

HOPE'S VILLAGE OF SLO

On Oklahoma Avenue

Project Description



Becky Jorgeson, M.A.
Founder & Board President
www.hopesvillageofslo.com

May 21, 2022

PLANNING: We have been meeting and working with SLO County Planning and Building for several years - met with two former directors and most recently with Airlin Singewald. They have been very helpful to us in planning for our village.

SITE DESCRIPTION: Proposed site for a model sustainable community village of 30 tiny houses can be located in-between the “Oklahoma Safe Parking Site” and the old Animal Control building. This site is flat, already fenced off, and only 3.2 miles from San Luis Obispo. This is SLO County-owned land and lends itself perfectly to a tiny house village due to it being off the beaten path, no residential housing nearby, in close proximity to the new animal control building where our villagers could work (or volunteer), and the new homeless services center will be close by as well.

ADMISSION TO VILLAGE: A detailed application process will include detailed vetting to ensure no one has an outstanding warrant for his/her arrest in California or elsewhere. Each applicant will be interviewed and sign a formal contract stating they will be held accountable for their actions and agree to follow five rules. A 30 day probationary period will ensure us they are a good fit for the village.

CLEAN & SOBER ENVIRONMENT: There will be no drinking or drug usage on site. If villagers cannot follow the rules, there are plenty of other people ready and willing to come and follow the five basic rules.

RULES:

- 1.) No violence toward others or yourself, nor disruptive behavior of any kind that disturbs the general peace and welfare of the village;
- 2.) No drinking or using on site or within a one mile radius (we have no desire to threaten the sobriety of those who worked hard to become and stay clean and sober;
- 3.) No theft;
- 4.) No panhandling anywhere in the county (villagers will be representatives of Hope’s Village);
- 5.) Everyone will contribute to the upkeep and maintenance of the village and work to become a productive member of the village (and one day of the community-at-large).

GOVERNANCE: Our model village will be successful because we personally know the 50 folks who will be invited. We have worked with them for five years at Saturday Showers (and have been promising them housing for that long). We know who is on drugs, who drinks and who does not. We know who wants to work hard to get into and keep housing and we know who is not yet ready. We will choose very carefully who is offered admission without discrimination. We know who the drug dealers are and they will *not* be welcome.

If or when a rule is broken, we will review each person on a case-by-case basis - we learned long ago not use the words “zero tolerance” because humans are not perfect. There will always be a situation wherein someone loses a parent or a sibling, gets a divorce, or has some other calamity occur. People may fall off the wagon and we will be there for them to assist them so they can stay (or return) to the village. We will have no trouble removing folks who cannot follow the

rules. We are not babysitters. We can only help those who want to help themselves. And this is not a landlord/renter situation but a program.

VILLAGE DESCRIPTION: Hope's Village will consist of approximately 30 tiny houses. We have decided to have local tiny house builders build our tinies instead of us building them - will be more expeditious and valid. The villagers will be able to move right into them. We have requests for bids out to three licensed builders for the tinies.

TINY HOUSE BUILDS: "A Place to Grow," <https://www.aplacetogrowslo.com/> (Dana O'Brien,) "We Are Simple Homes," <https://wearesimplehomes.com/> (Kenny Gazin) and "Oak Country Lumber" <http://oakcountrylumber.com/> (Nick Fortune) are all preparing bids for 30 8' x 15' (120 square foot) stick-built tiny houses according to ANSI codes.

PROJECT MANAGER: We will hire Charles Durrett of the Cohousing Company as our project manager <https://www.cohousingco.com/charles-durrett>. He is internationally known for bringing cohousing to the U.S., has decades of experience building villages, and a *huge* heart for homeless folks. He is excited to begin when he returns from Poland.

COMMON HOUSE: When completed, the common house will be a 2,400 square foot building including a commercial kitchen for cooking and baking, laundry facilities, and office for managers. Villagers will be able to use a computer for job searches, other housing, etc. A small conference room will be available for administrative meetings, etc. We can also have an outdoor space for BBQ (using propane) with picnic tables since our weather is usually mild.

KITCHEN: Until our common house and kitchen are completed, we will continue to do as we have done for several years - have local volunteers bring in food (and now the SLO Food Bank is bringing food next door for the safe parking site folks (that Hope's Village helped set up) and could bring for us as well - they partnered with us for years for our shower operation).

NOTE: *For decades, we've been doing outreach on the streets of SLO taking food, water, and necessities to those who are living outdoors. Suzie Freeman at the SLO Food Bank says we are the only organization she knows of who does outreach with food to provide for those still living on the streets.*

BATHROOMS: Jennifer Smith, owner of Harvey's Honey Huts in Cambria, has been providing sewage removal from our shower trailer and a honey hut, free of charge, for the past five years. She has agreed to provide two more honey huts free of charge for Hope's Village on Oklahoma Avenue. They will also continue to remove sewage water from our shower trailer that we can bring out and will furnish us with a hand washing station for free.

SHOWERS: Our mobile shower trailer with two shower units will be brought over from its current location in SLO. One side of the shower trailer is ADA compliant. During the past five years, we've provided up to 52 showers on a single Saturday with a total of 5,788 showers provided. We can continue to provide showers so for our villagers on Oklahoma Avenue.

POWER: Solar panels can be installed on the common house for electricity by a local solar firm. The recent tragedy at Oklahoma Village taught us many valuable lessons in building new structures instead of using old RVs with bad wiring that is chewed through by rodents and starts fires. While our tinies will have electricity, we won't candles or cooking. They will be well insulated to ensure plenty of warmth in the winter and cool in the summer.

SUSTAINABILITY: Villagers will begin at entrance by paying a program fee (30% of their monthly income). We have no desire to get into a renter-landlord situation in lieu of the fact that we encourage folks to move on to more permanent housing if and when SLO builds affordable housing. If someone comes to the village without a job (as some will - it's difficult to get employment when you're unhoused and carry your life's belongings on your back), we will help find them a job - either on or off campus.

In time, the village will become self-sustaining with an organic garden with produce and flowers planted for food for the villagers and for sale at the SLO Farmer's Market in town (Morro Bay, Los Osos or SLO). We hope to have a barn-raising and build a structure to house various micro-enterprises - furniture refurbishing, an arts and crafts studio, etc. Every *single* villager will work. If they are in a wheel chair, they can work at a desk or water the garden. No one will be idle. Not a military operation, just common sense. Everyone needs to be needed. (

WATER: Since we will be in close proximity to other county buildings, providing water to our shower trailer and common house should not be difficult or expensive.

OPERATIONAL & SAFETY PLAN: Hope's Village will have 24/7 security and management staff at the village. We will provide round-the-clock security. At inception, we will have two board members who will live on site (Bull Chaney and myself) and two veterans who are well-versed in providing security both overseas in conflicts and here in the states (Ronald Smith and Daniel Richford). We know what is needed to keep people safe. Every single villager will be trained in CPR. All structures will have fire extinguishers. (Since there will only be a bed, dresser and closet inside the tinies, there will be no concern of fire.) A manager/security staff will be on hand at all times of the day and night for emergencies. *Having said that, in the five years that we served a very diverse clientele of homeless people at showers, we had no serious problems at all.*

COMMUNITY: We will require each villager (unless excused ahead of time) to attend weekly meetings. One villager will be assigned ahead of time (for a specified period) to take notes and another villager will lead the meeting - we will train them in these duties. The villagers will be rotated into meetings (with a board member present at meetings to begin with). Each villager will have a say and a vote. Eventually the villagers will become more self-sufficient in dealing with their own lives and the lives around them. Every single person in this world needs to be needed - this community will prove to them that they have value, and they are necessary for the village to work as a community. It will also help them improve their self-image.

BUDGET: A budget to build the village is attached at the end; we hope the county will provide water, sewer, and electricity since it's close by and they're retaining ownership of the land. We will be applying with an RFP when the request comes out from the county.

We have bids out to three lumber companies ("A Place to Grow," Oak Country Lumber in Santa Margarita, and Kenny Gazin's "We Are Simple Homes.") Currently we are leaning toward Dana & Sean O'Brien in Paso with A Place to Grow - they are preparing a bid for 30 - 10' x 12' ADU structures instead of us building our own. Theirs are built to ANSI specs.

The concept of our model sustainable community village has always been to include a very low cost infrastructure that can be duplicated all over our county/state/nation. Since our inception, all members of our team are volunteer - from our CPA who prepares our taxes to the people who used to run our showers, to the outreach volunteers on the streets, to those who will build our village. Having said that, if the county is more comfortable with us having a professional project director and purchasing our tinies from local construction companies, we will do exactly that.

TRAINING OUR VILLAGERS: Community volunteers who we call "helpers" (list follows) have already offered to come to the village and share their knowledge and experience with others - provide classes/lessons on how to cook, bake, produce goods to sell at the SLO Farmers' Market in SLO, Morro Bay or Los Osos; do construction work, plumbing, auto repair (one local auto repair shop owner in SLO has offered training to a homeless person when the need arises).

Hope's Village is all about teaching our previously unhoused people to become self sufficient - a hand up, not a hand out. (There is *so much talent* out there going to waste on the streets today within our very own homeless community - those who have worked in the trades, managed departments at Home Depot, architects, and others who lost their way and their housing by getting cancer or other illnesses, going through a divorce, losing their job due to COVID, etc.) It's very difficult to get and hold a job when you have no housing - nowhere to shower every day, store your belongings, etc. If you leave your items in your camp, they are oftentimes gone by the time you return unless someone watches over them. People are desperate for tents, sleeping bags to stay warm, food, water, etc. Our goal is to help unhoused folks get jobs and keep those jobs - and/or train them in the job of their dreams - through human kindness, love, and hope.

FUNDING: Although we currently have over 250 donors, we are currently fundraising through corporations, foundations, clubs, churches, philanthropists, and various local organizations. We have three large donors whose further contributions will be received when we secure our site. It's difficult to raise serious funding on a concept. And if the county wants to help fund this village, this too would work.

ADVANTAGES FOR GOVERNMENT WITH HOPE'S VILLAGE AT THIS SITE:

- Approx. savings of 40K per person per year according to HUD - \$2,000,000 annually;
- Reduce begging - poor visual for tourists;
- Improve relationships between community residents and villagers who will come together to finish our village ;
- Reduce crime - homeless people are desperate for money, food, water, other life's necessities;
- Another "first" for SLO County (a community is only as good as how they care for *all their* residents);
- New homeless services center will be right next door!
- This specific site will not generate traffic - unhoused folks without vehicles will live in this village; those living in vehicles can be at Railroad Station Safe Parking or at the Oklahoma Village next door;
- It's the right thing to do - we have the land and the money - just need the political will.

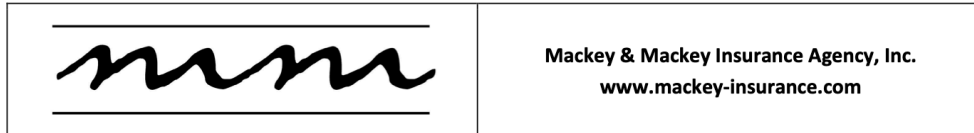
ADVANTAGES FOR UNHOUSED FOLKS AT THIS SITE:

- Immediate warmth, food and water, physical protection for all against rape and murder;
- Community, camaraderie, family (we believe one of the main causes of homelessness is the profound catastrophic loss of family - we *are* that family to many people on the streets...);
- Empowerment, dignity, self-worth, improving self-image;
- Everyone will have a vote and a say;
- We believe *everyone* deserves a second chance at a better life - they've paid their dues and done their time.



INSURANCE COVERAGE: We have been insured for many years with Mackey & Mackey who will draw up an additional policy to cover our tiny house village on Oklahoma Avenue.

We will hold the county harmless from all liability. In the many years this company has covered our nonprofit, we have yet to make a claim for damages. This can be confirmed with the owner, Jason Mackey, at 559-583-9393.



05/23/2022

Hope's Village of SLO
Attn: Becky Jorgenson
P.O. Box 1991
Templeton, CA 93465

Re: Tiny Home Project – Oklahoma Avenue, San Luis Obispo

Dear Becky:

Providing general liability coverage for a homeless settlement of tiny homes would cost approximately \$10,000 to \$12,000 annually. The coverage would be written in an amount of \$1,000,000 per occurrence with a \$2,000,000 annual aggregate. The policy would also be made to include the City and/or County as additional insureds.

Exact premiums can be determined once the final plans for the settlement are decided upon and formal application is made to insurance companies for this coverage.

If you have any questions, please contact me. Thank you.

Sincerely,



Jason A. Mackey, CPCU

April 4, 2022

Dear Chair Gibson and Honorable Supervisors Arnold, Compton, Ortiz-Legg and Peschong: As an affordable housing agency focused on serving lower-income San Luis Obispo County residents, particularly the struggling housing challenged aging population, Smart Share supports enhanced provision of basic shelter for San Luis Obispo County residents and more housing options, in general.

Projects such as the proposed Hope's Village can effectively and efficiently serve some of the need for basic shelter. As such, we support the proposal for a " Hope's Village" at either or both the County owned Social Services site on Higuera and for extended efforts toward a village at the Kansas/Oklahoma site.

Building on the successful sanctioned encampment, safe parking or village model at Kansas (whatever you call it), we would like to see multiple sites of "sanctioned encampments" in the form of some combination of tents, RVs and tiny houses in the County to meet people where they're at and meet the need for basic shelter in all 5 supervisors districts.

We are prepared to assist and participate in this process, as possible, including to bring best practices and models of development and management success from other jurisdictions to the table. As need has exploded in the past years, there are daily more models of this type of housing being offered, proving ability to make it happen and efficacy both.

Thank you for your support of an increasingly vulnerable lower-income population, particularly of elder persons, who desperately need more housing options, such as what can be provided from housing in a village setting, such as Hope's. -a

Warmly,

Anne Wyatt

Executive Director, Smart Share Housing Solutions, Inc.

a nonprofit public benefit 501(c)(3) corporation

with programs HomeShareSLO; ADU SLO/Tiny House Consulting; Co-Living Collaborative

P.O. Box 15034, San Luis Obispo, CA 93406

(805) 215-5474 office;

SmartShareHousingSolutions.org



April 4, 2022

Dear SLO County Board of Supervisors:

Thank you for taking the time to read this letter in support of building a tiny village to house our homeless.

For the last year and a half, I have facilitated and chaired a multidisciplinary collaborative group called Public Safety SLO, and one of our Committees was aimed at addressing housing and homelessness. We have heard from nonprofits conducting street outreach, people with lived experience who are or were homeless, groups like HSOC, and homeless advocates and experts.

It is apparent that there is no panacea to solve this complex problem, as it is diverse and nuanced. However, I fully believe that a tiny house village is an appropriate step in the right direction, one which the community can get behind across sectors to unite and support.

I am writing to give my full support behind this initiative, as well as my willingness to help gain collaborative support and be of service however is most beneficial to the Board and our community.

Thank you for your time and consideration addressing this crucial matter.

Take care,

Katie Grainger, MPP
Chair/Facilitator, Public Safety SLO
805-748-5662
PublicSafetySLO@gmail.com

communitecture, inc.

ARCHITECTURE & PLANNING

1639 SE 12th, Portland, Oregon 97214 ph: 503-230-1293
fx: 503-445-4430, www.communitecture.net

1-4-2013

To: Municipal Officials, Community Organizations, Businesses, and Individuals
Re: Hope's Village of SLO

Dear Members of the San Luis Obispo Community,

As a supporter of SLO, whose family resides here, I am writing on behalf of my leading architecture and planning firm in support of the remarkable Hope's Village project. As a proponent and consultant for similar successful projects in other cities, I am excited that Hope's Village will provide a missing piece in the continuum of care that is pro-active, constructive, cost effective, and inspiring. As cities such as Seattle, Olympia, Portland and Eugene have already seen, there is indeed a way to enlist distressed people in providing for themselves, to work together to improve their conditions, repair themselves, and create strong relationships in the communities around them. With your support, Hope's Village will do this for San Luis Obispo too.

As a cutting edge design firm, our own relationship with projects of this kind began 13 years ago with the inception of Dignity Village in Portland. Our experience with this successful project has been immensely educational and personally rewarding. Indeed, we have been able to watch people learn and grow as they've worked to help each other find safety and shelter, and meet their other needs as individuals and as a community. The growth and recovery at Dignity has been deeply inspiring and has certainly proven the basic worth and goodness of humanity. With help from us, and many other community organizations, we have seen a true village rise, built by the people who live there as they've acquired and shared priceless life skills. In fact, not only have the villagers benefited, Portland has become a better place and a stronger community for it.

Though our mayor and city council were initially hesitant, that quickly changed. Mayor Vera Katz personally cheered the villagers on, and the council provided land for the project to commence. In fact, her successor actually came out to help build housing on the site. This kind of initiative can absolutely provide a win-win for everyone in the community. Business owners will be relieved that their doorways are clear and clean, and many will end up being happy to donate and help. Students will be able to gain valuable experience working with their hands and minds to support local civic solutions. Homeless people, particularly women and children, will become warm and safe, becoming part of solutions rather than embodying problems. All communities will see that local solutions can solve local problems. Finally, local leaders will see how much potential resides in our communities, even in the worth of people who have fallen into unfortunate situations.

As a bright light in perilous times, Hope's Village has our unhesitating support. I hope that it will have yours. Let's get this done, and then get on to the next set of issues that await us.

Thank you for your consideration.

Mark Lakeman
Design Principal at **communitecture** , Co-Founder of **The City Repair Project**



April 4, 2022

TO WHOM IT MAY CONCERN:

Becky Jorgeson and Showers of Hope have taken care of the homeless veterans in SLO for more than a decade. These are our most at-risk veterans because many of them are still living “in the weeds”. Becky and her team are there every week, giving baths, food, clothing and self-respect.

We believe Becky’s concept for Hope’s Village could really make a difference in the lives of our homeless veterans. We’re not going to be able to afford to build enough 860 on the Wye apartments to house all of our homeless veterans. Hope’s Village is much more affordable to all concerned.

For many years Becky studied the problems inherent in building a tiny home village. We believe her when she says she’s found suitable building sites and do hereby endorse her proposals to the SLO Board of Supervisors.

If SLO County approves plans for Hope’s Village, SLO veterans will be “all in” to make it happen.

Paul Worsham, Chairman

P.O. Box 14014
San Luis Obispo, CA 93406
805-270-2988
Slovsc1@gmail.com – Slovsc.org

LETTERS OF SUPPORT:



OFFICE OF THE DISTRICT ATTORNEY

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

DAN DOW
District Attorney

ERIC J. DOBROTH
Assistant District Attorney

JERRET C. GRAN
Chief Deputy District Attorney

SHERYL M. WOLCOTT
Chief Deputy District Attorney

LISA B. MUSCARI
Chief Deputy District Attorney

TERRY O'FARRELL
Chief, Bureau of Investigation

April 4, 2022

Honorable Members of the Board of Supervisors
San Luis Obispo County Government Center
1055 Monterey Street
San Luis Obispo, CA 93408

RE: Hope's Village Tiny Homes Concept Project

Dear Chair Gibson and Members of the Board:

I write in support of Hope's Village of San Luis Obispo's proposal for development of a 'tiny home' project in our community.

There is no question that homelessness contributes to significant public safety concerns in our community. Having attended the informative and inspiring March 19th public presentation by Charles Durrett, "A Solution to Homelessness in Your Town," I am confident that Becky Jorgeson's vision could become a reality in our community. If this project is pursued, it will provide critically needed housing and security to homeless veterans and elder homeless people in our community, thus leading to a safer community for everyone.

I urge your Board to strongly consider supporting Hope's Village proposed tiny homes concept for San Luis Obispo County.

Sincerely,

Dan Dow
District Attorney
County of San Luis Obispo, State of California



Los Osos Cares, Inc
P.O. Box 6602, Los Osos Calif. 93412 (805)
592-2701 wecareinlososos@gmail.com
www.losososcares.com

April 6. 2022

To: The City and County of San Luis Obispo

I am writing this letter of support for Hope's Village of SLO.

I have been following Becky Jorgeson's quest for a tiny home village, to help the underserved in our county for many years. I understand she has found property that is county owned site close to Dept. of Social Services and other agencies that could help the community that she is advocating for. This seems to be a great place to start this small home community. There is transportation close by and access to markets.

With the need for housing and the cost of living in our county, we need to think out of the box for our families and individuals who are struggling. Please consider this property for the project.

Sincerely,

Linda Quesenberry
Executive Director
Los Osos Cares, Inc
wecareinlososos@gmail.com
805-592-2701

Good Afternoon Becky,

Congratulations again! Per our conversation earlier today, the Congressman would like to present you with the official **Congressional Women of the Year Award**. We have scheduled 11am – 11:30am on Saturday, May 26th at 11am. The presentation will be about 5-10 minutes and we would encourage you to invite friends and family to attend. Additionally, since the Congressman would be on site he will have some time to mingle and talk with guests, take a quick tour, and learn more about Hope Village's mission.

Let me know if this all sounds good!

Thanks Becky,

Erica A. Reyes

District Representative

Congressman Salud Carbajal, CA-24

(805) 546-8348



April 4, 2022

Dear Honorable Members of the Board of Supervisors:

To honor the memory of our beloved brother, Daniel Fotter, and in support of those in our community, who, through no fault of their own, such as veterans suffering from post traumatic stress and other service related disabilities, find themselves chronically homeless, we respectfully urge your strongest support and final approval of any and all bids submitted by Hope's Village of SLO to purchase (or lease) a county-taxpayer-owned site on which a model sustainable community village of tiny homes could be economically and appropriately developed to house more of our community members who find themselves chronically homeless.

We have long supported the efforts of Hope's Village of SLO to help meet the needs of our community's homeless residents. We were among the nearly 250 community members who attended the excellent presentation by architect and Cal Poly alumnus Charles Durrett on March 19th. And we are now pleased to learn that another Cal Poly architect, Chuck Crotser, impressed by Mr. Durrett's presentation on the 19th, is working closely with Hope's Village to make this most viable and worthy project a reality.

We respectfully submit that Hope's Village of SLO, and, most importantly, those they serve in our homeless community are deserving of your full and enthusiastic support for this important project.

Thank you for your consideration of our comment.

Anthony Vincolisi, Jr.
Patricia Bennett, Attorney at Law (retired)
Atascadero, CA 93422

Subject: ECHO's resolution
From: Tina Salter (tetu301@gmail.com)
To: beckyrjorgeson@yahoo.com;
Date: Saturday, February 22, 2014 4:48 PM

Hi Becky,

ECHO's resolution of support reads:

"ECHO is very supportive of Hope's Village and its mission to meet the needs of the homeless community."

It passed unanimously.Tina

Michael Arcuri, MD

2500 Oakview Road
Templeton, CA 93465
915-656-3402

September 15, 2021

Ms. Becky Jorgeson
Hope's Village of SLO
P. O. Box 1991
Templeton, CA 93465

Dear Ms. Jorgeson:

It is a pleasure to write this letter of support to you and your organization. We have come to know each other personally through our work together, and I am familiar with your work over many years to help provide help to homeless people in our area, including veterans.

I have practiced medicine and psychiatry for 50 years in clinics, detox and rehabilitation units, hospitals, prisons and, prior to my recent retirement at Atascadero State Hospital.

I currently volunteer one day a week at Transitions Mental Health Association in San Luis Obispo.

All too often the people I treated became homeless soon after discharge, especially over the last twenty years. I'm glad to be part of the solution to homelessness and to work with you toward such efforts.

Thank you for your efforts,

Michael Arcuri, MD

Central Coast Tiny Homes

April 10, 2022

San Luis Obispo City Council
San Luis Obispo County Board of Supervisors
San Luis Obispo, CA

Re: Housing Community Proposal for 3433 S. Higuera Street

Honorable Councilmen, Councilwomen, and Supervisors,

As you are well aware, San Luis Obispo County is experiencing a severe shortage of affordable housing. Along with the shortage we have seen a significant increase in homelessness. Despite numerous new housing developments over the past several years, rents and housing prices continue to rise dramatically.

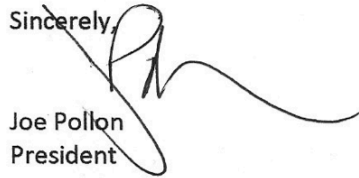
The new state and local laws designed to encourage and simplify the construction of more dwelling units are certainly helpful but just as there is no single cause for our predicament, there is no single solution. Therefore, we have to be willing to experiment with other, new, different, and alternative ways to house everyone.

Hope's Village has proposed an innovative housing experiment. By using moveable dwelling units on an underused parcel and centralizing the infrastructure needs (plumbing, electrical, etc.) into common spaces over sixty people could be safely housed at minimal cost.

There are too many unhoused people in San Luis Obispo. Permanent structures may be the housing gold standard but the time required, not to mention the space and resources, push the solutions beyond the horizon. Men, women, and children are living dangerously on the streets, in parks, in cars, and in riverbeds. They need housing now. Hope's Village's proposal could be implemented quickly at minimal cost. And because the housing units are moveable, the entire community could be moved or liquidated if the experiment proves unsuccessful.

Lives are in danger now and the old ways are not solving the problem. It's time to try something new.

Sincerely,


Joe Pollon
President

805-668-9857
1776 Verde Canyon Road
Arroyo Grande, CA 93420
joe@cctinyhomes.com
www.cctinyhomes.com



April 10, 2022

Dear Board of Supervisors:

It is fitting that the forces arguably most responsible for the housing crisis (mega-corporations driving rapid growth and homeowners who have thwarted zoning changes that would lead to increased density) would unite in the claim that the real culprit behind rising homelessness is not the lack of affordable housing, but local government mismanagement and waste.

The heroes have to be the people who work on the front lines day after day as social workers, volunteers or community organizers - people who have chosen to make homelessness their personal responsibility. You don't do that work just because you need a paycheck, if there is one.

Meanwhile, of course, local governments remain on the hook. It's an elementary truth of politics that when those with power (elected officials and ruling classes) can't address social crises with some minimum of effectiveness, they lose legitimacy. The city continues to shuffle homeless people and vehicle residents from place to place (in the midst of a pandemic) breaking the law and disrupting lives without providing appropriate alternatives.

A truism now widely accepted as a best practice is based on the notion that community and stable housing are the best foundations for tackling whatever other challenges a person may face. The problem is, the housing just isn't there.

As a former resident of SLO County for many decades, I've been tracking the progress made in the burgeoning issues of housing the unhoused. While no one solution can address the critical nature of the problem, a multifaceted plan might best place this population where they can once again establish themselves as contributing citizens of your county.

I strongly urge your support of the Hope's Village model and providing a portion of your unhoused population their own tiny houses in a secure community, while urging them toward a better life and a productive future.

For them. For you. For all of us.

Thank you.

Robin Hervey, MA in Education
929-232-3646

CAL POLY STUDENTS BUILDING TINIES



Cal Poly Construction Management students' on-campus building - you can see our green tiny house inside...



CURRENT BOARD OF DIRECTORS' EXPERIENCE WORKING WITH HOMELESS POPULATIONS

Becky Jorgeson, M.A. 16 years

Bull Chaney: 32 years

Laura Manning, M.S. 1 year

Marcie Grunow 40 years

Michael Arcuri, M.D. 3 years

TOTAL YEARS: 92 YEARS' EXPERIENCE

Our volunteers worked for five years with folks who came to Saturday Showers who are drug addicts, alcoholics, and/or have dual diagnoses, are bipolar, have split/borderline personalities and/or psychoses, anxiety, PTSD and many other maladies. We do not counsel them ourselves but know who to refer them to, or physically take them.

In an emergency we take them to either the French or Sierra Vista ER, the Puff Unit, (Psychiatric Health Facility), the Crime Stabilization Unit, (CSU on Johnson Avenue), SLO Co. Mental Health lock down, also on Johnson Avenue, etc. We have been there with shower guests, homeless people living on the streets, and in some cases those living in our own homes. We know the drill and are there to help.

When staffing was not an issue, Transitions Mental Health Association used to come to showers to interview people eligible for housing through their organization. When they are more fully staffed, we will ask them to come to Oklahoma Avenue too. Many times it's difficult to get homeless people to services because they've been made so many promises in the past so many times and for whatever reason, help didn't pan out. That is not to say the local homeless organizations aren't doing their jobs - they are. Everyone works hard to make a difference. It's just difficult with no truly affordable housing in SLO. And everyone does not belong on welfare.

We also have a boat captain in Morro Bay (Jeff Eckles, new CEO of SLO County Housing Trust Fund) who used to come to showers and cut hair for our guests - hopefully he will come again when we are on Oklahoma Avenue as he can.

HOPE'S VILLAGE'S TEAM OF PROFESSIONAL VOLUNTEERS

Accountant:	Kris Cindrich, CPA (Fitzpatrick Professional Accountancy)
Administration:	Becky Jorgeson
Architectural Consultant:	Brian Kestner (Cal Poly)
Attorneys:	California Rural Legal Assistance Fdnt (Frank Kopcinski)
Bookkeeper:	Kristin Fischer (Outer Reefs Consulting)
Clean & Sober Living:	Bull Chaney (Gryphon Society/GateHelp, Inc.); Certified Community Health Outreach Worker and Drug & Alcohol Counselor
Contractor Consultant:	Thom Brajkovich (Paragon Designs)
Counseling & Guidance:	Becky Jorgeson, M.A. in Education
Designer:	Monique Grajeda - Paragon Designs
Drug/Alcohol Counselor:	Bull Chaney
Financial Advisor:	Rick Wolfe
Housing Advisor:	Jerry Rioux, retired Housing Trust Fund of SLO Co.
Insurance Co:	Mackey & Mackey Insurance Company
Mental Health Advocate:	Aurora William, N.A.M.I.
Nursery (for plants)	Elliott & Megan Paulson - Clearwater Color Nursery, Los Osos
Outreach on the Streets:	Tim Waag, Tim Jouet, Marianne Bollinger, Marcie Grunow, Lisa Jouet, Janet Allenspach, Christina Malmen, Domenica Devine
Project Manager:	In progress
Veteran Consultant:	Paul Worsham

OTHER TINY HOUSE VILLAGES IN CALIFORNIA ALONE:

NAME	WEBSITE
Century Villages at Cabrillo	https://centuryvillages.org/
Compassion Village	https://www.compassionvillage.org/tiny-house-villages/
Emerg. Cabin Village	https://www.pe.com/2020/03/11/riverside-builds-temporary-homeless-village-of-30-tiny-shelters/
Father Joe's Villages	https://my.neighbor.org/
Hope of the Valley	https://www.hopeofthevalley.org/
Isla Vista	https://keyt.com/news/safety/2020/12/14/homeless-move-in-to-new-tiny-houses-this-week-in-isla-vista/
Los Guilicos Village	https://www.sonomanews.com/article/news/has-awaits-permits-for-tiny-homes/
Maybury Bridge Hsg Proj.	https://www.activistpost.com/2020/03/first-tiny-home-community-for-the-homeless-in-san-jose-opens.html
Mercy Housing	https://www.mercyhousing.org/
Redondo Tiny Houses	https://abc7ny.com/pallet-homes-homelessness-llc-seattle/9091608/
Resiliency Village	https://resiliencyvillage.org/
Riverhaven	https://turningpointfoundation.org/river-haven/
Square One Villages	https://www.squareonevillages.org/
The Village in Oakland	https://thevillageinoakland.org/
Tiny Home Villages	https://www.dailynews.com/2021/02/01/first-of-several-tiny-homes-villages-brings-in-unhoused-in-san-fernando-valley/
Tiny House Village	https://youthspiritartworks.org/programs/tiny-house-village/
Tuff Shed Village	https://sacramento.cbslocal.com/2019/09/10/yuba-city-tuff-shed-village-homeless/
Village of Hope	https://www.rescuemission.org/shelter/village-of-hope/

Map of tiny house villages and builders in the United States



SAMPLE LETTER OF CURRENT OFFERS TO HELP BUILD VILLAGE

April 6, 2022

Via email

Hi Becky,

I would like to help with construction at Hopes Village. I can preform carpentry, flooring, painting, roofing - really whatever you need. My concrete skills are not phenomenal, but I can get the job done if needed.

Also, I am a superintendent and work for a large developer - I know the folks in the industry and may be able to help you build a coalition.

I am a USMC vet (02'-10'). Last January a fellow Marine that I served with ended his life after years of struggling with PTSD. He was a New York Marine and, while I knew he was struggling, did not take the time or effort to lend a hand. While it is too late for Cpl. Taylor, I would like to start making the effort for those that are still fighting the fight.

Please give me a call or shoot me an email and let me know where Hopes Village needs the help. If you need admin, I can also preform takeoff, bid projects or whatever. I have worked as an estimator/pre-construction services manager and project manager for multifamily contractors and developers in Wisconsin prior to getting back to the field. I hold a degree in Building Construction management.

All of this is to say I know what I'm doing. Your organization seems like a good way for me to lend a hand with the skill sets I have.

Thanks, and I look forward to hearing from you.

Ben Kennedy | Superintendent | Montage Development Inc.

23945 Calabasas Road | Suite 116 | Calabasas | CA | 91302

Cell: 805.627.4015

CONTACTS/HELPERS	(CONFIDENTIAL)
Abbey Lassen	HSOC encamp. comm (works at pub health dept)
Adam Bass	SLO City Pub works
Airlin Singewald	SLO Co. Planning - Lic Planner
Alice	RN at SLO Public Health
Alison Mee	Adult Protective Services
Allison Brandum	RN w/Public Health-will come to showers!
Alpha Roe Chi (Renu)	Prof fraternity at CP
Alysia Hendry	Suicide Prevention Coordinator
Amelia Grover	Care Coordinator/French/AG/Marion Hospitals
Amy Peters	Wants to help build village
Andrew Weatherly	Atas HS Shop teacher- building tiny houses!
Anna's House	Part of Restorative Partners
Anne Keller	RN at french-husband fired
Anne Wyatt	Former planning commissioner-fellow advocate
Annette Schlosser	Asst/PSHH
Autumn Wagner	CP Structural Eng dept - Lic Arch Engineer
Barbara Pruitt	donations/clothing
Ben Kennedy	MC veteran; builder; wants to help build
Bowman Blanchard	carpenter/rancher
Brandy Bowser	CAPSLO (hd of SSVF)
Brandy Graham	CAPSLO
Brett Weaver	Kennedy Club - Mgr-passes clothing to HV
Brian Kesner	Arch: proj mgmt & feasibility
Brian's House	Paso Robles - house for women & babies
Brock Scutter	Help Build village
Captive Hearts	Clean & Sober support for women
Carlyn Caples	Dometic staff person
Caroline Hacobian	CP student volunteer
Cassandra Loya	Madonna Inn rooms comped
Cathy Serena	Paso Cares Member at Large

Celeste Goyer	HomeShare SLO
Chris Dombrowski	St of CA Housing/ Governor's Office
Chris Lopez	Dir of SLO Co. Central Services
Dan	Food Bank of SLO
Dan & Heidi Rohland	Missionaries - want to help build village
Dan Keller	TMHA outreach - SLO area
David Glidden	Comm of SLO American Legion
David Kilburn	ASN
Delia Horwitz	Life coach
Douglas Brim	Emer Med Serv Agency specialist
Elaine Archer	HASLO
Elizabeth Denny	help build village
Eric Gobler	Licensed Civil Engineer
Erin Cully	SOH clothing
Erin Sheets	VILLAGE - gardening
Fathers house	Used to allow folks to park
French Hosp Dignity H.	James Wheat - provides masks/gloves to HV
George Moran	Vets Ctr - Outreach Specialist
Hayle Jones	CP stud-chair of Struc Eng. Asc-building COW!
Jack Lahey	Dir 40 Prado
Jackie Paul	Landscaper
Jacob Henry	CAT Team member
Jake Sodamaier	Mobile Solar
Jamie Robbins	Off. Mgr/Event coord/ECOSLO
Jeanne Miller	Succulent grower-will donate %/sales
Jeff Jones	Cuesta Eng Without Borders
Jerry Breakstone	Urban planner-will do site plan
Jessie Brooks	Carpenters' Local Union 805
Jim Aaron	Grey water/rain harvesting (Lic Plumber)
Jim Maraviglia	Wants to help build village
Jimmy Marett	Contractor for HV
Joe Dzvonic	County Homeless Manager

John Irwin	SSVF support services for veteran's families
Josh Riley de Mattei	CP student volunteer (built two cabins on wheels)
Joyce Zimmerman	United Methodist Women- Atas
Justin Jang	Help Build village
Katie Grainger	SLO Public Safety group
Keilah Smith	Jordan Cunningham's Office
Kelly	Aids' Support Network
Kelsey	Food Not Bombs-lunch/Sundays/Mitchell Pk
Kelsey Nocket	SLO City Homelessness Response Mgr
Ken Ralph	Gen Mgr of Showers of Blessing
Kimberly Cruz	KSBY reporter
Kris Kepler	Lava Mae - SF
Kristie Steele	Works at Paso Motel
Kristin Fisher	bookkeeper
Lana Schrivner	help build village
Lauren Meers	Dev dir/SLO Land Conservancy
Lawren Ramos	CAPSLO staff
Levi Morin	SLO Co. Recovery Support Network
Lily Manson	UCSB grad; wants to fundraise
Linda Fidel	Prez/Central Coast Circle of friends
Linda Quesenberry	Los Osos Cares
Linda Winters	Village help
Linde Owen	LO activist
Manley	Carpenters' 805 union - Lic carpenter
Marianne Bolinger	dog food
Mark Davis	Help with village/mgr
Mark Shaffer	Ride-on
Mary Caldwell Wolf	Facebook follower/supporter
Melanie	TMHA Outreach - No. Co.
Michael Acuri	Volunteer w/TMHA
Michael Campi	Help Build village
Michael Young	Vet Center

Michelle Norwood	makes costume jewelry
Mike Floyd	started fresno suit
Mobile Solar	Wants to help build village
Molly Schrum	Mustang Daily
Monique Grajada	Architectural Designer
Morgan Boyd	SLO Co. veterans services officer
Nicolas Wright	Cal Poly Club Circle K Intl
Nikole Farler	SOH
Pat McClure	grant writer
Payton Stroud	CP Sr. Cons Mgmt- built us book shelf
Peter Johnson	New Times; Assistant Editor
Polly Mertens	Mailing labels (Delia's friend)
Rafael Viana	Salvation Army new ltnt
Ray Riordan	Trib ad guy
Restoration House	"God bed" - clean & sober
Rich Johnson	Build a tiny for us
Richard Barsa	Supp Services for Vet's Families
Robert Barnett	Small farmer-help build village
Robin Klickstein	SLO Noor Foundation
Roselyn Romero	CP Mustang News reporter
Sandra Loya	Donations coordinator/Madonna Inn
Sandra Santoianni	MB Sr Group
Sandra Serra ("Earth Angels")	Beannies and blankets
Sandy Blair	Founder & CEO/WEBS-women emp build strong
Sandy Farber	Loops for Love
Sara Holland	CP student who interviewed me re housing
Sarah Nelson	CP stud-wants to build!
Sister Theresa	CEO of Restorative Partners
SOLID ROCK	Rehab 4 vets- nipomo
Stephanie Finucane	Trib reporter
Susan Macari	Ops Mgr for Atas Warming Station - TF & S
Susan Martinez	Had peeps make us sign for showers

Suzie Freeman	CEO of SLO Food Bank
Talia Ortega	Wrote letters to editor/witnesses @ Meadow Pk
Tara Kennon	Health Ag Comm Coordinator
TC House	detox-SM
Thom Brajkovich	Lic Architect
Tom Olson	Builder/village
Vincent Escoto	discharge status upgrades for veterans
Wade Volk	SB showers of Blessing - SB
Wendy Lewis	CEO/ECHO
Will Meyers	CP students - helped with COWs
William Heinlein	No Co. Homeless Serv Coalition
Yosuura Yemmas	VA Housing specialist

CURRENT OUTREACH VOLUNTEERS - SOMEONE IS ON THE STREETS OF SLO, ATASCADERO OR PASO EVERY SINGLE DAY :

Aurora William
Bull Chaney
Christina Malmen
Domenica Devine
Jan Allenspach
Lisa Jouet
Marcie Grunow
Marianne Bollinger
Tim Jouet
Tim Waag

CURRENT PARTNERS/VENDORS WHO PROVIDE GOODS AND SERVICES FOR OUTREACH ON THE STREETS, ETC:

Big 5 Sporting Goods	Discount on sleeping bags, tents, etc.
Cal Poly Const Mgmt	Built two cabins on wheels (materials & labor)
Circle of Friends	Donates clothing, linens
Dignity Health French Hosp.	Donated \$25,000/shower trailer/supplies
Mackey & Mackey	Insures program, showers & vehicle
Fat Cats (Francine)	Monthly food/donates funds/clothing
Father Michael Bede	1,000 pair/Momba socks; donated \$580 to HV
Food Bank of SLO	Provide no-cook to-go bags & 100 lbs protein
Grocery Outlet	Provide food each week (Los Osos & SLO)
Harvey's Honey Huts	Black water removal
House of Bread-SLO	Donates Baked goods and funds
Loops for Love	Knits and crochets hats and scarves for HV
Marianne Bolinger	Dog/cat food & accessories
Napa Auto on Marsh	gives reductions on batteries, etc.
Nipomo Tech HS	Built tiny home - (all materials donated)
Paul's Dry Cleaners	Launders all towels/clothing from showers
Presbyterian Church	Donates new under garments
Salvation Army	Food, water, place for monthly mtgs
SLO Farm Supply	Rain gear/boots; displayed our cabin
SLO Smiles	Toothbrushes/tooth paste/\$500 donation
Sprouts Grocery Store	Provides food for showers/outreach
Supp Serv. for Vet Fam	Sending staff to provide resource info for vets
Tally Farms	Fresh produce (via Domenica Devine)
Ted Miles	Donated travel trailer to us years ago
TMHA - Jill Bolster-White	Sends staff to interview guests re benefits
Unilever, Inc.	Soap (& \$5,000 donation)
United Church of Christ	Site/water/power for Saturday Showers
Wilshire Hospice Thrift	Provides clothing for shower guests

TINY HOUSES (delivered on skids):



SCHEDULE OF DAILY ACTIVITIES (to be revised as needed)

	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Mon.	Breakfast	Work	Work	Work	Work	Lunch	Work	Work	Private Time	Private Time	Supper	AA/NA mtgs	Social Hour
Tues.												Village Council	
Wed.												AA/NA mtgs	
Thurs.												Village Council	
Fri.													
Work will include (but not be limited) to:													
Kitchen (prep & set up, cook, clear, wash up dishes & clean kitchen; shop for food, prepare menus for villagers to know what's for meals that day)													
Office (clerical duties - typing, schedules of villagers, filing, document preparation and maintenance)													
Barn/outdoors - villagers will work on numerous projects - furniture building /repairing/refurnishing/reupholstering; the possibilities are endless													
Garden (planting, tending & harvesting vegetables and flowers for villagers to eat (and sell at Farmers' Market or on site, if plausible)													
Good for villagers to get their hands in the dirt and be in the sunshine - healing and therapeutic													
Maintenance of village - structures, landscaping, road maintenance, planting of new trees, etc.													
Laundry Room - villagers will be responsible for washing of clothes and maintaining laundry room to ensure cleanliness and stocking soap, etc.													
Bathrooms - villagers will be responsible for keeping toilets, showers, sinks, etc. Clean and tidy - villagers will wash up after themselves too)													
We will emulate a regular work week so villagers have a sense of routine & order and know what's expected of them - their schedule will be													
in their cabin on their bulletin board and they'll be held responsible for their own work schedule. It's in this way that they will													
learn to be responsible (again) and regain their dignity and respect.													
Sat.	Field trips (so many beautiful places to go on the Central Coast, and some of our villagers have never been far from town -												
	Takes a lot out of a person to be without a home, stability, community or hope.												
	Ocean, lakes, parks, hikes at the bluffs, Guided tours of places they've not yet seen - Carrizo Plain, Hearst Castle												
	Special out of town trips on occasion - Monterey Bay Aquarium,												
	Movies	(or an occasional meal out)											
	Garage sales	(to find necessary items for their cabins - will give a sense of ownership/pride to fix up their own little homes											
Sun.	Church services, community events - concerts, local festivals, etc.												
	Swap meet at the drive-in (great place to pick up used items to be repaired/resold - furniture, etc.)												
	Community time (friends or family may come to visit, etc.)												

IN CONCLUSION:

Our board of directors includes five working members who have been meeting monthly for nine years planning a sustainable community village of tiny houses (ADUS) for those who are chronically homeless and have little to no income. We also have a 14 member advisory board who serve as consultants - we draw on their expertise on a regular basis.

We have learned that it's not all about housing - it's about *community*. We have visited Community First! Village (the largest village for previously homeless people in the world) in Austin, Texas twice - once for a two day symposium, and once for a three day stay and personal tour. It is amazing. We will model our village after theirs but on a much smaller scale (they have 41 paid staff - our folks are all volunteers). Click on arrow in picture below to watch this three minute video. I watch it for inspiration.



Bull Chaney of Gryphon Society/GateHelp, Inc., is Hope's Village's Board Vice President and has been running clean and sober living houses for men and women all over the county for 20+ years. At one point, he had 11 houses. He will also come live at the village when we start up - his heart is helping people with addictions and those living on the streets. He is a certified Community Health Outreach Worker as well as a Drug and Alcohol Counselor.

Tim Waag, our number one outreach volunteer, has been working on the streets with homeless people for 21 years. Marcie Grunow has been helping homeless folks for 30 years - inviting them to live in her home, garage, and in her yard.

Dr. Michael Arcuri is an MD and Psychiatrist and has been interviewing homeless people on the streets for the past three years enabling him to write a report for the city and county's benefit on

what the barriers are for people to obtain housing and what it takes for homeless people to thrive when they get housing. He now works part time at Transitions Mental Health Association.

Our newest board member, Laura Manning, has a BS in Business Administration and an MS in Computer Science. She brings extensive research capabilities to the table enabling our board to capture the newest information from across the nation on homelessness and solutions.

Our entire team is in this for the long haul. We have the heart, dedication, love, and perseverance to go the whole nine yards. Please also remember that tiny houses are not just for homeless folks, but will serve college grads, seniors living on fixed incomes, 18 year olds aging out of foster care, and for those wanting to downsize and live within their means. A decent way to live.

But the best part of all? Developing our village will be a win/win for our community. Those who feared unhoused people in the past (due to a lack of knowledge about them or no experience with them) will now come together to work and teach - they will be part of the solution to reducing homelessness in our town in our time - and discover that we are not “us” and “them” - but we are all “us.”

Thank you for your time in reviewing this document. Please feel free to call me anytime with questions (or other ideas). We plan on continuing to work with all other homeless service agencies).

Becky Jorgeson & the Board of Directors

HOPE'S VILLAGE OF SLO

P.O. Box 1991

Templeton, CA 93465



805-234-5478

www.hopesvillageofslo.com