

Hope's Village of SLO Business Plan



Becky Jorgeson, M.A.
Founder & President
September 21, 2026

EXECUTIVE SUMMARY: San Luis Obispo County has a documented need for truly affordable, low-cost, accessible housing, especially for unhoused veterans and our elderly folks. Many existing programs and services (public and private) are attempting to meet this need, yet far too many people still live on the streets and fall into the widening gap in services. (There are now over 1,000 people awaiting a bed at Prado, and several hundred at ECHO.

Hope's Village can meet part of this serious need and serve as a model for replication at other sites in cities, counties, states, and the nation. The primary benefit to our street people will be community and housing. But achieving that simple goal also brings many additional benefits, as well as advantages for the community at large.

We cannot continue to spend taxpayers' money on homelessness. We have become a nation addicted to welfare. The more that's given, the more we teach people to take. Our organizational structure includes a working Hope's Village Board of Directors of five women (see our website: hopesvillageofslo.com), consultants, program volunteers, endorsers, partners, and donors.

When we open Hope's Village, a village council and three full-time experienced security personnel will oversee daily operations. The village will be governed by clear rules and regulations, with provisions for 24/7 enforcement. Hope's Village's operational plan begins with initial fundraising, followed by development phases, and concludes with long-term operations and replication of the process (teaching others to open their own villages). We will establish a foundation with the Community Foundation of San Luis Obispo County to preserve Hope's Village in perpetuity.

Hope's Village has been designated by the IRS as a 501(c)(3) public charity corporation since 2011. We are currently seeking donations to purchase a viable site. Until we become self-supporting, we will raise funds through conventional methods and use best practices.

We have presented information to the San Luis Obispo County Board of Supervisors, SLO City Council, our assemblyman Salud Carbajal (when he presented Hope's Village President Becky Jorgeson with the Woman of the Year award for 2018), the Environmental Health Department, Sheriff Parkinson, and many others. We have given 110 presentations to 90 local county groups and organizations. TV and radio stations have interviewed us. We present information on local homelessness and how Hope's Village will house a portion of those local veterans and other street people currently suffering homelessness. We believe we've changed how some folks view our homeless neighbors, and we've certainly shone a huge light on local homelessness.

Many people already endorse our nonprofit's efforts. We have housed at least 200 people thus far - 153 through our "RVs for Veterans" program and many others through outreach.

We have 383 donors, 12 of whom donate automatically.

OVERVIEW OF HOPE'S VILLAGE:

Concept: To create a self-sustaining community village through our 501(c)(3) public charity California corporation for previously local unhoused veterans and other unhoused people who have little or no income - these folks have lived here for years and call SLO County their home. Currently, we have 62 community volunteers ready to roll up their sleeves and help develop our village once we have an accepted offer on land and close escrow.

We will follow all SLO Planning & Building Department requirements, including proper permitting and approvals.

Several on-site micro-enterprises (including but not limited to) furniture repair, welding, auto detailing, arts and crafts, sale of produce and flowers - all of which will, in time, help to sustain our village along with program fees consisting of 30% of the villagers' income. When someone comes to the village without income, we will help them find a job in their area of interest and expertise, or they will work on site. There is a lot of talent on the streets today.

Mission Statement: Planning a model sustainable community village of temporary and permanent housing for chronically unhoused veterans, women, and our elderly people who have little or no income here on the Central Coast of California.

Vision Statement: With community support and involvement, we are dedicated to establishing a safe, healthy, and drug-free environment where people can live in dignity and in peace, where their voices will be heard, and where they will have hope for a brighter future.

The Village Model: Our primary purpose is to provide community and housing for previously unhoused veterans and others. Housing alone will *never* reduce homelessness, but community will. Our concept includes a secure place to live, work, rest, and meet all basic human needs.

- Houses and tiny cabins built either on wheels or on foundations, depending on SLO Co. Planning & Building Department's requirements;
- A large commercial building with kitchen, dining area, bathrooms, showers, office space, meeting rooms, and laundry facilities;
- A large barn for micro-enterprises to eventually aid in the sustainability of the village;
- An acre or more for an organic garden of flowers and produce for consumption and sale at local farmers' markets. (Working in the garden and digging in the dirt is an established form of therapy with many benefits.)

Our requirements will include mandatory weekly meetings eventually led by the villagers; we will teach them how to run meetings to discuss problems and issues, ensuring everyone is included in decision-making.

We will start small and will bring in services for our villagers (depending on our location). We have experience working with this population. (While we ran our mobile shower program for five years, we brought in other veterans, RNs, mental health staff, etc. to assist our shower guests).

We will one day sell the villagers' arts & crafts (paintings, photos, handmade aprons, scarves, hats, and welded items - key chains, etc.).

Recreation and socialization after work will include music (we have a piano), dance, yoga, exercise classes, field trips, presentations on topics of interest to the villagers - travel, Central Coast hikes, birding, seashore life, history of the Central Coast, church services, etc.

We will bring food in for our villagers from the SLO County Food Bank (as we did when we ran our mobile shower program). This will help keep monthly costs to a minimum.

Unique Role in the Community: Hope's Village will be the first tiny house village of its kind and will serve as a model for SLO County in their quest to approve tiny homes on land, as the City of SLO has already done with ADUs in backyards. Our village is partially modeled after Dignity Village in Portland, Oregon, which has operated since 1990. Built by residents and local volunteers (including the Portland mayor), Dignity Village includes forty small dwellings on a one-acre parcel of land leased from the City of Portland. The village provides stable housing for sixty-five previously unhoused adults at the low cost of approximately \$40 per villager per month.

We are more closely aligned with Community First! Village in Austin, Texas, which is a work in progress. They started out small and now have 420 previously unhoused folks, and they keep expanding. <https://www.youtube.com/watch?v=27XDnHnzdck>

Hope's Village is an innovative housing model concept for San Luis Obispo County. We will fill a unique niche by providing on-site housing and some stick-built tiny cabins (following ANSI Codes) for local unhoused veterans and other chronically unhoused people who have been unable to locate affordable housing in SLO County for years.

Since our inception, we have worked in cooperation with other local housing providers and plan to complement their efforts by reaching out and giving our diverse unhoused people a hand up, not a handout. Hope's Village will strengthen SLO County's role as a leader in the state (and nation) by pioneering an effective, sustainable alternative to the rapidly growing problem of homelessness and the lack of truly affordable housing.

Our goal in admission selection is to admit people we know will contribute to the well-being of this first model village, follow five simple rules, and get along with others. Our application and interview process is detailed - applicants will know exactly what we expect from them- and they will be on probation for the first month. We have worked with unhoused people on the streets

doing outreach for more than a decade and know who will be successful in this environment and who is not ready to live in a village setting. Our “Application for Admission” follows.

Every villager will be responsible for working 10 hours each week helping maintain the village. Those who do not work off-site can garden, cook meals, perform office work, work on projects, and their own money-making endeavors. Everyone will work - those in a wheelchair can water the garden. Folks heal by being needed.

III. NEEDS ANALYSIS A. Overview: According to the Prado Center, over 1,000 homeless people await a bed. During inclement weather, some people are turned away because of limited space, too few staff members, or time limits on length of stay. Others are excluded due to mental illness and acting out in their inability to follow the rules.

Many of our unhoused neighbors have no option but to sleep in a vehicle or outdoors (behind bushes, under bridges, or wherever they can safely “be.” With the overturning of Marvin v. Boise, there is NO legal place for our unhoused neighbors to stay. These are members of our community, many born and raised here: they lack dependable access to basic human needs: physical safety, food, water, bathrooms, showers, laundry facilities, protection from inclement weather. But most of all, they lack community. There are too many needless deaths among unhoused people during the Winter due to suicide or exposure to the elements. They lack shelter, let alone housing.

Between 2019 and 2025, there have been approximately 200 deaths of homeless people. Unfortunately, SLO County has long been cited as the third-worst in the nation at sheltering our unhoused neighbors. Many unhoused people in SLO are desperate for housing and have expressed interest in helping build and live at Hope’s Village. Because we know most of the people who will come to live in our village, we anticipate minimal problems. (In the five years we ran “Saturday Showers,” we called law enforcement *twice*. *(If folks came inebriated, we sent them away)*).

Existing programs providing shelter/housing in SLO County: Hope’s Village intends to enhance existing homeless services in SLO County, and we work with all other homeless agencies. Meeting the wide variety of needs of our local unhoused people will require various approaches.

The providers listed below offer an array of assistance programs vital to serving our unhoused people. However, they do not have all the needed resources to serve the county’s entire unhoused population. Further compounding the problem, some providers do not serve ineligible individuals.

40 Prado provides eligible clients with bathrooms, showers, laundry facilities, local phone usage, small lockers, a children's playroom, and a 90-day case management program. Three meals a day are provided.

SLO Safe Parking Program, located at the Prado Day Center and five other rotating sites, allow eligible individuals (those enrolled in case management) to sleep in their vehicles.

El Camino Homeless Organization (ECHO) in Atascadero provides 31 beds and is open nightly from 5:00 PM until 7:30 AM. Priority is given to the elderly and families with children. (A new family unit with 30 beds has just opened on site).

Transitions Mental Health Association of SLO provides transitional temporary housing for adults experiencing mental health issues and many other services.

Transitional Food & Shelter provides temporary shelter for people (being discharged from hospital stays) in studios for those referred by a case manager or service provider (when funds are available).

SLO County has little truly affordable housing for people with little to no income. Hope's Village is exactly the kind of innovative, sustainable, community-oriented project needed to curb homelessness. Hope's Village's model is a promising citizen-initiated approach to help SLO County meet its goals to reduce homelessness. And it's about community, not just housing.

We are cognizant of the fact that there are folks out there who will never be self-sufficient - never work a 9-to-5, and never have the ability to own a home or pay rent. These are the folks we work with - those who have fallen into the widening gap in services.

D. Potential for Hope's Village to meet local needs: Hope's Village will fill a unique niche by providing stable, permanent housing for local unhoused veterans and others who are underserved or ineligible for services of other homeless service providers. To the best of our knowledge, no other organization is currently operating a program like ours - statewide or nationwide. Hope's Village can help put San Luis Obispo County on the map in how we treat and assist our unhoused population.

Since our inception, we have invited collaboration and input from other local community members and groups interested in truly affordable housing. Hope's Village will be a model of affordable, community-oriented, and eco-friendly housing for our modern era. The houses and tiny cabins we begin with will be solar-powered and built from natural and recycled materials to reduce our environmental footprint. Sharing a common house will conserve resources and lower utility costs - *and* provide community.

The village design will foster civic participation and shared responsibility, allowing villagers a feeling of "ownership" even though they won't own their tiny cabins. Our model calls for

“program fees” on a sliding scale according to income. Hope’s Village will not only quickly deliver tangible results by meeting a desperate need for very low-cost housing in SLO County, but also help raise public awareness about homelessness, reduce stereotypes, and build bridges within our community.

Additionally, we will empower local citizens to participate directly in an effective solution, giving them a sense of accomplishment and knowledge that they are part of the solution. The safe, stable housing provided by Hope’s Village will help villagers build confidence and self-image, use their current skills to share with others (there is so much talent on the streets), and develop new skills with the help of community volunteers.

Our village model is more than a solution to the housing crisis and current state of affairs. Amid thousands of folks losing their jobs and housing, rising oil prices, population growth, farmland loss, and the isolation of suburban sprawl, it is a promising and viable housing option for today’s society at large. Community villages have somewhat become the norm in this country - not only for unhoused people, but for women, seniors, and families. People are learning to live within their means. And SLO County can do this too. Hope’s Village will once again put SLO County on the map by enabling our county to lead at the county, state, and national levels by pioneering both an effective response to a segment of our unhoused population’s needs and a model for sustainable housing design in urban communities.

Population to be targeted: Our targeted population is local chronically homeless veterans and other people experiencing homelessness. From our shower operation, we know many folks were born and raised here (78% of those we met), or consider San Luis Obispo their home (have lived here for many years). The local Veterans Service Office refers homeless veterans ineligible for other services to us. Regardless of gender, sexual orientation, race, color, creed, past criminal history, or physical disability, we welcome people into our village. They must sign a contract vowing to maintain their sobriety (and protect others’ sobriety) while residing at the village.

BENEFITS PROVIDED BY HOPE’S VILLAGE

A. Benefits for villagers:

- To live in community - not just housing;
- Have a secure and stable home base;
- Continuity (no daytime lock-out or moving between day and night facilities);
- Very low program fees, on a sliding scale according to income (allowing those with no income to live on site as well. We’ll find them a job on site so they can earn money to pay the program fee;
- Legal, safe, warm, clean private housing;
- A place to store their valuables;
- Have a mailing address;
- Sanitary facilities and laundry room;

Nutritious meals and dependable supply of safe drinking water;
Occupational/employment opportunities;
A workspace to develop/utilize skills and to create various micro-enterprises;
Access to a furnished office with a computer and telephone for job searches;
Self-reliance, independence, self-determination, dignity and self-respect;
Couples able to live together;
Fresh start - new beginnings;
Opportunities to contribute to the village and perhaps one day to the local community;
Socialization, camaraderie, and a sense of family and belonging;
Opportunities for personal growth and empowerment;
Opportunities to reach out in support of other local unhoused people in the community, and one day help *them* obtain housing and jobs as well;
Recreational and educational opportunities on site.

B. Benefits for government and taxpayers: • Savings to taxpayers of approximately \$40,000 per person/per year or \$2,000,000 on an annual basis (per HUD);
Cleaner, safer parks, creeks, and other public spaces;
Decreased panhandling - better visual appeal for tourists;
Compact, low-cost, and efficient housing solution;
Serve as a model of sustainable design;
Diminished use of law enforcement services;
Decreased court time/public defenders' time/judge's time;
Decreased incarceration at our local jail/prison (many inmates are unhoused folks);
Decreased number of emergency room visits and hospital stays;
Decreased spread of disease in the community;
SLO can take pride in successfully addressing a recalcitrant societal issue;
Fewer unnecessary deaths of unhoused people living on the streets;
Opportunity for local citizens to participate directly in addressing the issue of homelessness - feel less helpless about inability to resolve the issue;
Foster collaboration in the community between all residents;
Help break down stereotypes on the part of both housed and unhoused;
Hope's Village can be replicated in North & South Counties, the Coast, etc.

V. ORGANIZATIONAL STRUCTURE (please see website for detailed information)

Board of Directors:

Founder & President: Becky Jorgeson
Secretary: Marcella Grunow
Treasurer: Carolyn Huddlestom
Director: Cindy Simenteles
Director: Carol Perez

B. Consultants

Architect: Monique Grejada

Contractor: James Marett

Insurance Broker: Matt Clevenger, Mackey & Mackey Ins.

Insurance Carrier: Nonprofit Insurance Alliance

Realtor: Mike Hansen, Malik Realty

Housing Advisor: Anne Wyatt, former SLO County planner

Joseph Pollon, Tiny House Builder

Paul Worsham, retired military

Visionary: Mark Lakeman, Architect; cofounder of Dignity Village

C. Management Structure

Our working HV Board of Directors has met monthly for the past 12 years, reaching out to the community and planning our sustainable community village by working with other people - inviting them to bring their ideas to our community meetings held each month after our board meetings. While some villages for unhoused people are self-managed, we believe that our help is necessary. Many veterans will be selected to be villagers after being homeless for years (if not decades), and the biggest stress of their lives has been where to sleep and what to eat. We will not expect them to be self-managed at first.

Once our village is up and running, each villager will be part of a village council. They will hold weekly meetings (with a director of the HV Board of Directors present), receive professional training in facilitation and group process, and take turns serving as facilitator and note-taker during meetings. Each villager will be on the village council, will have a vote and a say, and decisions will be made by a simple majority, giving them control and decision-making power in their lives.

The first liaison to the Hope's Village Board will be selected by the Hope's Village Board. We will interview villagers to identify those with the communication and organizational skills to serve as liaison between the Village Council and the Hope's Village Board. He/she will attend regular HV Board Meetings and convey information and requests from the Village Council to our Hope's Village Board of Directors.

D. Management Plan: Safety, security, monitoring and supervision

Three trained live-in resident managers will oversee village operations, and at least one resident manager will be on-site 24/7 as a go-to for villagers in emergencies.

We will interview villagers with experience providing security in other jobs (retired military). These individuals will be trained and well-equipped to protect all residents and will request public medical and safety assistance when necessary.

Our villagers will be required to follow all rules laid out in the admissions contract and be well-versed in them. Each villager will be accepted into the village on a probationary 30-day period to ensure they are a good fit. To remain a villager, they will follow Five Basic Rules and be held accountable for their actions.

VI. RULES AND SECURITY A. Five Basic Rules of the Village

1. No violence to self or others;
2. No theft;
3. No alcohol, weapons, drugs (marijuana, etc.), or paraphernalia on site;
4. No disruptive behavior or continuous drama;
5. Every villager will contribute 10 hours to operating & maintaining the village.

B. Additional Regulations

1. Outstanding warrants will be cleared before applying for residency (Sheriff Parkinson will provide a form for applicants to complete, ensuring villagers have no outstanding warrants here or elsewhere);
2. Any serious issue will be reported to the village manager immediately;
3. Assigned daily chores will be done independently (but followed up on);
4. Clean up will be done after using the bathroom or laundry facilities;
5. All villagers will attend community meeting unless a bona fide prior excuse is obtained;
6. All villagers will sign out on the office board when leaving & sign in upon return;
7. Panhandling by villagers in town or anywhere else is forbidden; villagers are now representatives of Hope's Village.

C. Enforcement of the Rules: There will be a strict policy with regard to any drug or alcohol use or possession in the village. All residents will sign contracts to commit to complete sobriety at all times while they are residents of the village, under penalty of expulsion. There will be a 30-day probationary period for all new or returning villagers. If a resident is found to have breached the village rules, the maximum penalty is expulsion. The Hope's Village Board, in consultation with the Village Council, shall

determine penalties for infractions on a case-by-case basis. (We were taught not to use the words “zero tolerance” - some may fall off the wagon due to a family crisis or death - and we will work with them).

E. Volunteers: Our village model provides that workers, board members, and professionals all be volunteers (except our CPA and Insurance co.) Our CPA files our annual tax return and necessary forms; our architect, attorney, contractor, civil engineer, sheet rockers, painters, concrete workers, framers, solar power workers, etc. will all happily - A COMMUNITY EFFORT!

D. Security: Hope's Village will have an around-the-clock security presence of trained professionals whose duty is to provide for the safety and security of the entire village. Trained security staff will be on site 24/7, 365 days a year. All villagers will receive basic first aid and CPR training and will be equipped with communication devices to call the police or emergency medical services if necessary. Fire detectors shall be in every structure on site, and first aid kits will be in each dwelling, common house, and barn. Every villager will have his/her own cell phone.

A. Initial fundraising: We have launched a formal public fundraising campaign to fund our village's infrastructure as necessary. We are applying for grants from foundations, corporations, private individuals, and other homelessness advocates. We do not apply for government funding.

B. Planning: This has been underway for both site and building designs - we have drafts from our architect of two conceptual sites (if we get raw land) and tiny cabins. Hope's Village will start out small and be constructed in three phases: the first will allow the village to begin functioning at a basic level while housing a small number of individuals;

The second phase will bring the full-scale village model to completion; the third will involve maintenance and ongoing enhancement of the village, including landscaping, etc. *(Lastly, we will demonstrate to other groups and organizations how to build their own villages in other parts of the city and/or county that are in desperate need of housing for chronically homeless veterans and other homeless people as well.)*

C. Phase I Depending on the site, preparation will include grading and leveling of building pads (as necessary) for building of tiny cabins; Construction of solar-powered Common House in village center (1,800 square foot building to include commercial kitchen, dining hall, bathroom, laundry facilities, and office space); this building could be a remodeled manufactured home or other structure such as a remodeled shipping container (which are now serving as tiny homes) - if allowed by Planning;

Initial on-site (or off-site) construction of 120 square foot tiny cabins built to ANSI Code by experienced builders who have volunteered to work side by side with villagers.

D. Phase II Construction of remaining cabins

Construct a 3,000-square-foot barn for a workshop (either an open-ended barn or an enclosed one);

Plant an organic garden (food production for village and community use, and flowers for sale) and Complete landscaping (trees planted around the border of the village site).

E. Phase III: Implement long-term plan of becoming self-supporting (including micro-enterprises/small businesses; an organic garden with produce and flowers, baking (in commercial kitchen), pottery production, sale of arts and crafts made on site, refurbishing furniture, etc. Further maintenance and improvements of buildings and landscaping.

F. Phase IV Duplication - Demonstrate to other organizations how to build more sustainable community villages to house more local chronically homeless people in SLO County (North County, South County, and the Coast). After the successful establishment of the first village, we will share the planning of this process for duplication at another location of greatest need within the county (to be built by another organization - first and foremost for unhoused families).

VIII. FINANCIAL PLAN A. Overview Hope's Village is a California corporation classified as a 501(c)3 public charity organization by the IRS. We seek monetary and in-kind donations to fund infrastructure, site improvements, and construction. The model of Dignity Village in Portland suggests that a combination of donated materials and volunteer labor will keep construction costs to a minimum. **Home Depot** will partner with Hope's Village by supplying materials to build our tiny cabins, delivering materials to the site, and providing volunteer labor. This is the mission of Home Depot:

<https://corporate.homedepot.com/community/honoring-our-veterans>

Cal Poly Construction Management students also built us two tiny cabins. Our community volunteers will work alongside our villagers as they come together to build the cabins. A local contractor (James Marett) will supervise the build. Eventually Hope's Village will become self-sustaining. Possible innovative ways to provide for ongoing village operating expenses include not only the development of micro-enterprises as described above, but also providing services to the community, offering tours of the facility, open houses, and sustainable building/living seminars. Currently, Hope's Village has approximately \$ 83,543 in our Sesloc Federal Credit Union account. We have received donations from over 383 donors so far; two local philanthropists have pledged additional funds as needed. We continue to apply for grants and donations from philanthropic foundations, civic and religious organizations, corporations, and private

donors who share our interest in reducing homelessness. We are asking to *partner* with groups, not just get funding. This will help give people ownership in Hope's Village, not just be donors.

As we review village sites with our architect and contractor, we will develop a budget for the infrastructure and construction costs of the 2,500-square-foot common house and village (depending on the site). We will undertake a second fundraising campaign to complete Phase II of village construction, as outlined in Section VII. During Phase III, we will become self-sufficient through the village's income-generating activities, just as "Community First! Village" has done in Austin, TX. <https://mlf.org/community-first/>.

Revenue Sources include but are not limited to: Foundations; Corporations; Religious organizations; Local community organizations -Elks, Kiwanis, American Legion, Retired Active Men, Veterans Administration, Real Estate Associations, Republican Women, League of Women Voters); Individual donors (many of whom have already donated and choose to remain anonymous; Fundraisers (open houses, concerts/dances, golf tournaments, etc.).

C. Accountability: Controls over cash receipts and disbursements, and financial reporting on a quarterly basis done by our CPA; Annual tax returns prepared by our CPA; independent audits (when donations reach a certain amount conducted by an outside firm; All best practices will be followed.

IV. PROMOTION AND PUBLIC RELATIONS

A. Overview: Since our inception in December 2011, we have held monthly board meetings the first Wednesday of the month at the SLO Salvation Army, followed by open community discussions where we invite the public to join us for coffee and idea sharing. Our president and board members have given 110 informational presentations on Hope's Village, local homelessness, and solutions. People are interested in our novel housing concept and are very supportive.

Accomplishments include: Formed a California corporation and 501(c)(3) public charity with all inherent benefits; have a working board of directors and a devoted team of consultants, partners, endorsers, and dedicated volunteers; our monthly planning meetings were first at the Salvation Army, then at a library in SLO, where we always include people who are currently experiencing homelessness. Regular input from those who are homeless is imperative - we do not assume to know what they need; Adopted by-laws and drew up a detailed business plan, which is revised as needed; developed an informational brochure, Showers of Hope brochure, and RVs for Veterans flier; Developed a schematic conceptual site plan, PowerPoint presentations for various groups, sample cabin plans, a Facebook page, and a website (www.hopesvillageofslo.com). Constructed a model 7' x 11' stick-built "Cabin on Wheels" (licensed as a California

permanent trailer by the DMV) with donations of funding and in-kind materials; all labor was volunteer. This model has served us well in our pursuit of helping educate SLO County about homelessness as well as demonstrating how tiny homes look. Many folks (including our supervisors) had never actually seen one;

Earned the endorsement of SLO County Sheriff Ian Parkinson at our first meeting years ago; SLO City Council, CAPSLO (Community Action Project of SLO), ECHO (El Camino Homeless Organization), SLO Salvation Army, Paso Cares, SLO County Housing Trust Fund, Sandwiches on Sundays, Transitional Food & Shelter, SLO Transitions Mental Health, and several other groups;

Have given 110 informational presentations to government staff, organizations, churches, real estate associations, and clubs; have had individual meetings with SLO County Supervisors, Sheriff Ian Parkinson, then Atascadero Mayor Tom O'Malley, Katcho Achadjian, and SLO Police Chief;

Developed and managed a unique, successful "RVs for Veterans" program and, over the past 10 years, passed out 153 RVs (motor homes, travel trailers, fifth wheels, SUVs, and autos) that have now been passed on to local unhoused veterans and their families and other people suffering homelessness. No money exchanges hands, and no liability is incurred (the SLO Veterans' Service Office & CAPSLO refer veterans to us they cannot help).

We participate and volunteer at local Veteran Stand Down events, enter holiday parades with our Cabin on Wheels, volunteer to ring the bells for the SLO Salvation Army, and volunteer on Hunger Awareness Day for the SLO Co. Food Bank, who partners with us.

Have had numerous articles written about Hope's Village and "RVs for Veterans" and "Saturday Showers" in the Trib, Journal Plus, SLO City News, Women's Press, HopeDance; have been interviewed by KCBX and KVEC radio stations, KSBY and KCOY TV.

We believe there is greater focus today on local homelessness in part due to the efforts of Hope's Village volunteers. We will again approach those who have expressed a desire to help unhoused neighbors in our county to join us in this novel approach to low-cost housing. The community needs to be involved - we just can't continue to spend taxpayer funds on the homeless problem with temporary housing - there are few places to go; the community must be involved at a local level;

Organized two public events at the SLO Library on low-cost housing for unhoused people, one led by Mark Lakeman, architect/activist and co-founder of Dignity Village in Portland, Oregon. Organized a fundraiser at Dr. Zaf Iqbal's home, further showcasing our Cabin on Wheels and educating local folks about homelessness right here in SLO.

We've done extensive research on tiny home living and other successful villages in the U.S. for people suffering homelessness. Arranged a meeting between Sheriff Parkinson and a dozen homeless veterans at Mitchell Park for him to get firsthand knowledge of how they live in SLO. The sheriff has always been very supportive.

We perform outreach in SLO County to many local people who suffer homelessness and are ineligible for (or underserved by) other homeless services. Prado and the SLO Veterans' Service Office refer unhoused people to us whom they cannot assist; we've provided dozens of sleeping bags and tents to folks living by the creek (in an attempt to make their lives more comfortable, sanitary, and humane) until we help more get permanent housing.

Our 12 outreach volunteers provide backpacks, blankets, food, water, resources, information, love, and hope on a daily basis.

We formed an alliance with the Cal Poly "Beyond Shelter" students; presented at their annual Homeless Awareness Week and showcased our "Cabin on Wheels;" spoke at a student forum on homelessness; spoke at the political science class on the Politics of Poverty and Homelessness every fall quarter by invitation of Dr. Jean Williams; presented to Cal Poly construction management and architecture profs, which resulted in their students building us two Cabin on Wheels, which they will do in the future.

Fundraised and purchased a specially built \$37,000 shower trailer for "Showers of Hope." We provided 5,678 showers during the five years we ran the program (rain or shine), utilizing an all-volunteer team - hot private showers, clean clothing, haircuts, breakfast and BBQ each Saturday, hand out no-cook to-go food bags provided by the SLO Food Bank as our guests depart, provide resource info on other homeless services, and loads of love and hope passed out first up on Johnson Avenue, City Hall, and finally at the SLO United Church of Christ on LOVR.

We attend local holiday events (i.e., Memorial Day Weekend Strawberry Festival in AG) to showcase our Cabin on Wheels and educate the community about homelessness, its causes, and its solutions.

Future administrative activities will include website improvement and maintenance, development of new literature and pamphlets, presentations to new groups and businesses in the region, an open house to showcase our program and Cabin on Wheels, and more community activities.

Note: We believe the Central Coast focuses more on homelessness today than it did ten years ago. We believe (and hope) that our county-wide presentations, letters to the editor by our board and volunteers, presentations to city councils, and our board of supervisors have largely been responsible for shifting how we view our homeless people.

Today, unlike the past, every local newspaper and magazine you pick up has something on the subject. Such increased public awareness is the first step toward breaking down stereotypes of some folks who think (a few even say to us) that people who are homeless should “go get a job.” Or “most homeless want to be that way.” Or “They just don’t want to follow the rules.” This awareness and understanding will continue as Hope’s Village pursues the common goal between our board, the villagers, and local businesses - all of whom are excited to come together to build our village - working side by side for the good of all.

X. MAJOR ENDORSERS: Congressman Salud Carbajal (HV president received the 2018 “Woman of the Year” award); Community Foundation of SLO (HV president received 2018 “Humanitarian of the Year” award); ECHO; Goodwill Industries; HSOC; Jordan Cunningham, Assemblyman Paso Cares People's Self-Help Housing; Sister Theresa Harpin (Restorative Partners) , SLO City Council (Councilwoman Andy Pease Volunteered at Showers), Health Department (former CEO Penny Borenstein); SLO County Social Services; SLO Farm Supply; SLO Housing Trust Fund (Jeff Eckles,)SLO Land Conservancy; SLO Police; SLO Salvation Army; Sheriff Ian Parkinson, Smart Share Housing Solutions - HomeShare SLO (Anne Wyatt); Transitional Food & Shelter; Transitions Mental Health (Jill Bolster-White).

XI. DEVELOPMENTAL MILESTONES (completed and future goals)

COMPLETED GOALS

1. Hope’s Village’s Board of Directors formation in January 2012 (five homeless advocates);
2. Incorporation by the State of California in May 2012 and designation by the IRS as a 501(c)(3) public charity in June 2013;
3. Hope’s Village’s Bylaws written and adopted by the Board of Directors;
4. First Business Plan written in 2012 by Anne Wyatt, former planning commission member; revised July 2013, October 2016, July 2019, 2020, and September 2006;

XII. FUTURE GOALS: Set new Capital Campaign goal for Phase I Building; Have site plan completed and approved; secure appropriate permits from SLO Co. Planning; Groundbreaking Phase I site preparation for “barn raising” of common house (if required); Phase I completion;

Phase II construction of remaining cabins; Construction of auxiliary buildings (barn), plant gardens; Completion of landscaping; Completion of Phase II – Village built. XIII.

APPENDIX

1. Professionals volunteering with Hope's Village
2. List of current partners
3. Letters of Endorsements
4. Brochure
5. Conceptual site plan
6. Photos of tiny houses
7. List of U.S. community villages
8. Photos of U.S. community villages

Professionals volunteering with Hope's Village:

Clean & Sober Living: Bull Chaney (Gryphon House/Gateway, Inc.)
Contractor: James E. Marett, General Contractor (J.E. Marett Build & Design);
Designer: Monique Grajeda;
Housing: Jerry Rioux (former SLO Housing Trust Fund);
Insurance Broker: Mackey & Mackey Insurance (Jason Mackey - Morro Bay);
Landscape: Clearwater Color Nursery (Elliott Paulsen);
SLO County Planner: Anne Wyatt (Smart Home Share Solutions);
Realtor: Mike Hansen - MALIK Realty;
RVs for Veterans: Ryan Jorgeson (Founder);
Retired Army (DAV) Veteran Consultants: Paul Worsham & Alan McKean (SLO Veterans Service Collaborative)

Submitted to the Board of Directors: October ___, 20256