

SANCTUARY VILLAGE

Building Philadelphia's first tiny house village as transitional housing for women seeking to move out of homelessness.

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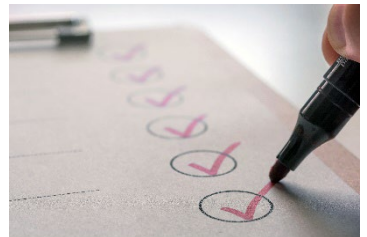
Season's Greetings, Everyone!

Since the summer, the Sanctuary Village Board has been working with our new interim Executive Directors, Ron Gifford and Marta Kiesling from the firm of **Dunleavy**, a professional services firm for non-profits, with decades of experience. We are also being ably guided by our colleagues at **Watchdog**, our construction project managers, who are working with our builder, the very experienced construction firm of **Volumetric Building Companies (VBC)**. VBC has a long track record of doing projects in Philadelphia (and elsewhere), while providing high quality, sustainably produced buildings. We received expert fundraising advice from Tim Apfel of the firm, **Apfel Snyder International**. We held a Board retreat to refine our mission, vision, core values and pillars, with great discussions around our path forward and into the future. These will be posted on our website in the new year.

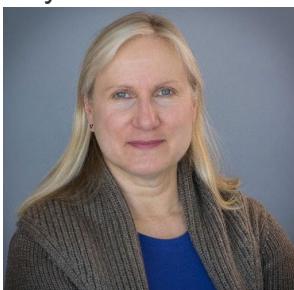
For now, we are looking towards Spring to break ground at the Holmesburg site and for the City infrastructure work to begin (electrical, storm water drainage, house foundations, sidewalks, and renovations to existing structures). We are shooting for placement of the tiny homes in June, but understand there may be some additional delays in light of the leadership transition at the City. In the meantime, we are actively connecting with program partners and providers, and identifying staffing requirements, to be ready to welcome our residents when the site is fully prepared.

As you will read in this issue, I am happy to share that one of our "mentors" has joined us as a Board member and she is energized to help us move forward.

And in our In the News section, we describe the latest Point in Time count (conducted January 2023) that notes that homelessness rose by 5% in Philly last year. It is so important to have a home and the security it provides. We continue to work every day to make that happen as we have seen time and time again that this tiny house village works as a stepping stone to permanent housing, and as a way for someone to be in a community, with care and dignity. We are grateful to you for your continued support and interest. Please consider making a year-end or holiday donation to Sanctuary Village as part of your support (see <https://www.tinyhousecommunity.org/volunteer-or-donate>).



We wish you and yours a wonderful holiday with the hopes that all those who seek safety and security may find it.



Warm Wishes,

Cathy

Catherine Farrell, *Board President*

Meet Our Builder: VBC

For the past few months, Sanctuary Village, with the help of our consultants at Watchdog, have been working with VBC on their plans to build our tiny houses – all meeting building code, as agreed upon with the City. Not only does VBC have a great reputation for the structures they build, they are also actually about the people living in the communities where they build.

VBC has a foundation, the [VBC Giving Foundation](#) whose mission is to “transform lives by providing high-quality respectful housing for those caught in the housing crisis and left with few to no appropriate options for themselves and their families.” In May of this year, the VBC Giving Foundation launched a new Veterans Village in the Frankford section of Philadelphia, a \$6 million, 47-unit housing community based on the principle that ‘safe, quality housing is imperative for everyone’. This community was just written up in The Philadelphia Inquirer (Dec. 3, 2023).

We are very excited to be working with VBC and to be getting started on our tiny house soon. They will be built off-site and brought to and finished at the village. We are proud that we have tiny homes that will be attractive, even having a small porch. A portion will be ADA-accessible. And VBC is proud to be working with us!


Welcome Our New Board Member!



We welcome Staci Scott, formerly a Sanctuary Village Board mentor, as our newest Board member. Staci has 25 years of experience in strategic planning, business and

workforce development, philanthropy, and community/public relations. Her personal mission is to work in support of individuals who believe themselves to be voiceless and who have been marginalized by mainstream society.

Most recently, Staci was the Chief Operating Officer at North10 Philadelphia where she led strategic and operational efforts in support of the organization’s mission to improve the life outcomes for community members in Hunting Park and East Tioga. Before joining North10 Philadelphia, Staci was the President and Executive Director of a nationally recognized nonprofit organization that worked to address social determinants of health including education, food insecurity, and housing insecurity. She is also an award-winning author, inspirational speaker, and the CEO of the SJS Organization, a boutique consulting firm that inspires women and girls. Staci brings a wealth of experience to us as well as her generosity, compassion, and great sense of humor! We are thrilled to have Staci be part of our team.



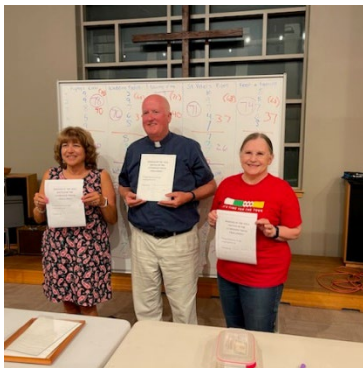
Sanctuary Village Plans Shared With The Urban Land Institute.

On September 14, Cathy Farrell was honored to share information about the tiny house project at a meeting of Philly’s ULI. Liz Hersh, former director of Philadelphia’s Office of Homeless Services, who worked closely with us to make this village a reality, also spoke. Great questions came up and ideas were floated around novel plans for future tiny houses and villages. We look forward to sharing creative ideas in the future with this great organization!

Happenings

Sanctuary Village Hosts First Trivia Night.

Back in August, the folks at Grace Lutheran Church in Hatfield welcomed some of their fellow Lutherans and their friends for the first "Battle of the Lutherans!" trivia



fundraiser contest in support of Sanctuary Village. More than 80 players showed up from eight "neighbor" churches: Grace Hatfield; Emmanuel Souderton; Resurrection Horsham; Christ Kulpsville; Trinity Lansdale; St. Paul's Telford; Little Zion Telford; and all the way from Chester Springs, St. Peter's. The questions were general in nature (NOT about being Lutheran!) and included categories such as world geography, movies and fashion. A good time was had by all as we could tell by the noise level. There was a three-way tie for first place: Emmanuel Souderton, Resurrection Horsham, and Christ Kulpsville, so congrats to our very knowledgeable winners (pictured). We raised over \$2,500 at the event. Cathy Farrell has already been asked by many of the attendees when our next Trivia Night will be!



Soles for Souls –Reprise – Many Thanks to our Collectors!

In October, Sanctuary Village ran another shoe collection in partnership with

Funds2Orgs. Gently used or new shoes were collected, stored (at Cathy Farrell's house), and picked up by Funds2Orgs. In turn, we received a check for Sanctuary Village while overseas vendors got the shoes to sell to make a living AND all of those unwanted shoes didn't end up in a landfill. Everybody wins. We would like to thank our main collectors this year: Robin for St. Peter's North Wales, Veronica in Warminster, Kristin for Trinity Episcopal in Swarthmore, Linda Bucher for Reformation Lutheran Media, and Mujibur for the Bangla Deshi Association of Delaware County who all got their organizations, or just friends and family, to donate shoes! We are so happy and honored to have these folks as our supporters!

In The News

Recent Axios Article Describes Uptick in Homelessness in Philly. The following is an excerpt from [Homelessness up in Philadelphia for Second Year in a Row](#):

Homelessness rose for a second year in a row in Philadelphia, according to the annual point-in-time survey, conducted in January of 2023. Homelessness in Philadelphia ticked up 5.2% in 2023 compared to the previous year, with a total of 4,725 people experiencing homelessness, per the survey results which were released recently.

Candice Player, Vice President of Outreach for the Philadelphia nonprofit Project HOME, said the number of unhoused individuals is probably significantly higher since the survey does not account for all people, such as those who are couch surfing. She noted that the increase is due to the city's lack of affordable housing, combined with the end of pandemic-era assistance programs.

Another Worrisome Trend. The following is an excerpt from [Why Are So Many Seniors Homeless in America?](#):

People over 60 are the "fastest rising group" within the homeless population, reports Dennis Culhane, a professor of social policy at the University of Pennsylvania. In a widely cited 2019 paper, Professor Culhane reported that the population of homeless seniors 65 and older in New York City, Los Angeles County and Boston will probably triple by 2030. And that was before the COVID-19 pandemic hit.

Why are so many baby boomers living on the streets? Inflation, a shrinking supply of affordable housing, and an end to pandemic-era eviction moratoriums have pushed younger boomers out of their homes for the first time, at a stage where they are too old to easily find employment and too young for Social Security.

In response, in Salt Lake City, work began in March on a community of affordable tiny homes to house people experiencing homelessness. The community, The Other Side Village, will initially have 54 tiny homes set aside for formerly unhoused residents plus 25 Airbnb-style rentals to help finance the project.

Focus on Partnerships

Broad Street Ministry. We're deeply grateful for the support we've received from many organizations in the community, especially those groups who also work with persons experiencing homelessness. In late November, Board members Norm Weinstein, Schaunel Steinnagel, and Daniel Wolfson visited Broad Street Ministry and met with two of its leaders, Laure Biron and Geremi James. Laure and Geremi shared great insights and guidance that will help shape our plans for our village. Broad Street Ministry has expressed its support for our mission, and we look forward to a strong and lasting partnership with them.



SV Board members and volunteer (left to right): Daniel Wolfson, Dr. Tim Hoops, Rev. Schaunel Steinnagel, and Norman Weinstein.

Upcoming Fundraiser! Sanctuary Village is going to have its second online auction in February. Last year's auction was a big hit, with great items (Flower Show tickets, date night in Ardmore, gift certificates galore...) available for people to bid on, helping Sanctuary Village in the process. The event will take place over the weekend of February 16-18. Please watch your emails and our website for more information and the link for the auction when it becomes available. We welcome any donations of items to be sold, and, of course, hope you will take a peek to see if there's something you want to bid on – we are sure there will be!

Other Tiny Village News

Veterans Grove. Veterans Outreach of Pennsylvania (VOPA) held a Groundbreaking Ceremony for their new village called "Veterans Grove" in the summer of 2023, a project that will create a tiny home village for veterans facing homelessness in Harrisburg. The village will be on a five-acre plot of land at 1105 S. Front Street in Harrisburg. The land was donated by local philanthropist Peggy Grove.

The Harrisburg tiny house village, which has already attracted more than \$4.1 million in donations, will house 15 residents at any given time and support many more Veterans through a 6,500-square-foot community center. The project was approved by the Harrisburg City Council in July of 2021. VOPA board member John Hickey estimates that construction will be completed in the spring of 2024.

Sanctuary Village Board member Norm Weinstein spoke with VOPA representatives back in June and was inspired by their enthusiasm and dedication to provide homes for veterans in their community. We are excited about sharing information as we move forward to our groundbreaking and construction as well.

Vietnam Veteran Gary Crowell, a former state Cabinet secretary who spoke at the groundbreaking, shared how veterans experiencing homelessness face feelings of isolation, loneliness, anxiety and depression. This project, he said, will help address those issues, giving "a renewed sense of self, self-worth, purpose and hope".

For more information, visit their website:

<https://www.veteransoutreachofpa.org/>





HOUSE SPONSORSHIPS

Thank you

Sanctuary Village would like to thank Janet and Bernard Bischoff for sponsoring a tiny house. We are so very grateful for their support!



You can perpetuate the name of an individual, family, business, or organization, or honor a loved one (living or deceased) for years to come through sponsoring a tiny house. The sponsorship levels are below, and additional details can be found on our website.

"Full" Tiny Home	\$35,000 (1 available per home)
"Half" Tiny Home	\$20,000 (2 available per home)
"Quarter" Tiny Home	\$10,000 (4 available per home)

The \$35,000 sponsorship level reflects the current, actual cost of building a tiny home and placing the home onsite, not including ongoing maintenance and repairs. This amount represents a significant increase from early cost estimates which were based on factors known at the time, and accounts for required building code and other compliance needs impacting costs, as well as the significant increase in construction materials and labor since the pandemic.

Sanctuary Village is a nonprofit 501(c)(3) charity. All contributions are tax-deductible to the fullest extent of the law. The official registration and financial information of Sanctuary Village may be obtained from the Pennsylvania Department of State by calling toll free within Pennsylvania.



connect with us!



Sanctuary Village Philadelphia



@phillysanctuaryvillage



<https://www.tinyhousecommunity.org>