



Everyone Village
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To: City of Eugene
From: Gabe Piechowicz, E1V Leader
Re.: Everyone Village Update

Snap-Shot Review

With an in-earnest opening date of *December 31st, 2021*, Everyone Village has now been in operation for approximately six months. Employing an intentional fast-track growth strategy has allowed the Village to maintain order and health while experiencing a *2,150%* increase in clients served during this time. Through this short launch-phase the village has already graduated two clients into stable permanent housing. The Village now heads into a planned development phase that will see an increase in total dwelling units from forty-eight to approximately one-hundred, growth in staff and volunteer capacity and the addition of semi-permanent bathroom, shower, laundry and kitchen structures. The warehouse will also undergo a remodel during this phase resulting in a formal 'welcome center'/staff offices and full-scale Village workshop.

Stats

Total Unique Individuals Served: **59**

Total Current Client-Residents: **45**

Total Staff: **6 FTE** ***currently hiring*

Total Dwelling Units: **48**

- Pallet-Shelters: **19**
- Tiny Homes: **4**
- Conestoga Huts: **3**
- RVs: **16**
- Cottages of Hope: **6** *(eta 7/15)*

Who We Are

Everyone Village is a safe, sheltered community providing residents with near 24/7 staffing and an effective mutual benefit model for the surrounding community. Everyone Village is committed to building a community that will be an asset to the neighborhood. With strong community partnerships, we have developed a plan to improve the property and increase its curb appeal. As part of a replicable,

hub and spoke-based model, Everyone Village will provide shelter, empower healing, bolster food security, create jobs, and add to community resiliency.

Partners & Networks

Everyone Village is honored and privileged to enjoy a robust network of community partners and supporters:

- City of Eugene
 - Operations Contract
- Rexus Company & Family
 - Village Land Donation & Site-development
- Steiner Family
 - Warehouse Purchase & Volunteers
- Oregon Beverage Recycling Cooperative
 - Cannery & Gleaners Pilot Program (donated RVMs) & Financial Support
- Eugene Mission
 - Weekly Donated Clothing, Housewares, Kitchenwares
- Mid-Valley Metals
 - Warehouse Exterior Signage
- Fuller Cabinets
 - Donated Sheet Goods & Volunteers
- Tom Bowerman & Carry It Forward
 - Shower Pod & Tiny Homes
- One Hope
 - Cottages of Hope & Leadership Support
- Bushnell University
 - Leadership Support & Promotional Support
- White Bird
 - Nest Support & Cell Phone Charging Stations
- HIV Alliance
 - Peer Support, Counseling & Case Management
- Maple Micro-Development
 - Client Income-generation & Leadership Support
- Justin Freeman (Bagel Sphere) & Eugene Chamber of Commerce
 - Workforce Opportunity Development
- KPFF Consulting Engineers
 - Site Survey & Report
- Willamette Family, Inc
 - Residential Drug & Alcohol Treatment
- Eugene Police Community Engagement Team
 - Security Infrastructure & Advising
- Inter-faith Food Hub
 - Weekly prepared meals
- The Way Home
 - Weekly food support

- CAFA (Christians as Family Advocates)
 - Group Therapy & Individual Mental Health Counseling
- University of Oregon Landscape Architecture Dept.
 - Site Development & Infrastructure Projects
- University of Oregon Digital Media Program
 - E1V Social Media Planning
- Lane ESD & 4J High School Shop Classes
 - Building Cottages of Hope
- Builder's Electric
 - Install of Village Electrical Grid
- Twin River's Plumbing
 - Install of Village Sewer System
- StoneWood Construction
 - Warehouse Remodel
- Supporting Churches
 - Willamette Christian Center, City Salt Church, St. Mark's CME, Norkenzie Christian Church, Thurston Christian Church, Northwood Christian Church
- Many more . . .

Site Features

The primary distinctive of Everyone Village as a City of Eugene Safe Sleep Site is the size & scope of the privately-owned site and the accompanying 'all-inclusive' model with strategic 'value-added' neighborhood integration.

The features of the site that promote this two-pronged approach are:

- Hard-Plumbed Bathroom, Shower and Laundry (*eta 9/30*)
- Social Service Support Agency Offices (*eta 8/31*)
- 1500 sq. ft. Workshop/Classroom
- 1500 sq. ft. Welcome Center w/staff offices
 - Includes 800 sq. ft. Mixed-Use space for 'barrier-busting' neighborhood/community integration
- 1700 sq. ft. Food storage, prep and dining facility (**FFLC*)
- Neighborhood Workforce Opportunity Network
- A Flourishing-focused dwelling unit layout design
- Recreation, enjoyment and fun-focused spaces
- 800 sq. ft. outdoor garden space
- Cottages of Hope *Construction Learning & Development Zone*

Case Management

A requirement of client-residents is to engage with the provided case manager. In that engagement the client must develop a housing transition plan and check-in once monthly with the case manager to ensure the plan is being executed.

- HIV Alliance has secured the Lane County contract for 1 FTE Case Management Services for Everyone Village
 - As of 6/15 HIV Alliance has **not** filled the position
 - The 1 FTE is estimated to carry a case load of 20 clients
 - **E1V needs 2 FTE immediately and estimates needing 4.5 FTE of case management by the end of the calendar year

Benefits & Challenges

There are many benefits experienced by clients, staff, volunteers and partners of Everyone Village. This is largely the result of basing all of the village efforts on intentional relationship that drives community growth, strengthening and resiliency. By ensuring that every individual engaging the Village does so through intentional relational connection the framework of the Village will always be spread across many individuals guaranteeing sustainable growth and success.

Inherently when bringing together a community of over two-hundred people there are myriad challenges. Some of these include:

- Exiting of people who do not champion the vision, mission and values of the Village and/or present a *real* risk to the safety of the village and its many participants
- Navigating complex systems to keep site and project development on target
- Handling liability lawsuit resulting from RV fire
- Working through upper-leadership transition
- Hiring qualified staff
- Exercising patience with market-place and supply-chain delays while developing site infrastructure

Future Development

- Current Phase (6/1 – 12/31):
 - Install of electrical grid to provide:
 - Electricity to every dwelling unit
 - Outdoor security lighting across site
 - Electricity to semi-permanent bath, shower, laundry and kitchen facilities
 - Electricity to hard-wired security camera system
 - Install of sewer line to provide:
 - Grey and black water removal from site bath, shower, laundry and kitchen appliances
 - Site filling, grading and 'main' gravel road install
 - Building and placement of approximately sixty-four dwelling units
 - Building of self-standing and semi-permanent kitchen structure
 - Warehouse Retrofit/Remodel
- Phase III (1/1/23 – 12/31/23):

- Development of neighborhood workforce network
- Break-ground on first E1V 'Spoke-Property'