



**Jordan Kennedy
TEAM REAL ESTATE**

7533 D Green Valley Road
Placerville, California 95667
(office) 530.620.6000
TheMountainSpecialists.com
Jordan@TheMountainSpecialists.com

January 7, 2009

Supervisor Ron Briggs
Supervisor John Knight
Supervisor Ray Nutting
Supervisor Norma Santiago
Supervisor Jack Sweeny
330 Fair Lane
Placerville, CA 95667

Hand Delivered 01.07.09

2009 JAN -7 PM 3:03

BOARD OF SUPERVISORS
EL DORADO COUNTY

Re: Alternate Proposal for "Homeless"

Dear Supervisor Briggs, Knight, Nutting, Santiago and Sweeney:

This is a copy of the proposal I sent to Gayle Erbe-Hamlin, CAO, and about which I spoke in broad terms at the Board's special session Tuesday, January 6th.

I want to re-emphasize the point I made that any solution must be two-pronged: One is the "program" solution and the other is the real estate solution or the horse *in front of* the cart. Two separate issues, with separate leadership needs, working in tandem, one with the other.

My proposal addresses "umbrella-type" real estate coverage which is logistically and fiscally sound. There is the component of "housing" which supplies the labor pool for the profit centers. The profit centers provide income from rent and provide training in various skills that can be taken into the local business market, as well as being beneficial to the overall project. These include: a kitchen/dining room; a day care center; and a laundry facility, all with obvious necessity and benefit.

The initial Phase can be implemented with a lease or lease option, minimal tenant improvements and transportation arrangements with El Dorado Transit. The housing component could provide shelter for considerably more than 15 select participants and there could be occupancy within days if "rustic" is acceptable.

There are numerous colleges, churches, organizations, businesses and individuals who have expressed interest in seeing a facility such as I've suggested become a model for others throughout the state. This is a "nuts and bolts" realization of the goal of teaching a man to fish; a concrete plan that can be fleshed out, quantified in terms of cost/benefit and, success projected for considerably more than 32 candidates per year! (45 people with 70% completing the program.) The exterior will conform to the Missouri Flat Design Guidelines, or the Placerville "look". The community can claim ownership and be proud of what has been created to help those less fortunate.

I look forward to talking with each of you about this idea in the very near future.

Sincerely,

A handwritten signature in black ink that reads "Jordan Kennedy". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jordan Kennedy



Jordan Kennedy
TEAM REAL ESTATE

7533 D Green Valley Road
Placerville, California 95667
(office) 530.620.6000
TheMountainSpecialists.com
Jordan@TheMountainSpecialists.com

DECEMBER 28, 2008

GAYLE ERBE-HAMILIN
CHIEF ADMINISTRATIVE OFFICE
330 FAIR LANE
PLACERVILLE, CA 95667

GEORGE W. BAILEY CENTER, LTD.
A SOLUTION –

I HAVE BEEN APPROACHED BY A NUMBER OF INTERESTED, AUTHORIZED, OR PERHAPS JUST CONCERNED CITIZENS TO SECURE A SUITABLE LOCATION FOR THE "HOMELESS SHELTER". TO BE SUCCESSFUL, THERE IS MORE INVOLVED THAN SIMPLY REAL ESTATE. THERE IS ACCOUNTABILITY AND COORDINATION OF A MULTI-PHASED PROJECT THAT SHOULD INVOLVE A NUMBER OF ALREADY ESTABLISHED AGENCIES ALONG WITH CITY OF PLACERVILLE AND COUNTY SERVICES. FOR THE MOST EFFICIENCY AND COST EFFECTIVENESS, THERE NEEDS TO BE A CONSULTANT/COORDINATOR, A POINT PERSON: I PROPOSE MYSELF. THE JOB DESCRIPTION IS TO "MAKE IT SO".

PHASE I: - ACQUIRE THE FACILITY, THE REAL ESTATE.

- **32K S.F. BUILDING AT NE CORNER OF HWY 50 AND EL DORADO ROAD. FORMERLY THE HOME BUILDER'S OUTLET.**
- **THERE IS PLENTY OF PARKING.**
- **THE FACILITY IS COMPLETELY FENCED.**
- **IT IS AVAILABLE FOR RENT AT \$1.00/S.F. (NEGOTIABLE)**

THE PROPERTY WILL BE THE HOME TO ONGOING PROGRAMS FOR QUALIFIED AND COMMITTED INDIVIDUALS SEEKING TO LEARN A VOCATION, EARN THEIR "TUITION" BY CONTRIBUTING WORK OF SOME NATURE IN EXCHANGE FOR THEIR TIME AT THE CENTER AND ULTIMATELY BECOME INTEGRATED INTO THE EL DORADO COMMUNITY – KEEPING OUR TAX DOLLARS HERE!

IF PRESENTED AS A CONCEPT FOR ALL PHASES: THE POSSIBILITY OF A LEASE OPTION TO PURCHASE AND THE ANTICIPATED FUNDING/INCOME STREAM OF A SELF-SUSTAINING, MODESTLY, PROFIT-CENTERED ENDEAVOR – A SUCCESSFUL, ARCHITECTURALLY-APPEALING AND COMMUNITY ENHANCING PROJECT...THE ANSWER MUST BE YES.

THE TIME MAY BE AT HAND WHERE THE COUNTY MUST PLAY THE "EMINENT DOMAIN" CARD AND STOP THE ENDLESS HEMORRHAGING OF ENERGY, EFFORT, AND FUNDING. THE TIME IS AT HAND FOR ACTION!

INITIALLY 10,000 S.F.(OR LESS) AT THE EAST END OF THE BUILDING COULD BE RENTED FOR THE PURPOSE OF HOUSING THE APPROXIMATELY 150 TRANSIENTS WITH NO PERMANENT ADDRESS. THE IMPROVEMENTS WOULD INCLUDE DORMITORY STYLE SLEEPING QUARTERS FOR MEN AND MORE PRIVATE, SUITE-LIKE FACILITIES FOR THE WOMEN, ESPECIALLY THOSE WITH CHILDREN. SHOWERS, BATHROOMS, COMMON AREAS AND MODEST EATING/KITCHEN AREAS SHOULD ALSO BE INCLUDED ALONG WITH A LAUNDRY ROOM AND ADMINISTRATIVE OFFICES. MENTAL HEALTH WILL HAVE OFFICE SPACE FOR SCREENING, COUNSELING AND ASSESSMENTS. THERE WILL BE SPACE FOR BARBER/BEAUTY SHOP FACILITY AND CHILD CARE.

THE COSTS FOR THIS WOULD INCLUDE:

- **PROJECT MANAGER - JORDAN KENNEDY**
- **RENT @ \$1.00/S.F. FOR BUDGETING PURPOSES.**
- **TENANT IMPROVEMENTS: LIGHTING, ELECTRICAL, INSULATION, HVAC, DESIGN, WINDOWS, PLUMBING, TILE, FLOOR COVERINGS, WINDOW COVERINGS, ETC.**
- **FURNISHING: BEDS, LINENS, FURNITURE, DESKS, COMPUTERS, CHAIRS, TABLES, APPLIANCES, ETC.**

A TIME-LINE WOULD BE ESTABLISHED ALONG WITH THE BUDGET. FUNDS ARE ALREADY AVAILABLE WITHIN THE COUNTY AND CITY TOWARDS THIS GOAL. AGAIN, SUCCESS WILL COME WITH COORDINATION AND ACCOUNTABILITY.

PHASE II: WILL BE THE ACQUISITION OF THE BUILDING AND FURTHER TENANT IMPROVEMENTS WHICH WILL PROVIDE FLEX-SPACE FOR A NUMBER OF DIFFERENT, BUT RELATED, SERVICES. INCLUDING "PROFIT CENTERS" THAT ARE "PARTICIPANT DRIVEN" AND SUCCESSFUL BECAUSE OF TRAINING/PLANNING AND EXECUTION OF ON-GOING, "IN-HOUSE" PROGRAMS.

- ADDITION OF ALCOHOL AND DRUG RECOVERY PROGRAMS WITH CLASS ROOMS, COUNSELING AVAILABILITY, SHARED DAY CARE FACILITY.
- CLASS ROOMS FOR MULTI-WEEK, VOCATIONAL SKILLS TRAINING IN CONJUNCTION WITH ROP, THE COLLEGES, JOB ONE, ETC.
- AN ENTERPRISE ZONE CAN BE CREATED TO COORDINATE WITH LOCAL EMPLOYERS AND PROVIDING THEM WITH AN INCENTIVE TO HIRE FROM THE CENTER'S "GRADUATES".

PHASE III: (MY PERSONAL FAVORITE): A COMMERCIAL KITCHEN AND DINING ROOM WHICH IS OPERATED BY THE CENTER "STUDENTS" AND WHEREIN THEY LEARN FOOD PREPARATION, NUTRITION, SERVING, RESTAURANT OPERATIONS, MAINTENANCE, ETC.

- THEY CAN PREPARE "MEALS ON WHEELS".
- THERE CAN BE POTENTIAL FOR A MODEST "PROFIT CENTER" IF THE DINING ROOM IS OPEN TO THE PUBLIC – FOR CATERED EVENTS, LARGE MEETINGS, ETC. LUNCH FOR THE LION'S CLUB, OR DINNER THEATRE FOR THE HIGH SCHOOL FOR EXAMPLE.
- IN THE BEGINNING AN UPPER ROOM-LIKE PROJECT WILL HAVE A WESTERN LOCATION AND CAN OPERATE TO FEED THE POPULATION NOW SERVED AT THEIR BROADWAY LOCATION. THE CENTER WILL PROVIDE THE KITCHEN/DINING FACILITIES.
- A VENDING AREA "PROFIT CENTER" SIMILAR TO THE FOLSOM LAKE COLLEGE COULD BE ESTABLISHED IN THE WESTERN PORTION OF THE BUILDING THAT WOULD SERVE THE OFFICES AND CLASS ROOMS AS WELL AS SOME "RESIDENT" NEEDS. STUDENTS WOULD LEARN ABOUT BUYING/FILLING VARIOUS MACHINES AND ALSO EQUIPMENT REPAIR.

- ANOTHER "PROFIT CENTER" WOULD BE A COMMERCIAL LAUNDRY. IT WOULD BE OPERATED FOR THE RESIDENTIAL NEEDS, BUT ADDITIONALLY COULD HANDLE LINENS FROM LOCAL RESTAURANTS, HOTELS, ETC. STUDENTS COULD BE TAUGHT THE OPERATION, INCLUDING MACHINE MAINTENANCE AND REPAIR, ESTABLISH A ROUTE SERVICE AND REACH OUT TO THE BUSINESS COMMUNITY.
- THERE COULD BE TRAINING AND TESTING ON SITE FOR DAY CARE STAFFING, WHICH MIGHT BECOME A "PROFIT CENTER" BY PROVIDING PROFESSIONAL, BUT LOW COST CHILD CARE IN CONJUNCTION WITH THE WELFARE TO WORK PROGRAMS – THE KITCHEN COULD PROVIDE HOT LUNCHESES FOR THE KIDS. CLASSES IN EARLY CHILDHOOD DEVELOPMENT COULD BE PRESENTED BY FOLSOM COLLEGE IN CLASSROOMS PROVIDED BY THE CENTER.
- CERTIFIED NURSING AIDS CAN BE PROVIDED WITH NECESSARY TRAINING AND PRACTICAL EXPERIENCE. A "PROFIT CENTER" COULD BE DEVELOPED BY OFFERING SCREENING, TESTING AND PLACEMENT AS A SINGLE "EMPLOYER" SOURCE TO THE MANY, LOCAL ELDER CARE FACILITIES. THIS WOULD ELIMINATE THE PAYROLL COSTS AND TRAINING CHALLENGES WHILE PROVIDING A FLEXIBLE WORK SCHEDULE FOR THOSE WHO PARTICIPATE IN THE PROGRAM. (LIKE A "KELLY GIRLS" FOR THE ELDERCARE PROVIDERS.)
- THERE IS AMPLE SPACE FOR A KENNEL SO THAT THOSE WITH PETS COULD GO THROUGH THE PROGRAM. PART OF THEIR "WORK EXCHANGE" WOULD BE THE MAINTENANCE OF THE KENNEL, CLEANING, FEEDING, ETC. THE LOCAL STORES MIGHT MAKE DONATIONS OF FOOD AND THE LOCAL VETS MIGHT OFFER SOME BASIC SKILLS TRAINING FOR ANIMAL RELATED EMPLOYMENT. (FISH AND GAME OR ANIMAL CONTROL FOR EXAMPLE)
- EL DORADO TRANSIT CAN PROVIDE TRANSPORTATION AND PERHAPS TRAINING FOR QUALIFIED DRIVERS, MAINTENANCE OR OFFICE STAFF. OR, PERHAPS BY PROVIDING FLEXIBLE TRANSPORTATION FOR THE CENTER GRADUATES OR TRAINEES SO THEY HAVE AVAILABILITY TO REACH EMPLOYMENT WITHIN A LARGER AREA OF THE COMMUNITY.

I AM EAGER TO BEGIN SUCH A HUGE UNDERTAKING AND I AM WILLING TO CONTINUE MY RESEARCH – TO QUANTIFY THE SAVINGS TO THE COUNTY AND THE CONTRIBUTION TO THE COMMUNITY OF THE GEORGE BAILEY CENTER.

THE NEXT STEP IS TO ORGANIZE ALL THE INDIVIDUALS WHO HAVE EXPRESSED INTEREST IN THIS PROJECT AND MEET WITH THEM TO MAXIMIZE EVERY POTENTIAL AVAILABLE. WE CAN STREAMLINE THE ENERGY AND DIRECT IT TOWARDS AN EXTRAORDINARY BEGINNING AND A WELL PLANNED, THOUGHTFUL LIFESPAN OF SERVICE.

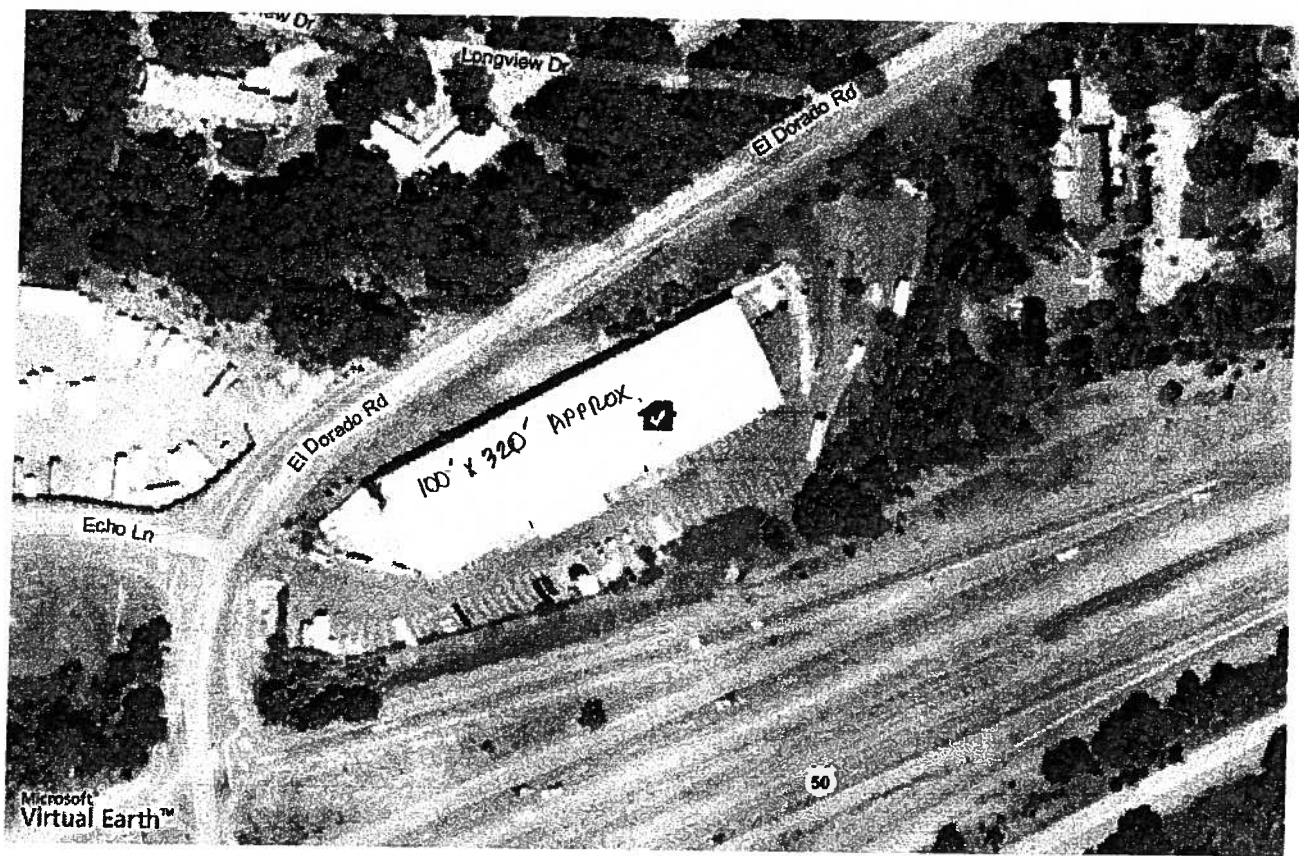
THANK YOU FOR YOUR TIME AND ATTENTION TO THIS LENGTHY PROPOSAL. I LOOK FORWARD TO BEING ABLE TO FLESH OUT THESE PROGRAMS AND SEE THE SUCCESS IN ACTION.

VERY TRULY YOURS,

**JORDAN KENNEDY
BROKER, REAL ESTATE APPRAISER
LOCAL, CONCERNED RESIDENT**

**530.409.8326
530.620.6000**

Realist Map for Property Located At
3961 El Dorado Rd
Placerville, CA 95667-8255
El Dorado County



[Disclaimer](#) | [Terms of Use](#) | [Privacy](#)

Courtesy of M. Jordan Kennedy
Metrolist Services

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Details

For Property Located At
3961 El Dorado Rd
Placerville, CA 95667-8255
El Dorado County

Owner Info:

Owner Name:	El Dorado Savings Bank A F	Tax Billing Zip+4:	8238
Owner Phone:	(530) 622-1492	Recording Date:	02/07/2008
Tax Billing Address:	4040 El Dorado Rd	Annual Tax:	\$23,314
Tax Billing City & State:	Placerville CA	County Use Code:	Warehouses
Tax Billing Zip:	95667	Universal Land Use:	Warehouse

Location Info:

School District:	El Dorado Un	Flood Zone Code:	C
Census Tract:	309.02	Zoning:	Cp
Carrier Route:	R009	Old Map:	31-E2
Flood Zone Panel:	0600400750B	Map Page/Grid:	265-A2
Panel Date:	10/18/1983		

Tax Info:

Tax ID:	327-070-27-10	Total Assessment:	\$2,250,000
Tax Year:	2008	% Improv:	44%
Annual Tax:	\$23,314	Tax Area:	078100
Assessment Year:	2008	Legal Description:	Pm 31/25/A
Land Assessment:	\$1,250,000	Lot Number:	A
Improved Assessment:	\$1,000,000		

Characteristics:

Lot Acres:	2.66	Roof Material:	Composition Shingle
Building Sq Ft:	37,779	Exterior:	Composition
Condition:	Average	Floor Cover:	Vinyl
Quality:	Fair	Foundation:	Raised
Total Units:	1	Year Built:	1985
Sewer:	Public Service	Effective Year Built:	1985
Heat Type:	Heat Pump	Topography:	Flat/Level

Last Market Sale:

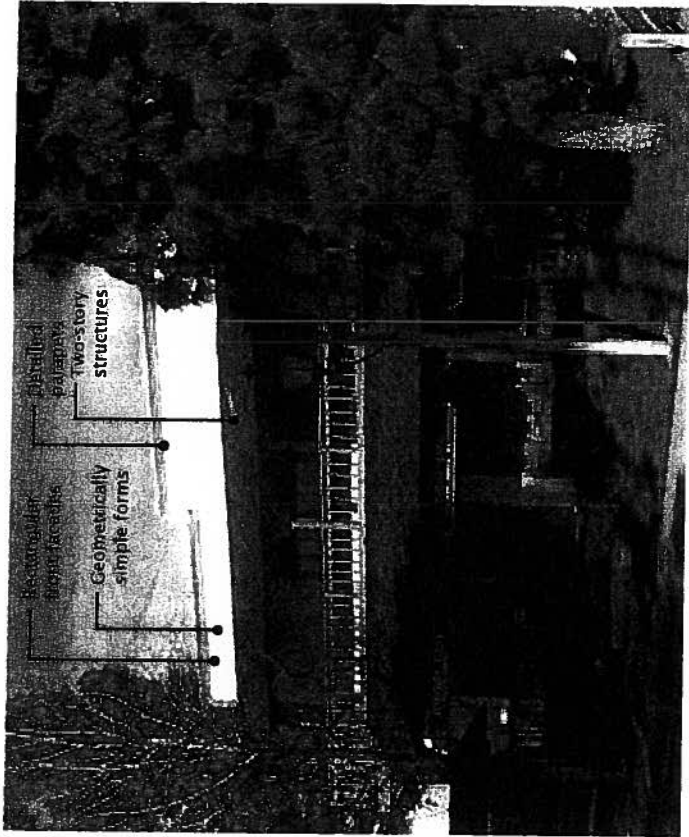
Recording Date:	02/07/2008	Deed Type:	Grant Deed
Settle Date:	01/30/2008	Owner Name:	El Dorado Savings Bank A F
Sale Price:	\$2,035,000	Seller:	Administrator Us Small Busn
Document No:	<u>5731</u>		

Sales History:

Recording Date:	02/07/2008	11/07/2007	08/27/2007	03/31/2004
Sale Price:	\$2,035,000	\$2,010,000	\$94,622	
Buyer Name:	El Dorado Savings Bank Us Small Business Admn	Jones Michael B & Melody A	Chicago Title	Albertsen Terry A & Kathryn L
Seller Name:	Administrator Us Small Busn	Foreclosurelink Inc		Feletto Martin L
Document No:	<u>5731</u>	<u>69407</u>	<u>55538</u>	<u>23659</u>
Document Type:	Grant Deed	Trustee's Deed	Trustee's Deed	Grant Deed

Mortgage History:

Mortgage Date:	12/20/2005	09/01/2004	03/31/2004
Mortgage Amt:	\$75,000	\$1,236,000	\$1,500,000
Mortgage Lender:		Greater Sacto Certified Dev	Zions First Nat'l Bk
Mortgage Type:	Private Party Lender	Conventional	Conventional



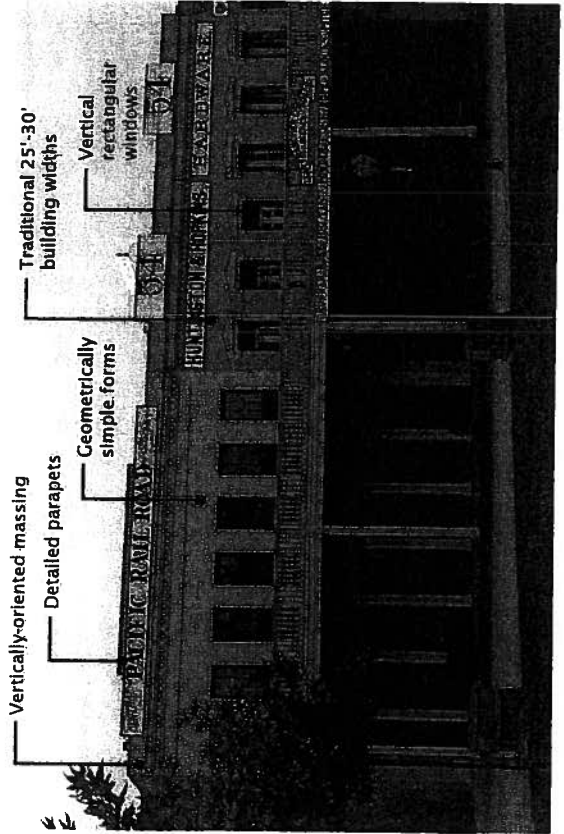
- Roofs hidden behind prominent facades with street-facing, detailed parapets
- Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, corner details, or variety in pitch

B. EXTERIOR WALL MATERIALS

- Flash-fired brick
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Stucco

C. ROOF MATERIALS

- Built-up roofing at flat roof portions



2.4 GOLD RUSH

Architecture of the Gold Rush era is representative of the speed of the movement. The wooden structures are simple and practical in construction and lacking in intricate details. Parapet roofs are popular in this style and buildings typically have a two-story massing with balconies or similar detailing at the second floor.

A. BUILDING ELEMENTS

- Geometrically simple forms
- Vertically-oriented massing
- Two-story structures with rectangular, plain wooden front facades
- Vertical narrow rectangular windows with divided lights
- Structural elements such as columns, braces, etc that are similar in design to and complement the decorative elements
- Building facades emulate traditional building widths that generally do not exceed 25 feet to 30 feet at the ground level

