



# WARRIOR VILLAGE PROJECT

*The Bugle: Vol 3, Issue 6, June 2021*

[www.WarriorVillageProject.com](http://www.WarriorVillageProject.com)

## PROGRESS REPORT

When we conceived the Warrior Village Project three years ago, we investigated the option of building Tiny Houses On Wheels (aka THOWs or Moveable Tiny Houses). Despite the advantages of building houses that could be easily transported and installed, we decided to build conventional, permanent structure homes, because there were few jurisdictions in which Moveable Tiny Houses could be lived in legally. They were treated as Recreational Vehicles (RVs) in most municipal codes.

As we reported in our [May 2021 Newsletter](#), the situation has changed dramatically in the last year. As a result of the efforts of the [American Tiny House Association](#), the [Tiny Home Industry Association](#), and other tiny house advocates, Moveable Tiny Houses have become more accepted as an option for affordable, permanent housing. Moveable Tiny Houses can now be installed as Accessory Dwelling Units (ADUs or 'Granny Flats') in the cities of Fresno, Los Angeles, San Jose, San Diego and other cities and counties around the state and across the nation.

In this month's newsletter, we will tell you about a great program in which students are building Moveable Tiny Houses in Career Technical Education (CTE) classes. The program was created by Anthony Ayerza of the [Fresno County Office of Education](#) and Nick Mosley of [California Tiny House](#), a custom tiny house builder in Fresno. The program began with schools in the Central Valley of California, from Fresno and surrounding counties. It has grown to include participating schools from across the nation.

Two schools participating in the [Building Industry Technology Academy](#) (BITA) program sponsored by the [California Homebuilding Foundation](#) will start building tiny houses in the fall in Nick Mosley's [Tiny House Build](#) program. Andre Leineke's students at [Cordova High School](#) in Rancho Cordova and Bill Olinger's students at [Dinuba High School](#) in Dinuba will start building their first tiny houses. Closer to home, Dr. Hector Arias' students at [Southwest High School](#) in San Diego will start building their first tiny house in the school's [Eco-Engineering Academy](#).

This month we profile [Mendota High School](#) in Mendota, a 'veteran school' in the [Tiny House Build](#) program. Led by their agricultural construction teacher, Caitlin Carpenter, Mendota High School students completed their first tiny house in 2019 and started building their second house in 2020, before the COVID-19 pandemic. In the coming months we will provide updates on the progress of these tiny house programs at Mendota, Cordova, Dinuba and Southwest.

We tip our hats to the [Fresno County Office of Education](#) and Nick Mosley of [California Tiny House](#) for the initiative they showed in starting these programs. They are our kind of people!

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### FUTURE EVENTS

Visit our Website:

[WarriorVillageProject.com](http://WarriorVillageProject.com)

## VIP PROFILE

### Nick Mosley, California Tiny House

Nick Mosley is a busy man, and he wears many hats:

Nick is the Owner/Founder of [California Tiny House, Inc.](#), a family-owned and operated custom tiny house builder in Fresno, CA. Since starting in 2014, California Tiny House has earned a reputation for the lasting quality and livability of its homes. In addition to building tiny homes, California Tiny House is at the forefront of educating the public about tiny living and the effort to legalize tiny houses as permanent dwellings. Nick has played a major role in getting municipal ordinances passed so that tiny houses can be utilized as Accessory Dwelling Units (aka ADUs or 'Granny Flats') in Fresno, Los Angeles, San Diego, San Jose and other jurisdictions across California.

*[Read our [May 2021 newsletter](#) for more information about the tiny-house movement. Watch [Living Tiny Legally](#) by [Alexis Stevens and Christian Parsons](#) of [Tiny House Expedition](#) for an in-depth, inside look into how a handful of cities from across the country are making legal tiny housing and legal tiny house communities a reality via innovative zoning.]*

Nick is also very involved in the tiny-house movement on the national level as Vice President and Director of Vocational Education for the [Tiny Home Industry Association](#) (THIA), and Vice President of the [American Tiny House Association](#). Nick has been appointed a voting member of the [ICC Off-Site and Modular Construction Standards Committee](#). As a result, the tiny home industry now has a seat at the table when the [International Code Council](#) deliberates on new construction standards.

Nick is the Founder and Executive Director of [Tiny House Education](#) (Tiny EDU). As an enthusiastic advocate for tiny house construction as an educational tool, Nick and Tiny EDU have partnered with Career Technical Education (CTE) programs and Regional Occupation Programs (ROPs) throughout California to introduce tiny house curriculums to high schools. Tiny EDU hosts summer, interactive, hands-on workshops for high school teachers to learn the ins and outs of tiny home construction. Tiny EDU is forming partnerships with non-profits like [Operation Tiny Home](#) and others to supply tiny homes built in high school programs to families, veterans and displaced people in need.

Nick has created a complete [Tiny House Build](#) course, including house construction plans, Multimedia Instruction and Content, Guided Chapters and Inspection Guide, and Complete Third-party Certifications, which is critical if the house is to be sold.



(continued on page 3)

## VIP PROFILE

### Nick Mosley, California Tiny House (Continued)

Nick has partnered with the [Fresno County Office of Education](#) to offer a tiny house building curriculum. See and hear Nick describe his [Tiny House Education](#) (Tiny EDU) program at the Fresno Tiny House Expo (15:32 to 18:35 minutes) in 2019.



Schools participating in the Tiny EDU program showcased their skills at the Fresno County Superintendent of Schools [2019 CTE Expo](#) (Career Technical Education Expo). Seventy students from nine schools worked hard for a day framing their tiny houses and getting them ready to tow back to school where they would be completed in their CTE classes



fresno county  
office of education

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# VIP PROFILE

## Nick Mosley, California Tiny House (continued)



## SCHOOL UPDATE Mendota High School

[Mendota High School](#) (MHS) is a small public high school in [Mendota, California](#), a rural community in Fresno County, 35 miles west of the City of Fresno. Mendota, known as the *Cantaloupe Center of the World* is a small, lower-income farming community with a population of 11,000. The largest demographic group in Mendota is comprised of agricultural workers and their families.

Mendota High School has about 870 students in 4 grades. MHS' CTE program comprises 8 pathways: Agriculture (Ag science, Ag Construction & Ag Mechanics), Ornamental Horticulture, Business and Finance, System Diagnostics and Service, Welding and Materials, and Health Science.



Caitlin Carpenter is a teacher in Mendota High School's Agriculture Program. She teaches Ag Construction and Ag Mechanics and is an Advisor to Mendota's Future Farmers of America (FFA) Chapter. Mendota FFA is a youth organization, specifically a career and technical student organization, based on high school classes that promote agriculture. As one would expect in the *Cantaloupe Center of the World*, MHS has a very strong Ag Program. [Mendota's FFA Chapter](#) has 739 student accounts and six teachers. The students are developing their potential for premier leadership, personal growth and career success through agricultural education.



Always searching for ways to enhance her student's learning experiences, Caitlin joined the [Tiny House Build](#) workshop at [California Tiny House](#) in the summer of 2017. Seven students started building MHS' first house in the Fall of 2017. By the time construction was completed in the Fall of 2020, interest in the program had grown and there were 25 students enrolled in the class. This house was displayed at the Fresno Tiny House Expo in 2019. At the Expo, Caitlin explained to [Alexis Stevens](#), co-founder of [Tiny House Expedition](#), that she joined the Tiny House Build program to give her students work experience. In the longer term she wants to provide her community with an affordable housing solution. Watch Alexis' interview of Caitlin at the [Fresno Tiny House Expo in 2019](#) (18:46 to 21:00 minutes).

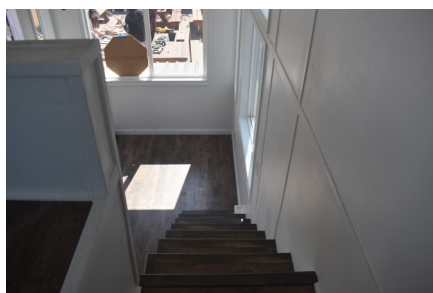


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## SCHOOL UPDATE Mendota High School (continued)

MHS' first house was 22' long and 8.5' wide, with 187 sf of floor space, not including 72 sf in the sleeping loft. The house included a 3/4 bathroom (sink, toilet and shower), a galley kitchen with butcher block countertops, a stainless steel sink, a microwave and an under-the-counter refrigerator/freezer. The amenities included a ductless mini-split air conditioner and heat pump system, a washer/dryer combo, and an electric water heater.

MHS' first house was funded by a CTE grant that paid for building materials as needed. It was sold for \$37,300 - enough to recoup the costs of materials and the certification of the house, and to fund the construction of MHS' second house. MHS hopes to sustain the program through the sale of their second and future houses.



(continued on page 7)

## SCHOOL UPDATE Mendota High School (continued)

Caitlin believes in continual education and improvement. She also attended [Tiny House Build](#) workshops during the summers of 2018, 2019 and 2021 at [California Tiny House](#) to keep her skills sharp and to learn new tricks of tiny house construction in preparation for the building of MHS' second house. Her students started building this house in the fall of 2019. MHS' second house is a little bigger (24' long vs 22') and a slightly more challenging project than their first house, with a reconfigured floor plan and front and back doors.

MHS shut down in March 2020 due to COVID-19, so construction on the second house ceased until the students returned to school for four weeks in May 2021. During the four weeks the students were on a hybrid schedule; consequently, they had limited time to work on their house. It is wrapped and awaiting the return of students to complete the construction.

Many of the students who started the construction of MHS' second house have graduated. A new cohort of Mendota High School Aztecs will recommence construction on MHS' second house in the fall. Does this sound familiar?



# CONSTRUCTION UPDATE

After Steve Richardson of [Mech One](#) completed the rough installation for the HVAC unit, Aaron Poliska of [JAAM Electric](#) completed the Circuit Card, and Chris Geldert repaired a punctured [PEX](#) water supply line, we were ready for our 'Rough Inspection' (aka a 'Code 121 - COMBO FRAME' Inspection). San Diego County Building Inspector Marc Morcos arrived the morning of June 7 to inspect our work. After pointing out a few minor things we needed to do, Marc gave us a 'Pass' on our Rough Inspection, a major milestone for any construction project. We were relieved to receive a Pass, and we appreciated the time Marc spent to explain the inspection process and give us tips on the work that needed to be done.



County of San Diego, Planning & Development Services  
**SAN DIEGO (COUNTY) AREA CIRCUIT CARD AND LOAD SUMMARY**  
BUILDING DIVISION

(Current CEC PLANNING & DEVELOPMENT SERVICES - BUILDING DIVISION  
Inspection of all equipment and materials at the SERVICE EQUIPMENT FACILITY TO BE CONSTRUCTED.)

Address: 1403 York Dr, Vista, CA 92086 Permit Number:  
Contractor: Wounded Warrior Homes Phone: (949) 595-5800 POC: BOB COOPELAND  
Contractor: Chris Phone: (602) 846-8366 Area in Sq. Ft. 400

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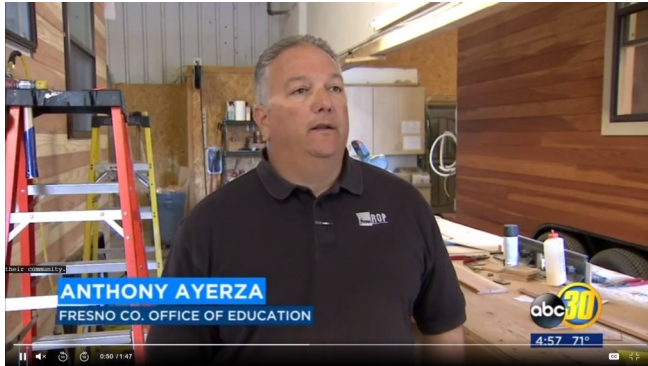
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## PARTNERS

### Fresno County Office of Education and California Tiny House

In 2016, Anthony Ayzer of the [Fresno County Office of Education](#) teamed up with Nick Mosley of [California Tiny House](#) to develop a program to teach teachers how to build tiny houses. [ABC30 Action News reported on one of the first Tiny House Build workshops in April 2017.](#)



At this week-long, interactive workshop, teachers worked on several tiny houses under construction in the California Tiny House factory in Fresno. Anthony said that "as far as framing, electrical, plumbing, siding, roofing and the finish aspect of it come with a product that is real and that is something that will benefit a family or an individual within their community."



Anthony and Nick have continued to work together to offer hands-on, interactive workshops for teachers every summer, although the workshop in 2020 was cancelled due to the pandemic. Initially, most of the teachers attending the workshops were from schools in the Central Valley, from Fresno and surrounding counties. As the program became more well known, teachers from across the country started to attend. Two workshops were held this summer to meet the demand for tiny house instruction.



Nick Mosley & Anthony Ayzer welcome teachers.

On June 14, 2021, Anthony and Nick welcomed ten teachers to the second [Tiny House Build](#) workshop of the summer, including eight teachers from Colorado. As Nick explained to [FOX26 News](#) on June 14, "we do workshops every summer where we have teachers from all over the nation come in. We actually show them how to build tiny houses so they can go back to their schools, teach their students, and create not only a cool project-based learning curriculum within their schools but provide affordable housing for the nation."

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## PARTNERS

### Fresno County Office of Education and California Tiny House (continued)

One of the teachers who learned how to build tiny houses this summer was Dr. Hector Arias from [Southwest High School](#) in the [Sweetwater Union High School District](#) in San Diego. Dr. Arias, accompanied by his son, attended his first [Tiny House Build](#) workshop. Hector is a graduate of Southwest High School. After receiving his BS, MS and PhD degrees in Engineering, and his Math and Science teaching credentials, he returned to his alma mater to become the coordinator of Southwest's [Eco Engineering Academy](#) and to inspire the next generation of engineers.

Hector's students will start building their first tiny house this fall. The trailer foundation for their tiny house was at the California Tiny House factory when I visited, sitting next to a completed tiny house that is similar to the house that Southwest High School will build. According to Nick Mosley, this is the basic design of the first house that most high schools will be building. The house will be one-story high (i.e., there will be no sleeping loft), 20' long (not including towing tongue) and about 8.5' wide.



Photos, clockwise from upper left: Southwest High's trailer foundation; CAD drawing of 2" x 4" wood framing for tiny house; rake wall, insulation and water heater; wood frame of similar house under construction.



fresno county  
office of education

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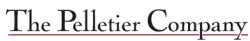
## PARTNERS

### Fresno County Office of Education and California Tiny House (continued)



This house is similar to the house that Southwest High and other high schools will build in 2021 - 2022. Photos, clockwise from upper left: floor plan; house exterior; kitchen area; bathroom; custom made Murphy bed and couch; front door.

# SPONSORS



## 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.**

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

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

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