

A CITIZEN'S HANDBILL · JACKSON, MICHIGAN · OCTOBER 2026

THE OPEN BLUEPRINT

The Founders Community — A Citizen's Plan for Jackson

Five small homes a family can actually live in — drawn, priced, and carried to City Hall by one Jackson neighbor, in his own words and his own figures.

BLUEPRINTS OVER SLOGANS

Trent Woodard — Write-In for Mayor of Jackson

"I'm not at the right or the left — I'm the people."

\$122,500

ONE TIME — the 5-unit pilot,
an asset the city owns

16' × 10'

160 SQ. FT. — steel-frame & SIP,
all-electric, family-sized

\$0 NEW

NEW TAXPAYER MONEY — Model C
fiscal sponsorship, per his plan

FREE — PRINT IT, HAND IT ON.

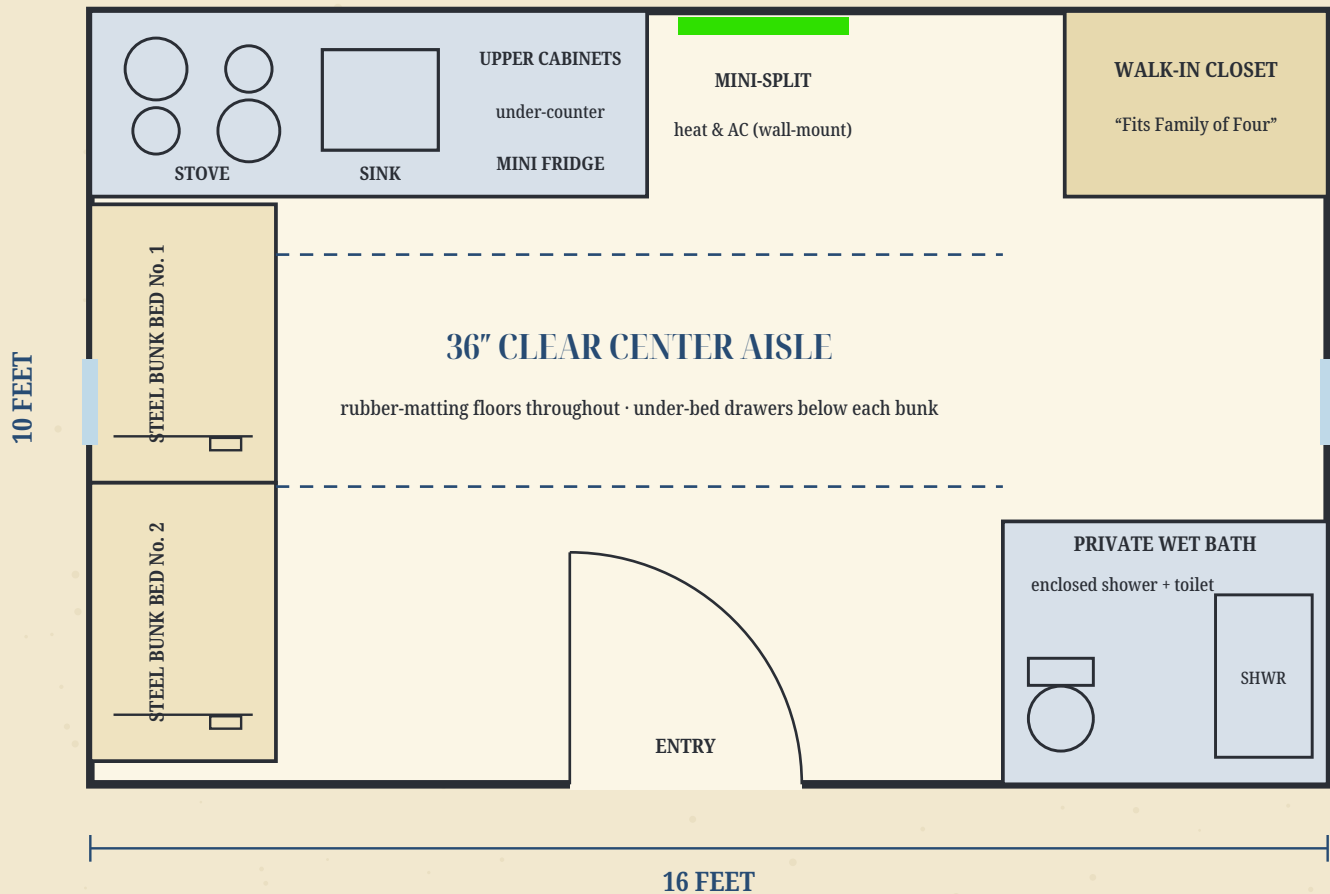
Inside: the unit · the village · the math · the facts · how to write him in

All figures attributed to Woodard's proposal and public posts, Oct. 2026.

THE UNIT — 16' × 10'

Steel-frame & SIP construction (no wood) · all-electric · 160 square feet. Drawn from the labeled floor plan Woodard published Oct. 17, 2026. Five design variants exist; this is the published plan.

FROSTED EGRESS WINDOWS — BOTH SIDE WALLS · OVERHEAD EXHAUST FAN



CONSTRUCTION

Steel frame & SIP panels — no wood framing. All-electric.

SLEEPS A FAMILY

Two heavy-duty steel bunk beds, under-bed storage drawers.

BATH

Private wet bath — enclosed shower stall and toilet, in the unit.

KITCHEN

4-burner stove, sink, upper cabinets, under-counter mini fridge.

CLIMATE

Wall-mounted mini-split heat & AC; overhead exhaust fan.

FLOORS & LIGHT

Rubber-matting floors; frosted egress windows for privacy + exit.

Per Woodard's proposal: he engineered the design himself, in five variants — he is a citizen designer, not a licensed contractor.

THE VILLAGE AROUND IT

From his Sept. 27, 2026 “Founders Community Vision” post — the homes are only half the plan. The other half is how the place is run, and who it is run for.

1 FIRE-SAFE COOKING

Cooking setups designed to eliminate open-fire hazards — griddle-style cooking, no open fires. Safety first, by design, not by crackdown.

2 PRIVACY THAT GROWS

Privacy fencing of tall, natural shrubbery — a living wall, not a chain-link cage. Neighbors get screening; residents get dignity.

3 RESIDENTS ON THE PAYROLL

Residents hired from the community for maintenance and groundskeeping — at fair pay. The village helps keep itself up, and the work stays local.

4 COMMUNITY STANDARDS, POSTED PLAIN

Standards everyone can read: pet cleanup, quiet hours, respect for neighbors. Rules agreed in the open — the same for everybody.

5 HANDS-ON HELP NAVIGATING THE SYSTEM

Real, hands-on help for seniors and disabled residents working through SSI and disability programs — paperwork walked through with a person, not a pamphlet.

6 “NO WRONG DOOR” ACCESS

Walk in any door and get routed to the right help: homelessness prevention and master leasing included, so a crisis is stopped before it becomes an eviction.

7 PREVENTION + MASTER LEASING

Emergency help before crisis, and master-leasing partnerships that put a real roof under a family while they stabilize — building assets, not renting motel rooms.

THE MATH

The financial spine of the campaign, in Woodard's own comparison (his posts, Oct. 18 & 26, 2026). One side of this page is spent and gone. The other side is owned.

\$122,500

ONE TIME — THE 5-UNIT PILOT

An asset the city owns. Five families housed; the homes remain.

— **VS.** —

~\$144,000

EVERY YEAR — FIVE FAMILIES IN MOTEL ROOMS

Rent paid, nothing owned. When the vouchers run out, nothing remains.

FOR SCALE — THE CITY'S OWN PRICE TAG

\$178,000

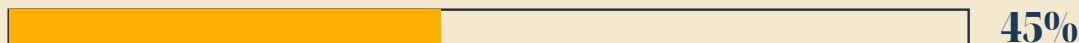
per home — the city's 100 Homes price, per Woodard's Oct. 26 post

ALICE — WORKING, AND STILL UNDERWATER

MICHIGAN HOUSEHOLDS



JACKSON COUNTY HOUSEHOLDS



ALICE = Asset Limited, Income Constrained, Employed: households earning above the poverty line but unable to afford the basics. 40% of Michigan households can't afford the basics; 45% in Jackson County.

Figures from Woodard's proposal and public posts, Oct. 2026 — attributed to him, as published.

FACT SHEET

WHO HE IS

A Jackson renter and father on SSI who announced his write-in campaign on July 31, 2026. He says he has spent the past year fighting predatory landlords in court and authored the “At-Will Act” petition. He is NOT a licensed contractor — a citizen who designed the unit himself, mapped the zoning path (Planned Unit Development process), and carried the proposal to City Council on Oct. 20, 2026.

HIS FIVE PLANKS

1. Prevent homelessness before crisis — emergency rent & utility support. 2. Mobile crisis teams pairing clinicians with shelters. 3. Resident privacy — no corporate surveillance cameras without a Jackson law. 4. Paid summer jobs for teens. 5. Fix high-risk roads first.

THE LANDLORD FAST-TRACK PLAN (SHORT FORM)

Guaranteed 5-day inspections for good landlords, with reduced fees and 3–4-year certification; a Tenant Trigger — a verified safety hazard instantly strips Fast-Track status; tiered repair grants (health, safety, weatherization — not cosmetics) forgiven to \$0 over 1–5 years with a retention agreement; heavy enforcement reserved for out-of-state slumlords; drop rigid “3× rent” screening; master leasing with the Community Action Agency.

CAMERAS — HIS POSITION

A Jackson law: the city controls who can search Jackson's plate data, every search on a public log, no automatic renewals — and proof the system works, or the contract ends. His point: the data setting was changed “by a setting — a setting that can be changed back just as quietly.”

THE TENT BAN — HIS POSITION

Against Ordinance 2026-03, the tent & camping ban. His alternative: rapid-deployment emergency triage shelters and community-backed housing — a ban with no shelter plan, he writes, “does nothing except penalize human beings for having nowhere else to go.”

HOW TO VOTE WRITE-IN — ELECTION DAY: TUESDAY, NOV. 3, 2026

1. Go to the Mayor section, in the nonpartisan part of the ballot.
2. Fill in the oval on the write-in line.
3. Write TRENT WOODARD on that line.
4. Keep the ballot clean — no extra marks — so the scanner reads it properly.

Honest general note: under Michigan law, write-in votes are counted only for a candidate who filed a Declaration of Intent by the deadline (Oct. 23, 2026). The City Clerk can confirm any write-in candidate's filing.

FOLLOW • SHARE • RESEARCH

“Get to know him — and envision working with him.”

FIND HIM — IN HIS OWN WORDS

NEXTDOOR — his campaign posts, floor plans & platform:

<https://nextdoor.com/profile/01RBK-GgNhmHL5STJ>

FACEBOOK — his longer statements, incl. Oct. 20 at City Council:

<https://www.facebook.com/profile.php?id=100002162708611>

HOW TO RESEARCH HIM

Read his posts in his own words — the platform, the plans, and his arguments with his critics are all public. Check the City of Jackson Election Division page for official ballot and write-in information. Attend a council meeting — he put this proposal on the public record Oct. 20, 2026; watch how City Hall handles it.

HOW TO SHARE THIS

Print copies and hand them on. Post the link below. Bring it to your church, shop, or crew. This sheet is the handbill — the full story lives at the post.



SCAN FOR THE FULL STORY

<https://local.graylandcommerce.click/jackson-mi-trent-woodard-write-in-mayor-founders-community/>

THE OPEN BLUEPRINT

The Founders Community — A Citizen's Plan for Jackson

Facilitated and maintained by Gray Land Commerce – Chad Allen · NeighborClick Local.

The Founders Community is a citizen proposal. Village funds, when raised, belong with a church or nonprofit partner — never a campaign.

Draft handbill, October 2026. All plan figures, positions, and quotations are attributed to Trent Woodard's proposal and his public posts (Nextdoor & Facebook, July 31 – Oct. 26, 2026), as summarized in the accompanying article. Nothing in this sheet is an official city document.

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