



Mission: First Step Communities will create housing communities where people experiencing homelessness can live in safety and dignity, while receiving the services they require to take the first-step out of homelessness and towards permanent housing and self-sufficiency.

Best Practices Review

- Quixote Village - Olympia →
- Opportunity Village - Eugene
- Dignity Village - Portland
- Community First - Austin
- Others nationwide



First Home Communities has investigated several economically created small homes communities around that country that have inspired us to create new homeless housing opportunities in Sacramento because these examples demonstrate it can be done. Some of the examples provide permanent housing, some provide transitional housing. Some communities are managed by nonprofits, some are managed by self-governing resident organizations. The design of housing units and community centers, as well as the number of houses included, vary in the different communities. But all provide economically achievable housing opportunities where there were none before.

Energy Efficient Sleeping Cabins



It is the vision of First Step Communities to build energy efficient , solar powered sleeping cabins for the benefit of the most vulnerable among Sacramento’s homeless population. Unlike many traditional shelters, these cabins will be welcoming to either individuals or couples, as well as to people who want to bring their pets with them when securing safe housing.

First Step Communities recognizes the demonstrated benefits of the Housing First model. In planning to serve the most vulnerable, we anticipate housing those who experience significant mental illness and/or struggles with substance abuse.

Our current prototype is a 12’ x 12’ cabin that can be built for about \$6,500 and \$7,500 if furnished. While this prototype does not include having a toilet in each cabin, this feature could easily be added depending on the infrastructure available at a particular site and how important it is for the cabins at that site to be movable. The cabins could also be adapted for housing families and/or homeless youth. First Step Communities is developing relationships with several local builders – including Northern California Construction Training – who can help us build this innovative community.

The Community Center - Medical Clinic



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Our vision also includes active community life housed in a 5,500-square foot community building that will serve as the heart of the community where people share communal meals and participate in community events, classes and activities. People living in the sleeping cabins will also have access to restrooms, showers, and laundry facilities as well as food lockers and kitchen areas where they can prepare their own food.

- Key activities, provided through community partnerships, will include:
- Job Readiness and Job Training Programs
- Legal Services, Life Skills Training, Nutrition Classes
- Financial Education
- Housing Readiness Program
- Resident Support Groups, Resident Council and Governance Activities
- Community Gatherings and Holiday Events, Recreational Activities

The large gathering space could also be used as an emergency heating/cooling center open to the larger homeless community when needed.

Harm Reduction Model



In support of community health, our vision for the community building also includes a WellSpace medical clinic that will provide comprehensive mental health, primary health care and referral services. Mental health services would be inclusive of individual counseling and support for addiction recovery.

Integrating with SSF & CoC



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First Step Communities plans to integrate its program into the wider homeless services community network by coordination with Sacramento Steps Forward and its Continuum of Care to implement :

- HMIS
- Coordinated Outreach & Entry Program, with reliance on SSF vulnerability index
- Coordinated Exit Strategies
- Collaborative partnerships with COC providers
- Emergency heating and cooling programs
- Coordination with community triage center, shelters and encampments

Development Budget



Assumptions: 70 sleeping cabins without plumbing on 3.5 acres

Potential Sources: Home Aid in-kind construction of community center
Volunteer construction of sleeping cabins
“Adopt a Cabin” private fundraising campaign
City of Sacramento: land donation, general funds, housing trust fund CDBG – for infrastructure

Forecasted Range: \$2-3M

** Site development costs may vary substantially based on site selection; site development and cabin costs may increase if plumbing provided in cabins.*

Operating Budget



Potential Sources: Tenant rents at 30% of income
 Social Service partnerships
 City of Sacramento
 Private Donations

Expenses: Staffing and Administration
 Utilities
 Maintenance
 Taxes and Insurance
 Reserve Deposits

Estimated Operating Budget: \$700,000

Collaborative Partners



- Studio 81 International (Design & Architectural Support)
- HomeAid (Construction Community Support)
- Mutual Housing California (Development)
- Habitat for Humanity (Ongoing Advisor)
- Northern California Construction Training (Cabin Construction and Training)
- SMUD Tiny Homes Design Project (Collaboration)



Next Steps

- Site Review Update in Districts 2 and 5.
- Site Review District 8.
- Community Meetings with public.
- Final first site recommendation.
- Sacramento Steps Forward issues RFP.
- Secure Funding Commitments.



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