



WARRIOR VILLAGE PROJECT

The Bugle: Vol 3, Issue 5, May 2021

www.WarriorVillageProject.com

PROGRESS REPORT

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

- [United Electric Supply](#), a division of [Main Electric Supply](#), donated all of the electrical materials for our first two cottages.
- [Mech One](#) donated a 1-ton mini-split HVAC unit and installation for our [Wounded Warrior Homes](#) ADU.

May is [Military Appreciation Month](#). Every year, the President issues a proclamation reminding Americans to celebrate this patriotic month that pays tribute to those who have sacrificed so much for our freedom.



In May, [Warrior Foundation Freedom Station](#) proudly celebrated the dual anniversaries of its transitional housing residences, [Freedom Station I](#) and [Freedom Station II](#). Freedom Station I opened its doors ten years ago on May 13, 2011, and after much success, was followed by the opening of Freedom Station II on May 29, 2020.

1 May 2021

[United Electric Supply](#)

A DIVISION OF MAIN ELECTRIC

[United Electric Supply](#) donates electrical supplies

[See more](#)

1 May 2021



[Mech One](#) donates mini-split HVAC unit

[See more](#)



14 May 2021

[TinyFest California](#) returns to Del Mar

[See more](#)

May 14-16, 2021
Del Mar Fairgrounds
San Diego, California

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FUTURE EVENTS

Visit our Website:

WarriorVillageProject.com

VIP PROFILE:
Sgt C.
Help More Veterans Like Sgt. C



Sgt. C: A Story of Resolve

In support of Wounded Warrior Homes' [Full Force for Veterans](#) campaign, we introduce Sgt. C.

Sgt. C spent 12 years in the US Marine Corps with two combat tours to Iraq and two to Afghanistan. He was discharged with a 100% disability rating for a Traumatic Brain Injury and a severe case of PTSD. With four children, 2 service dogs and a wife in school, he found it difficult to make ends meet on just his VA disability payment. Unable to work due to his injuries and many medical appointments at the VA, he had to find some way to stretch his family's meager resources.

A proud man, it was hard for him to ask for help, but he reached out to Wounded Warrior Homes and soon started picking up free monthly dog food through the AniMeals program for his service dogs. It did not take long before the Wounded Warrior Homes staff encouraged him and his wife to utilize the pantry as well. Sgt. C says, "*the Wounded Warrior Homes pantry has been a lifesaver and allowed us some cushion in our finances. Without it we would be facing a food hardship. My family is so grateful for their support.*"

To help more Veterans like Sgt. C and his family, please help Wounded Warrior Homes by clicking here to donate whatever you can to Wounded Warrior Homes' [Full Force for Veterans](#) campaign.

Thank you, on behalf of:

Mia Roseberry, Executive Director & Co-Founder
[Wounded Warrior Homes](#)

SCHOOL UPDATE

San Marcos High School

The current academic year at [San Marcos High School](#) (SMHS) is drawing to a close. The Class of 2021 will enjoy a week of special senior activities beginning on June 1, culminating in a graduation ceremony on Wednesday, June 9.

The 2020 - 2021 academic year did not play out as we had hoped. The construction students from the Class of 2020 who started building our first two cottages in October 2019 left school in March 2020 and never returned to complete them. With remote learning, followed by a brief hybrid school schedule at the end of the year, students from the Class of 2021 could not pick up where their predecessors had left off. But, with the help of volunteers and generous contractors, we managed to slowly progress the work on our [Wounded Warrior Homes](#) cottage.

In the coming academic year we hope that a new class of San Marcos High School construction students will be able to continue the work on our second cottage, which is still standing behind Chris Geldert's wood shop.

Montecito High School

Students in Nick Jordan's construction class at [Montecito High School](#) were among the volunteers who helped us with the construction of our first cottage. They spent two days working on our cottage in Vista. We hope to grow the relationship between the Warrior Village Project and the Toros from Montecito in the coming year.

Montecito seniors will also be enjoying a series of special activities leading up to their graduation ceremony on June 16. Nick's students will be competing in the [SkillsUSA National Leadership and Skills Conference](#) in June to cap off a great [SkillsUSA](#) year for the Toros. We wish them the best of luck!



CONSTRUCTION UPDATE

We were off to a running start in May. On Saturday, May 1 Chris Geldert and Mark Pilcher continued to install siding on our Wounded Warrior Homes ADU. Josue Munoz, one of Chris's students, has really gotten into the spirit of community service, because he came back for a third Saturday to help. Chris and Josue worked their way to the top of the east [rake wall](#), measuring and cutting a series of progressively smaller right trapezoid pieces of siding for the gable section. Chris taught Josue how to measure and cut the angular pieces to [correctly and efficiently install lap siding](#) below the [gable roof](#) (teaching Geometry by stealth!).



Tony Geist, co-owner of [Mech One, Inc.](#) with his wife Laura, was on site in April to review the specs for the ductless mini-split HVAC unit that Mech One donated to the Warrior Village Project for our [Wounded Warrior Homes](#) cottage. After concluding that we needed a 1-ton [heat pump](#), he returned on May 6 with his Lead Foreman, Steven Richardson, to determine the best way to install the interior air handler unit and the placement of the compressor/condenser unit outside the cottage.



On Monday, May 10, we got our siding installation 'band' back together again to install more siding on our cottage. Josue Munoz, Raul Enriquez, Chris Geldert and Mark Pilcher completed the siding on the house, although we still had to finish the external cabinets where the electrical panel box and water heater are housed.



Continued on page 5

CONSTRUCTION UPDATE (continued)

On May 13, Steven Richardson from [Mech One, Inc.](#) returned to the site to do the rough HVAC work.



We still have a lot of work to do in the interior of our Wounded Warrior Homes cottage, but the exterior is looking good, with the installation of the siding donated by [Weyerhaeuser](#) completed. With some paint prep and a couple of coats of paint matching the main residence, the exterior will be complete.



PARTNERS



No group of people are working harder to bring **truly affordable** housing to our communities than the tiny-house community, represented nationally by the [American Tiny House Association \(ATHA\)](#) and its sister organization, the [Tiny Home Industry Association \(THIA\)](#). When I use the term '**truly affordable** housing', I am referring to housing that is affordable to supply, not housing that is just affordable to the occupant, but expensive for those who are subsidizing the 'affordable housing', aka taxpayers. Read more about 'affordable housing' in our [October 2020 Newsletter](#).

ATHA is a 501(c)(3) nonprofit, with a mission to promote the tiny house as a viable, formally acceptable dwelling option for a wide variety of people. The goal of **ATHA** is to support tiny house enthusiasts who are seeking creative and affordable housing as part of a more sustainable and self-reliant lifestyle.

THIA is a 501(c)(6) nonprofit with a mission to unify the tiny-house movement by developing standards and promoting best practices in the construction, placement and widespread use of tiny homes as permissible and permanent housing. The members of **THIA** envision a world in which people are allowed to choose from a broader range of economical, ecologically responsible, safe and healthy solutions.

ATHA and **THIA** members across the country are helping craft municipal ordinances and secure their adoption so that tiny house owners can site their homes in our communities. Tiny house enthusiasts see tiny houses as part of the solution to our intractable problem of homelessness, which is a direct result of a shortage of truly affordable and appropriately sized housing.

Tiny houses typically cost less than \$100,000. But, the tiny-house movement isn't just about low-cost housing; it is also an architectural and social movement that advocates living simply and sustainably in small homes. In the 1950s, the size of the typical new home was 950 sf, and by the '60s 1,100 sf was typical, and by the '70s, 1,350 sf. The average size of new homes built in the U.S. in 2019 was 2,531 sf ([Statista](#)). While our houses got bigger, the average number of people per household declined, from 3.33 people per household in 1960 to 2.52 per household in 2019 ([Statista](#)). The small-house movement is a return to houses of less than 1,000 sf - toward houses that are right sized for the demographics of today's America.

"The post-World War II suburbanization of the United States was driven by the housing needs of nuclear families, a group defined as two parents and their minor children. In 1950, these families represented 43 percent of households. Since then, unprecedented shifts in demographics and lifestyle have re-defined who we are - and how we live." Today, nuclear families account for only 20 percent of U.S. households, while 28% of households consist of singles living alone, 25% of households are couples with no children, and 20% of households are adults living with other adults. But, more than 80 percent of the nation's apartments and houses have 2, 3 or 4 bedrooms ([Making Room: Housing for a Changing America](#), AARP).

This disconnect between our housing stock and our housing needs is partly a legacy of the post-World War II era. "Deeply rooted zoning regulations that have long favored the standard single-family home make it difficult for alternatives to materialize. The result is a mismatch between the diversity of the nation's households and the homogeneity of its housing." According to [Dan Fitzpatrick](#), President and Director of Government Relations for the Tiny Home Industry Association, it costs \$75,000 in fees and compliance costs to build a unit of housing in California, which makes building smaller homes unprofitable for developers, further exacerbating the shortage of affordable, right-sized housing.

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PARTNERS (continued)

There are a variety of reasons for living in a tiny house, in addition to affordability. Many who choose a tiny-house lifestyle have reassessed what they value in life and decide to put more effort into strengthening their communities, healing the environment, spending time with families, or pursuing hobbies. Tiny homes can also provide affordable, transitional housing for those who have experienced homelessness and need to reestablish financial stability on their path back to traditional housing options.

The definition of a tiny house is somewhat subjective. As Genny Crane, Executive director of [Rebuilding Green](#) and Chair of the [San Diego Chapter of the ATHA](#), says: “a tiny home is what you define a tiny home as. For some people, they’re coming from 5,000 square feet; a 1,000 sf home is going to be a tiny home to them. Also, a tiny home can be a permanent structure, or it can be a structure that is on wheels.” Frequently, the distinction is made between *small* (between 400 and 1,000 sf) and *tiny* houses (less than 400 sf, with some as small as 80 sf).

But, as jurisdictions have started to codify the rules and regulations for legally siting and living in tiny houses, it has become necessary to define what tiny houses are. The 2018 International Residential Code defines a tiny house which provides permanent provisions for living, sleeping, eating, cooking and sanitation as a dwelling unit with a maximum of 37 square meters (400 sf) of floor area, excluding lofts. It is important to note that any tiny house which lacks any one of the required amenities necessary for a dwelling unit (i.e. *permanent* provisions for living, sleeping, eating, cooking and sanitation) is not a dwelling unit per the 2018 International Residential Code, and is instead an accessory structure.

We have seen reports of tiny houses that have been built (at great expense!) in Los Angeles and other cities to provide housing for the homeless. But, most of these are no more than sleeping rooms, possibly including light fixtures and heating and air conditioning, but usually not including eating, cooking or sanitation amenities. Although these structures provide much needed respite for those who have no shelter, they are not tiny houses under municipal ordinances.



Our Wounded Warrior Homes Cottage under construction: a 400 sf permanent structure Tiny House.



A Tiny House on Wheels (THOW), referred to as a **Moveable Tiny House** in San Diego Municipal Codes.



Shelters that do not meet the criteria of a dwelling and, therefore, are not legal Tiny Houses.

The state of California is encouraging the construction of accessory dwelling units (ADUs), including tiny houses, to increase our stock of affordable housing. “In Government [Code Section 65852.150](#), the California Legislature found and declared that allowing accessory dwelling units (ADUs) in zones that allow single-family and multifamily uses provides additional rental housing, and is an essential component in addressing California’s housing needs. Over the years, ADU law has been revised to improve its effectiveness at creating more housing units.”

Many local jurisdictions in California have been updating their municipal ordinances accordingly to accommodate ADUs where they previously were not allowed. The Warrior Village Project has capitalized on this movement by building ‘permanent structure’ tiny houses that can be installed as ADUs in San Diego County.

Continued on page 8

PARTNERS (continued)

One of the biggest obstacles to the tiny-house movement is the difficulty of finding a place where one can live in a tiny house legally. Zoning regulations typically specify a minimum square footage for new construction on a permanent foundation. Parking a tiny house on wheels (aka a THOW) on one's own land may be prohibited by local regulations against "camping", since a THOW is often treated as a recreational vehicle (RV) in municipal codes. The **ATHA** and **THIA** have worked for years to address this issue by seeking to make it legal to install tiny houses on wheels as ADUs in California, and to ensure that ordinances regarding the siting of tiny houses on wheels are reasonable and consistent across jurisdictions. This consistency is seen in recently adopted ordinances which govern tiny houses in the cities of San Diego ([Movable Tiny House: Information Bulletin 403](#)) and Los Angeles ([Movable Tiny House Information Bulletin: Document No: P/ZC 2020-021](#)). Among other things, both cities use the term **Moveable Tiny House** to describe tiny houses on wheels.

[Dan Fitzpatrick](#) has been working with local California governments to amend their planning and zoning codes to permit THOWs, or Moveable Tiny Houses, as ADU's. His pioneering work led to a breakthrough when Fresno became the first city in the nation to write into its development code authorization for tiny houses. The Fresno ordinance legalizing tiny houses as ADUs was written with Dan's help. This success has led to copy-cat ordinances in jurisdictions across the state, including San Jose, San Luis Obispo, California City, Humboldt County, and Santa Clara County, in addition to the cities of Los Angeles and San Diego. The cities of Oakland, Richmond, South Lake Tahoe, Ojai and Santa Paula, and the counties of San Luis Obispo, Placer, Mendocino, Santa Cruz and Tuolumne, are considering similar ordinances to allow the permanent siting of **Moveable Tiny Houses**.

The ordinances legalizing tiny houses as ADUs in California have common characteristics. **Moveable Tiny Houses** must:

- Be licensed and registered with the California Department of Motor Vehicles; and
- Not be able to move under its own power; and
- Not be larger than allowed by California state law for movement on public highways; and
- Be no smaller than 150 sf and no larger than 430 sf; and
- Meet the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and be certified for ANSI or NFPA compliance; and
- Provide for independent living, sleeping, eating, cooking and sanitation independent from the primary dwelling and be connected to water, sewer and electric utilities; and
- Have roofs with a minimum of a 2:12 pitch for greater than 50% of the roof area; and
- Be designed and built to look like a conventional building structure (distinguishing tiny houses from Travel Trailers and Recreational Vehicles); and
- Have the undercarriage (wheels, axles, tongue and hitch) hidden from view.

Important aspects of **Moveable Tiny House** ordinances are the architectural requirement that tiny houses be attractive and not look like Travel Trailers and Recreational Vehicles (RVs).



Legal **Moveable Tiny House** on display at Fresno City Hall, built by [California Tiny House](#)



Travel Trailers and Recreational Vehicles (RVs) do not meet the requirements for legal **Moveable Tiny Houses** and, therefore, cannot be installed as ADUs.



SPONSORS

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

United Electric Supply is a Division of [Main Electric Supply](#), an electrical supply distributor based in Southern California. Main has fourteen locations with inventory tailored to meet the unique needs in each market it serves. When Nichole Weinman of [JAAM Electric](#) asked Maryann Luber and Nino Gould of United Electric Supply to donate supplies for our cottages, they were quick to say yes. When JAAM's electricians came to work on our cottages, at San Marcos HS or at our installation site at a [Wounded Warrior Homes](#) residence in Vista, they came with conduit, wire, electrical outlet and panel boxes, and other materials supplied by United Electric. Thank you **United Electric Supply**, Maryann and Nino, and Nichole for your support of our students and veterans!



[Mech One, Inc.](#) is a full service commercial Heating, Ventilating & Air Conditioning contractor and is certified as a Disabled Veteran Business Enterprise (DVBE), a Woman Owned Small Business (WOSB), a Small Local Business Enterprise (SLBE), and a Small Business Enterprise (SBE).

Mech One has supported Wounded Warrior Homes for years. They extended their generosity to the Warrior Village Project by donating and installing a 1-ton mini-split heat pump to heat and cool our Wounded Warrior Homes ADU. Thank you Mech One for your support of our students and veterans!

On March 14 - 16, I attended [TinyFest California 2021](#) at the Del Mar Fairgrounds. TinyFests are gatherings for those curious about the tiny-house movement. It is an opportunity for attendees to tour tiny houses and find out what it is like to 'live tiny', hear presentations about zoning and building codes, learn about the costs of tiny houses, and meet an amazing community of tiny-house advocates.

This was the third TinyFest I have attended. My first was in Portland, OR in 2018 when I was researching the possibility of building tiny houses on wheels (THOWs) for homeless veterans. I concluded that THOWs were not ready for prime time, because there were few places where one could legally live in a THOW. I attended my second TinyFest at Del Mar in March 2020. The key issue for tiny houses was still the challenge of finding a place to site them.

But, this year's TinyFest was different. Because of COVID-19, there were fewer exhibitors and attendees this year. But, the mood was more upbeat, because of the progress that has been made on the legalization front. Dan Fitzpatrick, President of the [Tiny Home Industry Association](#), informed attendees that tiny houses are now legal as accessory dwelling units in the cities of Los Angeles and San Diego and a growing number of jurisdictions around the state. Keynote speaker [Zack Giffin](#), host of [Tiny House Nation](#), gave a great presentation on why we need tiny houses as a housing option. Genny Crane of [Rebuilding Green](#) and [Tiny Now](#), and Chair of the San Diego chapter of the [American Tiny House Association](#), talked about the possibilities for tiny house communities. Very interesting!



Zack Giffin hands off the microphone to Dan Fitzpatrick.



Genny Crane explains YIGBY, 'Yes in God's Backyard'

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. It will cost about \$10,000 to transport a cottage to its installation site. The cost of installing a cottage as an Accessory Dwelling Unit will depend on the site. But, it should cost about \$30,000 per cottage. Hence, we can provide permanent housing for a veteran for about \$65,000 per unit. This is a bargain compared to the cost of government supported 'affordable' housing projects. According to the [Terner Center for Housing Innovation](#) at UC Berkeley, it cost an average of \$480,000 (\$700/sq ft) to build one unit of affordable housing in California under the Low-Income Housing Tax Credit (LIHTC) program.

Donors who wish to donate for the construction of our cottages at San Marcos High School can make a contribution through our fiscal sponsor, [The San Marcos Promise](https://thesanmarcospromise.org/donate/#ways-to-donate) (<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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