



SAVS and
Homes 4 The Homeless
are joining forces to bring a new
affordable, dignified homeless
village concept to life.



**A NEW VILLAGE FOR
HOMELESS HOUSING IN
SONOMA COUNTY**

The Vision: Affordable, Dignified Transitional Housing

Combined Safe Parking, RV Parking, and Modular Temporary Housing



SAFE PARKING

Car Parking: 18



RV PARKING

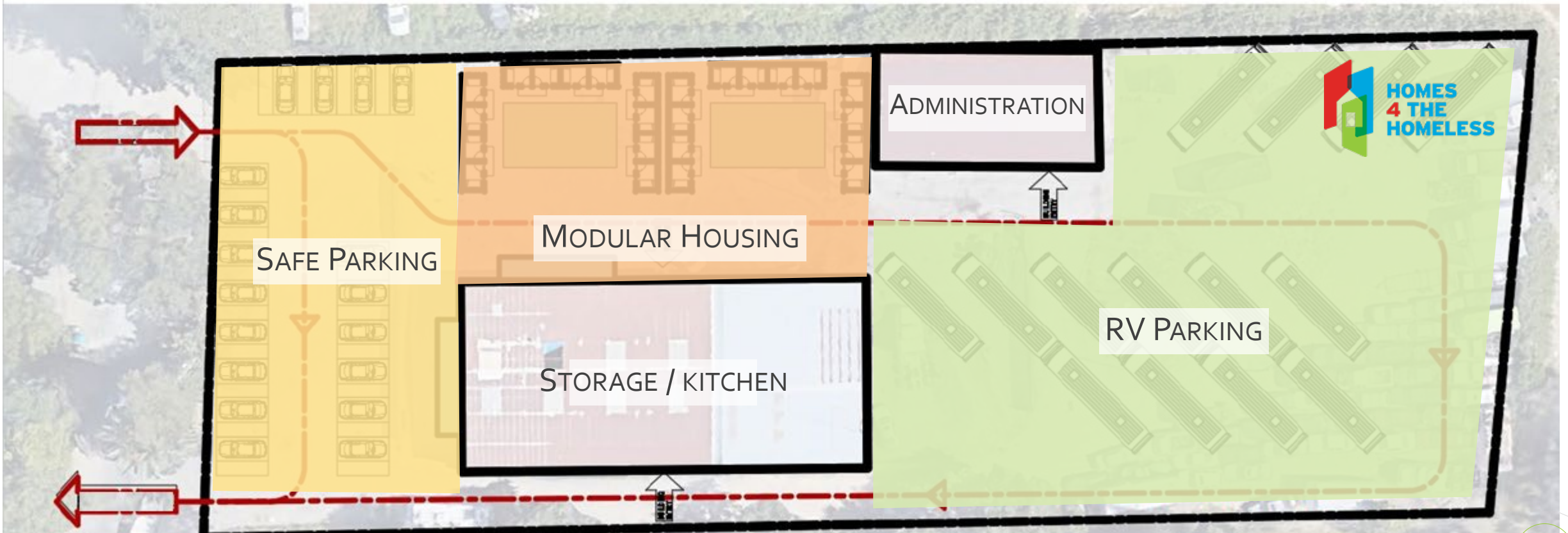
RVS: 14 large



MODULAR VILLAGE

Housing container: 6 (24 units)

Bathroom container: 2 (6-8 rooms)



1.7 acre lot

The Problem: Current Solutions Are Too Expensive

Current solutions are routinely rejected by unsheltered clients, are expensive and require a lot of enforcement.



High Opening Cost

Capital costs are prohibitive and limit the number of residents served, keeping hundreds of homeless seeking shelter around businesses, parks, and under freeways. Citizens and businesses react in an uproar.



High Operating Costs

Homeless service providers spend too much on security, prepared meals and overhead. Homeless housing solutions typically cost over \$2,200/month/resident.



Expensive Enforcement

In the past 12 months, there were 3,667 police calls related to homelessness* – totaling over \$200K. Sweeps take heavy equipment and personnel from 2-3 agencies all at an incredibly high price.



High Shelter Rejection Rates

Shelter beds often go unused because the homeless reject them since there is no privacy and they are short-term in nature.

* Source – Santa Rosa Police Department

The Problem: Life on the Street Robs Dignity

The grind of living out of your vehicle or on the street is a brutal life. It is our obligation to help our fellow citizens and the SAVS village addresses many of the issues faced by the unsheltered.



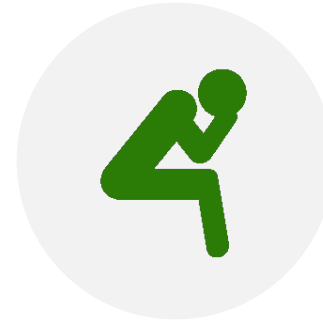
Criminalization

Eating, sleeping and loitering are illegal for homeless people under various discriminatory laws, which lead to minor offenses and a revolving jail door.



Health Issues

Living on the street takes up to 30 years off your life and turns routine health problems into major disabilities.



Homelessness Stress

Homeless people live without bathroom access and experience food insecurity. They cannot sleep comfortably or safely. These stressors cause anxiety and depression.



No Legal Shelter

Under constant threat of the police and city sweeps, the homeless are unable to build community or feel safe.

The Solution: SAVS “Building Block” Villages

A village that combines safe parking, RV parking and modular housing creates a cost effective and dignified temporary supportive housing for the homeless.



24/7 Safe Parking

~20% of unsheltered people live in their cars, a nervous life for them, and an expensive enforcement problem.

+



RV Parking

RV's are an affordable housing solution – let's get RV's off the streets and into a legal, safe space.

+



Modular Housing

Converted shipping containers with AC, fire sprinklers and private locked spaces for under \$10,000 per room.



The Solution: SAVS Lowers Cost & Provides Dignity

Save Money

- Co-managed villages lowers the cost of operating expenses.
- Those with income will pay rent – capped at 30% of SSI or take home income.
- SAVS does not provide on-demand transportation.
- SAVS encourages community interaction, engage with multiple community organizations and use volunteers to drive down costs.

Provide Dignity

- A village advisory board jointly makes decisions with SAVS management.
- Prepared meals are not provided, food and cooking areas are provided.
- Residents work a minimum of 5 hours / week to improve the village.
- SAVS will develop a small business that will employ some of the residents.

Provide for Safety + Stability

- 24 hour on-site resident manager plus 24-hour on-call security.
- SAVS wants our residents to move to permanent housing and will assist them with their personal goal planning and execution.
- 2+ year residencies are allowed.
- SAVS encourages a sober environment and enforce guidelines around community and personal conduct.

Setup & Operating Budgets

SAVS believes in both 24/7 safe parking and block-villages. Any property can start with a safe parking program and expand into a full village. The budgets below show the cost to open and operate both types. SAVS village operational costs are about 1/3 the cost of Los Guilicos and Finley Center (see table below).

	Option 1: 24/7 Safe Parking		Option 2: Complete SAVS Village		Comparable Villages	
					Los Guilicos	Finley Center
Total Served		28		62	60	40
Start-up Cost		\$95,000		\$1,384,000	\$2,200,000	\$300,000
Operating Cost / Year		\$230,000		\$577,000	\$1,650,000	\$1,680,000
Operating Cost / Month / Resident		\$685		\$776	\$2,292	\$3,500
Total Year 1 Budget		\$325,000		\$1,961,000	\$3,850,000	\$1,980,000

Detailed Budgets available on request, email tinyvillages@sonomavillages.org

* Source: August 2020 Sonoma County Board of Supervisors meeting: Health Department Program



Built to Scale, Quickly

Quick Execution

City Planning has reviewed our project plans and pre-approved the project under the Resiliency Act with a 5-year temporary housing permit.



Significant Cost Reductions

A SAVS + resident co-managed village allows for major reductions in security, food service, and on-site manager costs.



Services Scale with Funding

Villages can be opened with little funding – the village can grow from safe parking, to RV parking to shelter housing as **money becomes available**.



Next Steps

Please, Join the Effort!

- Email tinyvillages@sonomavillages.org and let us know you are joining the effort make this village a reality!

Identify a Property

- The village can operate on as little as ½ acre. Access to water, sewer and power are preferred.

Complete Design & Engineering Signoffs

- Homes 4 the Homeless has designed the village and container apartments and is ready to implement alongside SAVS.
- Planning Department Guidance has been exceptionally positive. The village fits under the Resilience Act and Temporary Housing Permit Program – making for fast approval.

Fund the Project

- \$325K to open an operate the safe parking component.
- \$1.9M village funding from both the City and County to make the entire project a reality.
- In addition to City and County funding, the project should also be considered for Homekey funding.



LET'S BUILD THIS VILLAGE TOGETHER!

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