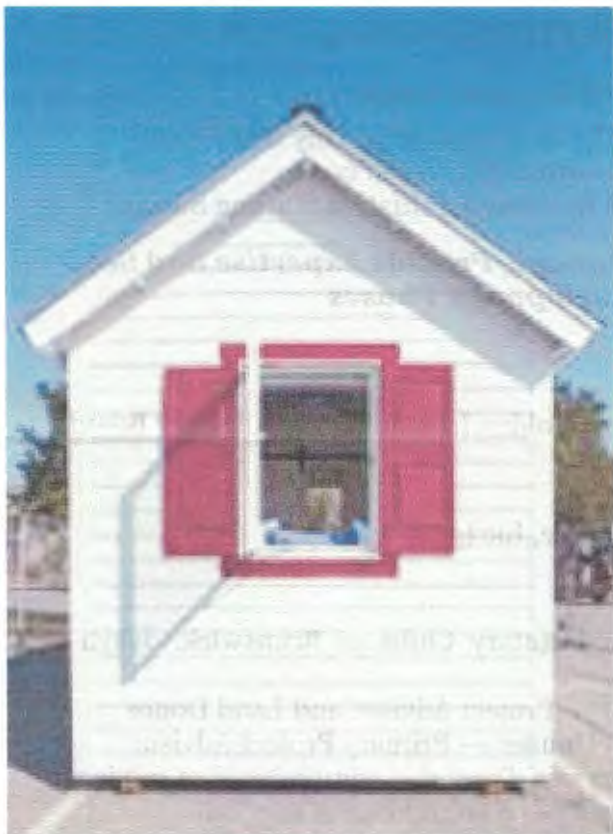


RI District 6920 Tiny House Taskforce Golden Isles Initiative February 2020 Report



Golden Isles Veterans Village Initiative

Creating Community for Homeless Veterans

**CMS CL Harvey Veterans Village
Brunswick, GA**

Principal Partners

**Rotary International District 6920 and
Rotary Clubs of Brunswick, Jekyll Island
Simons Island and Golden Isles**

Cornell L Harvey, CMS USAF (Retired)

Nine Line Foundation, Inc.

Golden Isles Veterans Village Initiative, Inc.

Coastal Community Health Services

**AN INITIATIVE OF RI DISTRICT 6920
TINY HOMES FOR HOMELESS VETERANS**



RI District 6920 Tiny House Taskforce

Golden Isles Initiative

February 2020 Report

TO: District Governor Mike Muldowney
PDG Margaret Jacobs and PDG Hamsa Thota
President Bill Weese, Brunswick Rotary Club
President Charles Collins, Jekyll Island Rotary
President Jay Torbert, Golden Isles Rotary
President Beth Smith, Saint Simons Rotary

RI District 6920 Tiny Houses for Homeless Veterans Initiative

Established: 2018 District Annual Conference PDG Hamsa Thota

Formed Fall 2018 District Taskforce PDG Margaret Jacobs

Purpose: Facilitate and be a catalyst for the development of Tiny Homes and Villages for Homeless Veterans within RI District 6920

Coordinate: Fall 2018 District Initiative and Brunswick Initiative Starling Sutton

Rotary Role: *Coordinate and Project Manage, Provide Expertise and Seed Funding for Individual Projects' Predevelopment Phases*

Achievements to Date

- Informative Presentations to 11 Clubs
- Formed Tiny Houses for Homeless Veterans Golden Isles Initiative Advisory Board
- Secured Ideal Site for Brunswick Initiative
- Produced Conceptual Site Development Plan
- Created Golden Isles Veterans Village Initiative, Inc (501(c)3)
- Created the CMS CL Harvey Veterans Village
- Structured Critical Partnerships
 - Rotary International District 6920 and Rotary Clubs of Brunswick, Jekyll Island, Simons Island and Golden Isles
 - Cornell L Harvey, CMS USAF (Retired) --- Project Advisor and Land Donor
 - Nine Line Foundation, Inc. --- Donates Houses --- Primary Project Advisor
 - Coastal Georgia Community Health Services, Coastal--- comprehensive services
 - Georgia Area Community Action Authority--- comprehensive services
 - Faith-Based Organization, Churches and Thrift Stores
- Procured / Commitments
 - Free 40 Tiny House Shells (20 in storage 20 under construction)
 - Free Flooring for 20 houses
 - Free Electrical Materials and Electrical Installation Houses and Villages

Initial Funding Strategy

The District's initial funding strategy was for clubs to individually fund the effort through redirecting funds returned to the clubs from the Atlanta RI Annual Convention. Our efforts have achieved much; commitments and partnerships in place, a development plan and more than \$160,000 value in donated materials.

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Beth, we are proud of our progress and (4-way Test True) we are expecting considerably more before groundbreaking.

However, we do need customary startup/predevelopment funds.

Predevelopment Costs

Legal	2,500.00
Architectural & Engineer	5,000.00
Site Grading, Prep and Footer/Pad Ready	20,000.00
Public Awareness Campaign	2,500.00
Branding/Logo/Mark Design/ Internet Website	--
Veteran Specific Information Flyers:	--
GIVVI, Contact Numbers, Emergency Numbers	--
Public Awareness Information Flyers	-----
Total Predevelopment Costs	\$30,000

Request

We are requesting the Saint Simons Island Rotary Club join in GIVVI's local Rotary Clubs funding campaign by donating \$8-12,000 (believed approximate amount of funds returned to the club from the Atlanta RI Convention). These funds will go toward current pressing needs:

- Production of Comprehensive Topo Survey spotting property lines, trees, utilities,
- Finalize Conceptual Plan and Site Plan
- Grading and Prep Site.

Additionally, may we have your club's permission, to use the occasion of your donation, as a challenge to the four other actively participating District 6920 clubs: Brunswick, Jekyll Island, Jesup and Saint Simons Island?

Donations:

- | | |
|----------------|---|
| • Checks | Glynn Isles Veterans' Village Initiative. |
| PO Box 1093 | |
| 805 Gloucester | |
| • E-Donations | info@giveteransvillage12345 |
| • Cell | Starling Sutton 912-399-2147 |

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Total Construction Issues and Costs Projections

Home Sizes: 18x8 (144 Square Feet) Standard
 20x8 (160 Square Feet) ADA
 Small Kitchen: Convection Oven/Stove Top, Apartment Refrigerator
 Bathroom With Shower
 Murphy Bed Double Bed
 * Interior Components Expected to be Donated by National/Local Building Material
 And, Home Appliance Industries

Cost Per Housing Unit:

Soft Cost and Fees:	Architect, Engineer, Legal	\$.500
Tiny House Materials:	All Materials, Labor and Build Out	\$ 14,500
Utility Fees:	Hook Up and Installation	\$ 4,000
Total Per Housing Unit Cost:		\$ 19,000 Each

Total Project Costs

36 Tiny Houses	x \$19,000	\$684,000	
Community Center		<u>75,000</u>	
		\$759,000	
Contingency @ 15%		<u>\$114,000</u>	
Total Projected Project Costs			\$873,000.00

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Golden Isles Veterans Village Initiative, LLC 501(c)3 (GIVVI)

As Rotary's role is not to own nor to manage ... Each project/village needs a permanent ownership and management entity. The Chatham Savannah Homeless Authority is the owner of the Village at Dundee that Rotary has been supporting in Savannah.

For the Glynn County initiative, RI District 6920 Tiny House Taskforce has incorporated the Golden Isles Veterans Village Initiative, LLC 501(c)3 that will own and manage the Veterans Village's development until it is turned over to CMS Cornell L Harvey Veterans' Village, Inc

Additionally, the members of the RI Tiny Houses for Homeless Taskforce have been appointed as the initial Steering Committee, Golden Isles Veterans Village Initiative. (GIVVI)

GIVVI Procured 40 Tiny House Shells at No Cost

Principal Partner, Nine Line Foundation, Inc. is providing 40 built Tiny House exterior shells (structural frames, walls and roofs) as well as, other resources. 20 built by Savannah area veterans and another 20, (1/2 of the village) are to be built during January-May 2020 by students from Hersey High School and Rolling Hills High School northwest of Chicago, who fundraised approximately \$25,000 between this past Thanksgiving to buy the materials, build and ship 20 pre-built panels for second phase tiny houses to bring the CMS CL Harvey Veterans Village to fruition.

A Sweat Equity Initiative

The advisory committee is proud that to date; all our activities and achievements have come about through **sweat equity, NO Cash vs a dollar value of these achievements projected at more than \$150,000.**

Funding Now Needed

However, the initiative is at a point of needing cash to move forward. Our conceptual plan must be finalized, made real and sustainable:

- A Comprehensive Topo Survey spotting property lines, trees, utilities, natural or man-made objects is needed and must be executed by a registered architect or engineer.
- Site Grading
- The Initiative needs to develop a client awareness and marketing campaigns,
 - Corporate 3-fold marketing brochure to prove to other agencies and organization working with veterans
 - For veterans on the streets
 - Internet Web Page

Initial Funding Strategy

The initial District funding strategy was for individual clubs to sponsor and fund the effort through redirecting serendipitous funds returned from the Atlanta RI Annual Convention.

Request for Funding Assistance

RI District 6920 Tiny House Taskforce

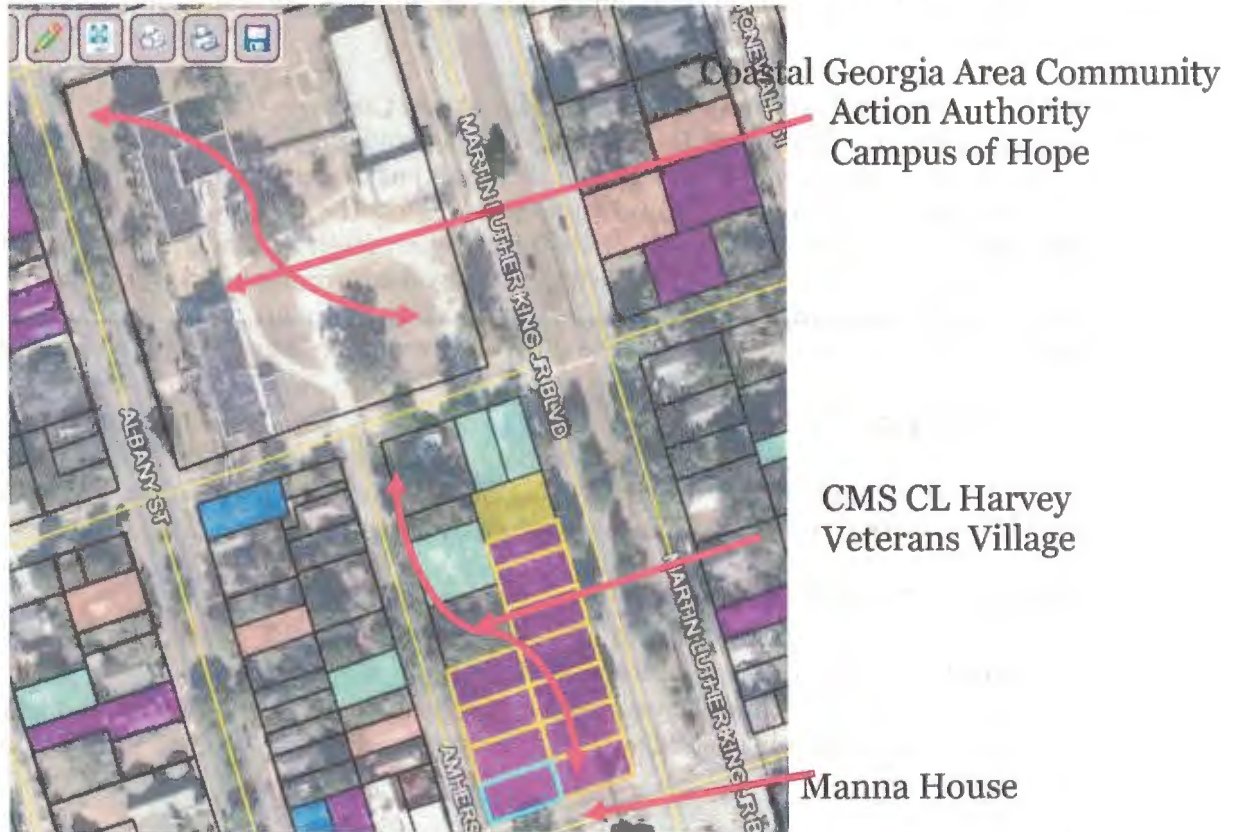
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The Initiative's cash needs \$30,000 to cover the pre-development work listed above. Therefore, we are presently requesting that our four local clubs and the District assist in raising the needed funds. The Golden Isles club (30 Members) is committed to start the funding process by donating approximately \$4,000 returned from the Atlanta RI Convention.

MLK, Jr. Blvd. Properties

- 30-36 Unit Tiny Housing Village for Homeless Vets
- Between MLK and Amherst, G and H Streets
- Between Manna House and Coastal Georgia Area Community Action Authority's Community of Hope Campus.
- Property Owner; Project Partner, Advisor and Donates Property



The Tiny Houses proposed for the CMS CL Harvey Veterans' Village has exterior cement-board (Hardie Board) and a metal roof. Interior of the unit is tongue and groove pine on walls and ceiling (11 feet, 4-inch ceiling height), two windows, an entrance door with six light panels, a small kitchen with microwave, refrigerator and hotplate, a bathroom with shower and a single bed that works as a sofa during the day. The floors are ceramic tile and there is plenty of storage under the bed. Enhancements will include outdoor tables, grills and gardens.

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Supportive Services include medical and mental health, personal health maintenance, everyday living skills, personal hygiene, cooking and housekeeping, computer training, job training, jobs creation/job placement services.

Tiny Houses:



House Sizes:

Small Kitchen:

Bathroom:

Single Bed:



16x8 (128 Square Feet) Standard,

18x8 (144 Square Feet) ADA

Microwave, Refrigerator and

Hotplate

With Shower

Works as Sofa During the Day

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