



Council Work Session Summary

Meeting Date: August 8, 2016

TITLE: VETERANS ECO-VILLAGE PROJECT PROPOSAL

PURPOSE(S) OF DISCUSSION:

- Inform/Update
- Direction/Guidance
- Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Veterans' Eco-Village of Las Cruces

Presented by:

- Chaplain Lawrence Orvis (Veteran, Army; American Legion Post 10)
- David M. Boje Ph.D. (Veteran, Army; Regent Professor at NMSU; American Legion Post 10; President Antenarrative not for profit Foundation), co-developer of Veterans' Eco-Village
- Shannon Reynolds (Veteran, Air Force), co-developer of Veterans' Eco-Village
- Walter F. Baker (Retired Captain, Navy; American Legion Post 10)
- Ernest Ramey (Veteran, Army; Veterans Theater President)

Vision:

Provide a one-of-a-kind cutting-edge facility for military personnel (active and retired/veterans) and their families to strengthen and heal themselves through a continuum of traditional and innovative treatment and interactive opportunities with animals and the environment of tiny homes (lease or purchase), RV Tiny Home temporary stays &/or weekend retreats for post-deployment decompression.

Mission:

Sustainable Tiny Homes in Eco-Village in Las Cruces would be a profitable and low cost investment for local businesses. They would be a valuable alternative for anyone who would like to live simply in a portable sustainable home and become self-reliant.

SUPPORT INFORMATION:

N/A

(Continue on additional sheets as required)

VETERANS' ECO-VILLAGE of Las Cruces, New Mexico

For City Council working session, 8 August, 2016, 1:00 pm

Initial Target Audience: Honorably Discharged Veterans, then the general population homeless



Presented by:

- **Chaplain Lawrence Orvis (Veteran, Army; American Legion Post 10)**
- **David M. Boje Ph.D. (Veteran, Army; Regents Professor at NMSU; American Legion Post 10; President Antenarrative Not for profit Foundation), co-developer of Veterans' Eco-Village**
- **Shannon Reynolds (Veteran, Air Force), co-developer of Veterans' Eco-Village**
- **Jesus Oropeza, (Veteran, Navy), Builder Tropicana [modular panel construction] Homes co-developer of Veterans' Eco-Village**
- **Walter F. Baker (Retired Captain, Navy; American Legion Post 10)**
- **Ernest Ramey (Veteran, Army; Veterans Theater President)**



Low Cost NMSU Veterans Village Project Teams

Student Engineers Team: Supervisor – Shannon Reynolds

Jennifer Lopez

Colton Woodruff

Clay Andrews

Leslie Hathaway

Mia Brandt

Nawaf Alkhaldi

Paulina Orozco-Barraza

Robin Leos

Zack Robinson

Omar Alajmi

Business Students for Sustainability Team: Supervisor- David M. Boje

Sweata Lal, MBA

Samuel Buckingham, MBA

Sultan Almajroub, MBA





Executive Summary: Our Aim Today

We seek “*partnership*” with city and University
for the Vision & Implementation of the
VETERANS’ ECO-VILLAGE

e.g.



VFW Veterans Village

Exclusive Independent Living for Veterans of Foreign Wars



Vision Statement

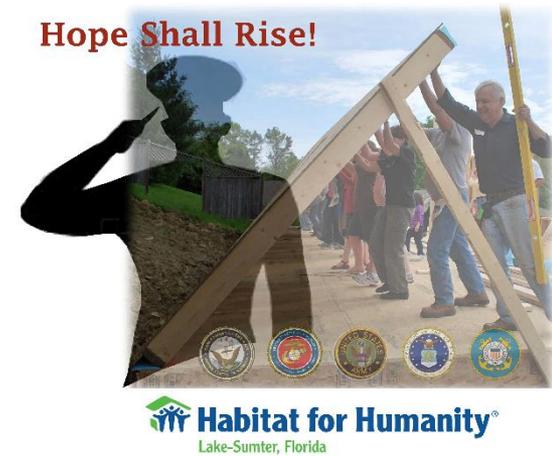
Provide a one-of-a-kind cutting-edge facility for military personnel (active and retired/veterans) and their families to strengthen and heal themselves through a continuum of traditional and innovative treatment and interactive opportunities with animals and the environment of Tiny Homes (lease or purchase), RV Tiny Home temporary stays, &/or weekend retreats for post-deployment decompression.

Vision/Summary

- Customize each Tiny Home to customer preferences for exterior and interior design
- Price Range 23,000 to 33,000 each
- Keep homes on wheels
- Use Sustainable construction materials
- Has advantage of meeting demand for Tiny Home construction in New Mexico
- Has advantage of transitioning existing construction trades to Green Design Principles

Mission Statement

Sustainable Tiny Homes in ECO-VILLAGE in Las Cruces would be a profitable and low cost investment for local businesses. They would be a valuable alternative for anyone who would like to live simply in a portable sustainable home and become self-reliant.



Eco-Village Concept, founded by Vietnam Veterans of



E.g. Austin TX started with 27 acres (now 200 homes): Mobile Loaves and Fishes' Alan Graham, says 'one reason many in the nearby community are on board is because there will also be a bed and breakfast in the village and an Alamo Drafthouse outdoor movie theater. Graham adds that if 200 chronically homeless people get back on their feet, it could save Central Texas taxpayers about \$10 million a year.

Partners

- **City of Las Cruces**
- **NMSU & Vista College wants to participate**
- **Veterans Groups want to participate**
- **Churches/Synagogues want to participate**
- **Manufacturers who want to model products (e.g. Tuff Shed; Omni Homes LLC's Valante Thermocore Panel manufacturer; PV panel manufacturers)**
- **Corporate involvement (Wal-Mart; McCoy's) & shopping centers near University, and so on.**

INFRASTRUCTURE

Roads: Has county roads (put in our own roads; we manufacture our own concrete mold path or solid pavers, no blacktop)

Water: Collect rain water (cisterns); Grey water storage (we build); need single line of water \$1k per foot; pex it ourselves to sites; drainage

Electric: Grid tie Photovoltaic & windmills for self-sufficiency & solar generation payback

Sewage: black waste collection to one collection point & possibly one septic or sewer line connection

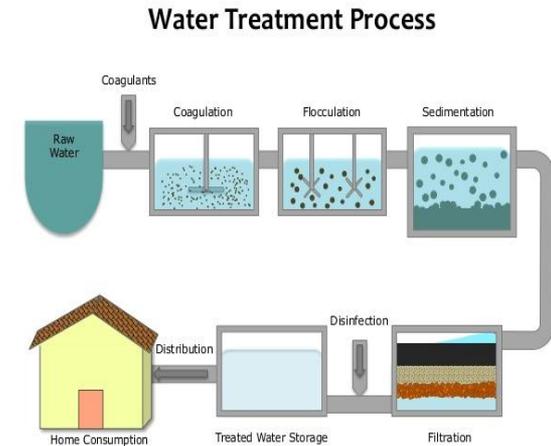
Solid Waste – weekly hauled from dumpster lease, after recycling



Water Treatment

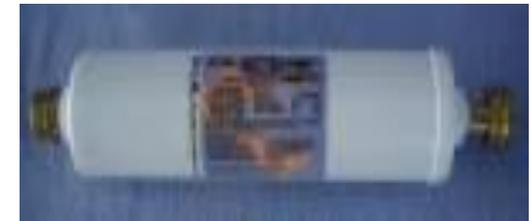
Stages

- Disinfection
- Coagulation and flocculation
- Sedimentation
- Filtration



Filter systems

- In-line water system
- RO Drinking Water System

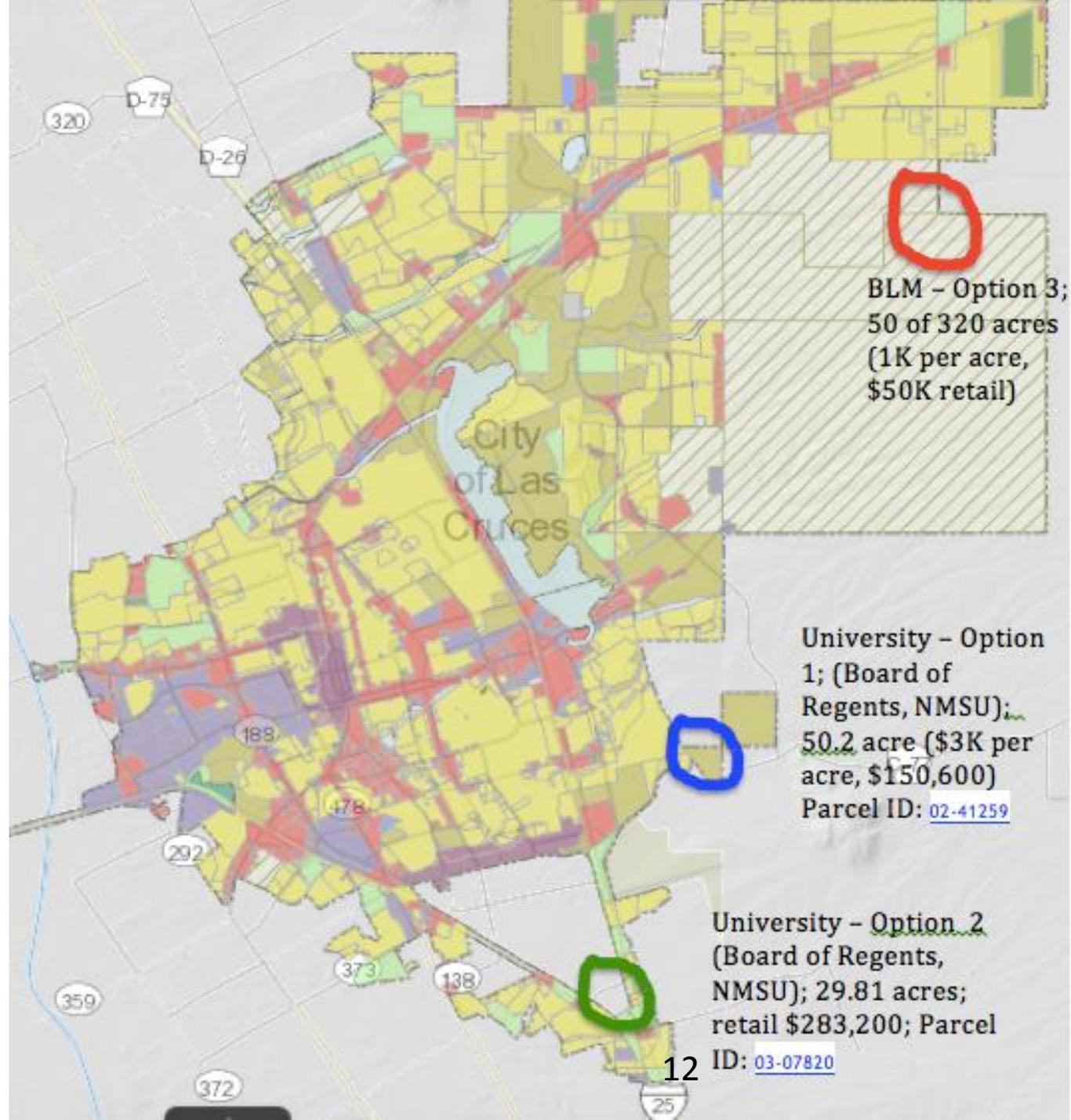


Grey water

- Dump

3

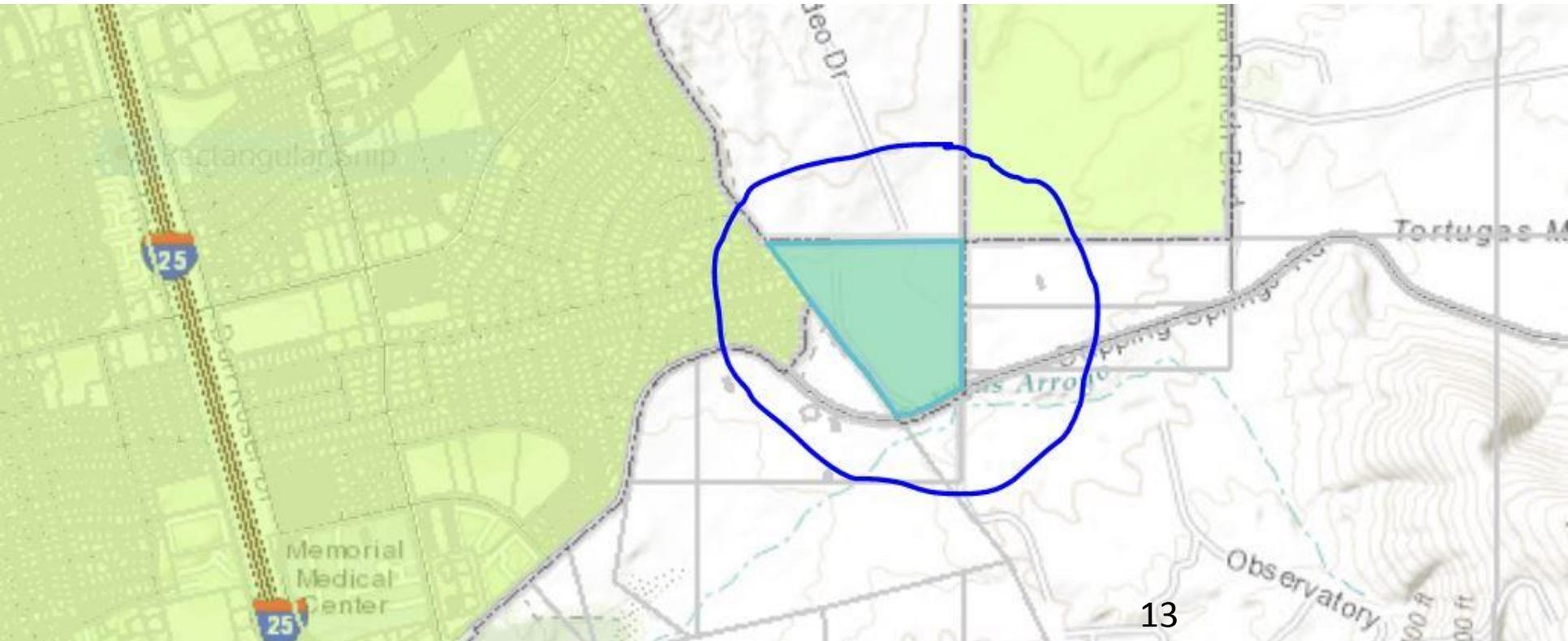
Recommended Development Options for our Vision of Veterans' Eco- Village



Option 1:

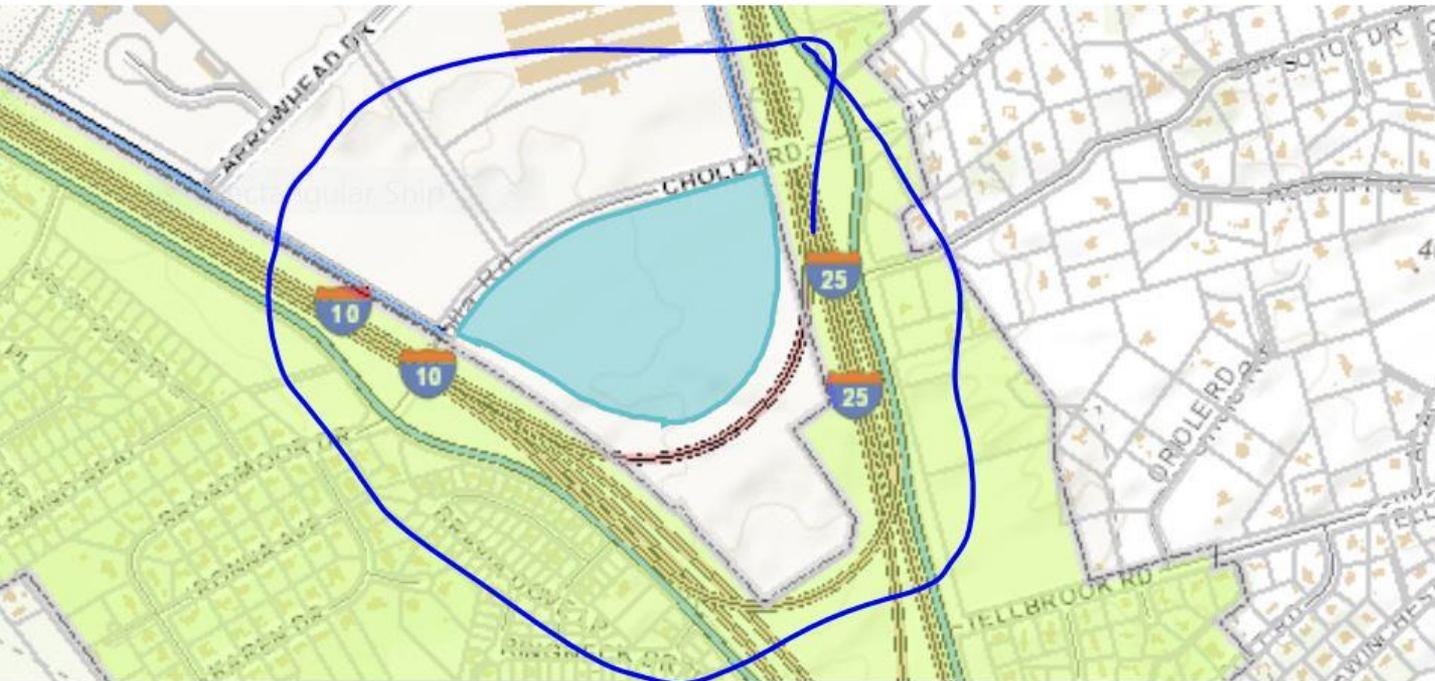
University – Option 1; (Board of Regents,
NMSU); 50.2 acre (\$3K per acre, \$150,600)
Parcel ID: [02-41259](#)

Location: West of Farm
& Ranch, off Dripping
Springs Road



Option 2:

University – Option 2 (Board of Regents,
NMSU); 29.81 acres; retail \$283,200; Parcel ID:
[03-07820](#)

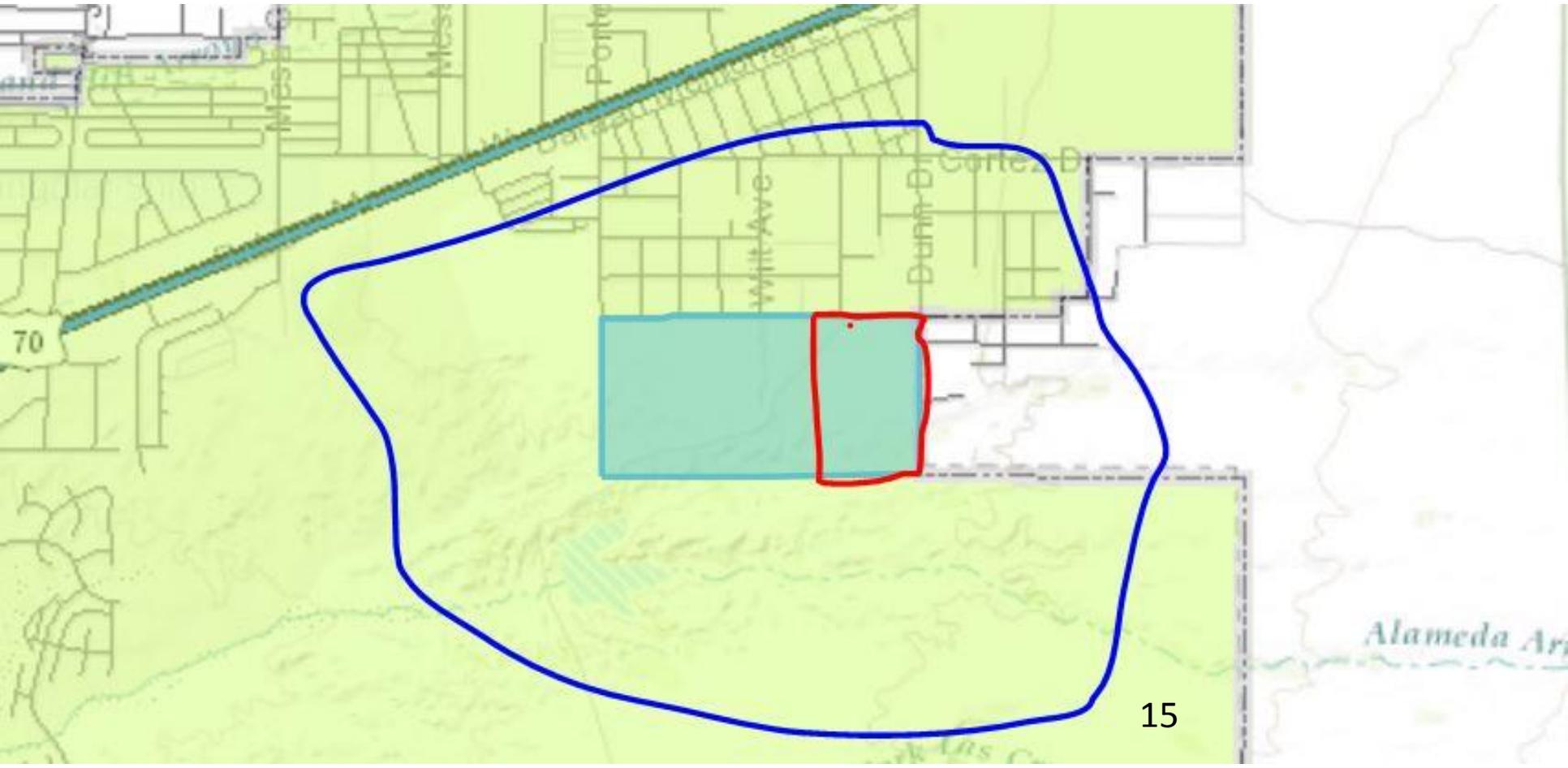


Location: I 10 &
I 25 south
Chiola Road

Option 3:

BLM – Option 3; 50 of 320 acres (1K per acre, \$50K retail)

Porter & Aldridge on
East Mesa south of 70



We use HUD codes, NOT RV codes

Definition of a Tiny House - *Tiny Houses differ from existing classifications of recreational vehicles, manufactured housing, and homes on permanent foundations.*



FEDERAL REGISTER

The Daily Journal of the United States Government

Proposed Rule

Manufactured Home Procedural and Enforcement Regulations;
Revision of Exemption for Recreational Vehicles

A Proposed Rule by the Housing and Urban Development Department on 02/09/2016

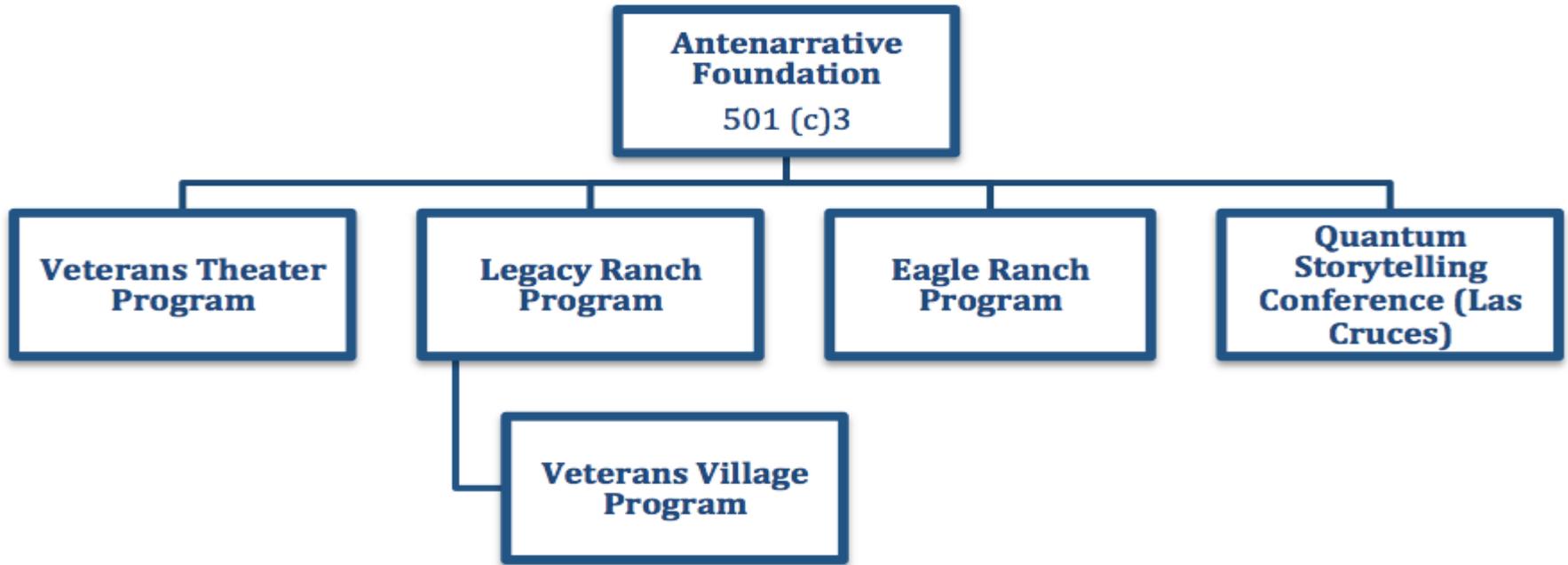


Resident Analysis



- **78% of Tiny House people own their home, compared to 65% of homeowners of traditional homes.**
- **Average Tiny House is 186 sq/ft while a standard house takes up nearly 2100 sq/ft.**
- **Average cost to build a Tiny House: \$23,000**
- **89% of Tiny House people have less credit card debt than the Average American.**
- **55% of Tiny House people have more savings than the average American (i.e. average of \$10,972 in the bank)**

501(c)3 ANTENARRATIVE FOUNDATION



ANTENARRATIVE Foundation Board of Trustees

1. David M. Boje, (Veteran Army) President & NMSU Regents Professor
(575)-936-9578 (cell) or David@davidboje.com
2. James Sassak, VP
3. Nancy Starr Breard, EDD, Treasurer 864-706-4282
4. Ernest Ramey, Secretary (Veteran Army)
5. John Hawk, Agent-at-large (Veteran Navy)
6. Wanda Whittlesey-Jerome MSW Social Work NMSU Professor

Code Analysis

Las Cruces Municipal Codes

- Sec. 30-171. - Building permits and manufactured or mobile home installation permits
- Sec. 30-172. - Mechanical/plumbing permits
- Sec. 30-173. - Electrical permits
- Sec. 30-656. - All manufactured and mobile homes require a permit for installation regardless of placement location. The purpose of these requirements is to ensure that manufactured and mobile homes are placed and maintained to provide safety for their residents.
- (Ord. No. 2478, § I, 11-17-08)

Zoning : General Zoning Districts

- Single-Family Rural Residential Zoning Districts
- REM Single-Family Residential Estate Mobile
- R-1cM Single-Family Low Density Mobile



MICRO-ENTERPRISES POWERED BY VETERANS

- **Micro-Enterprises, such as E-Bay Store, Machine Shop, Carpentry, Organic Farming, and so on.**
- **Micro-enterprises have one to five persons doing business**
- **What about microenterprise constructing Tiny Homes on wheels using sustainable construction practices?**



A collage of logos and text for a community event. At the top left is the "Jason's deli" logo in a red oval. To its right is the date "APRIL 24TH, 2013". Below the date is the text "LET'S DO LUNCH LAS VEGAS!" in a bold, sans-serif font. To the right of this text is a logo for "VILLAGE" featuring a red sun and a white house silhouette. Below the "VILLAGE" logo is a "VEGAN LOVES VETERANS" logo. At the bottom left is the text "DINE & DONATE" in a large, bold, blue font. On the right side of the collage is a photograph of a man in a U.S. Army uniform. In the top right corner is the "SHARE" logo with a globe icon and the text "Las Vegas' Memorial Charity". In the bottom right corner is the "NEW MEDIA SPECIALS.COM" logo.

**Ladies and Gentleman,
Thank you for your time
today!**



**We seek your partnership
for this initiative and hope
that you will take it into
consideration and vote to
partner with us.**



Contact

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