



WARRIOR VILLAGE PROJECT®

501 (c)(3) Nonprofit

The Bugle: Vol 7, Issue 6, September 2025

www.WarriorVillageProject.com

PROGRESS REPORT

Alan Jurgensen, an esteemed member of the Warrior Village Project family, passed away this summer after a long battle with prostate cancer. Alan taught construction math in night classes to AGC Apprenticeship students. He also came to San Marcos High School for years to help teach our students how to build houses. In 2024, Alan coached the first San Marcos team to participate in the CIEF Design Build competition, resulting in a Rookie Team of the Year Award. Alan enjoyed working with our students, even when it became physically difficult for him. He was well-liked and respected by our students. RIP Alan.



During the summer, the [Cushman Foundation](#), [Milgard Windows and Doors](#), [San Juan Creek Cabinets](#), and [BIA Cares](#) showed their support for the Warrior Village Project, our students and our veterans.

21 May 2025



[Cushman Foundation](#) donates \$5,000 to Warrior Village Project

[See more](#)

15 July 2025



[Milgard Windows and Doors](#) donates work gloves to 8 schools

[See more](#)

28 July 2025



[San Juan Creek Cabinets](#) donates laminated sheets to Palomar College & Rancho Buena Vista HS

[See more](#)

11 August 2025



[BIA Cares](#) donates \$7,500 to Warrior Village Project

[See more](#)

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EVENTS

Our schools are back in session!

VIP PROFILE

Mobile Loaves & Fishes - Community First! Village

I attended my niece's wedding in Austin, Texas, giving me the opportunity to visit [Community First! Village](#), a Tiny Home Community in Travis County outside of Austin that I had wanted to visit for many years. I took a tour of this amazing village that is providing housing and the benefits of community for 500 chronically homeless residents of Austin.

[Mobile Loaves & Fishes](#) (MLF) a Christian social outreach ministry in Austin, has been empowering communities with a lifestyle of service with the homeless since 1998. With the support of tens of thousands of volunteers, the organization serves its homeless neighbors through three core programs:

- **Mobile Loaves & Fishes' food truck** volunteers hit the streets 7 nights a week, 365 days a year to provide food, clothing, hygiene products and other life-sustaining items to their homeless neighbors. With thousands of volunteers and more than 6.5 million meals served, Mobile Loaves & Fishes is the largest prepared feeding program to the homeless and working poor in Austin, Texas.
- **Community First! Village** is a master planned neighborhood that provides affordable, permanent housing and a supportive community for men and women who are coming out of chronic homelessness. This transformative residential program exists to love and serve neighbors who have been living on the streets, while also empowering the surrounding community into a lifestyle of service with the homeless.
- **Community Works** provides opportunities for individuals who have experienced homelessness to rediscover purpose and use their God-given talents to earn a dignified income. The program empowers Mobile Loaves & Fishes volunteers to serve alongside their friends as they develop new skills through meaningful work, while also cultivating enduring relationships.

There has been so much interest in their community first model that MLF has established a [Community First! Replication Team](#), dedicated to helping other communities replicate their success.

The first two phases of **Community First! Village** occupies 51 acres on Hog Eye Road in northeast Travis County. It is home for 500 neighbors who once struggled to survive on the streets of Austin. MLF has started construction of Phase 3 on 51 acres across the road from Phases 1 and 2, and is planning for an expansion to another property in the near future.



PARTNERS

Mobile Loaves & Fishes - Community First! Village Austin, Texas

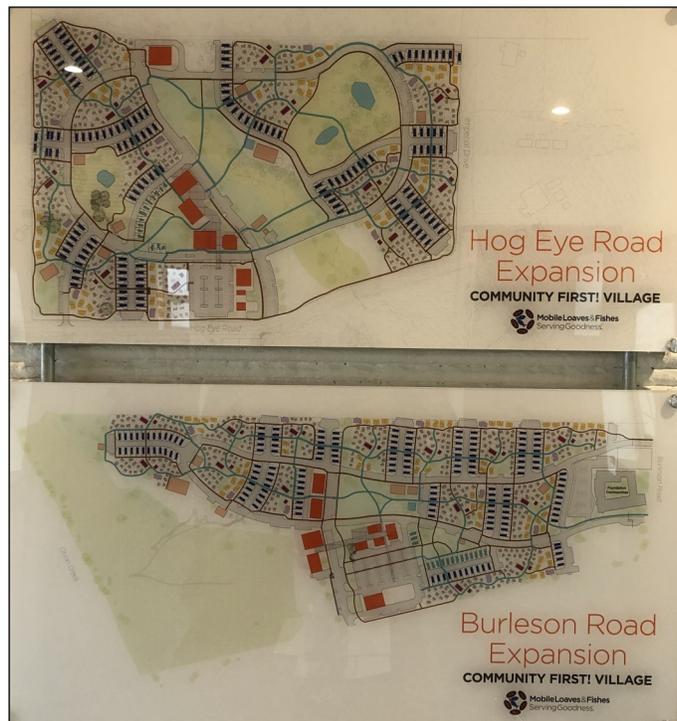
The work of [Mobile Loaves & Fishes](#) (MLF) is well known to those who are searching for innovative ways to address the intractable problem of homelessness. It is particularly well known to those of us who see Tiny Houses as a part of the solution to homelessness resulting from a shortage of affordable housing.

Alan Graham, Founder & CEO of MLF, says, “*We believe that the single greatest cause of homelessness, particularly in our country, is a profound, catastrophic loss of family.*” The Village has been intentionally designed to encourage community - to fill the void resulting from the loss of family. Shared spaces create connections. Each home in the Village has a front porch, and homes are clustered around common areas with laundry rooms, restroom and shower facilities, outdoor community kitchens and green space. These shared areas encourage interactions among neighbors, helping them form relationships and build community.

The village contains several types of housing, including Movable Tiny Houses similar to those we build for the Warrior Village Project. Within the Village, an area called Tiny Town, has homes that MLF refers to as tiny houses. These houses are what we would call shelters. They are attractive and well built, have electrical service, and are heated and cooled. They are typically equipped with a sink, a refrigerator and a microwave. But, they do not have a kitchen or a bathroom. Residents in these ‘tiny houses’ share restroom and shower facilities, and outdoor community kitchens.



Community First! Village, Phases 1 & 2.



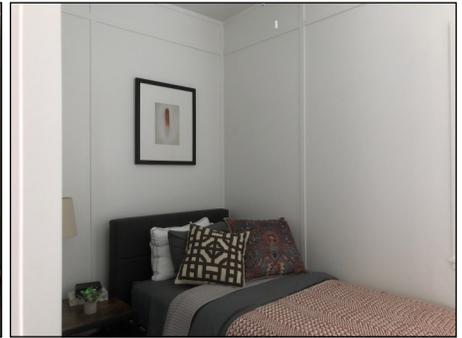
Community First! Village, Future Phases 3 & 4.

The Village was initially conceived as an RV Park filled with “gently used” RVs. The RV area of the village contains 100 RVs along looping roads through the community. The Village also includes [Park Model RV homes](#) up to 400 sq ft in size. These houses are one-bedroom homes with kitchens and bathrooms. Community First! Village is also home to the first 3D printed homes built by [ICON](#). [Click for a video tour](#) of Phases 1 & 2 of Community First! Village.

The Village is home to men and women transitioning out of chronic homelessness, with an average age of 58. It is not a community for homeless families. However, there are families who were not previously homeless who have chosen to live in the community as intentional neighbors to serve their brothers and sisters as [Missionals](#).

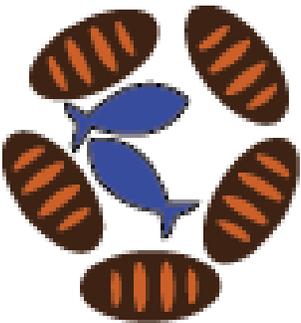
PARTNERS

Mobile Loaves & Fishes - Community First! Village



PARTNERS

Mobile Loaves & Fishes - Community First! Village



Mobile Loaves & Fishes
Serving Goodness.®

CONSTRUCTION UPDATE, SMHS MTH #1

San Marcos High School: SM #1

- Chapter 1 **Trailer**
- Chapter 2 **Framing**
- Chapter 3 **Rough Plumbing**
- Chapter 4 **Rough Electrical**
- Chapter 5 **Wall Sheathing**
Roofing Shear
Moisture Barrier
Roofing
- Chapter 6 **Windows & Doors**
- Chapter 7 **Exterior**
- Chapter 8 **Exterior Trim**
Finish
- Chapter 9 **HVAC**
Venting
- Chapter 10 **Insulation**
- Chapter 11 **Interior Wall**
Ceiling Covering
- Chapter 12 **Interior Cabinetry**
Installations
Flooring
Fixtures
- Chapter 13 **Interior Trim Finish**
- Chapter 14 **Finish Plumbing**
Electrical
Fixtures
- Chapter 15 **Finish Hardware**
Touch-ups
- Chapter 16 **Health & Safety**
Final Testing
Certification
Submission

Our SMHS construction students returned to campus on August 19. Chris Geldert has 160 students in 3 Woodworking Classes and 2 Construction Classes. He has 9 returning construction students and 49 woodworking students who advanced to the construction class this fall. They will be working hard to finish their 2 tiny houses.

Chris' veteran students started working to complete the installation of siding on Moveable Tiny House SM #1. They were a little rusty after the summer break, but they were eager to get back to work on their tiny houses.



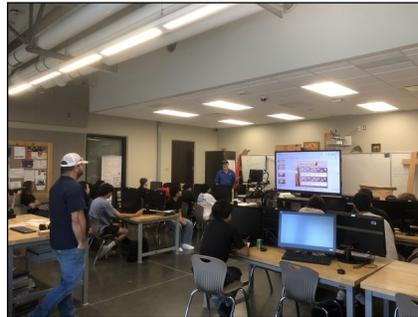
CONSTRUCTION UPDATE, SMHS MTH #2

- **Chapter 1** Trailer
- **Chapter 2** Framing
- Chapter 3 Rough Plumbing
- **Chapter 4** Rough Electrical
- **Chapter 5** Wall Sheathing
Roofing Shear
Moisture Barrier
- Chapter 6 Roofing
- **Chapter 7** Windows & Doors
- **Chapter 8** Exterior
Exterior Trim
Finish
- Chapter 9 HVAC
Venting
- Chapter 10 Insulation
- Chapter 11 Interior Wall
Ceiling Covering
- Chapter 12 Interior Cabinetry
Installations
Flooring
Fixtures
- Chapter 13 Interior Trim Finish
- Chapter 14 Finish Plumbing
Electrical
Fixtures
- Chapter 15 Finish Hardware
Touch-ups
- Chapter 16 Health & Safety
Final Testing
Certification
Submission

San Marcos High School: SM #2

Chris had a warmup activity for his rookie construction students to revive their basic woodworking skills which atrophied a bit over the summer. They are building potting benches. AGC Apprenticeship instructor Jon Hill introduced the project to our students the week of August 25.

These students were still working on their potting benches at the end of the month. When they are completed the benches will be for sale, and our students will start working on Moveable Tiny House SM #2.



Example of an unfinished bench.



Example of a finished bench.



CONSTRUCTION UPDATE, RBVHS

Rancho Buena Vista High School: RBV #1

- Chapter 1 Trailer
- Chapter 2 Framing
- Chapter 3 Rough Plumbing
- Chapter 4 Rough Electrical
- Chapter 5 Wall Sheathing
 - Roofing Shear
 - Moisture Barrier
- Chapter 6 Roofing
- Chapter 7 Windows & Doors
- Chapter 8 Exterior
 - Exterior Trim
 - Finish
- Chapter 9 HVAC
 - Venting
- Chapter 10 Insulation
- Chapter 11 Interior Wall
 - Ceiling Covering
- Chapter 12 Interior Cabinetry
 - Installations
 - Flooring
 - Fixtures
- Chapter 13 Interior Trim Finish
- Chapter 14 Finish Plumbing
 - Electrical
 - Fixtures
- Chapter 15 Finish Hardware
 - Touch-ups
- Chapter 16 Health & Safety
 - Final Testing
 - Certification
 - Submission

Our RBVHS construction students returned to campus on August 13. This is the fifth year of the school's construction program and it is still growing. Teacher Landon Cardenas has taken on an additional class this year. He now has 170 students in his 6 woodworking and construction classes.

In August and Semester teacher Landon Cardenas focused on teaching safe working practices, the proper use of tools, and the rules that dictate behavior in the shop and on the build site. They also worked on a community project for a local elementary school.

SP #1 in the foreground. RBV #1 in the background.



Michael McSweeney was back on campus on September 18 to start working with our students.



CONSTRUCTION UPDATE, RBVHS

- **Chapter 1** Trailer
- **Chapter 2** Framing
- **Chapter 3** Rough Plumbing
- **Chapter 4** Rough Electrical
- Chapter 5 Wall Sheathing
Roofing Shear
Moisture Barrier
- Chapter 6 Roofing
- Chapter 7 Windows & Doors
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Rancho Buena Vista High School: SP #1

Landon planned a warmup activity for his less experienced students building 'Ballot Boxes' for a local elementary school. The elementary school students are divided into four teams: Green, Yellow, Blue and Red. When a student does something well, his or her teacher will put a 'Good Job' slip in the appropriate colored Ballot box for his or her team. It is a contest, and the winning team will be rewarded!

The students enjoyed this community project, and it helped them work the kinks out of their woodshop skills after their summer break.



PARTNERS Palomar College

[Palomar College](#) is a two-year community college in San Marcos, California. With an enrollment of approximately 30,000 full-time and part-time students, Palomar is the largest community college in San Diego County. At Palomar, students may choose from over 200 associate degree and certificate programs, complete the first two years of a bachelor's degree, or enjoy personal enrichment classes for lifelong learning.

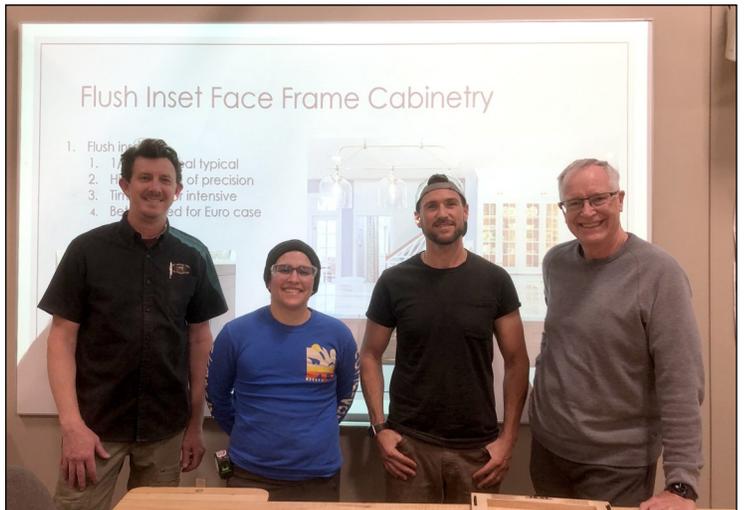
Palomar College has been a Partner of the Warrior Village Project since its inception. The Departments of [Architecture](#), [Interior Design](#), and [Cabinet and Furniture Technology](#) have contributed to our program. Cabinet and Furniture Technology instructors and students built and installed the kitchen cabinets for the ADU we built for [Wounded Warrior Homes](#).



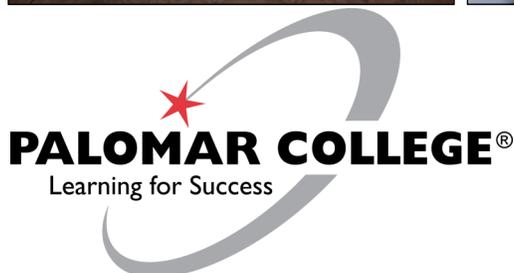
Cabinets in Wounded Warrior Homes ADU.

When we started building Movable Tiny Houses, I asked Cabinet and Furniture Technology Assistant Professor Jordan Clarke if he and his students would build cabinets for our four tiny houses. Jordan responded enthusiastically and quickly recruited three students to help us out. Solimar (Sol) Beniquez Pagan, Joe DiGiorgio and Michael Rowen volunteered to design, build and install kitchen cabinets for our houses.

They came to San Marcos High School in March to see our houses and to take rough measurements. In a friendly competition, each produced their own cabinet designs. They returned to the SMHS campus to take additional measurements on August 27. Then they collaborated to produce a single design, using elements from their individual designs.



Jordan, Sol, Joe and Michael at Palomar College.



Our Mission is to Address the
Root Causes of Homelessness

Just \$5 a Month can Make a Difference

Give Today & Advance the Movement

PARTNERS Palomar College

On September 3 Sol and Michael visited Rancho Buena Vista High School to review the team's cabinet design concepts with Corine Klayko of [Solutions for Change](#). After discussing the design options, Michael, Sol and Joe collaborated to produce a single design, incorporating Corine's feedback and elements from each of their individual designs.

Sol and Michael also took measurements of the houses Rancho Buena Vista is building. Although all four of our houses are being built to the same plans, there are slight differences in the dimensions. They want to make sure that the cabinets they design will fit in each of our four houses.



On September 8 Joe, Sol and Michael visited the first house we built and installed as an ADU for Wounded Warrior Homes in Vista. They wanted to see the cabinets that a previous cohort of Palomar students had built and to learn what they could to help with the design and construction of their cabinets. We are grateful to Rose Martin of Wounded Warrior Homes who arranged the visit. We are also grateful to Yuri, the 11th veteran to live in the ADU, for letting us tour his home and to share his insights on the design of his cabinets.



PARTNERS Palomar College

It took several iterations exchanging ideas with Corine, brain storming and head scratching to produce the perfect cabinet designs that balances the form, function and costs. Corine was collaborative, insightful about the needs of our veterans, and decisive. She was the perfect client for our Palomar cabinet design team. Corine is also a proud Solutions for Change [Overcomer](#). Thanks Corine!



**SOLUTIONS
FOR CHANGE**

SPONSORS

The [Cushman Foundation](#) supports diverse community and humanitarian endeavors. Cushman's areas of giving include Aid to Seniors, Arts & Culture, Children, **Education**, Food Insecurity, Health & Well Being, Human Services, and **Military & Veterans**. This summer we participated in Cushman's Phil Fest 2025 (Philanthropy Festival) competitive grant application program managed by the [Jewish Community Foundation](#). As a finalist, we were awarded \$5,000, some of which was used to buy video news clips of our inaugural Tiny Houses Build Day in September 2024. The videos were compiled and edited to produce a [promotional video](#) for the Warrior Village Project.

Thank you Cushman Family!



Ask California window installers what vinyl windows you should buy for your home and most will respond, without hesitation, [Milgard Windows](#), a member of the [MITER BRANDS™](#) family. So, when I started knocking on doors seeking the donation of windows for our tiny houses, I stopped at Milgard's window factory and showroom in Temecula. I didn't realize that this day would mark the beginning of a deep partnership with a great group of Milgard Windows employees. The [MITER Foundation](#) has donated 12 Milgard windows for our 4 tiny houses. Milgard professionals have worked with our students to teach them how to install windows. And recently, Milgard reached out with an offer of work gloves for our students. They donated 60 dozen pairs for [San Marcos HS](#), [Rancho Buena Vista HS](#), [San Pasqual HS](#), [Poway HS](#), [Hoover HS](#), [La Jolla HS](#), [Carlsbad HS](#) and [Palomar College](#).

Thank you Milgard!

[San Juan Creek Cabinets](#) is a multi-generation family owned and operated business. It was founded in 1988 with their first shop along the San Juan Creek River in Orange County. They relocated to Oceanside in 1998. San Juan Creek Cabinets fabricates, manufactures and installs custom cabinets and solid surface countertops for businesses and residences.

This summer Sarah Weis of San Juan Creek Cabinets reached out to offer us laminated plywood sheets. Jordan Clarke of the [Palomar College Cabinet and Furniture Technology Department](#) and Landon Cardenas of [Rancho Buena Vista HS](#) eagerly accepted the offer and picked up the materials for their students.



Sam Jones of San Juan Creek Cabinets helps Jordan Clarke of Palomar College load laminated sheets.



The [Building Industry Association \(BIA\) of San Diego County](#) helped launch the Warrior Village Project in 2019 and provided instructional support for our students during our proof-of-concept phase. The Building Industry of San Diego believes in giving back to the community it serves. In 1990, BIA established [BIA Cares](#), a 501(c)3 charitable organization, to help build a better future for those in need.

Over the years, BIA Cares has donated more than \$2.3 million to charitable projects and programs across San Diego County. This summer, BIA Cares awarded the Warrior Village Project a grant for \$7,500 grant to purchase building materials for the four Movable Tiny Houses we are building for [Solutions for Change](#).

DONATE TO THE WARRIOR VILLAGE PROJECT

The Warrior Village Project has joined the San Diego Gives 2025 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 and consumables required for one Moveable Tiny House (MTH) cost about \$44,000. 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 \$70,000 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?



2025 Campaign

<https://sandiegogives.mightycause.com/donate/Warrior-Village-Project>

We need to raise \$80,000 to purchase materials to complete the four Moveable Tiny Houses we are building at San Marcos High School, San Pasqual High School and Rancho Buena Vista High School.

