



TINY ACRES
A PLACE TO CALL HOME

A Faith Led Florida Nonprofit Developing a Tiny Home Village

***Permanent Alternative Rental Housing for Our
Very Low Income Senior & Veteran Neighbors***



Why a Tiny Home Village?

Because Everyone Needs A Place to Call Home!

The current need for housing is at a breaking point. While the number of people who live without permanent, sustainable housing is increasing, the ability to provide adequate housing options is falling. Increasing housing costs are starting a “Silver Tsunami” of older residents on the verge of homelessness. Studies show it is less costly to a community and offers residents a better quality of life to provide affordable permanent housing than to keep shuffling them through government funded programs. Traditionally tax dollars & government bear the brunt of the burden for solving the housing crisis, but despite their best efforts have come up short of a solution.

Tiny House Villages are the most affordable, immediate, and sustainable model of housing for several reasons: The average basic tiny house costs only around \$15,000-\$60,000 depending on size and location. Rent based villages are a bargain at \$300-\$450 per month based on income. Tiny homes require a minimal amount of land and can be scaled to fit into a variety of spaces. The low buy-in cost and individual nature of these units allows for individual, business, community, and church partnerships.

The Village Model clusters a variety of compact residential dwellings around shared community spaces and resources – often including tiny homes, RV’s, container homes and other forms of community-oriented permanent alternative housing. The cluster village or pocket community models provide significant economic, environmental, and social benefits compared to traditional apartments or larger single-family houses.

These compact communities combine the privacy and autonomy of a single-family house with the greater density and economy associated with an apartment building. However, it replaces hallways and elevators with meandering pathways and common areas. The space between houses creates a medium for casual social interactions, fostering a strong sense of community and belonging among neighbors. Building small also reduces material and energy demand during construction, and offers lower maintenance and utility bills for fixed and low income residents.

Many veterans, senior citizens and disabled people live in group homes, the porch, couch or spare room of a friend or relative, in shelters, motels and some have no place to call home. Often moving from one temporary housing solution or program to another and living in fear of being displaced. Without their own door to lock at night., everything they own must go with them so they often have few possessions and live out of a box and a suitcase. Without a community that listens, cares, and encourages them many people isolate themselves. The tiny village concept creates a solution to these problems - It provides a sense of place, safety and community connection for its residents.

“Maintain the right of the afflicted and the destitute. Rescue the weak and the needy”... *Psalm 82:3-4*

Example - Square One Villages

Emerald Village Model - Eugene, Oregon

Square One Village's Emerald Village grew out of Square One's transitional tiny house experience for homeless people. They realized that in addition to transitional units they needed permanent homes. These provide permanent, safe, affordable housing to people that meet community standards but can not afford any of the more traditional housing options.

Emerald Village created 22 tiny homes of 160 - 288 square feet; each complete with sleeping and living areas, a kitchenette, and a bathroom. Individual homes are supported by a common building that includes a community gathering space, kitchen, and laundry. Part of residents' rent payments accrue a financial share in the community, creating a sense of ownership and modest asset that can be cashed out if and when residents decide to move.



Our Team

Board of Directors and Advisors

Mark Geallis, President & Founding Director - Former Executive Director of First Step Shelter, Open Doors Counseling and Halifax Urban Ministries. Past co-chair of One Voice for Volusia, served on United Way Committees and the board of the regional Commission on Homelessness & Housing. Currently appointed to the City of Daytona Beach Affordable Housing Advisory Committee.

Selma Barker Treasurer & Director - Insurance executive, now operates a consulting and bookkeeping practice. Former treasurer of Halifax Urban Ministries founding the Room At The Inn cold weather shelter and the HUM Community Resource Center. Active in the faith community sharing her gift of music and serving in board positions at several area nonprofits.

Chuck Munk, Secretary & Director - Chuck a licensed realtor owns Central Florida Property Investors. He has been a youth pastor, church planter, educator, foster-parent and small business owner. His passion for those experiencing homelessness comes from his faith in Jesus and his personal experience while growing up when we lived in a tent for an entire summer.

Jose Alcaraz, Director - Jose, a CPA moved to Palm Coast from South Florida where he served on the Little Havana Board for the Salvation Army. He now serves on the Republican Executive Committee of Flagler Co., treasurer of the Flagler branch of Gideon's International and is a Deacon at First Baptist Church of Palm Coast.

Nancy Epps, Director - Nancy, a laboratory medicine professional graduated with a degree in medical technology from Bethune-Cookman University, and a MBA from the University of Colorado. She represented the Town of Ponce Inlet as a council member and mayor for six years. She has been teaching microbiology to students at Daytona College. Nancy currently serves as president of the Ponce Inlet Lions Club, the boards of the Conklin Davis Center for the Visually Impaired, Crime Stoppers of Northeast Florida, the Greater Daytona Beach chapter of the National Federation of the Blind, and has served on the boards of many other civic organizations and the Commission on Homelessness and Housing.

Elizabeth Ennis, Director - Elizabeth is completing a contract in California providing medical services to the homeless. Because of her heart and her faith, she plans to continue her mission when returning to Central Florida in the fall of 2022. She holds a Master's of Science focused in Physician Assistant Studies from University of Florida. Her vision is to help area low income and homeless people by providing mobile health services. Plans are to co-locate the medical-dental vehicle at our tiny home village.

Andre Libert, Honorary Director - Andre's professional career encompassed 40 years in aviation management & marketing. He served in various homeless shelters; prison ministry, the Special Olympics, and also spent time working with the elderly. With numerous medical setbacks he said "Paying back to the communities I lived in seemed to be just a normal responsibility."

Advisors: Glenn Storch, Land Use-Attorney Bill Chapin, Architect David James, Strategic Planning Dr. Jimmy McDowell, Marketing David Barker, Construction

The Plan

Provide Permanent Alternative Housing to Low Income Veterans & Seniors Age 60+

We have a vision to use our Volusia/Flagler area nonprofit leadership and advocacy experience helping the underserved to establish a Tiny Home Village to meet the need of the most vulnerable citizens in our community experiencing housing insecurity. **There are few realistic alternative housing options for our very low income and restricted or fixed income senior citizen & veteran neighbors.** Government Affordable Housing programs do not fill this gap, take years to establish, face NIMBY objections and are not accessible or affordable for many people.

Residents will be vetted and screened, live a simple dignified life and pay a 33% income based occupancy fee of \$350 to \$450 monthly. Onsite guidance is planned as well as faith and social activities.

Our business model is to be funded by revenue from resident rents, faith partners, donors business and foundations. We will not pursue many types of government grant funding which restricts innovative programs like ours. What we want from government is cooperation on zoning and code variances, consideration for donated land, possible infrastructure improvements and a reduction of impact and permitting fees.

We are a 501c3 Florida Nonprofit Corporation. Our goal is to fund and build a permanent alternative housing village in our area similar to other successful developments around the USA.

We are looking for board members with specific areas of expertise Medical & Behavioral health, CPA, Attorney, Faith & Church, Government Relations, Architect, Builder, Media, Real Estate, Nonprofit, Banking, Business Leaders & fundraising.

You can help by donating, advocating or applying for a board position. Join our mission to provide a dignified and realistic long term housing solution to low and fixed income veterans & seniors in our Volusia County community!

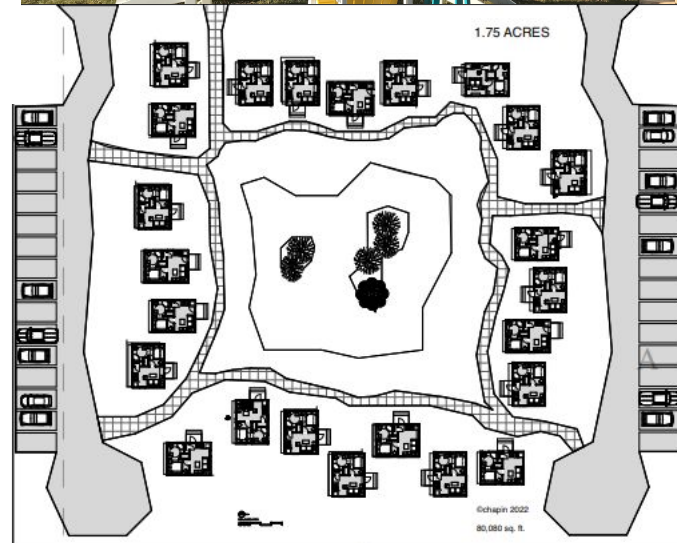
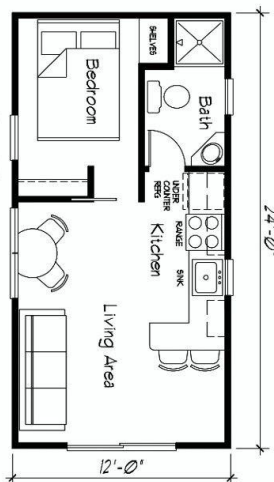
“Now if your countryman becomes destitute and cannot support himself among you, then you are to help him as you would a foreigner or stranger, so that he can continue to live among you”. Leviticus 25:35

Our Tiny Home Village

Design & Floor Plans Being Considered

Florida statutes recently changed to allow small footprint homes of this size (288 sq. ft.) or smaller for housing developments. Volusia County has adopted an affordable housing framework that includes tiny homes.

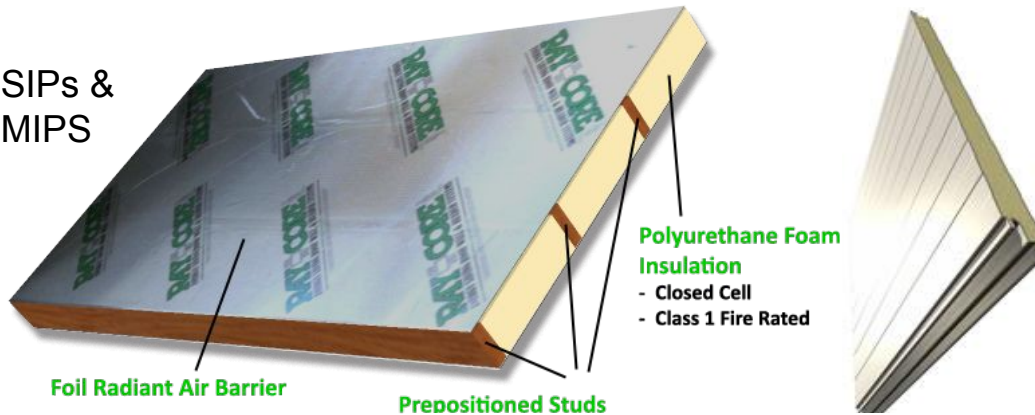
Our architects and partners have developed several possible floor plans and village designs that can be adapted to available acreage of 2.5 to 20+ Acres.



Alternative Building Materials

Lower Cost – Better & Faster Construction

SIPs & MIPS

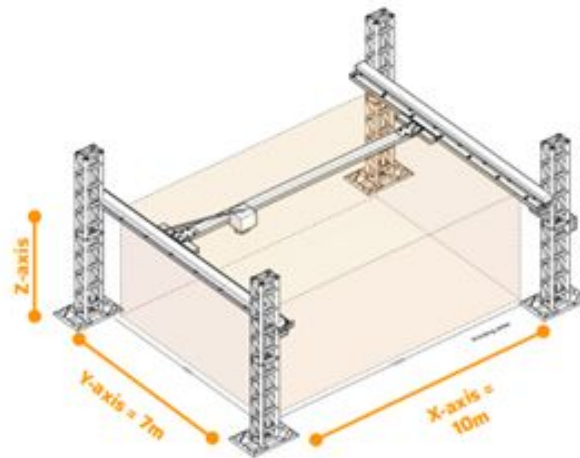


We are considering several construction alternatives including 3D Printed Concrete, MIPS and SIP Insulated Panels. This may save 30%-50% off traditional construction costs by reducing building material, labor expenses and build time.

The innovative SIP panels are factory built, assembled onsite, well insulated and meet Florida wind codes. Estimates for interior and exterior walls and roof panels have a full delivered cost at \$16,000. FF&E and labor expenses are projected at \$16,000 per unit.

The complete 3D Printed Homes from the Florida branch of CyBe.eu are priced at \$30,000 with a remaining \$2000 budget for furnishings.

3D Printed Concrete



24 Home Projected Project Cost

Pro Forma with In-kind 2.5+ Acre Land Donation

• Land	\$	Donated
• Infrastructure Improvements	\$	90,000
• 24 Homes @ \$32,000	\$	768,000
• Outdoor Pavilion	\$	30,000
• Recreation Areas	\$	10,000
• Office & Laundry Building	\$	70,000
• Development Fees	\$	32,000
• TOTAL	\$	1,000,000

24 Home Annual Operating Budget

Pro Forma for 24 - 30 Residents

Expenses	Budget 1	Budget 2
• Staff (Volunteers, Part time Director & Maintenance)	\$ 68,000	\$ 68,000
• Utilities	\$ 18,000	\$ 18,000
• Professional Services	\$ 6,000	\$ 6,000
• Repair & Maintenance	\$ 9,000	\$ 9,000
• Supplies	\$ 9,000	\$ 9,000
• Operating Reserve Fund	\$ 25,000	\$ 10,000
• Endowment	\$ 35,000	
• TOTAL	\$ 170,000	\$ 120,000
Revenue		
• Resident Rents	\$ 105,000	\$ 105,000
• Faith & Club Donations	\$ 10,000	\$ 5,000
• Individual Donations	\$ 20,000	\$ 5,000
• Business Donations	\$ 10,000	\$ 5,000
• Foundation Grants	\$ 25,000	
• TOTAL	\$ 170,000	\$ 120,000

Partnership Opportunities

Join us on this mission to change lives and transform our community!

We are seeking land and donations of time, treasure and talents from Churches, faith groups, individuals, businesses, organizations and foundations.

For more information, to schedule a presentation or to discuss your partnership or donation please contact our founding director:

Mark Geallis, Founder - Director

home@tinyacresvillage.com

Office: 386-232-8842

Cell: 386-214-8244

TinyAcresVillage.com



Everyone Needs A Place to Call Home!

Your mother, sister, the veteran or widow you know deserves a safe, comfortable place to lay there head every night. A permanent home in a community where they can enjoy friends and a good quality of life!

Tiny Acres LLC is an affordable housing development by Homeless 2 Home Inc. a 501c3 Org. www.homeless2home.org EIN#86-2156952