONTS, WE HAVE YOU COVERED**

From pop-up hotels, employee accommodations and store fronts, we have you covered at KIRO ACTION. Aesthetically, our solutions already have a modern vibe with high ceilings, sloping roofs, modern touches and designer-inspired looks. Our base size, measuring 400 square feet (37 square meters), is already larger than many hotel rooms in the US, with a functioning bathroom and kitchen using our patent-pending rollaway feature. If 400 sq ft is too small or large, our modular building design can be increased in 200 sq ft increments with ease, meaning you can have a customized unit that is 200 sq ft to 1000 sq ft (and above). KIRO ACTION units can be customized to your specifications, color choices, technology, and additional features are all available and can be implemented with ease. Our team of designers are ready to help craft that custom look for your order.

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The following are some markets that could utilize the KIRO ACTION solution.

is money left on the table. Signature events, such as Formula 1 or ACL, bring in clients who are desperate for a modern hotel room within a decent driving distance. Remote events, such as Coachella, offer no practical housing in the area and are a significant opportunity for temporary, high-end hotel accommodations. KIRO ACTION homes are a ready solution to capturing lost revenue opportunities by providing flexible, scalable hotel solutions.

Consumers want a change from the dull experience of a normal hotel and are looking for unique and comfortable “experience” for both business and leisure travel. The increase in home-sharing from sites such as HomeAway and Airbnb, including signature and specialty stays, show the power of this market. With KIRO ACTION solutions, consumers can experience a standalone home and have the same features as a high-end hotel room. Cost efficiencies include setup practically anywhere within a few hours for each unit, incorporated technology to lessen labor costs for check-in, and scalable deployment to meet the needs during peak periods.

As a hotel chain, if you don't want to store KIRO ACTION in a warehouse to be deployed for special events or don't have added labor to deploy the units, we understand. As a hotel chain partner, we will work with you to store, deploy, and provide customer-facing labor as needed to support check-ins and operations. Shoot us a [message](#) if you're interested in a hotel partnership, and we are looking at various domestic US locations to test this service.



*INCREASE YOUR HOTEL CAPACITY WITH EASE DURING SPECIAL EVENTS, CONCERTS AND SPORTING EVENTS*

### **CONSTRUCTION OFFICES, CENTRALIZED SECURITY/MEDICAL STATIONS, POP-UP SHOPS AND A WHOLE WORLD OF OPTIONS**

The beauty of KIRO ACTION is that the solution works in dozens of applications. Construction offices on building sites are usually worn-out mobile homes with the need to have a large equipment to move them. Security and medical stations during special events, music festivals, sporting games are usually a glorified tent. Pop-up shops usually are in canopies if it's not a fixed retail location.

At KIRO ACTION, we have the ability to tailor a solution to meet the needs of your organization or business. Construction and remote offices can include custom options pertinent to your work. Medical and security offices can offer remote technology applications and mimic hospital rooms. Pop-up shops can include large entrances for a more warm entrance to invite customers in. The best part is you're not limited by location with our units. You can put them in a parking lot or empty field without issue.

## EMPLOYEE ACCOMMODATIONS and CORPORATE HOUSING SOLUTIONS



*TECH COMPANIES CAN INCREASE RECRUITMENT IN A CONGESTED RENTAL MARKET. ENERGY COMPANIES CAN HAVE THE BEST HOUSING OPTION IN THE MOST REMOTE AREAS.*

The news of APPLE in November 2019 investing 2.5 billion dollars in employee accommodations and low-income housing solutions in California is a welcome change. In previous decades in the US, employers, especially manufacturing plants, would build entire cities and neighborhoods for their workers. The housing was enough to house a worker and their family, in what we refer to now as middle-class housing. Over the decades, the idea of having a housing option for employees was eliminated. While we believe that permanent housing options is the best option for employees, our KIRO ACTION solution will last up to 20-years, is built on the code standards of commercial buildings and homes, uses the same material used in high towers, offers all the luxuries of a home with a touch of modern style.

Companies tend to own lots of land on their property, whether it's fields or parking lots; our solution can be deployed in both. Our solution is a cost-effective solution that doesn't cost hundreds of thousands of dollars because the units are based off our homeless base model that retails for under 12k and is 200 square feet. Imagine going to your corporate headquarters and having the ability to live on that campus in your own home that varies in size from 200-1400 sq feet, a modern studio apartment with all the technology you find in a five-star hotel, but only steps away from where you work. The land can always be reclaimed at a future point and housing units can be moved to a new location. As a tech company, there is no better option for recruiting talent, operating in a congested rental market and keeping employees for the long-term.

Remote housing has always been a problem in the field, such as oilfield workers. Workers go where the resources are, but housing and hotel solutions don't tend to follow. Remote workers have stayed in their share of mobile homes, run-down trailers and glorified sheds. A KIRO ACTION home gives a dignified place to call home with accommodations that rival the best hotel rooms that can be deployed practically anywhere with no heavy machinery or equipment. In addition, our solution is a fraction of the price of mobile homes, run-down trailers and glorified sheds. Happy workers tend to stay longer in an organization, whether you're in a multi-billion dollar tech company or oilfield services worker.



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## KIRO ACTION AUSTIN PROTOTYPE

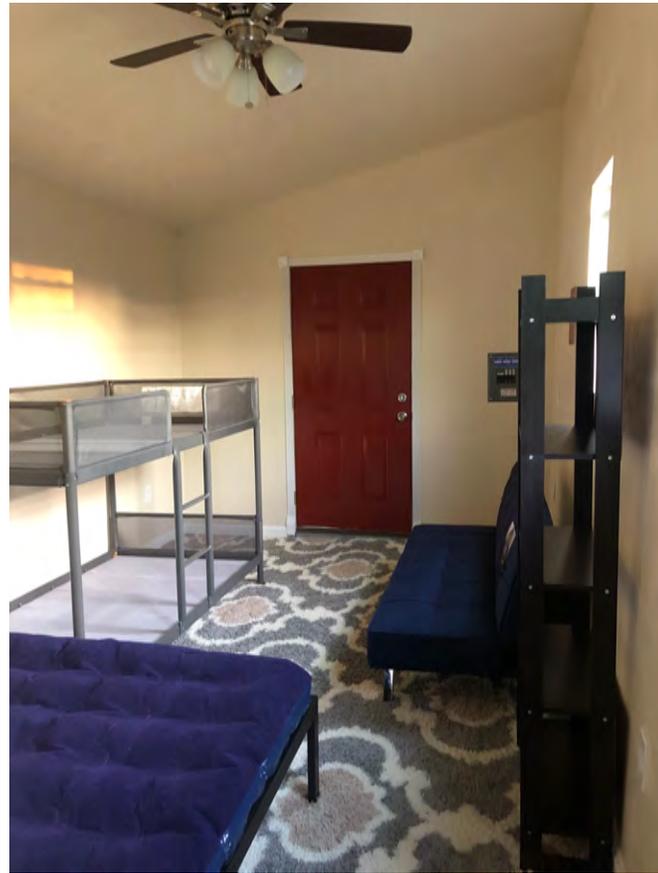


KIRO ACTION prototype is setup near Mueller and is roughly 20 ft by 10 ft with the ability to sleep up to 4-people (3 adults and 1 child). With our solutions, we have the ability to make homes larger or smaller using our grid building system. If 200 sq ft is too small, our modular building design can be increased in 200 sq ft increments with ease, meaning you can have a customized unit that is 200 sq ft to 1000 sq ft (and above) using our patent-pending 10-ft wall system. The unit can be put together in hours by 4-people with no specialized tools or heavy machinery in a flat-packed profile with electricity, kitchenette and full bathroom. The units can be deployed in an empty parking lot or field, even if the ground is unlevel. The units can be designed to meet a specific need, changed up with various options, such as larger windows, and future units will be cladded with aluminum and wood siding.



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## FULL CAPACITY LAYOUT



Kitchenette is not pictured, but includes: small fridge, microwave, toaster oven, and hot plate

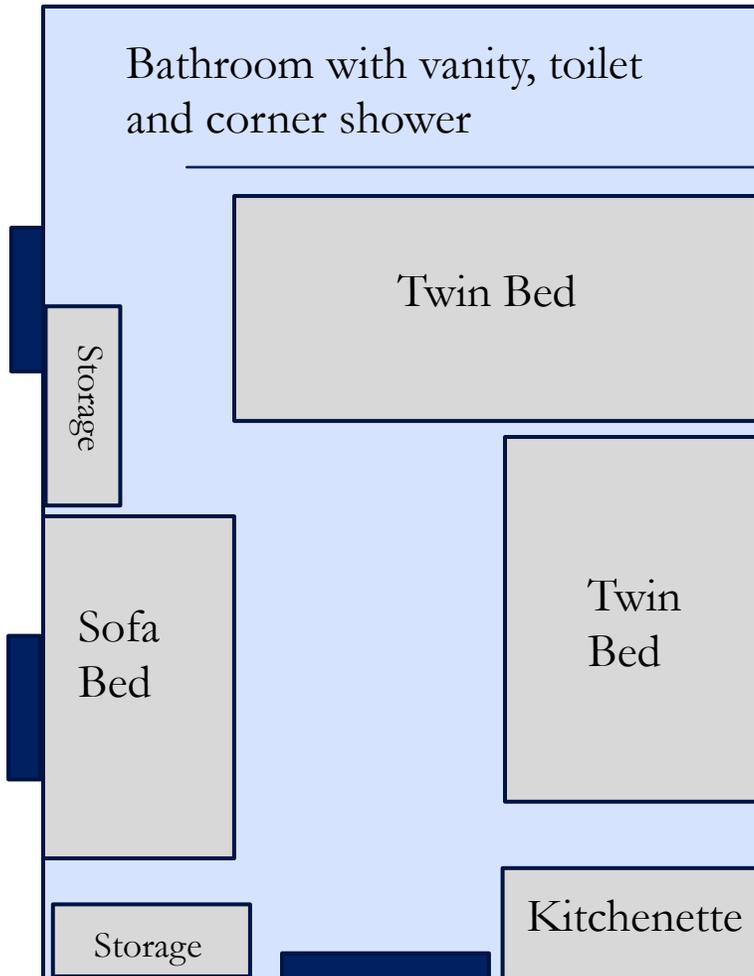
Prototype is 20x10 and roughly 200 square feet. The size can be increased in 100-200 ft increments.

Currently, there are two main designs and sizes for KIRO ACTION that include a 200 and 400 sq ft models. Not pictured is the 400 sq ft model, which is our new larger “carriage” home that is being developed with the State of Texas for crisis response and emergency relief.



## EXAMPLE LAYOUT and OCCUPANCY

### Double Occupancy Layout



**Window  
or Door**

Kitchenette includes: small fridge, microwave, toaster oven, and hot plate

Prototype is 20x10 and roughly 200 square feet. The size can be increased in 100-200 ft increments with current designs going up to 1200 sq ft.

Currently, there are two main designs and sizes for KIRO ACTION that include a 200 and 400 sq ft models. Not pictured is the 400 sq ft model, which is our new larger “carriage” home that is being developed with the State of Texas for crisis response and emergency relief.

The most important part is that the units are deployable, collapsible, flat-packed, put together in hours by four-people with no heavy tools or specialized machinery, built to the code of commercial and home applications, and aesthetically, a modern beautiful structure.



## FIVE PROPOSED USES

KIRO ACTION homes have the ability to fix multiple issues with one solution including:

- 1- Deploy homes for **COVID-19 housing** on hospital parking lots.
- 2- Deploy homes on unutilized and under-utilized county-owned land, including parking lots and fields, to address **criminal justice reform**, including jail reduction.
- 3- Deploy homes on unutilized and under-utilized city-owned land, including parking lots and fields, for **veteran homelessness**. Housing and wraparound services for case management can be paid directly by Texas Veterans Commission to the City of Austin, Travis County and/or social services organization.
- 4- Deploy homes on unutilized and under-utilized city-owned land, including parking lots and fields, for **general homelessness**. Homes can be deployed on converted hotel parking lots, including ECHO-operated locations.
- 5- Deploy homes on **religious-organization-owned** land, including parking lots and fields, for veteran, general and need-based housing in partnership with religious organizations.



# COVID-19 HOUSING AT HOSPITALS

## Deploy Homes for COVID-19 Housing on Hospital Parking Lots

In order to be prepared for stronger future waves of COVID-19, a proper housing strategy to segregate infected individuals from the general public, hospital staff and other patients is needed. One person that is potentially infected can infect staff and patients in a hospital if going through an ER room or in the main building. Pulling them away from those contact centers keeps spread to a minimum, even if it's just a cornered-off section of a hospital parking lot.

Hospitals have a plethora of large open parking lots, where KIRO ACTION homes can be deployed in a cornered-off section of the lot. Below are the general ideas with a detailed implementation strategy to be detailed specific to the hospital in-use:

- 1- Create temporary locations consisting of medical facilities for testing, so that potentially sick patients don't go to ER rooms or hospitals and spread the virus unknowingly. Identification of 4-10 hospital parking lot locations with 20-30 homes deployed on each site in Austin is sufficient.
- 2- Our KIRO ACTION option can be deployed in hospital parking lots, empty field or state land away from the physical hospital. The home sits on its own structural steel base foundation and the land doesn't need to be leveled to be deployed.
- 3- There are two options for connection of services of electricity, water and wastewater. Option 1, has the city plug into service lines best identified in hospital parking lots. Option 2, has a services unit to feed up to 15-homes with water, gray water tank, sewage tank and electricity with emptying or refilling done weekly; this option doesn't require "tapping" into city services.
- 4- Medical staff still have access to the homes and allows for comfort of patient to have a standalone home that is similar to a hotel room. Hospital capacity can be increased overnight. The homes go up in hours, can be taken down in a day and moved to another location.
- 5- Smallest home configuration will require three-parking spots (roughly 200 sq ft) and a larger option will require 20x20 feet (400 sq ft).



# CRIMINAL JUSTICE REFORM & JAIL REDUCTION

Deploy homes on unutilized and under-utilized county-owned land, including parking lots and fields, to help decriminalize homelessness and promote jail reduction through housing as a jail diversion opportunity.

Similar to veteran and general homelessness, jail reduction requires meaningful steps with quicker results. It is unconstitutional and contravenes principles of equality that people receive lighter sentences because they have financial means and a home address. Essentially, being poor will cause people to spend more time in custody for the exact same crime as a person who has more financial resources. This costs the county unnecessary jail days to house individuals who should be released. The levels of offenses include: low level offenders, misdemeanors, drug charges, trespassing – this is not exclusively violent offenders whom are being forced to remain in custody under this money system. Below are the general ideas with an implementation strategy to be detailed specific to the hospital in-use:

- 1- Deploy homes on county-owned land, parking lots and at Criminal Justice Center parking lots or part of the 138 acres of the Travis County Expo Center.
- 2- Homes will be used to house inmates upon release from a term of incarceration, but whom are otherwise unable to obtain a residence. Pretrial officers, county staff and judges will have access to the homes through keyless entry or whatever the law is on that issues for parolees should equally apply.
- 3- Released individuals will be able to rehabilitate quicker, will not have a problem in reporting to Pretrial Officers being that where they live is known, less likely to engage in illegal activity living in a legal-sponsored home accessible by staff and will have housing.
- 4- Smallest home configuration will require three-parking spots (roughly 200 sq ft) and a larger option will require 20x20 feet (400 sq ft).
- 5- Create a pilot with 20-30 homes to be deployed in 2-3 locations across the county. Program details for deployment will be written by two current Travis County Judges, will include an interdisciplinary team, and Travis County Judiciary is going to be responsible for the program implementation and management
- 6- Immediate effects will be a reduction in jail population, equalization of punishment among the same crimes and quicker rehabilitation.



## **COA VETERAN'S COMMISSION RECOMMENDATION**

The solution for reducing homelessness is not just “housing first”, but requires case management for a period of up to 36-months during the pilot program. We refer to this model as a “HOUSING + CONTINUED CARE” model.

Case management and MOU's have been established with a major wraparound Austin organization to be the main provider of services. Case management will offer ongoing support with veterans in the pilot program and address their initial cause of homelessness and to get back to leading a productive life. In addition to case management, different community, support and religious institutions with organizations dealing with homeless assistance will be partnered with. MOU's have already occurred and goal is to get a variety of mental health, job placement, and substance abuse assistance to address various needs. The condense plan pilot includes:

- 1- Our pilot program is to house at least 100 unsheltered veterans, with two people per unit, within 45-days of finalization of choosing 3-5 locations across Austin and approval from city management.
- 2- There will be 50-units deployed across Austin with an even distribution of North, Central and South locations. Ideal distribution is 12-15 units per location.
- 3- By deploying smaller amounts of 12-15 units in various areas of Austin, assistance can be managed easier to the previously unsheltered, neighborhood concerns are limited due to smaller amounts of housing, and reduction of tents near underpasses are moved to physical homes in a defined location.
- 4- Housing and wraparound services for case management can be paid directly by Texas Veterans Commission (State Level) to City of Austin, Travis County and/or social services organization.



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# COA VETERAN'S COMMISSION RECOMMENDATION

## COMMISSION RECOMMENDATION

### **Approve an ordinance to deploy the Kiro Action Veterans Transitional Housing Program (KAVTHP)**

WHEREAS, the City of Austin Commission on Veterans Affairs was chartered in 2013 by City Council to advocate solutions to Austin Veterans homelessness, housing, employment, education/training, women issues, PTSD/mental health and counseling.

WHEREAS, the Commission on Veteran Affairs, (Commission) is authorized by Austin City Code 2-1-126 to serve as an advisory body to council concerning the well-being of military veterans in the Austin area.

WHEREAS, Veterans homelessness in Austin is complicated by the lack of affordable housing leases within Austin with close proximity to resource providers, employers and infrastructure. Vouchers and third-party lease payments often are not enough to lease acceptable housing within Austin, further, public transportation with access to Veterans service providers and work are a challenge and limit housing options for Veterans.

WHEREAS, Veterans employment, education, training, women and family counseling, PTSD/mental health, healthcare, and VA benefits counseling are scattered throughout Austin and decentralized; making access to vital and necessary services difficult for some Veterans with disabilities, limited economic, mobility and transportation resources.

WHEREAS, the Commission is specifically authorized to recommend programs designed to support the well-being of military veterans in Austin. Veteran homelessness has been a particular issue affecting veterans nationally, and Austin, as a whole. At the date of drafting the Commission recommendation in Austin, there are 123 unsheltered veterans on a high-priority list to receive housing due to medical conditions and physical disabilities, 103 on the normal list to receive housing and an average of thirty-eight (38) veterans that become homeless every month in Travis County. All the homeless veterans referenced are signed-up in assistance programs, but will continue to stay homeless upwards of 90-days until housing is found and is dependent on current market rental and affordable housing in Austin.

WHEREAS, the Commission received a request from the Kiro Action Group, to create program called the “Kiro Action Veterans Transitional Housing Program”, (KAVTHP). The program will house one-hundred (100) veterans in need of transitional housing in a pilot program with the goal of expanding the program on successful deployment. KAVTHP asks for assistance and support in their request from the City of Austin. KAVTHP requests assistance from the City of Austin to dedicate under-utilized city-owned land to deploy Kiro Action homes in 3-10 locations spread across districts in the city and locations chosen in partnership with city officials, council members and COA staff. The City of Austin allows permission for Kiro Action homes to be deployed on additional lands part of religious organization or private land for use of the pilot to house unsheltered veterans under the direction of the City Manager’s Office and COA City Staff. The City of Austin expedites the permitting for the Kiro Action home structure and design, on agreed upon sizes or options, to be built offsite and deployed with engineer sign-off of each Kiro Action approved design. The City of Austin connects utility, wastewater and water connections on deployed city-owned sites at their expense, including labor and design, and at no cost to pilot program, Kiro Action or other entity. The City of Austin, if deployment happens on religious organization land or private land, will connect utility, wastewater and water connections, including labor and design, and at no cost to pilot program, Kiro Action, religious institute or other entity. The City of Austin will waive any fees for utility connections on units used in pilot KAVTHP program, identify city-owned lands in the city that can be used throughout the various districts, and expedite the permitting on Kiro Action units in-order to be deployed to help house the over 200 veterans awaiting housing and currently homeless. The first phase of the pilot is outlined to be 50-homes to house 100-veterans and expansion of the program will occur under the direction of the City Manager’s Office and COA City Staff on the success of the first phase of the pilot.



# COA VETERAN'S COMMISSION RECOMMENDATION

## Continued

WHEREAS, the Commission finds that Austin, needs to be a national leader in addressing the myriad needs of Veterans and be at the forefront of addressing poverty, homelessness, social injustice and promote rehabilitation through a longer-term housing program until more permanent housing can be achieved.

WHEREAS, the KAVTHP pilot will bring in local wraparound services, organizations and religious institutions to address the needs of Veterans including, but not limited to, counseling, mental health assistance, job placement and various other critical services.

WHEREAS, Kiro Action Veterans Transitional Housing Program (KAVTHP) is in alignment with the aim to prevent veteran homelessness within Austin, by creating a transitional housing program that can be quickly deployed where needed and be continually used for veteran homelessness to reduce wait times until more permanent housing is established through assistance groups. This will aid Veterans and their families by creating a model built in Austin.

NOW, THEREFORE, BE IT RESOLVED that the City of Austin Commission on Veterans Affairs recommends the Austin City Council to allocate funds in the amount of 1.3 million (1,300,000USD) per year for a period of five-years for the purchase of 50 (fifty) Kiro Action homes each year, sold "at cost" to the COA with city staff choosing the necessary options of the homes, including ADA options. Of the 1.3 million total budget, 300k is budgeted for the cost of wraparound services at roughly 3k per Veteran in addition, to State and Federal grants for the 100 Veterans going through the program each year. Additional funds can be used for utility, service and pilot program costs that arise. To this goal, the Commission recommends the following steps:

1. KAVTHP requests assistance from the City of Austin to dedicate under-utilized and unutilized city-owned land to deploy Kiro Action homes in 3-10 locations spread across districts in the city and locations chosen in partnership with city officials, council members and COA staff. Since Kiro Action homes can be put up and taken down in hours, the land can be reclaimed at any point by the city and homes can be moved to a new site. COA will continue owning the land with operations of the sites falling under the control of COA City Staff, wraparound service provider and KAVTHP program.
2. The City of Austin allows permission for Kiro Action homes to be deployed on additional lands part of religious organization or private land for use of the pilot to house unsheltered veterans under the direction of the City Manager's Office and COA City Staff.
3. The smaller Kiro Action home is permitted under current rules in Austin. If there is need for additional permitting, the City of Austin expedites the permitting for the Kiro Action home structure and design, on agreed upon sizes or options, to be built offsite and deployed with engineer sign-off of each Kiro Action approved design.
4. The City of Austin connects utility, wastewater and water connections on deployed city-owned sites at their expense, including labor and design, and at no cost to pilot program, Kiro Action or other entity. The City of Austin, if deployment happens on religious organization land or private land, will connect utility, wastewater and water connections, including labor and design, and at no cost to pilot program, Kiro Action, religious institute or other entity.
5. The City of Austin will waive fees and costs for utility connections on units used in pilot KAVTHP program, identify city-owned lands in the city that can be used throughout the various districts, and expedite the permitting on Kiro Action units in-order to be deployed to help house the over 200 veterans awaiting housing and currently homeless.
6. The first phase of the pilot is outlined to be 50-homes each year for five-years to house 100-veterans and expansion of the program will be occur under the direction of the City Manager's Office and COA City Staff on the success of the program.
7. This proactive and comprehensive program would keep Austin in the forefront of addressing our Veteran's issues and provide a model and roadmap for other communities across the country to meet the needs of those whom have given so much of their lives on behalf of the American people.
8. The KAVTHP pilot can be used to address general unsheltered needs and create a model to address the needs of the homeless, irrespective if they're Veterans or not.



# **COA VETERAN'S COMMISSION RECOMMENDATION**

## **KAVTHP PROPOSAL FOR UNSHELTERED VETERANS**

### **COA will provide the following for deployment:**

- 1- KAVTHP requests assistance from the City of Austin to dedicate under-utilized city-owned land to deploy Kiro Action homes in 3-5 locations spread across districts in the city and locations chosen in partnership with city officials, council members and COA staff. The City of Austin allows permission for KIRO ACTION homes to be deployed on additional lands part of religious organization or private land for use of the pilot to house unsheltered veterans.
- 2- There are two sizes for the KIRO ACTION homes to be deployed, including the 200 and 400 sq ft model. The smaller unit is already permitted with engineer sign-off and permitted to be deployed in Austin. If the City of Austin would like the 400 sq ft home, the request to expedite the permitting for the larger Kiro Action home.
- 3- The City of Austin connects utility, wastewater and water connections on deployed city-owned sites at their expense, including labor and design, and at no cost to pilot program, Kiro Action or other entity. The City of Austin, if deployment happens on religious organization land or private land, will connect utility, wastewater and water connections, including labor and design, and at no cost to pilot program, Kiro Action, religious institute or other entity.

### **Church Deployment**

There are three churches that are interested in being part of the veteran homeless deployment and have land to dedicate to the process. Our goal is to expand the pilot to include city and religious institution land with the COA covering the costs of connected services and expediting permitting for church deployment.

# COA VETERAN'S COMMISSION RECOMMENDATION

## CURRENT STATE OF UNSHELTERED VETERANS

### **Effective Zero**

City of Austin's definition of "effective zero" with counting which veterans are considered homeless. POINT-IN-TIME count for 2019 had 37 homeless veterans, but that's NOT a true number or state of the situation OR having zero homeless on the streets of Austin. COA counts NO homeless veterans if they're able to enter a program for case management. That doesn't mean they get housing and they're just on a list for assistance.

### **True state of numbers as of 4/28/2020**

123 homeless veterans are on high priority list to get housing based on medical needs and physical disability

Additional 103 homeless veterans are on the normal list to get housing

Average of 38 unsheltered veterans become homeless every month in Travis County. We haven't even talked about neighboring counties, such as Williamson.

Tonight, that means at least 226 homeless veterans are sleeping on the streets of Austin. They are sleeping in vehicles in Wal-Mart parking lots, tents under bridges and on the streets.

The case management organizations are doing their best, but are at the mercy of local availability of apartments, paying the normal market rate, and it takes upward of 90-days to get a homeless veteran that is on a list a home they can move into.

Our goal in the KAVTHP program is shrink that 90-days wait time for permanent housing for unsheltered veterans to 0 days. Upon signing up for a program with the local wraparound service provider, housing is provided in a KIRO ACTION home right away. The homeless veteran will stay in a KIRO ACTION home until permanent housing is found. When they move out of the KIRO ACTION home, the next unsheltered veteran can be moved in and the cycle continues.



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## **COA VETERAN'S COMMISSION RECOMMENDATION BACKGROUND ON UNSHELTERED and KIRO ACTION**

The epidemic of homelessness affects cities of all sizes in every region in the United States. Unfortunately, most homelessness is the result of medical issues, depression, lack of mental health assistance, and unfortunate financial circumstances. Cities have been left holding the bag of services to assist homelessness and general poverty. Organizations, both national and local, attempt to put a dent in the homeless population, but are overwhelmed with waiting lists to serve people in need today. States don't have the budget for a long-term solution.

Our focus at KIRO ACTION is to create a solution that will put a dent in the general homeless and veteran homelessness population. This solution is an affordable, respectable short to long-term home solution that can be readily purchased and deployed by government entities at all levels.

Depending on where you live, cities and states tend to own the most land, whether it's an empty parking lot or an unused field. The concept of KIRO ACTION was born with the idea that government entities have unused land that we can utilize with a product to house the homeless.

We believe permanent housing is always the best solution, but our KIRO ACTION homes are built with materials that are rated to last 30-years and more providing a critical bridge from homelessness to permanent housing, especially in the first years of homelessness.

Government entities are hesitant to give away land they own forever to build permanent housing, but it's much easier to put KIRO ACTION homes on unused land for an interim period. KIRO ACTION units are deployable, collapsible, flat-packed, and put together in hours by four-people with no heavy tools or specialized machinery. They are built to the code of commercial and home applications, and are an aesthetically modern and beautiful structure that can be moved with ease.

Rather than having homeless congregate in tents near an underpass, sleep on downtown benches or make shelters in wooded areas, we have the solution for cities in a dignified and humane manner that gets the person that is encountering homelessness a place to call home.

Families can stay together. Homeless veterans can get the help they need. A physical home creates safety and is the first obstacle in getting back on track to having a successful life. In addition to our homes, cities can offer the homeless programs from drug rehabilitation, job search assistance, and mental health facilities in the midst of KIRO ACTION developments.

The cost is negligible for city and state governments, and in fact, often cheaper than not housing the homeless. Many court dockets are full of homeless citizens getting ticketed for camping overnight and trespassing charges clogging up the court and jail system. Charges for tickets can't be paid by someone that is unemployed and homeless, thus creating a circle of being jailed nightly, ticketed or charged, and in the court system weekly.



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## **ADVANTAGES OF KIRO ACTION HOUSING OPTIONS**

All of our KIRO ACTION homes can be placed in empty parking lots or various fields cities and states own, and in addition, water and electrical connections can be made directly to utilities; even if there is no water or electricity connection, we have a solution to offer “off-grid” solutions feeding the homes water, electricity and waste water containment. KIRO ACTION homes can be put practically anywhere to serve people in need.

Our options to address unsheltered, general, veteran homelessness and medical housing doesn't cost hundreds-of-thousands of dollars per unit, but from 12k-\$14000 for the first 100-units made for a 200 sq ft home that includes a kitchenette and bathroom, depending on options chosen. Pricing can get down to under 6-8k per unit over time. As discussed with Commissioner George Prescott Bush with the GLO and Governor Abbott's team, all units within Texas sold to cities, social services organizations and for the pursuit of betterment of society will be sold “at cost” to promote solutions to societal issues. Travis County and COA will be able to choose the size, materials used and options on the homes.

KIRO ACTION homes are made of structural steel panelized walls with metal conduit electrical, 30-year rated sheathing, mineral wool fire-proof insulation, commercial electric lines and rated materials that can last 30+ years. This means the unit can be broken down and moved without issue for serve the needs of the community for decades.

KIRO ACTION homes can be utilized as a transitional, semi-permanent or permanent housing solution depending on where they're placed and intended use.

Aesthetically, our solutions already have a modern vibe with high ceilings, sloping roofs, modern touches and designer-inspired looks. Our base size, measuring 200 square feet has a functioning bathroom and kitchen using our patent-pending rollaway feature. If 200 sq ft is too small or large, our modular building design can be increased in 200 sq ft increments with ease, meaning you can have a customized unit that is 200 sq ft to 1000 sq ft (and above).

The beauty of KIRO ACTION is that it can be used with or without a concrete foundation. If you do have a concrete foundation, our units bolt into the foundation, just like a typical home or commercial building, making it a permanent structure. If you do not have a concrete foundation, our patent-pending, folding base structure allows you to quickly and easily put the units anywhere, such as in a parking lot or a field.

If there is electricity and water on the property, utilities merely plug into the structure. If there is no water or electricity available, we have customized services solutions that will feed up to 15-units at a time, with water storage tanks, electricity through a generator, and a waste water disposal tank. Our services solution makes installation scalable up to hundreds of deployed units, even without ready access to city and electrical water lines.

Manufacturing of the units in North Austin is made of 90% US-made material that is less affected by logistical or supply chains.



## AUSTIN PROTOTYPE



This prototype served as a combination of various ideas and practices put to use, even though you might not see what is going on behind the wall. We used various materials, tested out different types of building practices and used the prototype to test out the method of being put together in hours and moved around by four people. We repeated taking it down, putting it back-up again and repeated it again to improve design and functionality. In addition, there are various wall height sizes in the unit that are 3 ft, 4 ft, 5ft, 6 ft and 8ft to test out strength of attaching them together and to improve our logistical plan to easily move these units broken down in smaller height sizes to accommodate different shipping methods. The entire goal was to create an effective manufacturing line to produce the wall units at a low cost, high efficiency with the best materials used.

Currently, there are two main designs and sizes for KIRO ACTION that include a 200 and 400 sq ft models. Not pictured is the 400 sq ft model, which is our new larger “carriage” home that is being developed with the State of Texas for crisis response and emergency relief. The most important part is that the units are deployable, collapsible, flat-packed, put together in hours by four-people with no heavy tools or specialized machinery, built to the code of commercial and home applications, and aesthetically, a modern beautiful structure, similar to a modern hotel room and manufactured in Austin.



# WHAT IS NEEDED FOR DEPLOYMENT FROM AUSTIN?

## City of Austin will provide the following for deployment:

1- Request from City of Austin (COA) to dedicate under-utilized and unutilized city-owned land to deploy Kiro Action homes in each district in need and spread across the city and locations chosen in partnership with city officials, council members and COA staff. The COA allows permission for KIRO ACTION homes to be deployed on additional lands part of religious organization or private land for use to house unsheltered including Catholic Charities and other churches recruited for the mission of serving the less fortunate.

2- There are two sizes for the KIRO ACTION homes to be deployed, including the 200 and 400 sq ft model. The smaller unit is already permitted with engineer sign-off and permitted to be deployed. If the City of Dallas would like the 400 sq ft home, the request to expedite the permitting for the larger Kiro Action home, which is the version being deployed as a crisis response housing with State of Texas General Land Office (GLO) under Commissioner Bush. All options for the homes, including ADA requirements, will be decided on by COD including sizes.

3- COA connects utility, wastewater and water connections on deployed city-owned sites at their expense, including labor and design, and at no cost to pilot program, Kiro Action or other entity. The City of Austin, if deployment happens on religious organization land or private land, will connect utility, wastewater and water connections, including labor and design, and at no cost to pilot program, Kiro Action, religious institute or other entity.

## Church Deployment

There are churches and organizations that are interested in being part of the homeless deployment and have land to dedicate to the process. Our goal is to expand the pilot to include city and religious institution land with the COA covering the costs of connected services and expediting permitting for church deployment.



# WHAT IS NEEDED FOR DEPLOYMENT FROM AUSTIN?

## Pilot Objectives

### **Kiro Action Envisions the Following with Rollout**

#### *Phase 1:*

Identify 1-2 locations in each district for potential rollout working with city manager and council members on identification of 2-5 sites in their district.

Deployment of Veteran Homelessness with grants paid by State of Texas, Texas Veteran's Commission (TVC) paid on a monthly basis for housing (rental subsidy). TVC will pay for wraparound services through grants. Kiro Action will find the the wraparound services organization already working in Austin and providing services.

Rollout of Veteran Homelessness is vital because of two main reasons: it's paid for by the State and avoids public relations issues. Simultaneously, while rolling out veteran homelessness, COA will rollout general unsheltered housing. The "not in my backyard" issues will be minimized because the main rollout has to do with veteran homelessness.

Within Kiro Action "villages", there will be a mix of veteran and general unsheltered living in the same development.

#### *Phase 2:*

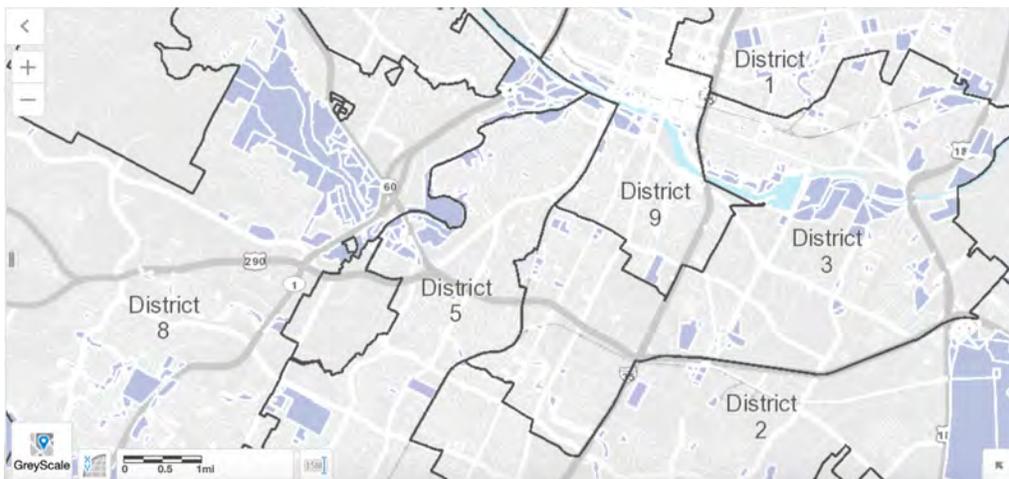
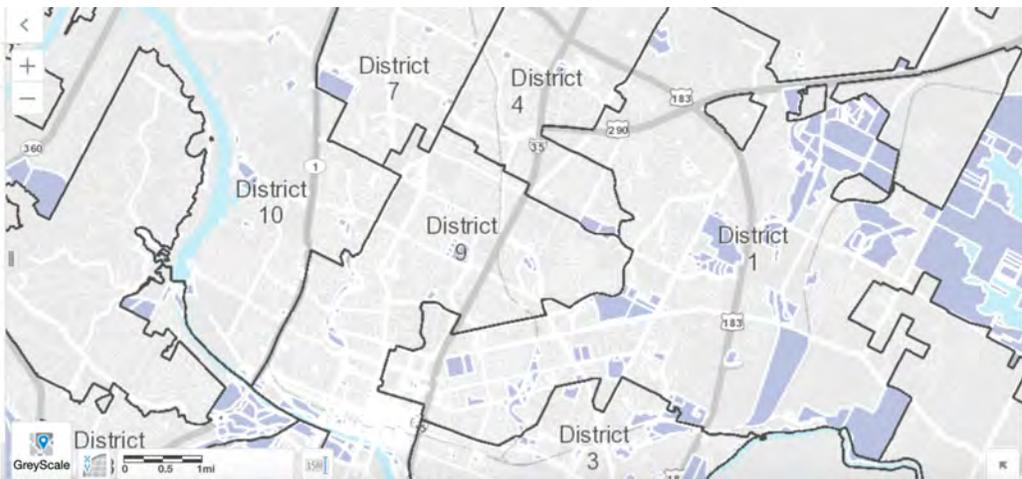
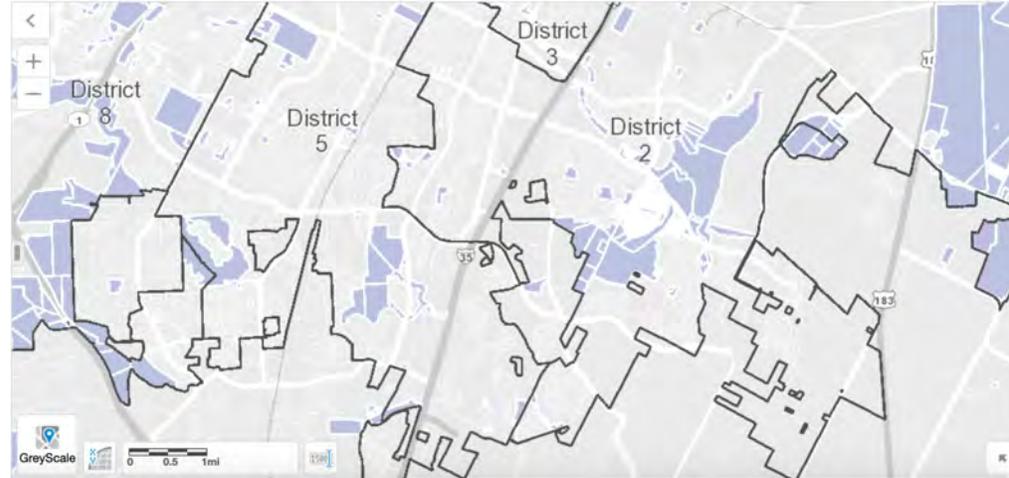
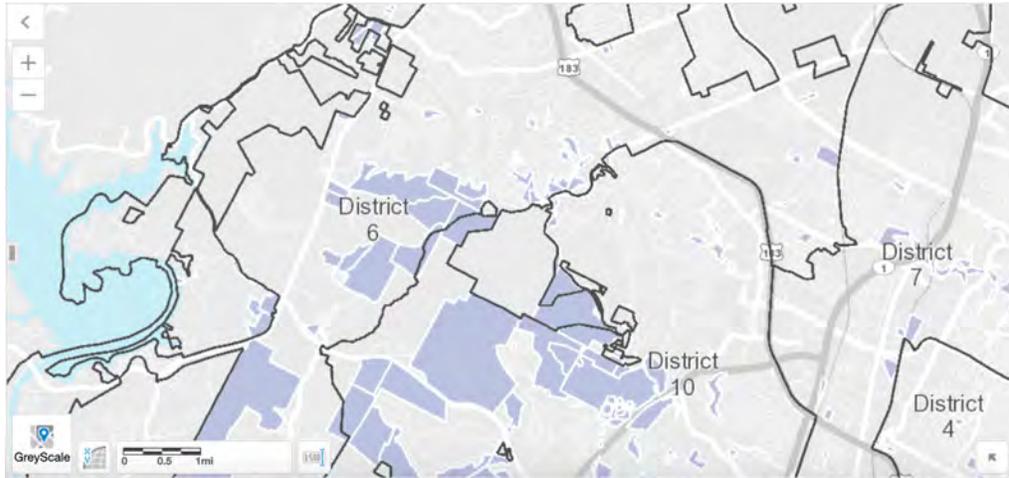
Rollout to 1-3 sites in each district in-need. There should be 15-30 homes in each location, but no more in each "village". The ability to not have large encampments will be better from a neighborhood acceptance and policing standpoint.

Phase 2 rollout can happen relatively quickly and within 30-60-days of Phase 1 rollout. This will be a larger rollout with numbers for deployment decided on by COA, needs and ability to fix most affected areas, such as downtown.



# CITY OWNED LAND, LARGE OVERVIEW

The following is a large snapshot of city-owned land (gray shaded area) and doesn't include AISD owned-land, such as shuttered schools, where the homes can be deployed on the parking lots and fields. Due to numerous sites that can have deployment, it would be best to work with the city manager's office and council members on the best locations within their districts.





## **NOT IN MY BACKYARD MENTALITY**

With every local decision on housing the unsheltered there is a political balancing act. Doing nothing to address homelessness enrages all political sides, general population and beliefs. More tents near underpasses, perceived less safety and affecting business operations, such as downtown areas, become a constant issue councilmembers, mayor office and city government hear about constantly. When a city or county government is ready to assist the homeless, such as a converted hotel strategy, the general population become opposed to it with the “not in my backyard” mentality. The following are the advantages and talking points of Kiro Action homes comparative to a permanent structure, such as a converted hotel, for the unsheltered:

- Kiro Action homes can be setup in hours and moved to another site in less than a day. The ability to move them doesn't make them fixed to a location for decades. The land deployed on is not destroyed and can be reclaimed by the city for a different use in the future.
- Surrounding property values is the main concern for an area after a hotel conversion or shelter is opened. Being that the Kiro Action method is not to have fixed permanent buildings, we are not affecting property values.
- Our community plan or “village” consists of 15-30 homes spread across numerous districts in the city. Depending on the parking lot or field deployed on, this could be as little as .5 acres to house 30-homes. We don't anticipate making larger developments.
- Our goal is to give dignified housing, setup an organization to do wraparound services and integrate the previously homeless into society. We are moving them from tents near underpasses and panhandling to re-integration to society in a positive manner with work and addressing their reason for homelessness.
- Safety and policing is easier done with clusters of villages versus the unsheltered finding empty tracts of land, fields behind neighborhoods and other locations to live in.
- The strategy to deploy veteran homelessness solutions at the same time with general homelessness can avoid many public backlash for providing housing. Depending on the city, veteran homelessness averages 10-15% of the total homeless population.



## COMPARISON OF UNSHELTERED SOLUTIONS

	Price	Units	Cost Per Unit	Number of Occupants Per Room	Maximum Occupancy	Deficiency
<b>Rodeo Inn Purchase</b>	\$8,000,000	80	\$100,000	1	80	-2426
<b>Kiro Action</b>	12-14k	Unlimited	\$14,000	1 to 3	N/A	N/A

### Explanations:

2506 homeless population from a 2020 point-in-time survey. A national average assumption that only 40% are counted in PIT numbers, so the number could be upwards of 6200 unsheltered in Austin.

About 10% are homeless according to PIT study with an additional 40 becoming homeless every month in Travis County. 226 homeless veterans were on the streets with the last count pre-covid closures and assumed there is an increase.

There is only one occupant per room in converted hotel purchase.

KIRO ACTION can sleep up to three adults and one child in each home with a full kitchen and bathroom.

"Deficiencies" refers to 2506 homeless population minus maximum occupancy.

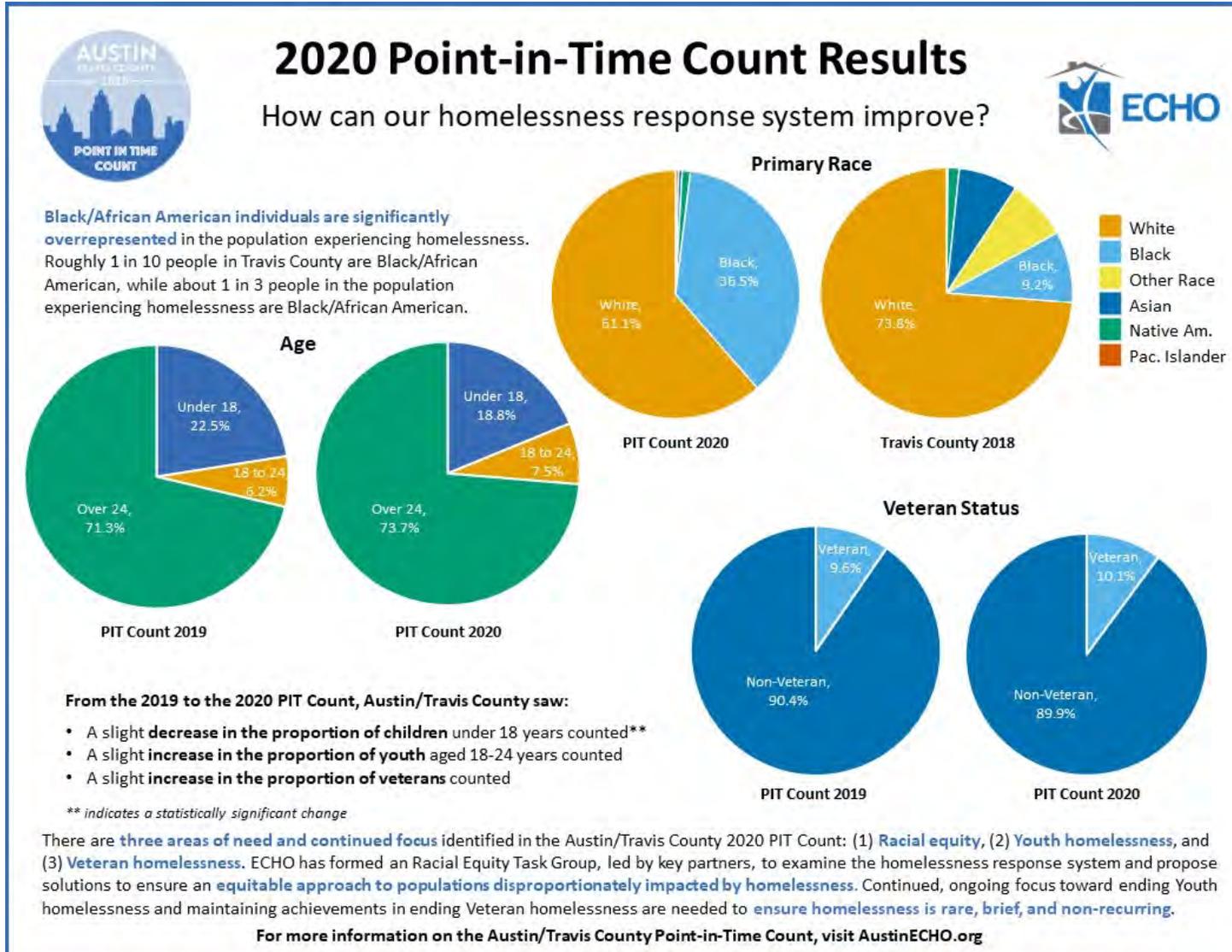
There is no "Maximum Occupancy" or "Deficiency" for KIRO ACTION because they can be deployed by the hundreds and not limited to a physical structure or location.

It would take the purchase of 31 hotels to meet the current PIT number in Austin. That's practically every hotel up-and-down I35.

City strategy is to get 300 hotel rooms with hotels under 100 rooms accounting for 3-4 hotels. That is still a deficiency of over 2100 unsheltered and accounting for 12% of total PIT count.



# POINT-IN-TIME COUNT FOR AUSTIN



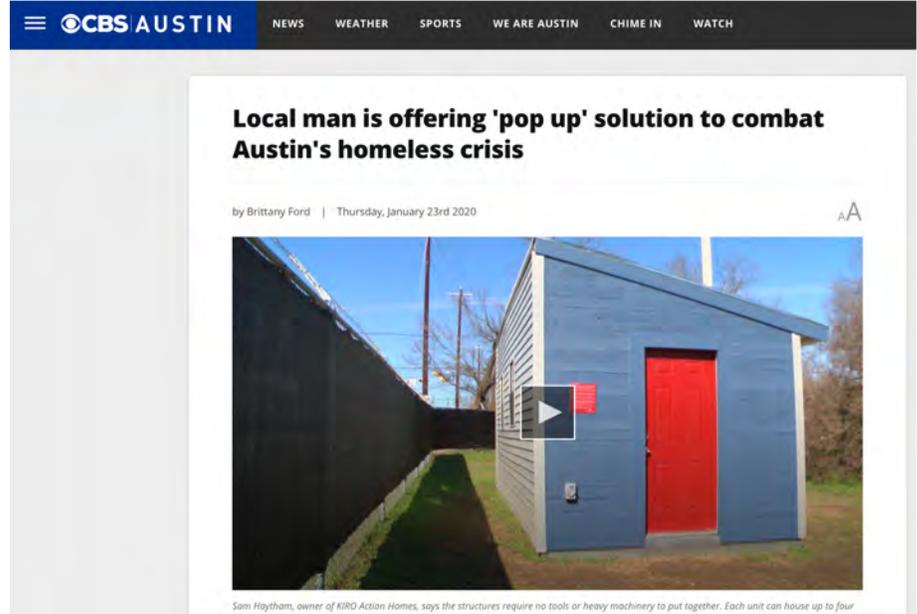


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# MEDIA



February 28, 2020

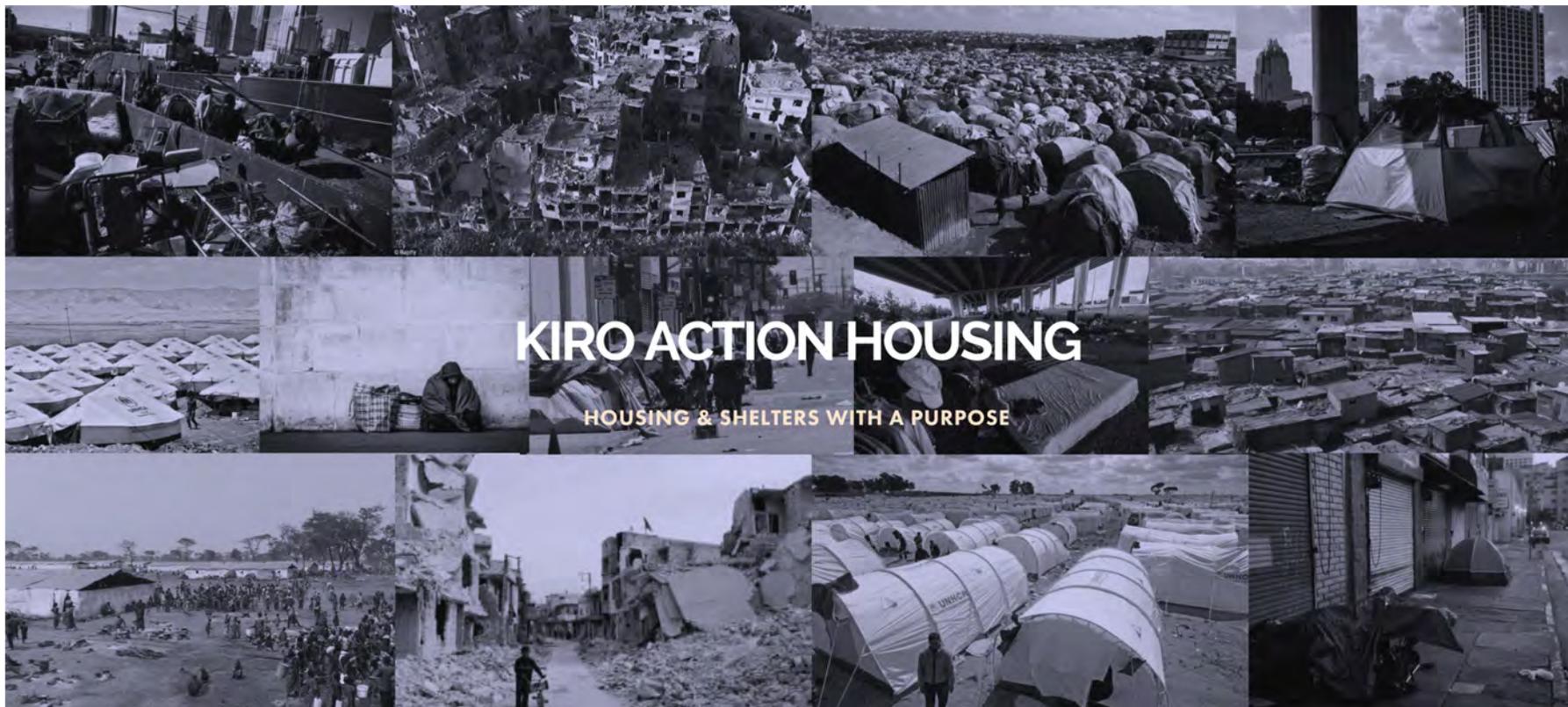
KXAN NBC (NEXSTAR STATIONS, National Distribution on Fox and NBC-owned stations) came out to Visit KIRO ACTION with COMMISSIONER GEORGE P. BUSH, agency head of the State of Texas General Land Office (GLO). Nightly news report was distributed all over Texas NBC stations and national on Fox and NBC-owned stations.

<https://www.youtube.com/watch?v=VUE7O3hkQGU#action=share>

January 23, 2020

CBS AUSTIN NEWS came out and visited KIRO ACTION to showcase how we are the only scalable, cost-efficient and easily deploy-able solution to address general homelessness in Austin and beyond. It's an easy formula, where local government dedicate under-utilized/un-utilized city-owned land, in empty parking lots to fields, connect to city services and serve as a real home for people in-need today. Paired with the proper wraparound services, we hope that is the right formula for getting general and homeless vets off the street, in a real home and back to leading a productive life. It helps that our solutions are put together in hours with our patent-pending designs without any heavy equipment or specialized machinery, too.

<https://cbsaustin.com/news/local/local-man-is-offering-a-pop-up-solution-to-combat-austins-homeless-crisis>



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