



WARRIOR VILLAGE PROJECT®

501 (c)(3) Nonprofit

The Bugle: Vol 5, Issue 9, November 2023

www.WarriorVillageProject.com

PROGRESS REPORT

When we launched the Warrior Village Project in 2019 our vision was of small villages of houses throughout San Diego County built by students in high school construction classes. We envisioned pocket neighborhoods of veterans living in supportive community environments. We knew this was ambitious. It is difficult to build in California, and even more difficult to do it offsite with teenage builders, relying only on donations to support our program. Challenging zoning regulations, stringent building codes, numerous political jurisdictions, NIMBYism and political agendas make it difficult to build affordable housing. Our plan was to slowly and methodically overcome the myriad obstacles in our path.



To work toward our vision, we built our first stick-built houses at San Marcos High School to be installed as Accessory Dwelling Units (ADUs). This was our proof-of-concept, to see if students could build houses on high school campuses. We proved that we can. We installed our first house as an ADU at a Wounded Warrior Residence in Vista. Five veterans have lived in our ADU (at left).

We have struggled to find a site for our second house, which sits on the San Marcos campus ready to be completed and put into service. To build villages of houses, we need to scale up our program to more high schools so that we can build 12 houses at a time, and we need to build houses that can be more easily deployed to house our veterans.

To expand our program to more schools and to serve more veterans, we need to simplify our program and reduce the Scope, Scale, Cost and Schedule of building our houses.

To accomplish this, we will start building Moveable Tiny Houses (MTHs). Our MTHs will be smaller than the first two houses we built (160 sf instead of 400 sf). They will be built to the less stringent, albeit still robust, ANSI national building code. The plans for the houses will be approved, and the houses will be inspected and certified, by a California state approved third-party agency; hence, we will not have to work with 19 political jurisdictions and building departments in San Diego County. We are expanding our program to another high school in North County that will join San Marcos High School in building its first MTH. Read about our new school partner in next month's newsletter.

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EVENTS

Happy Holidays

**School Winter Break:
December 14 - January 5**

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VIP PROFILE

Our American Veterans

Veterans Day, originally known as Armistice Day, is a federal holiday in the United States observed annually on November 11 to honor military veterans of the [United States Armed Forces](#) (who were discharged under conditions other than dishonorable). Veterans Day coincides with other holidays, including [Armistice Day](#) and [Remembrance Day](#), which are celebrated in other countries that mark the anniversary of the end of World War I.

Major hostilities of World War I were formally ended at the 11th hour of the 11th day of the 11th month of 1918 when the Armistice with Germany went into effect. When the armistice was signed, over 20 million people had lost their lives. At the urging of major U.S. veteran organizations, Armistice Day was re-named Veterans Day in 1954.

The [Veterans Association of North County](#) (VANC) hosted its annual Veterans Day celebration on November 11 to honor all those who served. Highlights included the VANC Choir, a Marine color guard from Camp Pendleton, Gold Star Wives, Master of Ceremonies Frank Pulley (SgtMaj USMC, Retired), and VA San Diego Chaplain Jeff Lee. The keynote speaker was Sgt. Maj. Oranjel Leavy, Marine Corps Recruit Depot San Diego Western Recruiting Region. The ceremony was followed by lunch.



"It is the soldier, not the reporter, who has given us freedom of the press. It is the soldier, not the poet, who has given us freedom of speech. It is the soldier, not the campus organizer, who has given us the freedom to demonstrate. It is the soldier, who salutes the flag, who serves beneath the flag and whose coffin is draped by the flag, who allows the protester to burn the flag."
— **Jeremiah A. Denton**



SCHOOLS

San Marcos High School

Our construction students at San Marcos High School have been working diligently to complete their chicken coops so that they will be ready to start construction on their Moveable Tiny House (MTH) when their trailer foundation arrives in December.



(continued on page 4)

SCHOOLS

San Marcos High School (continued)

Jaydon Sterling-Randall, owner of [Randall Art Ranch and Sterling Gardens](#) in Vista, is a metal sculpture artist when she isn't helping Chris Geldert teach his woodworking classes. She has several trailers that she uses to transport her artwork. Jaydon loaned one to SMHS so that Chris could transport a finished chicken coop to a customer in Fallbrook. Jon Hill of the [AGC Apprenticeship Training Program](#) helped supervise the loading operation. I watched, took pictures and tried to stay out of the way!



CONSTRUCTION UPDATE

The first house we built at San Marcos High School was donated to [Wounded Warrior Homes](#) and installed as an Accessory Dwelling Unit (ADU) at their transitional home in Vista. Five veterans have lived in the ADU in the last 1 - 1/2 years on their path to a better future.

Our students started building a second house (at right) that is a long way toward completion. We have offered the house to numerous non-profits that could potentially use it to help the homeless. Unfortunately, we have not found a willing recipient with a suitable site. We cannot complete the remaining work on the house until we know where it will be installed and which building department has jurisdiction over the completion. The house is 'mothballed' while we continue our search for an installation site.



After completing their chicken coops, our students will start building houses again next month. Both of our participating high schools will start building Moveable Tiny Houses in December. Our readers can look forward to receiving monthly construction updates on our tiny houses next month.



PARTNERS

Wounded Warrior Homes

Luis' journey is one of resilience and hope. After enduring a decade with shrapnel in his leg, he found solace in a [Wounded Warrior Homes](#) transitional home. Luis is the fifth veteran to live in the Accessory Dwelling Unit (ADU) the Warrior Village Project donated to Wounded Warrior Homes. The ADU was installed at Wounded Warrior Homes' transitional home in Vista, as reported by the [San Diego Union Tribune](#). Today, as a certified auto mechanic, Luis dreams of a future home with his children.

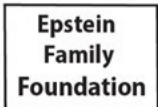
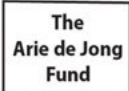
[Discover the stories of veterans like Luis and learn how you can help change lives this giving season!](#)



SPONSORS



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DONATE TO THE WARRIOR VILLAGE PROJECT

The Warrior Village Project has joined the San Diego Gives 2023 Campaign. It is easy to donate to the Warrior Village Project through the [San Diego Gives online platform](#). Your donation will go to the Warrior Village Project General Fund to purchase materials to build Moveable Tiny Houses in high school construction classes in San Diego County.

The trailer foundation and building materials required for one Moveable Tiny House (MTH) cost about \$34,000. The curriculum and the inspection and certification package cost about \$6,000.

The cost of installing an MTH as an Accessory Dwelling Unit will depend on the site. But, it should cost about \$20,000 per house. Hence, we can provide a permanent, fully equipped tiny house for a homeless person for about \$60,000 per unit.

According to the [Turner Center for Housing Innovation at UC Berkeley \(March 2020\)](#): *“Between 2016 and 2019 the costs to develop a new affordable unit under the Low-Income Housing Tax Credit (LIHTC) program have increased from \$425,000 per unit to more than \$480,000 per unit.” “These escalating costs represent a significant challenge to a state struggling with an affordable housing crisis, and erode the impact of the increased public subsidies directed toward building new housing.” Isn’t it time to build truly affordable housing?*

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