

Eden Village, Springfield, MO -

Currently Two villages of tiny homes built, with another two planned. Mostly with donations and Federal Home Loan Bank Grant.

View homelessness as a catastrophic loss of family, to rectify this they use housing first plus community. See themselves as purpose driven (#GodsProject) and as “non-profit landlords”.

They choose folks that are chronically homeless in the Springfield area and disabled, but are able to see themselves as “good neighbors.” Applications are accepted, and they go through an interview process with the 2 site directors. They believe not everyone is ready to be a part of their community. They understand relapse is a part of recovery, and sometimes when people first come in they relapse (not that they use inside the community, but that they use and then come home). Believe it can take one month of acclimating to the community for every year they were homeless. Do not necessarily try to get people employed full time. These are folks with disabilities and may not be able to work for income in the traditional sense. Everyone has social security, disability or income though to pay the \$325/mo. rent. These folks may not be the people with the highest VI-SPDAT score nor at the top of the PL.

Cost is a flat \$325 per month. Folks sign a lease, resident rules and a crime & drug free community agreement. No extra cost for pets, can have 1 dog or 2 cats. Pets must be on a leash at all times. No vouchers are taken at Eden Village (able to set their own price for rent). Must be able to live independently, no medical services provided by Eden Village. Nurses and case workers from other orgs come on site. Burrell provided space in the community center.

Many ways a community is built. The Springfield community at large comes and volunteers/donates. One resident said it reminds her that she is “worth it”. Houses are also “sponsored” to be built by local businesses who get to name the home. Some months upwards of 600 volunteers between the two villages. Another way is that residents also “volunteer” around the village to get credit that they can use in the community store to get items that food stamps will not cover. The village residents self selected to run the overflow weather related emergency overnight warming center when all the churches are full. Residents also get a special friend or family. They can take them to dr. appointments or the store or to a movie for example. EV believes homelessness is caused by a lack of family support, so folks have a “family” of sorts.

This is a gated community with a biometric, thumbprint scanner at the entrance. Each resident can have 1 guest for a maximum of two nights. And, the guest has to sign in. The villages are built close to schools currently, so no sex offenders. This doubles to help volunteers feel safe when on the property. They also have a very friendly drug dog and a nicotine sensor that can detect if people smoke inside their homes. All homes come fully furnished, outfitted and decorated. Laundry facilities are free and in the community building. Shared meals aren't scheduled every night, only when that is what a volunteer group wants to do (and the group has to sit and eat with the residents, not allowed to just serve/clean/leave). One resident per house, no couples. Each tiny home goes through an inspection by staff with the resident ea. month.

Walkable village, no cars drive up. Does have a way to unlock the gate to get emergency vehicles in if necessary. If residents have groceries, other residents or staff can help get the bags to their home. Some residents have vehicles, and they can keep those parked in the lot if they are licensed and operational.

Eden Village recommends finding property already zoned correctly, old trailer parks or campgrounds. This avoids the “not in my back yard” argument, and also all the elected officials re-election campaigns. Each village costs \$2-3 million dollars to construct and about \$300k dollars to operate annually.

Worked with MSU professor of anthropology to track quality of life for residents of the villages for five years. She is writing her paper now and will publish a book as well.

Eden Village also separately runs a “campground” along old hwy 66, called Revive 66. This is zoned as some sort of highway commercial zoning (maybe?). This is a very low barrier, first come first serve place to sleep with a locked door, get a shower and charge devices. Have worked with Redneck Blinds to build polyethylene structures, but also have teardrop trailers, and some built tiny cabins. Partnered with Drury on some teardrop trailer builds and micro-cabins the students are able to enter in competitions. Campground open 8pm to 8am, Monday through Friday. Staff on site when open, private security company drives through 7-10 times per day every day. If there is an issue staff cannot resolve, they call the private security company that comes out. And, if the police are needed the security company calls. Currently approx. 55 campers, can have 2 ppl per trailer for couples and can bring a well behaved dog. Currently have 2 showers and 1 laundry in a mobile trailer. Cost is \$10 per night, per trailer, and no weapons or smoking allowed inside the trailers. Folks that are good campers, can be good neighbors in one of the villages.

Eden Building Solutions is 3d printing homes. They worked with Mudbots out of Utah to build 3d printers that work with concrete. This saves approx. 40% over the previously built 400 sq. ft. stick built home. EBS will sell you a license for \$20k and help you be successful in getting a 501c3, getting donations, working on the Federal Home Loan grant, training staff, organizing volunteers and building tiny homes. Multiple cities are moving towards getting an Eden Village. EBS is a for-profit organization.

[Eden Village information](#)

[Eden Village application](#)

[Eden Village licensing agreement](#)

New Beginnings Pallet Shelter Village, Fayetteville, AR -

This is gated, low/no barrier supportive shelter being used as transition to permanent supportive housing. Resident’s individual pallet shelters have a bed with bedding, heat/ac and electricity. Community center has a communal commercial kitchen, staff offices, free laundry facilities and

bathrooms. 24 hour/365 operations of the non-profit include an executive director and three staff for their 20 pallet shelters. Involves a lot of volunteers and volunteer coordination. Board heavily involved. Operating budget is \$550k per year.

This operation sits at the site of a previous safe camp, at the end of a dead end road. Community gardens on site, and campground feel with large trees and a rain retention native garden at the center. Couples can stay together in one shelter. Pets allowed, but only by community vote. No smoking in the pallet shelters or the community center. Most dinner meals are provided by volunteers and donations. Has a small parking lot for those residents with vehicles, staff and visitors.

The ED screens and makes determination on who comes into an available shelter. Usually 5+ years of homelessness in the Fayetteville area and disabled. Tries to keep the spaces for people who likely wouldn't be successful/have the ability to work themselves out of homelessness on their own.

Nursing and case management staff from other organizations come on site to help residents with getting money/income and getting housed. Residents are on the prioritization list if they choose to be, and there is no time limit for staying/keeping their pallet shelter. No cost to the resident, and New Beginnings provides all towels, soap, laundry detergent, utensils, paper products, etc. Every shelter and space in the community center is ADA accessible. Community Center is a modular constructed building, with approx. $\frac{1}{3}$ being the commercial kitchen with some eating space, $\frac{1}{3}$ being the lobby and offices, and $\frac{1}{3}$ being the shower/laundry facilities/storage. Staff believe they help the residents run the village including providing transportation.

Application documents

- [Health screener](#)
- [HMIS Entry form](#)
- [Screening form](#)

Quiet time and posted rules are enforced by staff.

- [Picture 1](#)
- [Picture 2](#)

[Article](#)

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