

# DANE COUNTY APPLICATION FOR 2022 TINY HOUSE VILLAGE FUNDING

This application should be used for projects seeking Dane County funding for a Tiny House Village. Applications must be submitted electronically to DCDHS Division of Housing Access and Affordability (HAA) by **noon on September 30, 2022**. All application materials must be uploaded to the [Dane County HAA - Funding Application Dropbox](#).

## APPLICATION SUMMARY

<b>ORGANIZATION NAME</b>	Occupy Madison, Inc.	
<b>MAILING ADDRESS</b> If P.O. Box, include Street Address on second line	304 N. 3rd St, Madison, WI 53704	
<b>TELEPHONE</b>	608-305-4707	<b>LEGAL STATUS</b>
<b>FAX NUMBER</b>	n/a	Private, Non-Profit Federal EIN: <b><u>46158169</u></b> Unique Entity Identifier (UEI): <b><u>W7LGYQYX56C7</u></b>
<b>NAME CHIEF ADMIN/ CONTACT</b>	Brenda K. Konkel, President	
<b>INTERNET WEBSITE (if applicable)</b>	occupymadisoninc.com	
<b>E-MAIL ADDRESS</b>	occupymadisoninc@gmail.com	

**PROJECT NAME:** Please list the project for which you are applying.

PROJECT NAME	PROJECT CONTACT PERSON	PHONE NUMBER	E-MAIL
OM - 3rd Village	Brenda K. Konkel	608-345-8720	occupymadisoninc@gmail.com

**FUNDS REQUESTED:** Please list the amount and source of funding for which you are applying.

TOTAL PROJECT COST	AMOUNT OF COUNTY FUNDS REQUESTED	PERCENT OF COUNTY FUNDS TO TOTAL PROJECT COST
\$ 1,982,120 not including volunteer labor costs	\$ 1,429,200	72% excludes volunteer labor cost

*Brenda K. Konkel*

\_\_\_\_\_  
Signature of Chief Elected Official/Organization Head

President

\_\_\_\_\_  
Title

## PROJECT DESCRIPTION

- A. **PROJECT DESCRIPTION:** Provide a detailed description of the project; including number and style of housing units to be provided, how the program will incorporate housing first and harm reduction principals.

Occupy Madison has an accepted offer to purchase at 201 S. Stoughton Rd. and we plan to close on the building by December 2022. The building currently is approximately 11,000 square feet and has two tenants. The long term vision for the property is to include the following elements.

- A tiny house village with 20-30 residents, depending upon approved design
- A wood working workshop and craft shop to build houses and items for our store (approximately 3,000 square feet)
- A second retail store (approximately 1,500 sq ft)
- A community space for meetings
- Living facilities for residents (common area, showers, laundry, kitchen) (approximately 2,000-3000 sq ft)
- Gardens for food and flowers
- A farm stand
- Office space for Madison Street Medicine to provide services for people experiencing homelessness (2,000 sq ft)
- Storage for various outreach organizations serving people experiencing homelessness (1,000 sq ft)

The end goal is to have 99 sq. ft. wooden houses for all residents. While we are building the houses, the plan would be to have residents live in the conestoga houses from 1901 Aberg Ave as we replace the conestoga houses at 1901 Aberg with wooden houses. Temporary uses of the property may include

- A place for car campers to park
- Leaving one of the income generating tenants in place for up to 1 year

Our architect for this project is Design Coalition (currently in negotiations), our back up architect is Ed Kuharski of Green Design Studio who designed our first two villages (semi-retired). Our bank for a bridge loan is One Community Bank. We have discussed zoning with the City of Madison Planning, Zoning and Building Inspection Departments and are considering our options between being zoned for a Tiny House Village District or a planned development.

This would be Occupy Madison's 3rd tiny house village.

1. Our first village was built in 2015 at 304 N 3rd St. has phase 2 construction (kitchen, community room, additional houses) completed. We currently have 8 residents. We need to build one more wooden structure house to complete the village. We have had 11 residents live there. While we have asked three people to leave, all three have maintained their housing for several years. We have a woodshop, greenhouse and store at this village to help raise funds for operating costs.
2. The second village was built in 2020 during the pandemic. Initially we had 28 conestoga houses there under "temporary" zoning. For permanent zoning we can only have 22 wooden houses. Of the 30 people that have lived in the village, we did ask 4 people to leave (3 housed, one returned to homelessness), 1 person is in the criminal justice system, 1 person left for treatment then housing, 4 people (and a new baby) found housing, a 5th person regained custody of her children and is moving into housing, 2 passed away, 2 left the village and returned to unsheltered homelessness and 3 people earned enough sweat equity (160 hours) to move into a wooden house at the first village. 12 people remain in the village and at least 10 more are in the process of orientation,

becoming a member and earning sweat equity (50 hours) and we expect them to move in this fall. We hope the remaining people currency earning sweat equity can move to the 3rd village on S. Stoughton Rd. We are in the middle of construction and currently are working on the landscaping to turn the blacktop into a green area and relocating the huts to be in the configuration of where the wooden houses will go. When phase 2 is complete we plan to have a coffee/ice cream/sandwich cart to raise funds for the village.

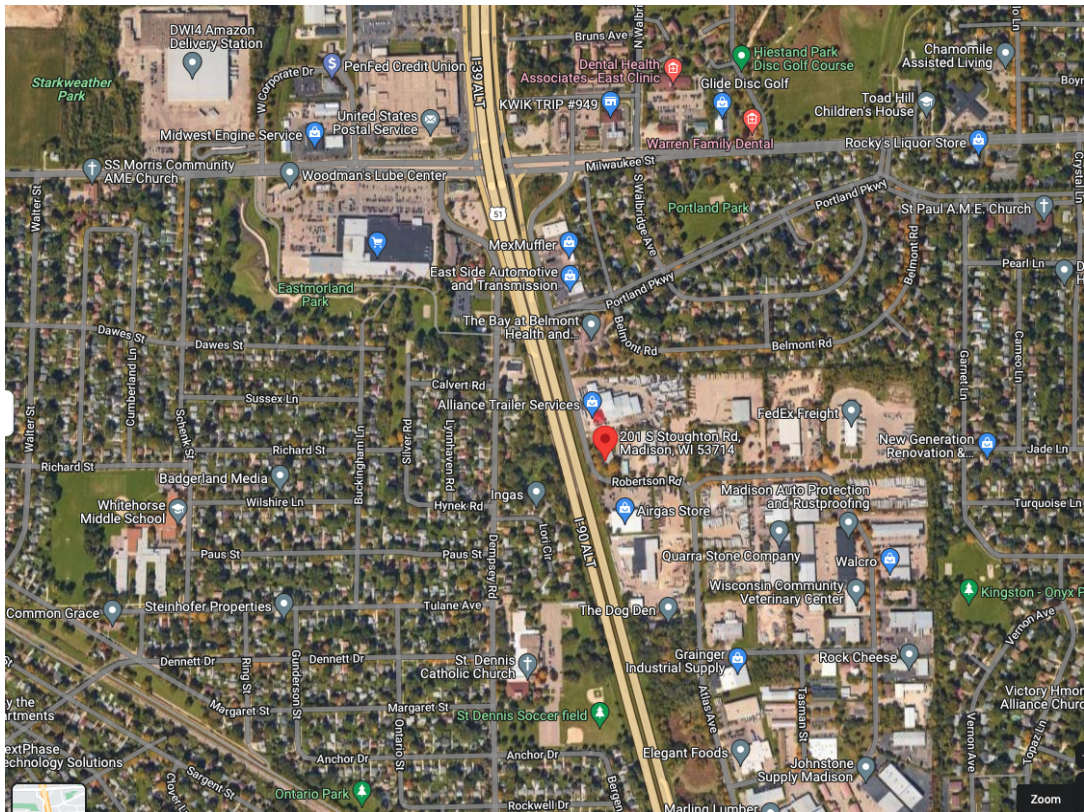
**Housing First** - Occupy Madison has no income or sobriety requirements. We do not check criminal backgrounds. We do not require people to address mental health issues or participate in services. Our program is truly housing first. We do require people participate in self governance and that they abide by our community agreement, but these are requirements once they live in our housing, not prerequisites to getting into the housing. See resident selection process for more details.

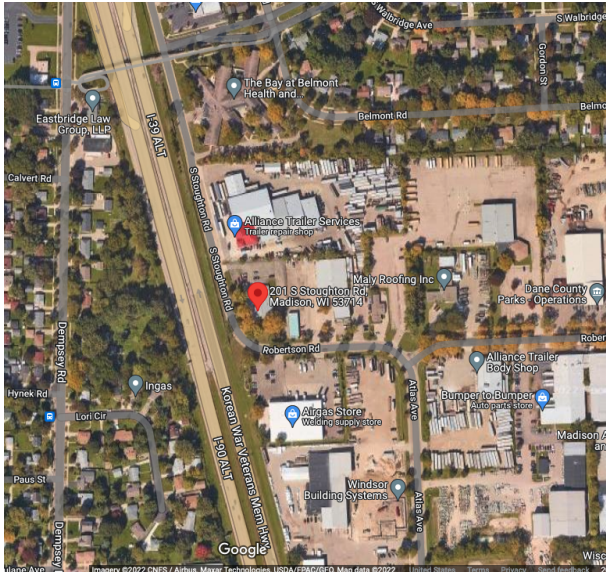
**Harm Reduction** - Occupy Madison has struggled with substance use in our villages. We do believe in harm reduction - that substance use is part of our world and we work to minimize its harmful effects. This is a complex issue, but we make sure that there are harm reduction supplies on site, we have a Wellness group that addresses issues that arise and we strive to address behaviors that occur, regardless of substance use, focusing on behaviors that are disruptive or harmful to the community.

B. **PROJECT NAME AND LOCATION:** Has a site been identified for the project? Indicate the name, address, and municipality where the project will be located. Attach maps to the application indicating the location of the proposed project.

Project Name:	OM - 3rd Village
Project Address:	201/205 S. Stoughton Rd.
City, State, Zip:	Madison, WI 53714







C. **JURISDICTION:** Indicate the name of the jurisdiction where the project will be located, *i.e.*, *City, Town, or Village*. Is the jurisdiction supportive of the project? Describe any meetings that have been held with municipal staff, applicable municipal committees, and neighborhood/community groups.

The project will be located in the City of Madison. There is varying degrees of support from various departments and elected officials.

We have aldermanic support from at least the following alders:

- Brian Benford
- Yannette Figueroa Cole
- Tag Evers
- Patrick Heck
- Mike Verweer

We have had, or plan, the following meetings

- Notified the Alder, Erik Paulson, on August 6th, official notification pending
- Talk with Planning Director Heather Stauder on August 9th
- Talk with Planning (Tim Parks), Zoning (Jenny Kirchgatter) and Building Inspection (Matt Tucker) staff on August 29th
- Planning second meeting with City of Madison CDD and Planning Department
- Alder/Neighborhood Meeting being planned by Alder Paulson

According to the city website, there is no neighborhood association or business association in this area for us to meet with but we will work with the alder to have neighborhood meetings as needed. The alder has indicated that he would like to have a meeting with the Rolling Meadows Neighborhood.

- D. **ZONING:** Provide the current zoning classifications of the site and describe any changes in zoning, variances, special or conditional use permits, or other items that are needed to develop this proposal. Indicate if the project is consistent with any local comprehensive plans.

The property is currently zoned IL or Industrial. The property is located one block from residential zoning and we are looking to do a map amendment to change to THV or Tiny House Village District or we may do a full planned development. If we do the THV this would be the city's first use of this zoning classification that was designed after the zoning of our first two villages.

The planning department seems to have two primary concerns that we believe we can overcome to gain approval. The first is a concern about "amenities". We believe the amenities issue is inconsistent with the standards applied to both the city sanctioned campground at 3202 Dairy Drive and the new Men's Shelter location at 1902 Bartillon. The main concern seems to be lack of a sidewalk. However, at the end of the block is a pedestrian bridge that goes to the Woodman's/East Transfer Point area or sidewalks to go towards the Milwaukee Street amenities (Kwik Trip, McDonalds). It's near five different parks (Kingston-Onyx, Eastmoreland, Portland, Heistand and Starkweather), has great access to jobs, post office, food, public transportation and bike paths. The city's campground does not have any of those amenities and the men's shelter also has issues with sidewalks.

The second is a concern that it is not consistent with the comprehensive plan because it is planned to be industrial. The block for our proposed site has 3 properties bordering on S. Stoughton Rd, one is already zoned suburban residential (The Bay at Belmont Health and Rehabilitation Center). Between our proposed site and the suburban residential is one Industrial property (Alliance Trailer Services a trailer repair shop). Because we will be having a work shop and want to build houses there, we feel this is consistent with the comprehensive plan and that as we go through the political process decision makers will agree. There are few areas in the city that a Tiny House Village would be consistent with the comprehensive plan strictly speaking.

If we pursue the car camping option, that would require other approvals.

- E. **WORK PLAN WITH TIMELINE AND MILESTONES:** In the space below, provide a work plan for how the project will be organized, implemented, and administered. Include a timeline and accomplishments from initiation through project completion. Add in extra quarters as needed. *Examples of milestones are: acquisition, bid packages released, bids awarded, site preparation, excavation, construction begins, etc.*

ON OR BEFORE	MILESTONES
December 2022	Close on the property
December 2022	Hire temporary staff
January/February 2023	Madison Street Medicine moves in (consider zoning for car camping if new tenant is amenable)
February 2023	Gain zoning approval
February 2023	Initial interior renovations begin (bathrooms, showers, laundry, temporary kitchen)
April 2023	Exterior renovations begin (fence, electric)
May 2023	Conestoga huts begin to be ready for occupancy and interior renovations completed for occupancy of huts
June 2023	House building begins
August 2023	Initial conestoga huts occupied
August 2023 - June 2024	As funding is available, work on gardens, farm stand, setting up outreach post, setting up store,

	interior renovations upstairs (commons area, permanent kitchen)
August 2023-December 2025	Continue building wooden houses and moving conestogas from 2nd site to 3rd site. When all conestogas are removed from 2nd site, continue building houses for 3rd site.
2026-2028	Seek additional site or locations for unused conestoga huts.

**F. BATHROOM & KITCHEN FACILITIES:** In the space below, please provide a detailed description of bathroom, kitchen and other facilities accessible to residents.

We currently have restrooms on the first floor for the tenants that currently rent. We will maintain those for store customers, tenants, volunteers and residents. We will also be building a suite in the lower level that has 2 shower rooms (4 showers each) for a total of 8 showers, a laundry room with 4 washers and 4 dryers and 2 restrooms with 4 toilets/urinals and 2-4 sinks. The exact layout is still being worked out, but we believe this is the minimum that is needed on site. This will be constructed in our first phase. There will be a temporary kitchen in the lower level with the minimum of a refrigerator, freezer, microwave, hotplates and other kitchen amenities, including a kitchen sink for washing dishes.

Upstairs, where there is more natural daylight, we will be building a common area and full residential kitchen with a stove/oven and dishwasher. The common area will include a “living room” as well as a community room. We are working on the exact design. We would like the residents who live there to work with our architect to determine exactly how this is designed. This would be constructed, along with our store, in our second phase.

**G. SITE AMENITIES:** Check all that apply.

XX	Community Building, square feet: approximately 11,000 sq ft, 8,000 sq ft if you subtract office space and outreach organization space. There will be about 5,000 sq ft upstairs and 3,000 sq ft downstairs
XX	Community Room, square feet: minimum 2,000 sq ft

**H. OTHER SITE AMENITIES:** In the following space, describe the other site amenities available for residents.

See section A & F. This will be the largest community space we have in our villages and the restrooms/showers and laundry will be separated from the upstairs common spaces to provide more privacy and be more accessible for the people living there. This location will have more space to make crafts, a larger woodshop and we won't have to have our flower sales and gardens at Troy Gardens across town, we will be able to work right on site on our flowers and vegetable gardens.

**I. NEIGHBORHOOD AMENITIES:** Describe the neighborhood in which the project will be located noting access to social, recreational, educational, commercial, health facilities, and services and other municipal facilities and services.

See section D. Woodman's is a 15 minute walk or 5 minute bike ride over the pedestrian bridge. Kwik Trip is a 10 minute walk or 3 minute bike ride. Between those two locations, many of the items our residents will need can be obtained. The area has several parks, there are two dental facilities by the Kwik Trip, there are three churches in the area and plenty of jobs in the surrounding area, including Amazon. Walgreens on Cottage Grove Rd is a 6 minute bike ride or 20 minute walk. The Pinney Library is a 8 minute bike ride down Dempsey. Cottage Grove Road and Milwaukee Street offer other restaurants and amenities. For now the east transfer point is a 6 minute bike ride or 16 minute walk.

- J. TRANSPORTATION:** Identify the travel time and cost via public transportation or public automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers.

Amazon is a 15 minute walk or 8 minute bike ride. QPS an employment services is at 1 Dempsey Rd by Woodmans. Green Cab is an 8 minute bike ride or 25 minute walk. There are dozens of potential employment places in the area within a 15 minute walk. Looking at the businesses there are many retail, restaurant, light industrial and skilled trades jobs in the immediate area.

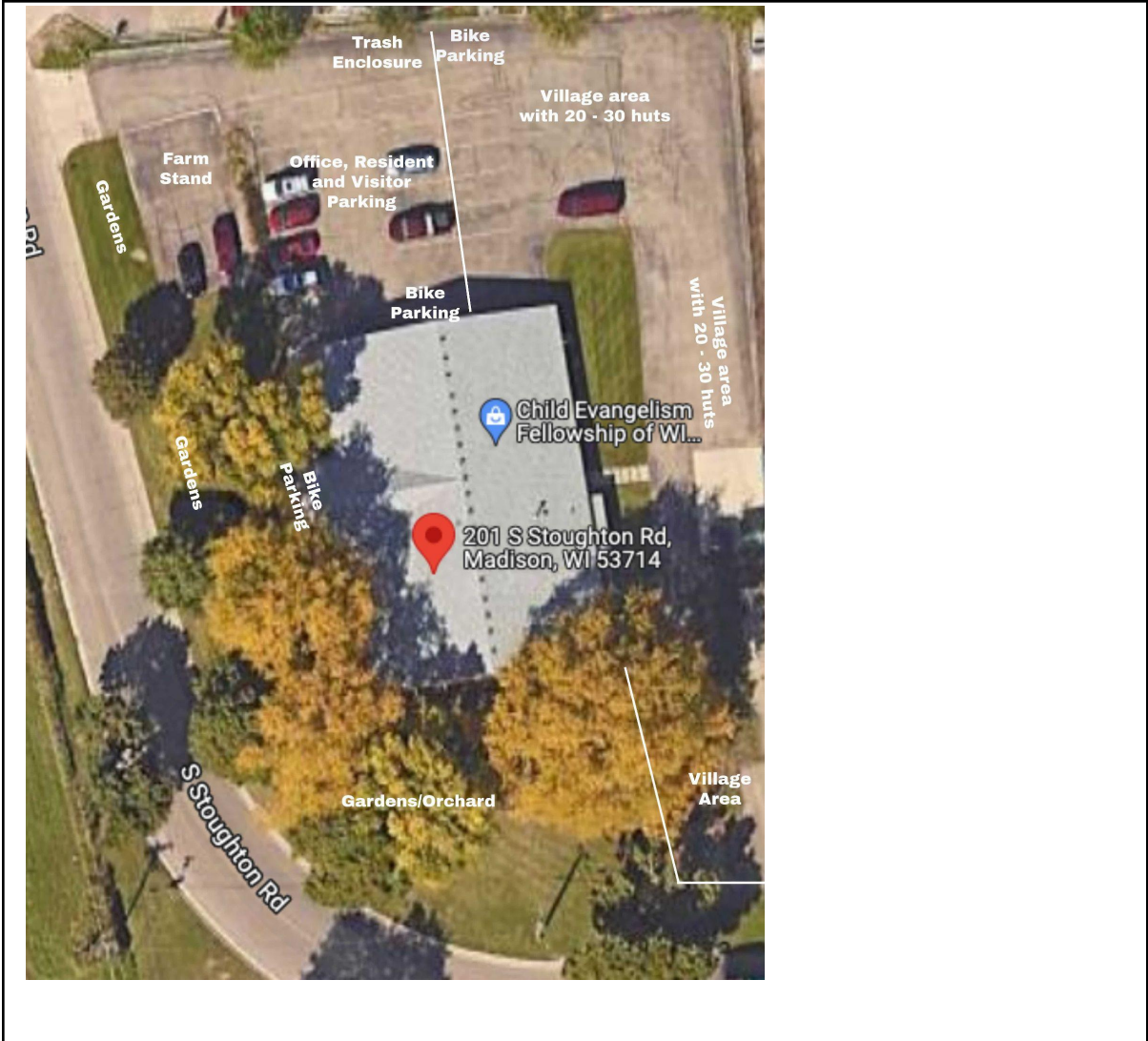
- K. PROJECT MANAGEMENT PLAN:** In the space below or as separate attachment, provide a detailed management plan for the project. The plan should contain contact information for the owner or operator of the site, site plan showing portable shelter unit locations, roads and/or path, accessory buildings, parking, bicycle parking, storage of belongings, trash storage/removal, transportation support, and a severe weather plan.

We do not yet have architectural drawings, the site is a little over 1 acre. Below is the general concept. Further details will be worked out with the architect and through the map amendment process. Our houses will be spaced at least 10 feet apart, there will be a 20 ft fire lane, the exact bike parking spaces and trash enclosure may move through the design input process with residents.

The owner and operator will be Occupy Madison, Inc. Occupy Madison is an organization that is primarily self governed by the residents of the villages will some outside assistance. The villages are self governed. There is a Resident's Council with residents of all villages that manage conflict and excessive rule violations. The Board of Directors is the legal entity that makes decisions and signs corporate documents, but the General Membership (GM) makes all major decisions. The Board prepares a budget for GM approval.

The severe weather plan is to have residents gather in the basement area by the wood shop, craft area and restrooms/shower/laundry area. Further management plan details will be similar to the first two villages





# PROJECT APPROACH

L. **RESIDENT SELECTION:** In the space below, describe how residents will be selected for the project.

People sign up to indicate they are interested in living in a tiny home through phone, email or talking to us in person. We prioritize who gets invited to orientation as follows:

- People experiencing unsheltered homelessness and living in places not meant for human habitation, primarily on the street, in tents or in vehicles.
- People sleeping at shelter.
- People who are doubled up.

So far, we have focused primarily on people experiencing unsheltered homelessness as there is enough interest from that population.

Our resident selection process involves the following steps, though it is not 100% linear and people can be working on several steps at a time.

- Attend the first orientation which is an overview of the organization and expectations of residents and members
- Attend the second orientation which is more details about our process to get a tiny home
- Attend 2 monthly General Membership Meetings and get voted in at the end of the second meeting
- Earn 50 sweat equity hours to be able to move into a hut
- Earn 160 sweat equity hours to be able to move into a wooden house
- Earn 500 sweat equity hours to be able to be a permanent steward
- If there are current residents in a village, attend village meetings and get voted in by the village

Sweat equity hours are earned by helping with our construction projects, attending meetings, going to wood shop hours, working in our store or working on other projects we have. The primary goal of the initial sweat equity hours is for our community and the person considering living in our community to get to know each other and mutually decide if it is a good fit. If people are unable to do manual work, we find other tasks for them to do.

All members have to sign and commit to our community agreement that outlines the expectations of members of Occupy Madison. There are many specifics, but it boils down to, be a good neighbor, participate and treat other humans with kindness and respect.

We do not discriminate based on any of the City of Madison, Dane County, State of Wisconsin or Federal protected classes.

When people get their wooden houses, they sign a stewardship agreement that allows them to live in the village rent-free as long as they participate, earn the rest of the sweat equity hours and follow the community agreement.

M. **PARTNERHIPS:** In the space below, provide information on any partnerships that have been or will be formed in order to ensure the success of the project.

Our goal is to rent to Madison Area Care for the Homeless (MACH) OneHealth dba Madison Street Medicine that runs a homeless outreach program, has several clinics and operates the Dairy Drive city-sanctioned campground. That way there will be social workers and medical personnel available to campers as they desire. It is likely that several of our residents will have used Madison Street Medicine services and there will be prior relationships that may help in people seeking services. This will be our only village that has professional staff on site.

Another goal is to use a portion of our building to store items for various outreach programs. We will be able to take overflow items from places like the Social Justice Center and outreach programs and have items available as a "free store" where people experiencing homelessness can shop for a coat or other items they need and outreach workers can store their outreach supplies. This will also allow us to buy in-bulk and save funds. We also hope to have an ice machine and commercial coffee pot to allow outreach workers to have access to those things in extreme hot or cold weather. We will be able to have shelf stable foods available from Second Harvest (through Madison Street Medicine) that can be used by outreach workers.

Our final goal is to allow outreach workers to bring people to the village to use the restrooms, laundry and showers as needed. Madison Street Medicine will also use the laundry to wash towels from the footcare clinic.

N. **PROJECT OUTCOMES:** In the space below, please describe what success will look like for your project, and how it will be measured.

Success for us has both measurable and unmeasurable outcomes. The more tangible outcomes include:

- 20-30 people housed, temporary re-use of our conestoga huts
- Gardens and store that help pay for ongoing operating costs
- Successful partnerships with housing focused homeless outreach organizations
- Successful coordination of outreach supplies
- Space to build our tiny houses and a larger woodshop
- Space for our crafts, flower bouquet arranging and other tasks
- Store and farm stand to raise funds to support operating costs
- Reduced number of overdose deaths

More intangible outcomes include:

- Increased dignity from living in a dry insulated space with electricity, heat, air conditioning with access to indoor plumbing, showers, laundry and restrooms
- Skill building through our woodshop, gardens, store and crafts
- Socialization skills learned through our participatory processes
- Increased self esteem with successes people accomplish personal and organizational goals

## EQUITY AND INCLUSION

O. **CULTURALLY RELEVANT STRATEGIES AND ACTIVITIES:** In the space below, please detail the strategies that will be used to make this program culturally relevant and to promote racial equity. Include specific strategies that have been used to help underserved populations access services provided by your agency.

Our application announcements are sent out to the Homeless Services Consortium and outreach workers to let people experiencing unsheltered homelessness know about our openings. Also, in the community of people experiencing homelessness, we really rely on word of mouth to spread the news. Our population reflects the same demographics as the unsheltered community in terms of disabilities, race, LGBTQ status, age and gender. Because our program is a self-governance model, the people in the program make the decisions about how the program is run and by its very nature is culturally relevant. Having said that, it does not come without challenges as we are all learning together about how to be more inclusive and understanding of our differences. It takes work to have folks back up and see how people are being treated and to understand how to make changes that provide everyone dignity and respect. The population of people experiencing homelessness is not monolith and just like everywhere else we are continuing to learn and understand together. In short, we have lots of meetings and learning to work together to meet the needs of the community.

P. **EXPERIENCE AND QUALIFICATIONS:** In the space below, please describe your agency's experience and qualifications to provide programs that are welcoming to persons of all backgrounds and cultures.

See above. We are working together to create a new kind of organization where everyone is accepted as they are, and we work together to make sure the needs of everyone in the community are met. This does mean that people need to learn: to work together, about similarities and differences, to work with people from different backgrounds, experiences and abilities. It's very challenging. Our cooperative model means people learn to live, work and play together, usually with people they may not ever have interacted with in the housed community. Some of our biggest organizational challenges have involved a resident who only spoke sign

language, a resident with a traumatic brain injury and a person who is schizophrenic but won't take their medications. We have worked side by side with these residents, in good times and in bad. We have laughed, cried and sat in silence together when needed. We've been far from perfect, but we keep trying. The very nature and core of our organization is to accept anyone who is willing to participate at whatever level they can participate.

Q. **IMPROVEMENT EFFORTS:** In the space below, please describe any explicit plans your agency is taking, if any, related to equity and inclusion.

Honestly, our organization does not have any explicit plans in this area at this time.

# SERVICES

R. **SERVICES PLAN:** Provide a detailed description of how services will be provided for project residents. Use the table below to provide details of how services will be provided to residents.

Number of staff dedicated to project:	1 temporary staff person for one year
Scope of Services provided to residents and approaches that will be used to address needs of resident population:	We don't really have a "service" model, its more of a participation model. We problem solve together, human to human. We are a grassroots organization practicing mutual aid with people who have been experiencing houselessness. We have provided connections to mental health, substance use, and mainstream resources. We support people to stay connected and make appointments if they need extra help and guidance. We have peace circles in and out of the community where people are learning new skills to communicate and understand one another. We work with groups to provide healthy food and free items needed for daily life. We have activities for wellness as well as have multiple activities focused on community building and learning new skill sets.
Where tenants will access services. <i>For examples will services be on-site in designated space or by referral to off-site community supports:</i>	Residents or stewards (not tenants) will seek services off site, we are not providing our own services in any traditional sort of manner. Our "services" if you will are more about building self-esteem and skill building as stated above.
If services provided are referral to off-site community supports, please detail how residents will receive information on supportive services that are available to them before and after needs arise:	They will receive notice of services the same way everyone else in the community does, mostly word of mouth and through friends and others who help them find services they may need or by googling it. Honestly, because so many people have been accessing services throughout many years, they are often the best experts on services available in the community. Our volunteers also connected with various services and are a great resource for our members. Madison Street Medicine will be on site and will also be a source of referrals. Honestly, information and referrals often isn't the issue, the issue is the long waiting lists and inability to access services due to various residency and other requirements.
The frequency of services provided and/or a proposed schedule of when services are available to residents:	We don't provide traditional services. We will have weekly village meetings, monthly general membership meetings and many other meetings and activities for people to participate in (gardening, woodshop, crafts, peace circles, etc)
How will services incorporate trauma-informed care principles:	Our whole philosophy is to meet people where they are at and accept them into our community to work together to build a better community in ways they want to contribute. We give people a safe space to rest and recuperate from their traumas related to houselessness,

Relevant performance data that provides insight into your organizations experience serving the target population, and the outcomes for clients served. *Metrics could include the number of individuals served in a related program in a year, exits to permanent, housing retention rates for individuals served in that program, connections to employment, etc.*

See Section A.

## EXPERIENCE AND QUALIFICATIONS

- S. EXPERIENCE AND QUALIFICATIONS WORKING WITH UNSHELTER PERSONS:** Describe your organization/entity, including your mission, experience serving unsheltered County residents and types of program or services you have offered, and which communities you serve. Provide information on the demographics of who you have served in the past year.

Vision: A non-profit membership organization dedicated to creating a participatory, nonhierarchical, democratic community where people with or without safe, stable housing can live and/or work cooperatively to relieve poverty and promote dignity, safety, stewardship and sustainability.

Mission: To join together to create a more humane and sustainable world, one tiny idea at a time.

Occupy Madison started when the Occupy movement fizzled and nearly 100 people experiencing homelessness took over the encampment on East Washington Ave. A group of volunteers began supporting the group there to build a community. When the city broke up that community, several members began camping together in various areas around the city and county - all of which were illegal. Out of that experience, moving 29 times and trying just about everything we could think of, we came upon the idea of creating tiny houses on wheels. After visiting villages on the west coast, a group of volunteers pooled money to buy our first property and turned to the community to fundraise for our first village. Our organization has been led by people experiencing homelessness since 2012 and we have been running tiny house villages for the past 7 years. Our services are as described in section R.

We primarily serve people experiencing unsheltered homelessness. Of the 38 people who have lived in our village we estimate the following demographics:

- 16% over 55
- 16% youth (under 24)
- 5% vets
- 70%+ have a disability (includes SUD and mental health)
- 13% people of color
- 16% LGBTQ+

Our Board President is also President of the Homeless Services Consortium and has over 30 years of experience running non-profits working in housing and homeless services. She, and two other members of our board work for Madison Street Medicine that operates the city-sanctioned campground which has served over 50 individuals, housing 19 people in under a year. Madison Street Medicine also runs outreach and medical programs.

- T. EXPERIENCE AND QUALIFICATIONS WITH CONSTRUCTION AND OPERATION OF A TINY HOUSE VILLAGE:** Describe your organization's experience in the development and construction of a tiny house village or similar arrangement, and experience with the ongoing operation a tiny house village or similar arrangement.

We have been operating our tiny house village #1 since 2015 (7 years) and village #2 since 2020 (2 years).

Construction - We have been through the City of Madison zoning process with a planned development twice. We hired Bachmann Construction for both projects, but used volunteer labor as much as possible working side by side with the construction company. We have done all landscaping

and building of the houses without the construction company. We have built 34 conestoga huts and 8 wooden houses. We have managed over 400 volunteers to get the work done. We manage the repairs and maintenance through our volunteer shop managers.

Operations - The villages are self-governed and everyone in the organization participates in the operations. We have been running the two villages successfully through the pandemic despite the additional challenges. Prior to the pandemic the first village was self-sustaining and we are working on the second village becoming self-sustaining in the next year.

## PROJECT FINANCING

U. **BUDGET SUMMARY:** Indicate the sources and uses of all funds for this project.

SOURCE	AMOUNT	USES	AMOUNT
County Capital Funds	929,200	Purchase Property	800,000
County Rehab funds	500,000	Purchase soft costs	44,200
Fundraising	380,240	Rehab/Construction	600,000
Roots and Wings	50,000	Tiny houses	312,500
In-kind sources	62,500	Paid Coordinator	60,000
Volunteer labor	unknown	Contingency	165,420
TOTAL	1,982,120	TOTAL	1,982,120

V. Which of the identified sources have been secured?

\$800,000 bridge loan from One Community Bank  
 \$50,000 from Roots and Wings  
 \$62,500 in-kind donation of conestoga huts (recycling of Aberg huts)

W. **FUNDS NEEDED:** In the space below, please describe why County funds are needed to ensure the viability of this project.

Our model is to purchase the property and pay it off very quickly to avoid increasing our monthly costs with mortgages. This helps us to make our villages sustainable. Our first village has reached the point where residents and volunteers make enough money from the activities we do to pay for our expenses. The second village has not yet gotten its coffee cart going, but we believe it will be able to do the same. We anticipate opening the coffee cart in the spring. With our third village, we hope to have enough activities there to exceed the costs and help us pay for other organizational



costs. It takes 3-5 years to become sustainable and during that time we write grants and fundraise to make up the difference.

## PROJECT BUDGET

Include the amount and source(s) of all project funding.

USES	SOURCES					
	Total Budget	Dane County	Source: Fundraising	Source: Roots & Wings	Source: Conestoga Huts	Source: Volunteer Labor and in-kind
<b>Acquisition</b>						
Land	250,000	250,000				
Purchase of Buildings	550,000	550,000				
Demolition						
Other Acquisition Costs						
Subtotal	800,000	800,000				
<b>Site Work</b>						
Site Work	100,000	100,000				
Off Site Work						
Landscaping						
Other Site Work						
Subtotal	100,000	100,000				
<b>Construction</b>						
Construction – Residential	300,000	300,000				
Accessory Buildings (Garage, storage, etc.)	200,000	200,000				
Personal Property						
Other New Construction: Tiny houses wooden structures and inkind hut donation	312,500		250,000		62,500	
Subtotal	812,500	500,000	250,000		62,500	
<b>Fees</b>						
Accounting	15,000			15,000		
Appraisal	3,000	3,000				
Architect	25,000	25,000				
Title and Recording	200	200				

USES	SOURCES					
	Total Budget	Dane County	Source: Fundraising	Source: Roots & Wings	Source: Conestoga Huts	Source: Volunteer Labor and in-kind
Zoning	1,000	1,000				
Other Fees:						
Subtotal	44,200	29,200		15,000		
<b>Other</b>						
Participant Services <sup>1</sup>						
Project Coordinator for 1 year	\$60,000**	60,000				
Contingencies						
<b>TOTAL</b>	1,982,120*	1,489,200	380,420	50,000	62,500	Unable to calculate

\*Does not include volunteer time that will be 1,000s of hours of professional services, manual labor, skilled trades and more.

\*\* Project Coordinator will coordinate volunteers, help with purchasing, assist with treasurer and administrative duties during start up of the project.

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<sup>1</sup> If County funds are budgeted for services, additional budget detail may be requested.