



# Hope's Village of SLO

## Business Plan

Revised  
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*Written by Anne Wyatt*  
*Edited by Becky Jorgeson*

## **I. EXECUTIVE SUMMARY**

There is a documented need for very low cost accessible housing throughout San Luis Obispo County. Many existing programs and services (public and private) are attempting to meet this need, yet far too many people (who have little or no income) fall into the widening gap in services. Hope's Village has the capability to meet a portion of this serious need, and to serve as a model for replication at other sites in the county, state, and nation.

The benefit provided to our unhoused neighbors will be, first and foremost, a house. But there are many additional benefits that accompany achieving that simple goal, in addition to the advantages resulting for the community at large. We don't believe that we should continue to throw taxpayers' money at the homelessness issue, and also believe we've become a nation addicted to welfare. The more that's given, the more people learn to take. Thus Hope's Village.

Our organizational structure includes a working board of directors of seven people; in addition, we have several consultants/advisors and when we open the village, a village council and three full-time members of the village to oversee daily operations. The village will be governed by clear rules and regulations with formal provisions for rule enforcement and on-site 24 hour security.

Our operational plan begins with initial fundraising followed by four phases of development and concluding with long-term operations and duplication of the process. When the time is appropriate, we will set up a foundation with the Community Foundation of San Luis Obispo County for Hope's Village to be preserved in perpetuity.

Hope's Village is designated by the IRS as a 501(c)(3) public charity corporation. We are currently seeking donations for start-up funding and materials. Until we become self-supporting, we will raise funds through conventional methods, and have stated business controls (utilizing best practice methods).

We have met with all members of the San Luis Obispo County Board of Supervisors, city council, our assemblyman, the Environmental Health Department, the sheriff, and the police chief. We have given 90+ presentations on homelessness (and how Hope's Village will help house more unhoused folks) to county groups and organizations. We have received numerous printed and electronic media coverage. Many individuals, groups, and businesses are already endorsing our efforts.

In 2018, our founder received California's 24th District Congressional Woman of the Year Award given to her by Salud Carbajal. In 2019, she received the Isabel Ruiz Humanitarian of the Year Award.

This Business Plan will be revised as needed, and as improvements are made; these changes will be made through the action of our board of directors. We are a grassroots organization, a work in progress, and subject to change if we learn something better. Our list of developmental milestones measures our progress; we have made significant advancement toward our goals.

An Appendix with all pertinent documents, illustrations and graphics follows at the end.

## **II. OVERVIEW OF HOPE'S VILLAGE**

### ***A. Concept***

To create a very low cost, self-built sustainable community village through our 501(c)(3) public charity California corporation for previously unhoused veterans and other unhoused local people who consider SLO County their home.

### ***B. Mission Statement***

Working to build a model sustainable community village for unhoused veterans and others on the Central Coast.

### ***C. 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 can have hope in their hearts for a brighter future.

### ***D. The Village Model***

The primary purpose of Hope's Village is to provide community and housing to previously unhoused people, because housing alone will never help reduce homelessness. The village concept implies a secure place to live, work, rest, and meet all basic human needs.

We will have:

- 15-20 tiny cabins on wheels licensed by the DMV as "CA Permanent Trailers;"
- A common house with a commercial kitchen, dining hall, bathrooms and showers, office space, meeting rooms, and laundry facilities;
- A two-sided (or enclosed) barn for building projects, and the creation of micro-enterprises to help support the village;
- An organic garden in which to grow produce and flowers;
- Opportunities for recreation and socialization after work hours.

### ***E. Unique Role in the Community***

We are partially modeled after Dignity Village of Portland, Oregon which has been operating since 1997. Built by residents and local volunteers (including the mayor of Portland), 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 homeless adults, at the low cost of approximately *\$40 per villager per month*.

Hope's Village is an innovative housing model concept for San Luis Obispo County. We seek to fill a unique niche by providing actual tiny cabins on wheels to local unhoused veterans and others unable to afford any housing in San Luis Obispo County. We plan to work in cooperation with local service providers (as we have been doing for the past six years) and complement their efforts to reach out and give our diverse unhoused people a hand up, not a hand out.

Hope's Village will serve as a successful model that can be replicated anywhere; in other parts of the county, state, and country. It will strengthen our county's role as a leader in the nation, pioneering an effective and sustainable alternative to the current increasing problem of homelessness.

**USE:** Presently 2-3 acres are available on Ag-zoned land at 11245 Los Osos Valley Road at a 10 acre commercial nursery farm; four of the tiny cabins on wheels are needed to house some of Elliott and Megan Paulsen's farm laborers. At least another 1-2 acres of land will be available in the future. We intend to start out small with 10-15 tiny cabins on the available 3 acres.

## **III. NEEDS ANALYSIS**

### ***A. Overview:***

According to CAPSLO (Community Action Partnership in San Luis Obispo) between 2,500 and 4,000 people in San Luis Obispo County are homeless on any given night in our county with the majority right here in SLO. There are 100 beds now available at 40 Prado Road in SLO. Some people are turned away simply for lack of space, while others are excluded due to mental illness and acting out in their inability to follow the rules, time-limits on length of stay, etc.

A small minority of those without access to shelters can stay temporarily at a motel or friend's house, but many have no option but to sleep in a vehicle or outdoors (behind bushes, under bridges, or wherever they can hide, in an attempt to avoid law enforcement and being cited for illegal lodging).

These members of our community, many born and raised here, lack dependable access to basic human needs - physical safety, food, water, toilet facilities, showers, laundry facilities, and protection from inclement weather. Most of all they lack *community*.

There are needless deaths among homeless people during the winter due to exposure to the elements by those sleeping out doors due to lack of shelter, let alone housing. So many local unhoused residents are desperate for housing and have expressed interest in helping to build and reside at Hope's Village of SLO - and we have 61 volunteers signed up to build when our permit is obtained.

### ***B. Existing programs providing shelter/housing in SLO County***

Hope's Village is not intended to replace or compete with existing homeless services in SLO County. Various simultaneous approaches are required to meet the wide variety of needs of local unhoused people.

The providers listed below offer an array of assistance programs that are vital in serving our unhoused people. However, they do not have all the needed resources to serve the county's entire unhoused population. Additionally, services are not available to individuals who do not meet the eligibility requirements of current providers.

40 Prado provides up to 100 eligible clients with bathrooms, showers, laundry facilities, local phone usage, small lockers, and a children's playroom. Lunch is provided and served daily.

El Camino Homeless Organization (ECHO) in Atascadero provides 31 beds and is open nightly from 5:00 PM until 7:30 in the morning. Priority is given to the elderly and families with children.

SLO Safe Parking Program located at 40 Prado allows eligible individuals (those enrolled in case management and who agree to have a portion of their monthly income managed for them) to sleep in their vehicles.

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

Transitional Food & Shelter provides temporary housing by way of motel vouchers for those experiencing health problems (when funding is available).

### ***C. The SLO County 10-Year Plan to End Homelessness***

The SLO County 10-Year Plan to End Homelessness was prepared in 2008 by county and city elected officials and staff and a wide array of other participants.

The plan includes:

“Action Step 1.1.4: Explore creative new housing models for homeless people. Conduct an annual review of best practices, emerging models, and new concepts in housing design, particularly in use with homeless people...re-invent housing models to be smaller, less costly, to foster communal living, and meet what homeless people want. Explore Green-building models...concrete performance measures should be established for all interim housing programs, such as fostering self-sufficiency; increasing housing stability; developing or strengthening a community support network of friends and family; and improving education, employment, and community participation.”

There is no truly affordable housing in SLO for those with little or no income and Hope’s Village is precisely the type of innovative, sustainable, community-oriented project called for by Action Step 1.1.4 of the Plan to End Homelessness. It is a promising citizen-initiated approach to help SLO County meet its goals. In addition, Hope’s Village realizes there are folks out there who will never be self-sufficient - never work a 9 to 5, or have the ability to own a home or pay rent. These are the folks we work with - those who fall 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, temporary or permanent housing for local unhoused veterans and others who are underserved or ineligible for services of other existing providers. No other local organization is currently operating a program like ours.

Hope’s Village can help San Luis Obispo County achieve the goals of its Ten-Year Plan to End Homelessness by providing housing solutions for a segment of the local unhoused population with little or no income. We invite collaboration and input from other local community members and groups interested in affordable housing.

Hope’s Village will be a model of affordable, community-oriented, and eco-friendly housing for our modern era. The 15 tiny cabins on wheels we will begin with will be solar-powered and built of natural and recycled materials for a lighter environmental footprint. Shared use of a central common house will help conserve resources and lower the cost of utilities. The village design will help foster civic participation, shared responsibility, and allow the villagers a feeling of “ownership” even though they will not own their tiny cabin on wheels.

Not only will Hope’s Village quickly produce tangible results in meeting a desperate need for very low cost housing in SLO County, it will also help raise public awareness about homelessness, reduce stereotypes, and create bridges between members of the local community. Additionally, it 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 and stable housing provided by Hope's Village will help villagers improve their self image, utilize their current skills to share with others, and develop new skills - with the help of community volunteers. We currently have over 60 volunteers ready and willing to help build our village.

Our village model is more than a solution to the housing crisis. In the face of rising oil prices, population growth, loss of farmland, and the isolation of suburban sprawl, it is a promising and viable option for today's society at large.

Hope's Village will once again put SLO on the map by enabling San Luis Obispo County to act as a leader in the state, nation and the world by pioneering both an effective response to a segment of our homeless population and a model for sustainable housing design within urban communities.

#### ***E. Population to be targeted and served***

Our targeted population is local unhoused veterans and others who were born and raised here, or consider San Luis Obispo their home and those veterans ineligible for other homeless services. We will also be housing four farm workers who work for Clearwater Color Nursery.

Regardless of gender, sexual orientation, race, color, creed, past criminal history, or physical disability, our villager must agree to be and stay clean and sober, and vow to maintain that sobriety while residing at the village as well as following five simple rules.

### **IV. BENEFITS PROVIDED BY HOPE'S VILLAGE**

#### **A. Benefits to villagers:**

- To live in community - not just housing
- A secure and stable home base
- Continuity (no daytime lock-out or moving between day and night facilities)
- Very low program fees, on sliding scale according to income (allowing those with no income to live on site as well. Those not working off site will be given a job on site to enable them to earn their program fee)
- Legal, safe, and clean housing
- A place to store their valuables (and have a mailing address)
- Sanitary facilities and laundry room
- Nutritious meals and dependable supply of safe drinking water
- Privacy
- Occupational/employment opportunities

- A workspace to develop/utilize skills and to create micro-enterprises
- Access to a furnished office with computer and telephone for job searches
- Self-reliance, independence, and self determination
- Couples able to live together
- New beginning for those who have paid their dues for past issues
- Opportunities to contribute to the village and local community (there is *so much talent* not being used on the streets)
- Socialization, camaraderie, and a sense of family and belonging
- Dignity and self-esteem
- Opportunities for personal growth and empowerment
- Opportunities to reach out in support of other local unhoused people
- Recreational and educational opportunities
- And hope in their hearts for a brighter tomorrow.

***B. Benefits to government and taxpayers:***

- Savings to taxpayers of approximately \$40,000 per person/per year (per HUD)
- Help achieve SLO County's 10-Year Plan to End Homelessness
- Cleaner and safer parks, creeks, and other public spaces
- Fewer unhoused citizens
- Decreased panhandling - better visual for tourists downtown
- 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
- Decreased number of emergency room visits and hospital stays
- Decrease the spread of disease in our community with regular showers
- SLO can take civic 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 to addressing the issue of homelessness - feel less helpless about their inability to assist with the issue
- Foster collaboration in community between all residents
- Help break down stereotypes on part of both housed and unhoused
- Can be replicated at other locations

*Note: SLO County's 10-Year Plan to End Homelessness shows that public service dependence (such as for police, emergency room, and jail time drops significantly as unhoused persons get into comfortable and safe housing. In one study, cited in Governing, September 2011, annual costs of emergency room visits alone decreased from over \$28,000 per person to just over \$6,000 per person when unhoused individuals had homes.*



## V. ORGANIZATIONAL STRUCTURE

### A. Board of Directors and Officers

President: Becky Jorgeson, M.A.	Former Cal Poly budget analyst and advisor; assistant to VP of Admissions (17 yrs); legal assistant (15 ys); outreach & homeless advocate (10 yrs)
Vice President: Bull Chaney	Founder and CEO of Gryphon Society/ Gatehouse, Inc. - runs six clean and sober living homes in SLO County
Secretary: Joe Olinde	US Army veteran/homeless advocate
Treasurer: Sandra Azevedo	In Customer Service for 30 yrs
Director: Carley Creath	Showers of Hope Manager, previous owner of landscaping business
Director: Paul Andreano	Environmental Biologist, current Cal Trans staff
Director: Marcie Grunow	Businesswoman; now dedicated to homeless outreach
<i>Liaison for Village Council who will report to Board:</i>	<i>Position to be filled upon opening</i>

### B. Consultants

Accountant	Kristjian Cindrich, CPA
Architect	Thom Brajkovich, Paragon Designs
Bookkeeper	Kristen Fischer
Builder	James Marett
Jesse Brooks	Carpenters' Local Union 805
Insurance Co.	Matt Clevenger, Mackey & Mackey Ins., Inc.
Real Estate Agent	Jeffrey Prostovich, Realtor
Special Advisors	Anne Wyatt, former SLO County planner
Veteran Consultant	Paul Worsham
Visionary	Mark Lakeman, Architect; co-founder/Dignity Vill.

### ***C. Management Structure***

Our seven member working board of directors has been meeting monthly for the past six years at the SLO Salvation Army. We have been reaching out to the community and planning our sustainable community village by partnering with others in the community and inviting all to bring their ideas to our community meetings held after our board meetings.

Once our village is up and running successfully, we will include each villager in a village council - they will hold weekly meetings with mandatory attendance by all villagers and include one member from our board of directors. All villagers will receive professional training in facilitation and group process, and will take turns (with oversight by the liaison to the board) serving as facilitator and providing note-taking during meetings. Each villager will have a vote and a say, and decisions will be made by simple majority.

The liaison to the board will attend our board meetings, and will be responsible for conveying information and requests from the village council to the board of directors.

### ***D. Management Plan***

#### **Safety, security, monitoring and supervision**

Three trained live-in on-site resident managers will oversee village operations at all times and at least one resident manager will be present on-site at all times as a go-to for villagers in instances of any issue or emergency. Round the clock security will be composed of retired law enforcement officers, firemen, or on-site veterans. These individuals will be trained and equipped to protect all village residents, and will request public medical and safety assistance when necessary. Since our proposed site is five miles from Foothill Blvd., emergency medical and fire truck assistance is minutes away.

**Note:** In the 18 months we've been operating our mobile shower program at the United Church of Christ at 11245 LOVR in SLO every Saturday morning, we have had *no* life-threatening issues. One time, one man was arrested for drunk in public - he's our problem child.

We've had to ask a few people to leave because of the drama they brought onto the parking lot, but that's it. These unhoused people are from all over the county who come together for a hot shower, clean clothing and a meal on a Saturday morning, and believe me, we get all kinds.

We have a previously homeless woman who runs the shower program and she is excellent at what she does. She's firm but kind. She can diffuse any situation in a moment. She knows our guests by name and they respect and admire her. (She also has

a retired engineer, contractor and teacher - all men - right behind her for support. But needed rarely...)

**Onsite aesthetics at 11245 LOVR:** There is one next door neighbor close by (Jill Bolster-White who works with our mentally challenged folks in SLO. She has supported our shower program and know she will support our tiny village as well.

There are three neighbors up the road who share the Paulsen's driveway. Even though our tiny home village will be beautiful, Mr. Paulsen would like to plant large trees or bushes to give privacy to those going by on LOVR and to the neighbors who have access to the road (alongside his property line on south side) up to their homes in the hills behind his house. Our villagers will provide the labor.

All villagers will be well versed in these rules and be cognizant of the fact that they are neighbors not only to Mr. & Mrs. Paulsen, but also to the closest neighbor next door.

**Liability concern:** Mackey & Mackey Insurance has provided us with complete coverage for many years running; first for our board, then the shower program, and soon for our villagers and volunteers. We will also provide the Paulsen's with a formal contract addressing all rules, regulations and concerns - and hold them harmless from any and all liability.

**Utilities:** Clearwater Color Nursery have the ability to provide electricity and water for Hope's Village. We will continue to have Honey Huts from Cambria remove our sewer water (as they have done for years) from our mobile shower trailer that will serve our villagers until we build our own common house (there are no utilities at all in our tiny cabins.)

Management plans to build a common house (which could be smaller than earlier envisioned - even set up in a sea train as they're using all over the country as tiny homes and offices). They are beautiful when remodeled and will include a commercial kitchen, toilets, showers, and laundry facilities. We have a tiny cabin on wheels that will serve as our office.

Currently management has no plans to utilize propane - our common house will utilize solar power as much as possible with electricity from Clearwater as a backup.

### ***E. Volunteers***

At this point in time, our village model provides that all workers, board members, and professionals be volunteers (the only paid person is our bookkeeper). Kris Cindrich, our CPA, files our taxes on a pro bono basis. Our shower workers, architect, planner, contractor, engineer, sheet rockers, painters, and solar power workers are all volunteers.

Clearwater Color Nursery owner Elliott Paulsen may elect to hire some of our villagers to work in his on-site wholesale nursery.

## ***VI. RULES AND SECURITY***

### ***A. Five Basic Rules of the Village***

1. No violence to self or others;
2. No theft;
3. No possession of alcohol, weapons, illegal drugs (or marijuana), or drug paraphernalia on site or within a five mile radius;
4. No disruptive behavior or continuous drama;
5. Every villager must contribute to the operation & maintenance of the village a set numbers of hour each week.

### ***B. Additional Regulations***

1. Outstanding warrants must be cleared prior to application for residency (Sheriff Ian Parkinson is having his staff work on a form to be completed by applicants ensuring we are not harboring any fugitives from the law);
2. Any serious issue will be reported to the village manager immediately;
3. Assigned daily chores will be done conducted independently (but followed up on);
4. Thorough clean up will be done after using the bathroom or laundry facilities;
5. All villagers will attend every community meeting unless a prior excuse is obtained;
6. All villagers will sign out on office board when leaving/sign in upon return;
7. Panhandling in town is forbidden; residents are 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 or within a five mile radius. Upon obtaining clearance to join the village, all villagers will sign contracts to commit to complete sobriety at all times while they are residents of the village on 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 rules of the village, the maximum penalty is expulsion. The Board, in consultation with the Village Council, shall determine penalties for infractions on a case-by-case basis.

### ***D. Security***

Hope's Village will have an around the clock security presence of trained people whose duty is to provide for the safety and security of the entire village. There will be trained security staff on site 24/7.

All villagers will receive basic training in first aid and CPR and shall be trained and equipped with communication devices to call for police or emergency medical services if and when needed. Fire detectors shall be installed in every structure on site, and first aid kits will be part of each tiny cabin, common house, barn and any other structures. (And when the Big One hits, we'll be ready!)

## **VII. OPERATIONAL PLAN**

### **A. Initial fundraising and outreach**

Hope's Village is classified by the IRS as a 501(c)3 public charity and California corporation. We have embarked on an initial fundraising campaign for start-up funds and to assist in the necessary infrastructure of our village. The potential site is located at 2335 Jacaranda, Los Osos will be leased at a low monthly fee from owners Elliott and Megan Paulsen.

### **B. Planning**

Planning has been underway for both site and building designs - we have drafts from our architect of both conceptual sites and tiny cabins on wheels. Hope's Village will 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, and the third will involve maintenance and ongoing enhancement of the village including landscaping, etc.

### **C. Phase I**

- Site preparation will include regrading of current single lane road along front of property by owner so that any villagers with vehicles (there are very few) will have a place to park their vehicle up top and out of sight of LOVR;
- Leveling building pads (as needed) to build tiny cabins on wheels;
- Construction of Common House in village center (to include kitchen, dining hall, bathroom and laundry facilities, and office space);
- Initial cabin construction (estimated 5 units to begin with).

### **D. Phase II**

- Construction of remaining cabins (estimated 10-15 units)
- Construct barn/work shop

- Plant vegetable garden (food production for village use, and for possible selling at produce stand)
- Complete all landscaping (trees planted on border of site).

### **E. Phase III**

- Implement long-term plan of becoming self-supporting (including micro enterprises such as produce and flower production; baking, pottery production, sale of arts and crafts made on site, refurbishing furniture, etc.
- Further maintenance of buildings and landscaping
- Ongoing refinement and improvements to the village and site.

### **F. Phase IV:**

Duplication (assisting other organizations to house more local homeless people in SLO County; needed in North County, South County, and the Coast. After the successful establishment of the first Hope's Village, Phase IV will include planning and duplication of this process at another location of greatest need within the county (*by another organization*). Our goal is to help other groups replicate this village concept in as many places as necessary to meet the needs of local unhoused residents who have little or no income.

## **VIII. FINANCIAL PLAN**

### **A. Overview**

Hope's Village is a California corporation classified as a 501(c)3 organization by the IRS. We are actively seeking both monetary and in-kind donations to fund start-up costs, including site improvement 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, which is exactly what we have.

Home Depot is partnering with Hope's Village and supplying all materials necessary to build our tiny cabins on wheels, will deliver materials to the site, and provide volunteer labor as well. This is their mission - to help veterans.

In addition, the Carpenter's Local Union 805 has offered to build as many tiny cabins as needed. We will have our 60+ community volunteers work right along side the villagers as they work together to construct tiny cabins on wheels.

Eventually we 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 by providing services to the community, offering tours of the facility, and sustainable building/living seminars.

We currently have over \$50,000 in our Sesloc Federal Credit Union campaign fund. We have received donations from over 120 donors thus far; some as far away as New York. We intend to raise funds from foundations, religious organizations, community groups, and private donors who have a common interest in reducing homelessness. We are also applying for grants from charitable corporations.

Our initial capital campaign goal is \$500,000. This will provide for site infrastructure, improvements and Phase I construction - the village's common house and initial five cabins. We will undertake a second fundraising campaign to complete Phase II of village construction, as outlined in Section VII.

During Phase III we expect to become self-sufficient through the village's income-generating activities.

## **B. Revenue Sources**

- Religious organizations;
- Individual donors;
- Community organizations, foundation and corporate grants;
- Fundraisers (open houses, concerts, golf tournaments, etc.).

## **C. Accountability**

- Controls over cash receipts;
- Controls over cash disbursements;
- Financial reporting on a quarterly basis;
- Annual tax returns prepared by Kris Cindrich, our pro bono CPA;
- And annual independent audits conducted by an outside firm when necessary.

## **IX. 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 beginning at 9:00am, followed by open community discussions at 10:00am where we invite the public to join us for coffee and idea sharing. We have already presented to approximately 90 organizations

and clubs; local and state governmental officers (including individual conversations or meetings with all SLO County Supervisors), SLO City Council, Congressman Salud Carbajal (founder and president Becky Jorgeson was voted as one of the five Congressional Women of the year in 2018), Sheriff Ian Parkinson, SLO Chief of Police Deanna Cantrell, a general meeting of all SLO County mayors, SLO County Office of Education leader James Brescia, several churches and their leaders, Cal Poly and Cuesta College student groups, other homeless service agencies including CAPSLO, HSOC (Homeless Services Oversight Committee), EBAC (Estero Bay Assistance Committee), ECHO (El Camino Homeless Organization), staff at SLO County Building and Planning, general services, environmental health department; Laurel Weir and the Homeless Services Oversight Council; Lee Collins from Social Services, etc. We present at city council and county board of supervisor meetings keeping all elected officials apprised of our status. All are supportive.

**Accomplishments include:**

Formed a California corporation and 501(c)(3) public charity with all inherent benefits; have five member working board of directors and a devoted team of consultants, endorsers and volunteers; our monthly planning meetings at the Salvation Army always include people who are currently experiencing homelessness themselves;

Adopted by-laws and a detailed business plan, which is revised as needed; developed an informational brochure, and Showers of Hope brochure;

Developed a schematic conceptual site plan, a brochure, Power Point presentations, sample cabin plans, a Facebook page, and a website ([www.hopesvillageofslo.com](http://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 the public in SLO County about homelessness as well as showing how tiny homes will look. Some folks have never been inside one.

Gained the endorsement of SLO County Sheriff Ian Parkinson at our very first meeting six years ago; Mayor Heidi Harmon and 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 others.

Have given 90+ informational presentations to government staff, organizations, churches and clubs; have had individual meetings with SLO County Supervisors, Sheriff Ian Parkinson, Atascadero Mayor Tom O'Malley, Katcho Achadjian and SLO Police Chief; Developed and managed successful "RVs for Veterans" program for past five years; 85 RVs (motor homes, travel trailers and fifth wheels) have now been passed on to local



unhoused veterans and others. No money exchanges hands, and no liability is incurred (the SLO Veterans' Service Office and CAPSLO refers veterans to us they cannot help); we participate and volunteer at local Veteran's Stand Down events, enter holiday parades with our Cabin on Wheels, and volunteer to ring the bells for the SLO Salvation Army.

Have had numerous articles written about Hope's Village and "RVs for Veterans" 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 our efforts.

Expanded our community outreach to high profile individuals, religious organizations, and community groups. We will again approach those who have expressed to us their desire to give a hand up to unhoused neighbors in our county to join with us in this novel approach to *very* low cost housing. The community needs to be involved - we just can't continue to throw tax-payers funds at the homeless problem - it will never be enough.

Organized two public events at the SLO Library on very low cost housing for unhoused people led by Mark Lakeman, architect/activist and co-founder of Dignity Village in Portland, Oregon.

We've done extensive research on tiny home living and 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 first hand knowledge on how they live in SLO. He is very supportive.

Perform outreach in SLO County to many locals who are homeless and ineligible for (or underserved by) other homeless services. Prado and the local veterans' service office refers unhoused people to us who they cannot assist; we provide tents, backpacks, sleeping bags, blankets, food, etc. in an attempt to make their lives a bit easier until we help get more folks into housing;

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; speak to 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 may do *each quarter!*

Fundraised and purchased a specially built \$37,000 shower trailer for "Showers of Hope" - in existence for 18 months we've already had over 2,200 showers taken utilizing an all volunteer team. Hot private showers, clean clothing, haircuts, BBQ each and every Saturday, hand out no-cook to-go food bags as our guests depart, provide resource info on other homeless services, and loads of love and hope passed out every Saturday at a local church.

Attend local Veteran's Stand Downs and other events (am taking our Cabin on Wheels to Cambria for Earth Day this Easter Sunday for show and tell).

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 activities in the community.

*Note: There is much greater focus on the Central Coast regarding homelessness today as compared to six years ago. We believe (and hope) that our county-wide presentations, letters to the editor by our board and volunteers, and our outreach to unhoused veterans and others have been largely responsible for bringing about a shift in the way our community views and now works hard to reduce homelessness.*

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 (and say to us) that people who are homeless should "go get a job." Or "most homeless want to be that way." Huge misconceptions.

This awareness and understanding will continue as we pursue the common goal between our board, the villagers, local businesses and the team of 60+ community volunteers on our list - all of whom are excited to come together to build Hope's Village - working side by side, for the good of all.

#### **MAJOR ENDORSERS:**

CAPSLO

Community Foundation of San Luis Obispo

Congressman Salud Carbajal

ECHO

Goodwill Industries

Jordan Cunningham, Assemblyman

Paso Cares

People's Self-Help Housing

Sandwiches on Sundays

Sister Theresa Harpin of Restorative Partners

SLO Co. Health Department

SLO County Social Services

SLO Farm Supply

SLO Housing Trust Fund

SLO Food Bank

SLO Land Conservancy

SLO Mayor Heidi Harmon

SLO Police Chief Deanna Cantrell  
SLO Salvation Army  
Sheriff Ian Parkinson  
Transitional Food & Shelter  
Transitions Mental Health

## **XI. DEVELOPMENTAL MILESTONES**

1. Board of Directors formation in January 2012 (seven local 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. Bylaws written and adopted by the Board of Directors (revised as needed);
4. First Business Plan written in 2012 by former SLO County Planner Anne Wyatt; revised July 2013, August 2014, October, 2016 and April 22 2019;
5. Capital Campaign goal set for \$500,000 for Phase I Building;
6. Secure appropriate permits from SLO County Planning;
7. Have site planning completed and approved;
8. Groundbreaking Phase I site preparation for common house;
9. Phase I completion;
10. Phase II construction of homes;
11. Construction of auxiliary buildings (barn), gardens, grounds;
12. Completion of landscaping;
13. Completion of Phase II – Village completion.

## **XII. REVISION OF THIS PLAN**

Our Business Plan shall be reviewed and revised at regular intervals by our board members. Proposed changes shall be placed on the Board's agenda for review and discussion at regularly scheduled meetings. Changes shall be approved by a two-thirds majority of the Board.

### **XIII. APPENDIX**

- i. By-laws
- ii. Brochure
- iii. Power Point presentation
- iv. Website
- v. Conceptual site plan
- vi. Photos and plans of tiny cabins
- vii. Photos of some of our unhoused veterans (for your eyes only).