



WARRIOR VILLAGE PROJECT

The Bugle: Vol 1, Issue 3, November 2019

www.WarriorVillageProject.com

PROGRESS REPORT

It was another great month for our Project!

The business community continued to step forward to support our students and our veterans:

- [Boral Steel](#) committed roofing materials for our first two cottages.
- [The Home Depot Foundation](#) awarded us a \$5,000 Community Impact Grant.
- [Johnson Level](#) gave us tools for our students to use to build our cottages.
- The [Weyerhaeuser Giving Fund](#) gave us a \$5,000 grant.

On October 29, the Planning & Development Services (DPS) department of the County of San Diego agreed to review our plans and perform inspections of our cottages on the [San Marcos High School](#) campus.

We hosted a Warrior Village Project Open House at San Marcos High School on November 1. The attendees witnessed [the raising of the first wall on our first cottage](#), a momentous milestone for our project.

[Wounded Warrior Homes](#) provides transitional housing and re-integrative services to post 9/11 veterans with Traumatic Brain Injury (TBI) and/or Post Traumatic Stress (PTSD). We are discussing installing a cottage at one of their homes.

On November 12, [California West Communities](#) hosted our students on a tour of an active construction site at the [Skyhaus at Rancho Tesoro](#) development in San Marcos.

11 September 2019



[Boral Steel](#) donated roofing products for two cottages.

[See more](#)

8 October 2019



[The Home Depot Foundation](#) donated a \$5,000 gift card.

[See more](#)

11 October 2019



[Johnson Level](#) donated new tools for our students.

[See more](#)

30 October 2019



The [Weyerhaeuser Giving Fund](#) awarded us a \$5,000 grant.

[See more](#)

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FUTURE EVENTS

Visit our new Website:

WarriorVillageProject.com.

VIP PROFILE: Michael McSweeney Building Industry Association of San Diego County Sr. Public Policy Advisor

The Warrior Village Project is a collaboration of building industry trade groups, nonprofits serving veterans, high schools and community colleges, and business sponsors working together to *provide affordable, permanent housing for homeless veterans while training the next generation of homebuilders.*

One of the individuals working to make the Warrior Village Project a success is [Michael \(Mike\) McSweeney](#). Mike's 'day job' is Senior Public Policy Advisor for the [Building Industry Association of San Diego County](#) (BIA), where he represents the interests of 700 member companies and their 40,000 employees on public policy issues which affect their businesses and livelihoods. But, on Thursday mornings, he steps into a phone booth at San Marcos High School, sheds his suit, and emerges in his work clothes and tool belt to help our students build cottages. Mike is passionate about the building industry and the future of our students.

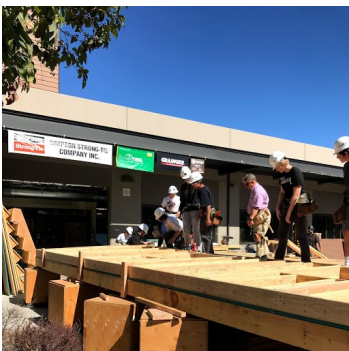
Mike moved from Cleveland to San Diego in 1984. He has been a licensed general contractor in California for 33 years and joined the BIA in 2011. Mike has been an active community volunteer in the political and non-profit arenas. In 1990, Mike joined the Board of Directors of Developmental Services Continuum (DSC), a local service provider that operated group homes for children and adults with developmental disabilities. Mike led the Board to reorganize their finances and over the next 3 years, without any funding increases, paid off their debts and put the organization on a path towards financial sustainability. Today DSC operates 5 group homes, offers a day program for adults and owns all of the homes they operate. Mike continues his service to DSC as an advisor to their facilities committee.

Mike was appointed by Governor Wilson to serve on the Area Board 13, which is responsible for reviewing the local Regional Center, the clearing house for all services related to the area's developmentally disabled population. He was also appointed and served on the Selective Service Board (draft board) for almost 20 years. In 2013, Mike joined the Board of Directors of the Southern California Housing Collaborative (SCHC). He was elected Chairman at his first meeting, and has worked until 2016 to expand the Board membership while continuing the Board's mission of locating housing opportunities for persons with developmental disabilities.

In 2015 Mike accepted a *Ruby Award* from the San Diego Housing Federation for his work on Independence Point, the first affordable housing project built in San Diego County with housing set aside for persons, or families of a person, with a developmental disability. Recently he joined the Advisory Board of Border Communities Capital Company, LLC which helps secure financing for projects in economically disadvantaged communities using new market tax credits.

Mike's involvement in his local community for over 20 years includes being a founding member of the Del Cerro Action Council (a local community council dedicated to providing an avenue for citizen involvement in their neighborhood), and almost 20 years' service with Navajo Community Planners Inc., the local City of San Diego Planning Review organization. He also serves on the Grantville Stakeholders Committee, charged with providing input to the City of San Diego on the Grantville Redevelopment District.

After reading this, did you say to yourself: "Whew, does Mike have any time to sleep?" We don't know, but we thank Mike for finding the time to help the Warrior Village Project succeed!



SCHOOL UPDATE: Careers In Construction Colorado

We have received inquiries from high schools in San Diego, Orange, Riverside and Sacramento Counties that are interested in building cottages for the Warrior Village Project. There is great interest in expanding Career Technical Education (CTE) offerings in high schools to include curriculums in building and construction trades, with the hands-on experience of building real homes.

Year One of the Warrior Village Project is our 'Proof of Concept', to demonstrate that we can build cottages in CTE classes on high school campuses and install them on home sites as permanent dwellings. While our focus in Year One is to make sure that our program at [San Marcos High School \(SMHS\)](#) is a success, we have an eye toward the expansion of our program to [North County Trade Tech High School](#) in Year Two. We are also looking to the future when we hope to expand our program to other schools in San Diego County, and eventually across the State.

We are 'learning by doing' at SMHS. We are also striving to learn from the experiences of other programs that have similar goals. Others have attempted to do something similar to what we are doing, but we have found none that have succeeded on the scale we envision. One program that has enjoyed early success is the [Careers In Construction \(CIC\)](#) program in Colorado Springs, CO.

The Careers in Construction (CIC) program was created in 2015 in partnership with the Associated General Contractors (AGC) - Colorado to address the workforce shortage and dropout rates, originally in El Paso County, Colorado, and eventually around the state, by putting skilled vocational education back in high schools. The role of the committee was as program facilitators - the industry provides support, funding and employment opportunities while allowing teachers to teach. CIC is similar to our Building Industry Technology Academy (BITA) program, although CIC is based on the [Pre-Apprenticeship Certificate Training \(PACT\)](#) curriculum offered by the [Home Builders Institute \(HBI\)](#).

Due to the tremendous program growth, in 2019, in partnership with the AGC, Careers in Construction Colorado (CICC), a 501(c)(3) nonprofit organization was formed. CICC serves as the governing entity of the CIC program. In order to ensure the financial sustainability of the Careers in Construction Colorado program, the Workforce Development Committee of the [Housing & Building Association of Colorado Springs \(HBA\)](#) developed the [Home Build Program](#). Students will construct a modular home on school district property. The home will be owned by Careers in Construction Colorado (CICC). Proceeds from the sale of the completed home will be reinvested in the Careers in Construction program, assuring visibility, viability and sustainability.

Schools having an established CIC program may undertake a Home Build Project. Twenty-two Colorado high schools are currently participating in the CIC program, and one school started building a 1,200 sq ft modular Home Build Program home in the spring of 2019. These students will use the skills they have learned in their classroom settings: carpentry, plumbing, electrical and OSHA 10 safety. Industry professionals will provide on-site support. The Pikes Peak Regional Building Department will provide inspections, education and career pathway opportunities. CIC will manage the program. Does this sound familiar?

On 18 November HBA and CICC staff and Wakefield School District 3 teachers hosted me on a visit to Colorado Springs. I requested the visit so that I could learn from their experiences in establishing, managing, and growing their Careers In Construction and Home Build Program.

In addition to answering a lot of questions, my hosts gave me a deluxe tour of the [MiLL National Training Center](#) on the [Peyton/Widefield Vocational Education Campus](#) and their Home Build Program site. I learned a great deal from our friends in Colorado, and I am very grateful for their hospitality. As they say, no good deed goes unpunished; I will be asking them more questions in the future!



CONSTRUCTION UPDATE

We hosted a Warrior Village Project Open House at San Marcos High School on November 1. The attendees witnessed the raising of the first wall on one of the two cottages our students are building. Our students worked diligently to complete the wall framing before their one-week Thanksgiving break. But, a few days of rain before the holiday slowed their progress. Another lesson learned!



Year One of the Warrior Village Project is our 'Proof of Concept', to demonstrate that we can build cottages on high school campuses and install them as permanent dwellings. We are still working to find installation sites for our first two cottages. Next year, after we have proven ourselves, we hope to build cottages to order, knowing where they will be installed before we start construction.

On November 12, David Warren and Adam Chapp of [California West Communities](#) hosted us on a tour of the construction site at the [Skyhaus at Rancho Tesoro](#) development in San Marcos. This is the first of several field trips planned for our students this year, and it was a great learning experience for all of us. Thanks gents!

In the September edition of our Newsletter, we reported that we would be building our cottages under the State's Factory-built Housing Program, with design review and inspections performed by a Third-party Agency. We are happy to report that, instead, the County of San Diego Department of [Planning & Development Services](#) (DPS) has agreed to review our plans and perform inspections of our cottages on campus.

DPS is enthusiastic about our program and is helping us to succeed. With DPS providing oversight, we will avoid the expenses of setting up a "factory" under the Factory-built housing program, and we can take full advantage of fee waivers that the County is offering for [Accessory Dwelling Units](#) (ADUs, or 'Granny Flats'), lowering our overall Project costs.

However, with DPS performing the design review and quality assurance functions, we will be limited to installing our cottages within DPS' jurisdiction, the unincorporated areas of San Diego County. Although we have not yet found home sites for our cottages, we are confident that we will. Thanks DPS for supporting our veterans and our students!



PARTNERS

The Warrior Village Project is a community effort. It is a collaboration of building industry trade groups, nonprofits serving veterans, high schools and community colleges, business and private donors, and private citizens working together to **provide affordable, permanent housing for homeless veterans while training the next generation of homebuilders**. Each of the organizations contributing to the Project is providing expertise and resources consistent with its unique capabilities and the mission of its organization. Our Industry, Non-Profit, and School Partners include:

Industry Partners



The [California Homebuilding Foundation](#) (CHF) provides the Building Industry Technology Academy (BITA) curriculum and grants to participating high schools. CHF recruits industry support for schools and facilitates interaction with program sites and local industry.



The [Building Industry Association of San Diego County](#) (BIA) and its individual members are supporting the Warrior Village Project by providing instructional support for the Building Industry Technology Curriculum program and contributing tools and construction materials to our participating schools.

Non-profit Partners



[The San Marcos Promise](#) (TSMP) is the fiscal sponsor for the Warrior Village Project at San Marcos High School. TSMP is a 501(c)(3) that accepts donations to fund the purchase of tools and materials for the construction of our cottages at San Marcos High School.



[Homes For Our Troops](#) (HFOT) has built 300 homes for severely wounded veterans, including 22 in San Diego and Riverside Counties. HFOT is helping the Warrior Village Project identify homes where our cottages can be installed as ADUs (i.e. 'Granny Flats').



The [Gary Sinise Foundation](#) has built 57 homes for severely wounded veterans, including 6 in Southern California. The Foundation is helping the Warrior Village Project identify homes where our cottages can be installed as ADUs (i.e. 'Granny Flats').



[Wounded Warrior Homes, Inc.](#) is a San Marcos, California based 501(c)(3) non-profit whose mission is to provide transitional housing and re-integrative services to post 9/11 veterans with Traumatic Brain Injury (TBI) and/or Post Traumatic Stress (PTSD).



The [Veterans Village of San Diego](#) (VVSD) is the leading non-profit focused on the needs of homeless veterans in San Diego County. VVSD will help identify deserving veterans to reside in our cottages and provide transition and follow-up services to those veterans.

SPONSORS

The Warrior Village Project is a community effort. To succeed, we need financial support. We have been receiving a tremendous response to our pleas for help from individuals and businesses.

We are grateful to [Boral Steel](#) for its donation of [Stone Coated Roofing](#) panels manufactured in its Oceanside, CA plant. Boral has offered us a choice of three different panel profiles in five different colors. They are all beautiful, strong, long-lasting and energy efficient.

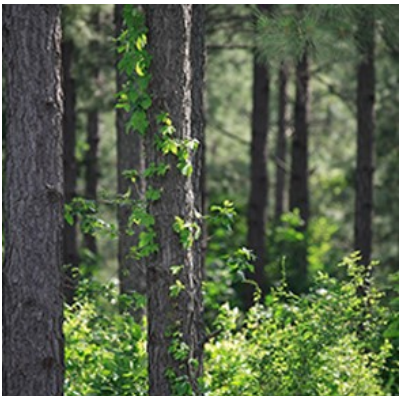
Boral has a long and proud history of supporting the communities in which it operates. Boral is committed to being a socially responsible and valued member of those communities and making a positive and sustainable contribution to their well-being. The company's community investment framework is built around our "People, Places and Products." This framework helps Boral identify organizations and projects that share the company's values and where its resources can have the greatest impact.



We are also grateful to [The Home Depot Foundation](#), which awarded The San Marcos Promise a \$5,000 Community Impact Grant for the Warrior Village Project. Since the first [The Home Depot](#) store opened in 1979, giving back has been a core value for the Company and a passion for its associates. Today, The Home Depot, in partnership with The Home Depot Foundation, focuses its philanthropic efforts on improving the homes and lives of U.S. military veterans.

Through [Team Depot](#), the Company's associate-led volunteer force, thousands of associates dedicate their time and talents to these efforts in the communities where they live and work. Since 2011, The Home Depot Foundation has invested more than \$85 million to provide safe housing to veterans, and along with the help of Team Depot volunteers, has transformed more than 17,000 homes for veterans.

Thanks to a gift from [Johnson Level](#), our students will be learning new building skills with new, professional quality, Johnson Level tools. For over 70 years, Johnson has been supplying innovative solutions in the Level, Layout and Measuring product categories. Today, Johnson is the only U.S. based supplier offering a full spectrum of levels, lasers and layout tools to help professional tradesmen do their work more accurately, quickly and reliably. Johnson Level was happy to hear that our *"student's were involved in something so broad and beneficial to the community. It's great to know there are groups like yours out there supporting causes and making a difference in the world!"*



We are grateful to the [Weyerhaeuser Giving Fund](#) for a \$5,000 grant. [Weyerhaeuser Company](#) began more than 100 years ago with 900,000 acres of timberland, three employees and a small office in Tacoma, Washington. Founded in 1900 by Frederick Weyerhaeuser, the Company has grown to become one of the largest sustainable forest products companies in the world.

Weyerhaeuser manages the most sustainable, versatile resource on earth: forests. Weyerhaeuser employees are experts at using trees to make products people need, and they do it the right way so our forests will last forever. Weyerhaeuser employees are working together to be the world's premier timber, land, and forest products company.

DONATE TO THE WARRIOR VILLAGE PROJECT

We can provide truly affordable, permanent housing. But, we can't do it for free. To succeed, we need financial support. The materials required to build our cottages cost about \$25,000 per cottage. The cost of installing a cottage as an Accessory Dwelling Unit will depend on the home site. But, it should cost about \$15,000 to \$25,000 per cottage. Hence, we can provide permanent housing for a veteran or a couple for \$40,000 to \$50,000. This is a bargain compared to the cost of other 'affordable' housing projects. "In 2016, it cost an average of \$425,000 to build one unit of affordable housing in California, according to the Turner Center" (*Los Angeles Times*, April 16, 2018).

Donors who wish to donate for the construction of our first two cottages can make a contribution through our fiscal sponsor, The San Marcos Promise (<https://thesanmarcospromise.org/donate/#ways-to-donate>), a 501(c)(3) nonprofit.

- **Online Donations:** When you donate online, please '*Leave A Comment*' indicating that your donation is for the Warrior Village Project.
- **Donations by Check:** Mail your check, made payable to The San Marcos Promise, to:

**The San Marcos Promise
255 Pico Avenue, Suite 103
San Marcos, CA 92069**

Please write on the Check's Memo Line that your donation is for the Warrior Village Project.

If you would like more information on the Warrior Village Project and our Partners, please visit our website, WarriorVillageProject.com, or send an email to Mark.L.Pilcher@gmail.com.

Please help us to provide affordable, permanent housing for homeless veterans while training the next generation of homebuilders.

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If you would like to receive future editions of our Newsletter via email, please send an email to Mark.L.Pilcher@gmail.com. Thank you for your interest and support.