

Vision and Mission Statements

Occupy Madison Inc. is a 501(c)(3) membership group with an elected Board of directors.

Vision: We envision a place where people with or without current safe housing can live and/or work cooperatively in a way that promotes dignity, safety, stewardship, and sustainability for all.

Mission: Our mission is to join together to creatively work towards a more humane and sustainable world.

Occupy Madison Inc

By-Laws

I. Name

The name of the organization/agency/group shall be Occupy Madison, Inc.

II. Members

Additional members will be voted into membership by the existing membership.

III. Board of Directors

- The Board of Directors shall serve without pay and consist of 7 – 13 members.
- Board members shall be members of Occupy Madison, Inc., with the exception that there may be up to 3 community members.
- Board members shall serve for 6 month terms.
- Vacancies shall be filled by the membership at any meeting of the membership.
- Board members with 3 consecutive absences shall be dismissed from the Board unless excused in advance by notifying the Board President or Secretary.

IV. Officers

The officers of the board shall consist of a President, Vice President, Secretary, and Treasurer nominated and elected by the Board. Elected officers will serve a term of 6 months.

(a) The President shall preside at all Board meetings, create agendas, and perform other duties as associated with the office.

(b) The Vice-President shall assume the duties of the President in case of the President's absence.

(c) The Secretary shall be responsible for the minutes of the Board, keep all approved minutes in a minute book, and send out copies of minutes to all members.

(d) The Treasurer shall keep record of the organization's budget and prepare financial reports as needed.

V. Committees The Board may appoint standing and ad hoc committees as needed.

VI. Membership Meetings

1. Regular membership meetings shall be held monthly.
2. Special membership meetings may be held at any time when called for by the President, a majority of Board members or 10% of the membership.
3. Agendas shall be provided at least 3 days in advance when possible.
4. Quorum at a membership meeting shall be seven (7) people present and voting. Passage of a motion requires a simple majority unless one or more members call for a major decision which requires a $\frac{3}{4}$ vote by the membership.
5. Major decision may include, but are not limited to decisions about membership, board composition, passing the budget or budget amendments or other items where one or more members call for it to be a major decision vote.

Occupy Madison Inc
By-Laws

VII. Board Meetings

1. Regular board meetings shall be held at least monthly.
2. Special board meetings may be held at any time when called for by the President or a majority of Board members.
3. Agendas shall be provided at least 3 days in advance when possible.
4. A majority of board members constitutes a quorum. In absence of a quorum, no formal action shall be taken except to adjourn the meeting to a subsequent date.
5. Passage of a motion requires a simple majority.
6. Membership can call special meetings as defined in VI. 2. to veto board decisions by a $\frac{3}{4}$ vote of the membership.
7. The Board of Directors will report to the membership all the decisions of the Board of Directors at the membership meeting immediately following the Board meeting where decisions were made.
8. If the secretary is absent from a board meeting, minute taking duties shall be assigned to another director by the board members present.

VIII. Conflict of Interest

Any member of the board who has a financial, personal, or official interest in, or conflict (or appearance of a conflict) with any matter pending before the Board, of such nature that it prevents or may prevent that member from acting on the matter in an impartial manner, shall excuse him/herself and will vacate his seat and refrain from discussion and voting on said item.

IX. Fiscal Policies

The fiscal year of the board shall be July 1 through June 30.

X. Amendments

These by-laws may be amended by a $\frac{3}{4}$ vote of members present at any membership meeting, provided a quorum is present and provide a copy of the proposed amendment(s) are provided to each member at least one week prior to said meeting.

How To Become A Member of Occupy Madison, Inc.

1. Come to a membership meeting on the last Saturday of the month at 2pm at the Wilmar Community Center, 953 Jenifer St, Madison. If you are interested at the end of the meeting in joining Occupy Madison, Inc. you may be voted in by the members. If you are voted in, fill out your contact information and give it to the secretary.
2. You can vote on Occupy Madison, Inc. issues as early as your second meeting.

We highly recommend that you come to our shop for an orientation. At the orientation you will see where the Tiny Houses are built, learn about how our shop/sweat equity works for becoming the steward of a Tiny House, learn about our governance structure, learn about community expectations, and learn about our vision for the future.

If you do not wish to become the steward of a Tiny House there are many ways you can contribute to our project of housing people without housing. Here are just a few examples: help build Tiny Houses(you will be given instruction), join committees(Work Groups), help with fundraisers, write articles for the media, do political advocacy to promote the mission of Occupy Madison, Inc. and our vision of the future.

Date: _____

Legal/Given name: _____

Preferred name: _____

How do we contact you?

Location: _____

Phone: _____ Yours/Family/Friend

E-mail address: _____

Facebook: _____

Other: _____

For more information contact Allen Barkoff at (608)231-3015 or go online to the homepage of the Occupy Madison, Inc. website <occupymadisoninc.com>.

How to Get a Tiny House

This document explains the process for obtaining a Tiny House. It is subject to revision by the Board and the General Membership.

1. Learn about Occupy Madison, Inc. and become a member.
2. Earn equity hours toward your Tiny House:
 - a. Sign up for hours in the workshop online at occupymadisoninc.com and then scroll down to the Sign-up Procedure. You will need to enter your E-mail address. People who work and people who are building their own Tiny House may get priority for hours.
 - b. You may earn equity hours toward your Tiny House before being accepted as a member of Occupy Madison, Inc.
 - c. Before you start building your own Tiny House, you must help others build their Tiny House.
 - d. Be sure to show up for your hours. Get to know us, and let us get to know you!

If you need to miss a shift in the shop, please notify the Shop Manager for your shift 12 hours in advance or find a substitute. It is important that Shop Managers know how many people to expect, and it is even more important that all available spaces are filled by people who will work on that day. Missed shifts may delay your receipt of a Tiny House. Of course, shifts missed due to work or emergencies will not be penalized.

3. Put your name forward for consideration to obtain a Tiny House if you:
 - have 32 hours of shop/sweat equity
 - self-identify as in need of a Tiny House
 - are not on the hold list(see paragraph below)

Hold List

Between the time you begin earning equity hours and the time you are selected to become the steward of a Tiny House, you may be put on a hold list if you engage in behaviors that would not be allowed for a Tiny Home Steward. See the Occupy Madison, Inc. Conduct Policy document. The steward(s) of a Tiny House is(are)the occupants who live in the Tiny House and are responsible for its care and upkeep. If you are on the hold list, you may still accumulate equity, but your selection for a Tiny House may

be delayed until such time that you demonstrate that your behavior will not be a concern to Occupy Madison, Inc. This will be determined by the Board of Directors.

4. The Board of Directors will periodically review the list of applicants for a Tiny House and prepare a list of equally qualified top eligible persons based on the following criteria:

- the total number of hours you have worked
- the number of meetings you have attended
- how many work shifts you have missed without proper notification of the shop manager
- your ability to work and cooperate with others
- a final review of your questionnaire
- past conduct as a predictor of likely compliance with the Occupy Madison, Inc. Conduct Policy.
- suitability of Tiny Home life to your life circumstances
- length of time of participation in Occupy Madison and length of time as a member of Occupy Madison, Inc.
- community service with a Board approved non-profit organization
- other life circumstances

5. When Occupy begins construction of a Tiny House, The Board of Directors will select the next Tiny House steward(s).

6. If there are more than one equally qualified top eligible people waiting for a Tiny House the next recipient of a Tiny House will be determined by a random drawing from the top eligible persons list.

7. Once you have earned a place on the equally qualified top eligible persons list, you will continue to be on the top eligible persons list unless you have been put on the hold list. More names may be added to the equally qualified top eligible persons list. It is solely the discretion of the Board of Directors as to the length of the list of persons that will be considered to be equally qualified top eligible persons.

8. If you are dissatisfied with the determination of the top eligible persons list, you may appeal the decision first to the Board and then to the General Membership if you are still dissatisfied.

9. If you are selected, congratulations! Sign the Tiny Contract, set up a work schedule-payment plan(equity hours), and join in the construction of your very own Tiny Home!.

10. The work schedule-payment plan will be based upon the current best estimate of the average number of hours it takes to build a Tiny House.

Occupy Madison, Inc. Questionnaire

This questionnaire is for people interested in becoming the steward of a Tiny House. It needs to be filled out when you put your name forward to become the steward of a Tiny House.

When you have answered all of the questions please give it to _____.

All of the information on this form will remain confidential.

Legal/Given name: _____

Preferred name: _____

How do we contact you?

Location: _____

Phone: _____ Yours/Family/Friend

E-mail address: _____

Facebook: _____

Other: _____

Do you have any friends or family who will be living with you on a frequent basis? Yes ___ No ___

If your answer to the previous question is yes, how often do you anticipate having them stay overnight? _____

If you have friends or family who will be living with you on a frequent basis what are their names? _____

Do you have a pet? Yes ___ No ___

If you have a pet what kind is it? _____

If you have a pet approximately how many pounds does it weigh? _____

Do you have a source of income? Yes ___ No ___ (optional)

If you have a source of income what is the source? _____ (optional)

Are you on any housing waiting lists? Yes ___ No ___

If you are on a housing waiting list(s) which ones are they?

How long have you been active in Occupy Madison? _____

What skills or interests do you have that would contribute to life in Occupy Madison Village when one becomes established?

Please tell us a little about yourself and include the following to the best of your ability.

1. Do you currently have stable housing? Tell us a little about that.
2. How did you learn about Occupy Madison?
3. What interests you in a Tiny House?
4. How long do you imagine yourself living in a Tiny House?
5. Are you interested in living in a small village with other people living in Tiny Houses in a cooperative setting that could include gardens, small livestock, a workshop, etc.
6. Is there anything else you would like us to know about? If so, please explain.

Signed _____ Date _____

Questionnaire received by _____ for Occupy Madison Inc.

Occupy Madison, Inc. Conduct Policy

This policy is subject to revision by the Board and the General Membership.

This policy is in effect for all Tiny House stewards, regardless of the location of the Tiny House. This policy also applies to occupants of the trailer. Violation of these policies may result in consequences up to and including the stewardship of your Tiny House reverting to Occupy Madison, Inc. For those people not yet the steward(s) of a Tiny House, violation of these policies may result in your being placed on a hold list delaying your receipt of a Tiny House. The hold list is explained in section 3 of the "How To Get A Tiny House" document.

When your Tiny House is moved to a village/campus, this Conduct Policy may be superseded by a new Conduct Policy. The steward(s) of the Tiny House and the occupants of the trailer are responsible for the conduct of their guests and the behavior of their pets.

1. The area around your Tiny House or the trailer is your responsibility. You are expected to keep it clean and trash-free. If you smoke, properly dispose of your butts. Please help recycle. Clean up after your pets immediately.
2. Steward(s) of the Tiny House agree to abide by Occupy Madison, Inc. rules about waste, garbage, compost from the compost toilet, and sanitation.
3. If you are disruptive, disorderly, excessively loud, or participate in fighting, you will be held accountable. Conflict is normal. Violence, abusive language or anti-social behavior will not be tolerated, particularly on church property or in the surrounding neighborhood.
4. Stewards of Tiny Houses agree to treat each other and other residents and guests in a courteous manner.
5. Occupy Madison strives to be an anti-oppressive community. We have no space for racism, ageism, sexism, homophobia, discrimination on the basis of gender identity or physical disability, or hatred in general. We expect all participants to work to create this environment.

6. Brandishing of objects that can be used as weapons will not be tolerated. Firearms are prohibited.
7. Stealing will not be tolerated.
8. Stewards agree not to be verbally or physically abusive to anyone and instead work to express feelings and deal with disagreements constructively.
9. Stewards of Tiny Houses and occupants of the trailer must attend all Occupy Madison, Inc. General Membership meetings unless they have an acceptable reason for their absence.
10. Read the Shop Rules which are posted in the shop. Violation of these rules should be brought to the attention of the Shop Manager. Violations of the shop rules may result in being banned from the shop. The Shop Manager will enforce the shop rules.
11. Violence in your Tiny house, in the trailer, or anywhere in the vicinity of the shop, church property, or the surrounding neighborhood will not be tolerated.
12. Abide by the rules of the host's property.

The Board is responsible for monitoring this Conduct Policy. A meeting will be scheduled at a mutually agreeable day and time to address any alleged violations. The Tiny House steward(s) or the occupant(s) of the trailer involved in the incident will have the opportunity to be present and the Board will decide the resolution of the matter by a majority vote.

The steward(s) of the Tiny House or the occupant(s) of the trailer have the right to appeal any decision of the Board to the General Membership. The appeal must be submitted to a Board member no later than 10 days after the written determination of the Board is given to the steward(s) or trailer occupant(s). However, submitting an appeal will not delay the implementation of the action decided on by the Board.

I have read all of the above rules and I understand them. I also understand that if I fail to abide by them there may be consequences up to and including the stewardship of your Tiny House reverting to Occupy Madison, Inc. Violation of the shop rules may result in my being banned from the shop. Violation of these rules by a trailer occupant(s) may result in not being allowed to reside in the trailer.

Steward/Trailer occupant _____

Signature

Printed name

Date

Witness: _____

Signature

Printed name

Date

Occupy Madison Inc. Appeal Form

Any member of Occupy Madison, Inc. has the right to appeal any decision of the Board of Directors. The appeal must be submitted to a Board member no later than 10 days after the decision has been made or written in the minutes and then distributed to the members. However, submitting an appeal will not delay the implementation of the action decided by the Board. If you are dissatisfied with the outcome of your appeal you may bring your appeal to the General Membership at the next scheduled meeting or you may call for a special General Membership meeting in agreement with sections VI 2, 4, 5 of the Occupy Madison, Inc. bylaws. See page 2 for a copy of section VI of the bylaws. See starred items on page 2.

WE SUGGEST THAT YOU COME TO A BOARD MEETING TO APPEAL IN PERSON

Please state the decision you want to Board to revisit:

Please state the reason(s) why:

Signature and the Tiny House name and number (if you are a steward of a Tiny House) of the person appealing: _____

Signature of the Board member receiving this appeal: _____

Date appeal submitted: _____

VI. Membership Meetings

1. Regular membership meetings shall be held monthly.
- *2. Special membership meetings may be held at any time when called for by the President, a majority of Board members or 10% of the membership.
3. Agendas shall be provided at least 3 days in advance when possible.
- *4. Quorum at a membership meeting shall be (7) people present and voting. Passage of a motion requires a simple majority unless one or more members call for a major decision which requires a $\frac{3}{4}$ vote by the membership.
- *5. Major decision may include, but are not limited to decisions about membership, Board composition, passing the budget or budget amendments or other items where one or more members calls for it to be a major decision vote.



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A TINY CONTRACT FOR A TINY HOUSE

This contract is between _____ and _____ (the Occupant(s)), and Occupy Madison Inc. (OMI), and covers Tiny House _____.

INTRODUCTION

The Occupant, having earned _____ Work Equity Credits in Occupy Madison Inc., and having met all other requirements for obtaining a Tiny House, may use OMI-provided work space and materials to construct a Tiny House for their own use. This contract serves as a title deed to stewardship by the Occupant, subject to conditions stated below. The Occupant's behavior can make this project a success or a failure. Therefore by signing this contract, the Occupant agrees, in advance of the house's construction, to abide by the rules and expectations stated below. Continued occupancy in the Tiny House is contingent on performance of the obligations in this contract.

DEFINITIONS

“Land” means land, wherever situated, that comes under the ownership, possession or control of OMI, by purchase, donation, lease, license, trust, or otherwise, and that OMI designates as a site for Tiny Houses. Land so defined may be in more than one parcel and in more than one place. It does not mean places where individual Tiny Houses may be provisionally located from time to time.

“Occupant” means the steward of a Tiny House, as stewardship is defined in this contract, including Joint Occupants. “Joint Occupant” means either of the Occupants of a Tiny House, where stewardship is shared under the provisions of this contract.

“OMI” means Occupy Madison, Inc., or its successor organization. OMI functions set out in this contract may be exercised by OMI's Board of Directors, or otherwise as OMI may prescribe.

“Stewardship” of a Tiny House means possession subject to conditions set out in this contract, including but not limited to the Occupant's compliance with conduct and sanitation obligations, timely fulfillment of repayment obligations, and keeping the Tiny

House in a place agreed to by OMI. Failure to meet these conditions may result in possession of the Tiny House reverting to OMI.

“Resident” means anyone living in a Tiny House on a continuous, periodic or intermittent basis, other than the Occupant.

“Tiny House” means a structure designed and constructed to specifications approved by OMI, and built principally by volunteer and work equity labor, for occupancy as part of OMI’s Tiny House Project. It may also mean another structure identified by OMI as a Tiny House. Each Tiny House will have a unique Tiny House Identification Number. In this contract, where the term Tiny House refers to an individual structure, it means specifically Tiny House ____.

“Work Equity Credits,” or “Credits,” in this contract means credit toward purchase of the Tiny House, measured in hours of work. Work Equity Credit may be earned by work on Tiny Houses, whether intended for the Occupant or not, or by other work certified by OMI as qualifying for Work Equity Credit toward a Tiny House.

LOCATION AND RELOCATION

Tiny House ____ may be placed only in a location agreed to by OMI. Placing it in another location may result in possession of the Tiny House reverting to OMI.

OMI hopes to purchase or lease land for the Tiny Houses. The Occupant agrees that after this happens, they will relocate their Tiny House to that Land when requested to do so by OMI. Failure to relocate at that time may be construed as a breach of the Occupant’s obligation to keep their Tiny House in a place agreed to by OMI, and may result in possession of the Tiny House reverting to OMI.

COMMUNITY

The Tiny Houses are part of a larger project involving community. When the Occupant moves their house to the Land, they will be expected to participate in community life and activity. Relocation to the Land may be conditioned on their explicit agreement to such participation, in a form to be determined. Failure to relocate because this condition is not met may be considered a failure to keep the Tiny House in an agreed place.

CONDUCT

The biggest obstacle this project faces is stereotypes and assumptions surrounding homelessness. If public opinion is to be sympathetic, all Tiny House Occupants and authorized residents must be orderly and respectful of their neighbors. Disturbances will jeopardize the project. Therefore, multiple or egregious incidents involving noise,

violence, public intoxication, indecency, or other misconduct will be investigated by OMI, and may cause possession of the Occupant's Tiny House to revert to OMI.

TRANSFER

Possession of a Tiny House may not be transferred without OMI's agreement, except that the Occupant may return possession to OMI at any time.

SANITATION

It is also important that these Tiny Houses remain sanitary, in order to remain inconspicuous, be good neighbors, challenge assumptions, and preserve healthful conditions. Therefore the Occupant agrees to abide by OMI's rules about waste, garbage, sewage and sanitation. Failure to do so may cause possession of the Occupant's Tiny House to revert to OMI.

JOINT OCCUPANCY

With the agreement of OMI, stewardship may be shared by two people, both of whom will be Joint Occupants of the Tiny House. In such a case, the failure by *either* Occupant to meet the conduct requirements set out in this contract may result in the reversion of possession to OMI, despite the conforming conduct of the other Occupant.

If one of a pair of Joint Occupants dies, the survivor continues as the Occupant.

A Joint Occupancy may be dissolved by agreement between the Joint Occupants. In such a case, or if the Joint Occupants are united in marriage or in a civil union and their union is dissolved, the two parties may decide which party shall succeed to the Occupancy, subject to agreement by OMI. If the parties cannot agree to the succession, OMI may decide the question.

RESIDENTS OTHER THAN OCCUPANTS

No one other than the Occupant (or Joint Occupants) may live in a Tiny House for a period longer than two weeks without the agreement of OMI. The Occupant of a Tiny House is responsible for the conduct of guests. If an Occupant allows a violation of this condition, it may result in possession of the Tiny House reverting to OMI.

PAYING OFF THE TINY HOUSE

The price of Tiny House _____ is _____ Work Equity Credits. As stated in the Introduction, the Occupant has already earned _____ such Credits, which are hereby allocated towards Occupancy of this Tiny House. The Occupant agrees to pay off the balance at the rate of _____ Credits every _____ until the entire price is paid. This obligation is personal and may not be satisfied by money or by Credits originally awarded to anyone else without the express agreement of OMI.

Failure to meet this repayment obligation may result in possession of the Tiny House reverting to OMI. But any term of this section may be modified or waived by agreement between the Occupant and OMI. Payment of the full price of the Tiny House does not remove the conditions of possession set out in this contract, including but not limited to standards of conduct and sanitation, and limits on residents, transfer and location.

ABOUT THIS CONTRACT

Both parties agree that this agreement is the product of arm's-length negotiation on equal terms between the parties, and provides significant benefits to both parties. In entering into this contract, the Occupant recognizes that the Tiny House may not include the amenities associated with a typical dwelling. This document contains the entire contract between the Occupant and OMI. There are no side agreements, and all prior understandings merge into this contract. The Board of Directors reserves the right to supplement the terms and conditions of this contract.

Done this _____ day of _____, 20__, at Madison, Wisconsin.

Occupant 1

Occupant 2

Signature: _____

Print Name: _____

Occupy Madison, Inc.

Signature: _____

Print name and title: _____

Shop Rules

These rules are in effect until further modified by the Board. Failure to abide by these rules may result in being banned from the shop.

Any person working in the shop under the age of 18 must be accompanied by an adult.

1. **Shop Manager:**

The Shop Manager is in charge of the shop and will enforce the shop rules. Keys to the shop may be taken away from the Shop Manager if these rules are not enforced. The Shop Manager is responsible for making sure that people working in the shop follow the shop rules, and that disagreements are settled. He/she is also responsible for making sure that when the shop closes, it is cleaned, tools and other materials are put back in their proper places, the lights are turned off and the door is locked. The Shop Manager must not leave the shop during his/her shift. Neither Shop Managers nor any other person may remove property from the shop.

2. **CONDUCT OF OCCUPANTS OF THE SHOP:**

Alcohol/drugs: For safety reasons, workers and any guests must be sober at all times when they are in the shop. No alcohol consumption or alcohol storage is permitted anywhere in the shop or the immediate vicinity. If there are alcohol related incidents in the shop, the Shop Manager will ask the person to leave OR the shop will be shut down for the shift.

Misconduct: You are expected to treat others in a courteous and respectful manner. We want this to be a family friendly place. Watch your language around kids. Conflict is normal, but violent or abusive language or behavior will not be tolerated. Being disruptive, disorderly, excessively loud, fighting, or otherwise breaking these rules will not be tolerated. No weapons are allowed.

Brandishing objects as weapons will not be tolerated.

Noise: Noise outside, including barking dogs, must be kept to a minimum to avoid complaints from the neighbors.

Sleeping: No sleeping is permitted in the shop.

Work with a partner or a Shop Manager: If people are working with tools in the shop there must be two people there at all times.

Hours: The shop closes at 11:00.

3. **PARKING:** We have three parking spaces and the space in front of the garage door. People need to park on the street or at the south end of the parking lot by the dumpsters where we

store the wood. Three cars can park there. Leave the space in front of the shop for loading and unloading materials and for visitors to park.

4. **PETS:** Clean up after your pet immediately. Again, we don't want any complaints from the neighbors. No pets are allowed in the non-office workshop area. Pets may be in the office area if they are on a leash and controlled or crated/fenced. Try to keep barking to a minimum so we don't get complaints.
5. **SAFETY:** Wear safety glasses. Wear ear protection and masks if necessary. Do not work with tools you have not been trained on. Wear closed toe shoes in the work areas.
6. **CLEANING:** Just do it! Share the work load and help each other out. If we can't work it out there will be a rotating cleaning schedule so that some people don't repeatedly get stuck with all the cleaning.
7. **KITCHEN AND OFFICE AREA:** No person should be in the kitchen area or office who has not signed up for that particular shift. However, the Shop Manager may use his/her discretion in allowing people who have not signed up for that particular shift to use the kitchen and office area until the end of that work shift.

APPLICABILITY: These rules apply to the office and kitchen area of the building, the work shop, the area outside the workshop and the rented area in the back where we store the wood.

The Board will have the final say in any incidents or disputes involving people working in the shop or its immediate vicinity.

EXCEPTIONS: Exceptions to these rules must be approved by the board. Examples: Volunteer movie watching after 11:00 some nights, fundraising events where alcohol is served, etc.

Criteria For Being A Shop Manager

1. Self-identify as wanting to be a Shop Manager (SM).
2. Attend a minimum of 2 shop orientation sessions.
3. Each SM candidate must complete 20 hours of working in the shop under the supervision of at least 3 different SMs.
4. SM candidates must demonstrate competency in the safe use of all tools.
5. SM must be competent in the phase of the construction being done in his/her shift. This must be verified by a SM who is competent in that particular phase of construction.
6. SM must be able to supervise a wide variety of personality types and be able to mediate disputes.
7. SM must be able to pick up the materials that he/she will need during his/her shift (subject to a payment procedure). This should be done before the shift begins so that materials are available at the beginning of the shift.
8. The final approval of new SMs will be done at a meeting of current SMs.
9. All current provisional SMs must go through this selection process to continue as a SM.
10. All SMs must be in total agreement on the final plans for the construction of the Tiny Houses.

Responsibilities of Shop Managers

1. The Shop Manager (SM) must enforce all shop rules. Keys to the shop may be taken away from the SM if these rules are not enforced.
2. The SM is responsible for directing volunteers to work as a team and is responsible for settling any disagreements. Any unresolved disagreements or issues are to be settled by the Board of OM Inc.
3. The SM is responsible for making sure the shop is opened at the beginning of his/her shift. If the shop will be opened late the SM is responsible for notifying the volunteers for that shift by phone. If he/she cannot be present for his/her shift, another SM must be found to cover that shift. If no other SM can cover that shift, the volunteers have to be notified by phone in a timely manner.
4. The SM may use his/her discretion in allowing people who have not signed up for that particular work shift to use the kitchen and office area until the end of that work shift.
5. The SM must not allow more volunteers in the shop than he/she can safely supervise.
6. The SM must not leave the shop during his/her entire shift unless another SM can supervise the volunteers.
7. The SM is responsible for making sure that when the shop closes the kitchen area has been cleaned, dishes have been washed and put away, the shop has been cleaned, tools and other materials are put back in their proper places, the lights have been turned off, the heat is turned down to 55, and the door is locked.

Occupy Madison Inc proposal for 2046 E. Johnson St.

Environmental and Flooding Issues FAQs

The board of Occupy Madison Inc has submitted the following answers to community questions. The answer are, however, work in progress and may change as we get additional community feedback and as we find out more information. Additionally, the village will be a cooperative and the rules are primarily developed by the members of that cooperative living on the site and will be adjusted over time. To benefit from all of the information linked in this document, please visit <http://occupymadisoninc.com/om-village-2046-e-johnson-st/faqs/how-will-the-property-be-managed/> and submit additional questions there or email to occupymadisoninc.com.

How will you deal with the flooding in the area?

Our houses are on wheels and about a foot and a half or more off the ground. We will move them on the site away from areas that flood. Additionally we are talking with the city engineering department about [rain gardens](#) and other features to help mitigate the flooding, including participating in the [terrace rain garden program](#) if we have the opportunity. If necessary, we will consider grading the site to further address the situation. Additionally, we plan to create additional landscaping areas that would be built on top of the current blacktop raising the area around the houses further.

UPDATES FROM CITY ENGINEERING:

From Greg Fries:

I have attached a copy of the [storm sewer](#) records for the area. The storm sewer was upgraded in 1997 and is about as big as we can physically fit under the ground at this point. The difficulty lies in that this area sits only about 2 feet above the flood stage for Lake Monona / Yahara River where this area is drained and the pipe that drains this area is partially to fully underwater at times of the year. I am not convinced there is much we can do about the flooding problem here except make sure any redevelopment is set sufficiently high so that it does not flood.

What will you do with the compost from the composting toilets?

The [composting toilet](#) we have is made by Nature's Head. A couple can use it on weekends for an entire summer without needing to empty the solids tank. There will be no storage or use of human waste compost on the site. The composting toilet separates the liquids from the solids. The liquids can be disposed of in a toilet. The solids will be disposed of like any RV or we will have a porta-potty company come and dispose of the contents quarterly or as necessary. We anticipate the composting toilets will get minimal use as there will be two men's and two women's restrooms available for use in our building. Restrooms will be monitored by the Department of Public Health as they [regulate campgrounds](#). The toilet is [US Coast Guard approved](#).

This is a brownfield/old gas station, what are they existing conditions and what precautions are being taken for the people living there?

The biggest concern is [petroleum contamination and leaking underground tanks](#). This [tank was closed in 2000](#). ([2000 tank closure letter](#)) There were 4 tanks total:

County: DANE, FDID: 1301 – Madison, Municipality: CITY OF MADISON

- | | | | | | | | | |
|--------|------------------------|------------------------|-------------------|----------------|----------------------|------|------------------------|-----------------|
| 1. UST | 272560 | 128394 | 2050 E JOHNSON ST | Closed/Removed | Empty | 3000 | 339039 | LOWELL TEISBERG |
| 2. UST | 272561 | 105908 | 2050 E JOHNSON ST | Closed/Removed | Empty | 4000 | 339039 | LOWELL TEISBERG |
| 3. UST | 272562 | 105908 | 2050 E JOHNSON ST | Closed/Removed | Unleaded Gasoline | 4000 | 339039 | LOWELL TEISBERG |
| 4. UST | 448236 | 105908 | 2050 E JOHNSON ST | Closed/Removed | Waste/Used Motor Oil | 1000 | 339039 | LOWELL TEISBERG |

We will have to contact DNR before constructing a well, which we would never do and any remaining contaminated soil must be properly handled if disturbed. (i.e. any soil removed must be properly disposed of.) Here is more information about our [continuing obligations](#). Here is the City [map](#) of Brownfield Assessment for the North Corridor.

UPDATE FROM CITY ENGINEERING:

From Sally Swenson:

Unless land will be dedicated to the City as part of your project, we would not require additional Phase I or Phase II investigations.

However, according to records available from the DNR, there is existing contamination on the site from former petroleum tanks. Benzene is of particular concern at this site. I have not reviewed the entire file, but based on the closure letter submitted to the Department of Commerce, then transferred to DNR ([attached](#))

it appears that a soil vapor extraction unit was operating between 1991 and 1999 to mitigate the elevated levels of volatile organic compounds. The site was closed in 2000, at which time, I'm assuming the soil vapor extraction unit was removed. At the time of closure, elevated levels of volatile organic compounds still existed at this site, which is why soil capping was required. DNR guidance would be needed to determine appropriate steps for development. Soil capping may still be necessary, or additional sampling may determine that the contamination has since degraded to concentrations that no longer require capping. If the future development requires excavation near the former tank locations, contaminated soil will most likely be disturbed. This soil will need to be managed in accordance with current contamination levels, i.e. landfilled or treated as a solid waste.

Although not required by the City, I believe it would be prudent to have an environmental professional review the DNR file to determine if a Phase I has been completed for the site. If not, a Phase I may be a good idea as a precautionary measure. The existing contamination was created by a former gas station, but whether or not this site has always been a gas station, or whether or not the tanks were always sited in that location, is not clear from the documentation I have. The results of the Phase I would determine if a Phase II investigation would be necessary.

The WI DNR Bureau for Remediation and Redevelopment Tracking System lists Wendy Weihemuller as the contact for this file. I'm also attaching a link to the BRRTS online file for this site.

<http://dnr.wi.gov/botw/GetActivityDetail.do?detailSeqNo=20253&siteId=0313000061>

I hope this information helps. If you have any questions, please feel free to contact me.

How can you have gardens if the soil is contaminated?

Preliminary work done on neighboring property reveals that in order to mitigate soil issues we would have to remove two feet of soil and put down a barrier and replace the soil with new dirt. Experts who did the work tell us that there is essentially no greater contamination in the soil than there is in most of the dirt on the Isthmus. Most likely we would create gardens above ground to avoid soil contamination as well as deal with flooding issues.

Occupy Madison Inc proposal for 2046 E. Johnson St.

Management and Accountability FAQs

The board of Occupy Madison Inc has submitted the following answers to community questions. The answers are, however, work in progress and may change as we get additional community feedback and as we find out more information. Additionally, the village will be a cooperative and the rules are primarily developed by the members of that cooperative living on the site and will be adjusted over time. To benefit from all of the information linked in this document, please visit <http://occupymadisoninc.com/om-village-2046-e-johnson-st/faqs/how-will-the-property-be-managed/> and submit additional questions there or email to occupymadisoninc.com.

DAILY LOGISTICS/MANAGING THE SITE

How will noise on the site be handled (manufacturing and people)?

Quiet hours will be 10pm to 8am for the residents. After 8pm, excessively loud noises from the shop will cease and garage doors will remain shut. If there are issues, please contact the person on site that is security for the evening.

Who will clean up additional garbage in the neighborhood?

We don't anticipate any additional trash in the neighborhood due to this development since we will have trash facilities on site. However, we understand that high school students and bus riders currently create trash in the neighborhood and we would be happy to help with that issue. Daily resident neighborhood ambassadors/security will patrol the surrounding area and pick up any trash. We will also make ample trash and recycling containers available on our property, including for public use.

How will trash be handled on the site?

Initially we will use trash and recycling cans supplied by the City of Madison and we will follow all their [rules about refuse](#). We will also provide trash cans for public use. As the village grows from 3 to 11 homes, we will provide dumpsters to be stored in an enclosed fenced area.

Additionally current [rules](#) include:

The area around your Tiny House or the trailer is your responsibility. You are expected to keep it clean and trash-free. If you smoke, properly dispose of your butts. Please help recycle. Clean up after your pets immediately.

and

Steward(s) of the Tiny House agree to abide by Occupy Madison, Inc. rules about waste, garbage, compost from the compost toilet, and sanitation.

How many cars will you have and where will they park? How much additional traffic will be on the site?

We have two parking spaces available on the site ([preliminary site plan](#)) and we will explore the possibility of additional spaces. We anticipate that most people volunteering and living on site will ride bikes, ride the bus or walk as their preferred mode of transportation. Parking spaces will be for visitors to the site.

What power will be available? How will power get to the houses?

Currently working on the site plan and construction details. Initially there may not be electricity to the individual houses and they will use the solar and propane as power sources installed because we thought

they would be parked on the street or at a church or non-profit initially. As we raise money, we will install electric for each of the “camp sites” as would be available in a campground.

Will people not living there be allowed to use the showers and restrooms?

While there is a current extreme need for restrooms and showers for people living on the street, this property cannot meet those needs and will be used exclusively by residents and volunteers of the site. Limited and infrequent overnight guests of the residents as well as visitors to the retail store will also be allowed access to the restroom facilities.

How will compost from the toilets be handled? Will there be odors coming from the site? Will this cause more commercial traffic to the site?

See [Environmental and Flooding FAQ](#) No, there will not be odors coming from the site due to composting toilets. The composting toilets will not be “composted” on the site beyond what is stored in the toilets, we will either have them emptied via a service or at an RV waste disposal site. Commercial traffic, if any, would be quarterly or as needed.

What security will be provided for the lot?

When fully occupied, during the hours of noon to 10 pm there will be one or two people assigned to ambassador duty and they will be in charge of: sweeps of the neighborhood for garbage and unwanted behavior, donation delivery, retail shop hours, tour and visitor questions, security and other duties as needed. From 10pm to noon, the site will be secured and a pair of people will be on-call for any disturbances on the site. The living portion of the property will be secured after 10pm.

Will there be hypodermic needles on the site?

[Sharps containers](#) will be installed in each of the restrooms so diabetics or those using IV catheters may dispose of their medical waste appropriately and we will properly dispose of them as needed.

Who has insurance and who will be liable for issues that occur on the site?

Occupy Madison Inc has insurance and will obtain insurance for the site that also covers the houses.

What screening will be provided so we don't have to look at the site?

We are working on the design of a decorative fence and landscaping that will allow for privacy of the people living on the site and screening for the neighbors. Simultaneously we want to make sure the fence provides security but is not a fortress, we intend for the property to be inviting and welcoming. From the neighborhood planning meeting we attended on 1/23/14 it was clear that more public art in the neighborhood is desired. We plan to incorporate public art in our screening/fence landscape. See more information [here](#).

Who cleans the bathrooms and kitchens, removes trash, does the groundskeeping?

This is a cooperative living situation and the people residing at the site will be responsible for various duties as determined by the group. If there are issues, the [Board of Directors](#) will address them and ensure the site is kept clean.

How will violence on the site be handled?

Violence on the site will not be tolerated. [Current rules](#) in place include:

- If you are disruptive, disorderly, excessively loud, or participate in fighting, you will be held accountable. Conflict is normal. Violence, abusive language or anti-social behavior will not be tolerated, particularly on church property or in the surrounding neighborhood.
- Stewards of Tiny Houses agree to treat each other and other residents and guests in a courteous manner.

- Occupy Madison strives to be an anti-oppressive community. We have no space for racism, ageism, sexism, homophobia, discrimination on the basis of gender identity or physical disability, or hatred in general. We expect all participants to work to create this environment.
- Brandishing of objects that can be used as weapons will not be tolerated. Firearms are prohibited.
- Stewards agree not to be verbally or physically abusive to anyone and instead work to express feelings and deal with disagreements constructively
- Violence in your Tiny house, in the trailer, or anywhere in the vicinity of the shop, church property, or the surrounding neighborhood will not be tolerated.

Will there be panhandling?

No.

Where will food be prepared/where are the kitchen facilities?

Currently food preparation would be in the tiny houses that have electricity and can have electric appliances. We are exploring the possibility of including communal space within the workshop building as well. This would be in Phase 2 of the project once we have more than 3 houses and do the work to provide additional restrooms.

Will alcohol be banned from the site?

No. We currently have four areas of agreement on the alcohol policy and it will be further developed as more residents are added to the site.

- We have strict zero tolerance policy in the work shop – no one under the influence of alcohol can be in the shop at any time.
- No one under the influence of alcohol can be in the building if the shop is open.
- There will be no alcohol allowed outside of the residential area.
- Alcohol shall not be outside of the houses during quiet hours.

How transitional will this be for people, will there be different people there every night? Will people stay for weeks, months?

The site will only be for people building a tiny house or who have built a tiny house. In order to have been considered for a tiny house the person would have had to volunteer 32 hours and will have to work hundreds of hours before getting a house, so they will be longer term (months or years) residents of the site (unless their home is moved to a church or nonprofit property), not short term (days or weeks).

How will the cooperative process work?

Members of the site will be living in a typical housing cooperative with weekly meetings, chores that rotate and a self governance structure. Disputes will be resolved or [appeals](#) heard by the [board of directors](#) if necessary.

ACCOUNTABILITY

Who is responsible if anything goes wrong? Who do we hold accountable? Who oversees and manages the property?

People living on the site are responsible for their own behavior. [Occupy Madison, Inc.](#), a not-for-profit corporation governed by a membership that elects a [board of directors](#) registered with the State of Wisconsin and seeking non-profit status from the IRS. Our current fiscal agent is [Center for Community Stewardship](#). The board is ultimately responsible for the management of the site.

What if there is vandalism in the neighborhood?

We would expect residents of the site to report it. Whomever did it should be held accountable through

the normal tools available to the community. If anyone from our site is responsible they will be additionally subject to consequences agreed upon by the group.

What happens if the group runs out of money? What if OM folds? Where is all the funding coming from? What if it dries up? Is this sustainable in the long run? Where does money for management of the site come from?

If the group runs out of money, the property will be sold and the non-profit would likely donate its assets, if any, to another nonprofit to carry on with our mission. Money currently comes from donations and we will be applying for grants as well. All non-profits face this dilemma which has become more difficult in the most recent economy, but largely, the community rallies behind the good projects and they are successful. Non-profits don't make sense from a traditional business model, but instead of relying on customers buying our widgets, we rely on donors believing and wanting to invest in our work.

What kind of oversight will the neighborhood have once the project goes in?

The group intends to be active in the neighborhood association, invites members of the community to become members of the Occupy Madison, Inc. (no dues) and even run for our board and would consider a neighborhood advisory board if neighbors are interested and would attend. Additionally, we would be subject to all approved zoning conditions in the plan.

ADDITIONAL HOUSES THAT DON'T FIT ON THE LOT

What happens with houses that don't fit on the lot?

It should be understood that we only have one completed house. One partially completed house and we expect to have a 3rd potentially completed by the time we would move on to the property. It would be approximately 1.5 – 2 years before we were able to produce the ~~11~~ 9 houses that could potentially be on the lot. At that time, we will either have to find non-profits or churches to agree to host them, buy new property or (worst case scenario) park them in the street and move them every 24 – 48 hours.

Can you park them on the street? What are the restrictions to that?

Yes. Normal parking restrictions apply, including moving the houses every 48 hours and following alternate parking rules in the winter.

OWNERSHIP/OCCUPANCY & EQUITY

Who owns the units? – Will OM or the people own the tiny houses?

Occupy Madison retains ownership of the structures for insurance purposes and to enforce rules, but the occupants are stewards of the houses and have use rights in perpetuity and can modify them to their liking within reasonable limits as long as they follow the [written agreements](#).

Will they fall under the City of Madison and WI Statute for renters?

No. They won't be paying rent for living there, therefore they are not tenants.

How do new occupants earn equity?

Volunteering with the organization. 32 hours is minimal to apply to get a home. People who work more hours get higher placement on the list. Hundreds of hours of sweat equity are required to get a home.

As the number of houses increases, will the high degree of investment/ownership continue?

Yes. This is a cooperative living arrangement and full participation is required.

Occupy Madison Inc proposal for 2046 E. Johnson St.

Miscellaneous FAQs

The board of Occupy Madison Inc has submitted the following answers to community questions. The answers are, however, work in progress and may change as we get additional community feedback and as we find out more information. Additionally, the village will be a cooperative and the rules are primarily developed by the members of that cooperative living on the site and will be adjusted over time. To benefit from all of the information linked in this document, please visit <http://occupymadisoninc.com/om-village-2046-e-johnson-st/faqs/how-will-the-property-be-managed/> and submit additional questions there or email to occupymadisoninc.com.

PROCESS

Can there be a thorough discussion on the 4 similar projects with feedback (direct) from neighbors and law enforcement?

Are you talking about Portland OR, Eugene, OR, Olympia Washington and Austin, TX? Are you talking about neighbors and law enforcement from those cities? Sorry, we are just confused by the intent of the question. If you are asking if we can do a powerpoint presentation on our trip and have a discussion with police and neighbors, the answer is yes. We are finishing the powerpoint presentation and research.

Why did you come to the neighborhood so late, after the offer to purchase? Everything is already decided?

Everything is far from decided. We notified the neighborhood and alder informally after we looked at the property and decided it was feasible. We formally notified them once it appeared we would have standing to make an application for a conditional use – after talking with staff and understanding their preference for a planned development, we re-notified the neighborhood and alder as required by ordinance. The project is currently being designed by our architect and early neighborhood input has resulted in dramatic changes to the [site plan](#). We have submitted preliminary plans for an informational session with the Urban Design Commission (required by ordinance) and we will submit full plans on 19th. At that point, the city process begins, staff and committees will review our proposal and further modifications will be made. We notified the neighborhood and alder as soon as we could. We have learned from the past not to invest time and money into a project until we have an accepted offer to purchase on the property so that neighbors or others do not try to buy the property so we cannot pursue the project. We had to put the offer in to secure legal rights the property.

Why don't you have detailed and complete answers to our questions?

See above. It is work in progress, with help from the early neighborhood input we have received. We will continue to address questions as they come in and/or when we have new or additional information.

How will more discussion about this process happen?

- Neighborhood Association meetings Feb 5th and March 5th.
- Aldermanic meetings, to be scheduled one for February (17th) and one for March (?).
- Small meeting with immediate neighbors to be set up by Alder Palm (2/20)

- Urban Design Commission – Informational presentation Feb. 5th, full presentation April 23rd.
- Plan Commission Meeting – April 28th
- Common Council meeting – May 6th.
- We attempted to meet with the police department, but they refused to look at the details of our proposal and are opposed on principle. We have met with the fire department, got information from city engineering and are working on meetings with others. We are amenable to forming a neighborhood steering committee to address additional concerns or creating an advisory committee for ongoing input.

What will you do to address the needs of the immediate neighbors?

See [Management and Accountability FAQs](#)

Where is their business plan? Plan for long term sustainability?

Non-profits typically don't have business plans in the traditional business sense – they have strategic planning and missions and visions, budgets and on-going board meetings to set policies. The vision for OM Village or OM Campus has been in the works for over a year. We are in the process of implementing that vision. The plan for long term sustainability is continued fundraising, grant writing and selling OM Goods and eventually maybe even some of the Tiny Houses.

Why are you defensive and talk down to the neighbors?

It's hard not to be defensive when we heard the hurtful things said about our members and friends, however we will try harder not to be. We apologize if anyone feels we talked down to them or hurt anyone's feelings in any way. We remain committed to continuing the community discussions and addressing the needs of the neighbors and community. We look forward to the continued discussions that will improve our property. Please, remember when you make comments in public meetings, some of the people you comment about are in the audience.

PROPERTY VALUES

How will this impact my property values?

We intend to upcycle the property from what it is now with its current conditions. This should be an improvement to the neighborhood. Due to the unique character of our project, it is difficult to find a study of property values that correlates to our project. There are no definitive conclusions that can be drawn that this project will have a negative or positive impact on surrounding property values.

How will this impact the sale of my house?

See above. As we heard at the neighborhood meeting, for some it may have a positive impact, for others it may have a negative impact, but overall it is difficult to say conclusively, one way or the other.

Is there a way for several realtors to address the property value concern?

We would be happy to ask some realtors to provide their opinion if the community can agree on the realtors we should ask. We would like to ensure that we do not have undue influence over their opinion.

Will my homeowners insurance go up?

There is no evidence to suggest that your insurance will go up. In fact, if it does go up based on discrimination, there could be a basis for a discrimination law suit.

NOT THE RIGHT SOLUTION TO HOMELESSNESS

People need real housing, why are you working on this solution to homelessness?

It is one of many solutions and it is one of the more immediate solutions available. “Real housing” is incredibly difficult to obtain, and the longer you are without housing, the harder it gets. In this current market, this is not a realistic option.

Why doesn't OM accept social services?

We accept Social Services. We took the Mayor up on his offer to find 16 people housing. Nothing happened. People filled out the forms from the Department of Human Services, nothing happened. Simple reality is, those services don't really exist. Social workers and case managers can't perform miracles in this rental market with a 2% vacancy rate. Unless people are on SSI many programs struggle to find people housing because the affordable housing agencies need income to support the project. Increasingly families (90 days) and single women (60 days) are using their maximum number of days in shelter, have gotten case management services and remain without housing, or emergency shelter. Men have 60 days in shelter, but no case management services offered at the shelters. Others may not use shelters because of being a couple, having a dog, fear of violence, mental health issues that make crowds and confined/locked spaces difficult, stealing, bed bugs, getting sick from others around them, working non-traditional hours etc. We will seek grants and ask Shine 608 (“Sarah and Z!”) to provide services requested by residents.

This does not get to the root of homelessness – the City is developing 40 – 60 apartments – why isn't this sufficient?

It will help 10% of those in need, we would need to do that 9 more times to accommodate the need and the project won't be done for another 2 years. There are currently 450 chronically homeless men, 95 women and 60 families. We don't have enough housing to accommodate that population.

MISCELLANEOUS

Will this create living wage jobs?

Not necessarily on its face, but we are interested in forming [OM Works](#), which would be our own day labor program. We also are planning on having a food cart run by the residents of the site, they would be paid a living wage. Any employees we might have in the future would be paid at least a City of Madison living wage.

Why should they support supply side economics proposal?

Other options aren't currently working. We need multiple solutions to address this problem.

Unhealthy food choices available at PDQ. Will there be access to adequate food?

People can walk or bike to Copps. We will have raised bed gardens to grow food on site and possibly chickens and bees.

Why was this reported as not starting up for 1 – 2 years?

We believe this comment is in reference to the city proposal for affordable housing for single adults, not our proposal.

What happens if there is a tornado? Where will people go?

We are working on a solution to that. Good question!

Why keep the Occupy Name?

Simple, that is how we all know each other, without the Occupy movement we would not exist. Furthermore, even if we abandoned the name, it would look like we were trying to cover up who we are. We have learned a lot from our experiences and we believe that makes our project stronger.

Occupy Madison Inc proposal for 2046 E. Johnson St. Police, Safety, Security and Quality of Life Issues FAQs

The board of Occupy Madison Inc has submitted the following answers to community questions. The answer are, however, work in progress and may change as we get additional community feedback and as we find out more information. Additionally, the village will be a cooperative and the rules are primarily developed by the members of that cooperative living on the site and will be adjusted over time. To benefit from all of the information linked in this document, please visit <http://occupymadisoninc.com/om-village-2046-e-johnson-st/faqs/police-safety-and-security/> and submit additional questions there or email to occupymadisoninc.com.

Why are the police opposed to this? What data are they referring to?

We are not sure. We have had positive working relationships with the police since our inception. However, our meeting scheduled for 1/29 with Captain Lengfeld did not go well. He refused to look at our specific proposal and existing policies and procedures, but remained opposed without looking at the proposal. We attempted to meet with him prior to the neighborhood meeting at James Reeb however he did not respond. Captain Lengfeld said he based his comments on data from 800 E. Washington, Lakeview Hill and Portage Rd. and the after action report from 800 E Washington, objections from PDQ and the objections from the school. This project is not a protest or occupation. It is not an encampment. This will eventually (1 – 2 years) be ~~11~~ 9 tiny houses on *private* property – private property is key to our success as we can control who is allowed to be there, which was not the case at the other locations. We have been doing the same thing at 4235 Argosy Court since June 2013 and we have not had one police call. We have people sleeping legally in that area there have not been issues.

How will you work with the police?

Despite a bumpy start, we are hoping to establish a positive working relationship with the police as we have done at the other locations we have been present in; Sheriff Dave Mahoney (Token Creek), Captain Carl Gloede (Central – 800 E. Washington), Captain Mary Schauf (East – Argosy Ct) and Captain Cam McLay (formerly North – Lakeview Hill and Portage Rd). We have consistently found the the police are often our biggest allies in many of the issues related to homelessness in our community and we have worked well with them in the past and look forward to continuing to work well with them in the future. We have asked the Captain to review our proposal, existing policies and procedures and rules. We also asked him to talk to the other police captains we have worked with in the past. We would like to meet with him again, but only if there is a facilitator to run the meeting so we can have an equal exchange of information and questions.

Drugs and Alcohol are already a problem in the neighborhood will this add to it?

People on the site are expected to follow the terms of their [contract](#) and these [rules](#). Drugs and alcohol should not be a problem and if they are, people will risk losing their tiny homes after hundreds of hours of work.

There are already disturbances in the Demetral Park and problems east of police department garage/Burr Jones. Will this increase the calls for service?

We will work with the neighborhood to resolve these issues as we want a neighborhood free

from disturbances as well. We have no reason to believe that it will increase services as we've had no calls for services since starting OM Build. We expect the same [rules](#) to be followed in the surrounding neighborhood as on our property.

Will people loiter at PDQ?

We do not believe people will hang out at PDQ any more than anyone else in the neighborhood. Unlike Lakeview Hill, our site will provide the facilities needed by the people living there. Cooking facilities, heat, restrooms, showers, access to water, coffee, soft drinks, etc. will all be provided on the site.

Will people use the bathrooms at PDQ?

Initially we will have 1 men's and 1 women's restroom. During phase two, when we have 4 houses on the site we will have 2 men's and 2 women's restrooms on site in addition to the composting toilets in the tiny houses as well as showers. There should be no reason to use the restrooms at PDQ unless people are customers and then no more than anyone else living in the neighborhood.

Will there be panhandling outside of PDQ?

No.

PDQ sells alcohol. Will people be purchasing alcohol there and will it create more problems in the neighborhood?

People on the site are expected to follow the terms of their [contract](#) and these [rules](#). Drugs and alcohol should not be a problem and if they are, people will risk losing their tiny homes after hundreds of hours of work.

Will my son be safe riding his bike in the neighborhood? Can we let our kids outside, will they be safe?

While it is up to the discretion of the caretaker of any child to make the call whether or not they feel that any activity is safe for their child, we have absolutely no reason to believe that children, or anyone for that matter, are in increased danger due to the Tiny House Village being located in this neighborhood.

This is close to a high school and elementary school. Is that safe?

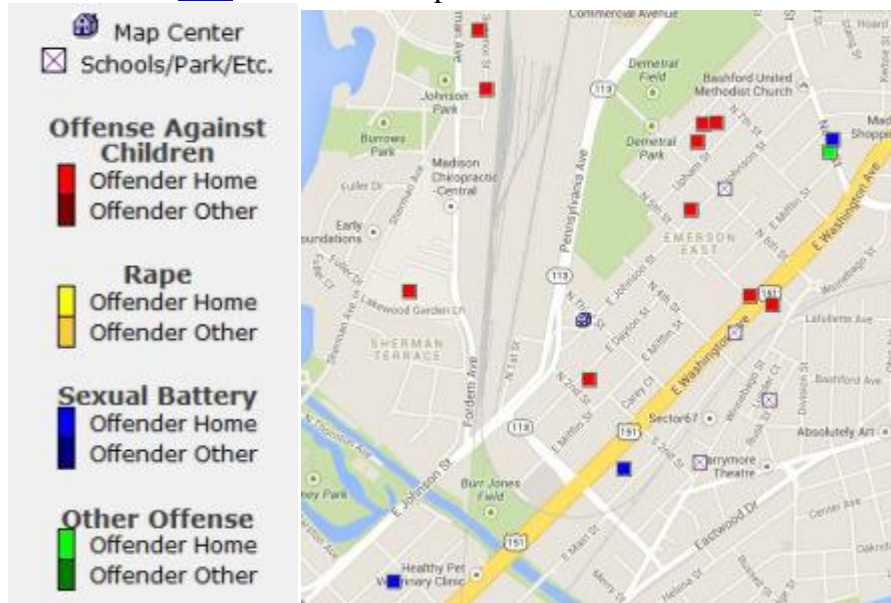
Please see above. We offered to meet with East High and this is the response we got from Luis Yudice, Coordinator of School Safety and Security for the Madison Metropolitan School District:

We believe that this is a neighborhood issue therefore, MMSD has not taken a public position in favor or against the project. However, if there are any new developments since the last neighborhood meeting, we would appreciate a meeting.

Will sex offenders live on-site?

We want a community that is safe for everyone, just like any other neighborhood resident. We will work with police, probation and parole and other law enforcement and corrections agencies to ensure the well being of our community. Information about sex offenders in the neighborhood

can be found [here](#). Here is the map as of 1/27/14



**Will there be huge numbers of homeless people we have to walk by on the way to PDQ?
Will that be safe?**

Anyone visiting our site will be working and will have to comply with the [shop rules](#). We imagine some residents and visitors will be customers at PDQ. As always, residents will need to follow the terms of their [contract](#) and these [rules](#).

The crime rate in the neighborhood is already high. Will this increase the crime rate?

We have no reason to believe that the crime rate will increase in the neighborhood. There has not been an increase in crime in the neighborhood we are in now.

Will violence and drugs be present like 800 E Washington?

No. This is private property where we can enforce the [rules](#).

Does current behavior really address alcohol or mental health issues?

Current behavior is all we can regulate. We cannot discriminate against someone with a disability. If someone has issues with alcohol or mental health issues, they will be addressed, but until there is an issue, we can't address it.

Will the "at-risk" apartment across the street be safe?

Yes, as safe as it is now.

Why do you need security detail if it is safe?

The security detail is for the safety of the residents living on the site to ensure our shop and residents remain safe from stealing, vandalism, etc. Additionally, our security detail has multiple roles, including serving as ambassadors to the neighborhood and visitors, processing donations and running the retail store

Occupy Madison Inc proposal for 2046 E. Johnson St.

Who Will Live There FAQs

The board of Occupy Madison Inc has submitted the following answers to community questions. The answers are, however, work in progress and may change as we get additional community feedback and as we find out more information. Additionally, the village will be a cooperative and the rules are primarily developed by the members of that cooperative living on the site and will be adjusted over time. To benefit from all of the information linked in this document, please visit <http://occupymadisoninc.com/om-village-2046-e-johnson-st/faqs/who-will-live-here/> and submit additional questions there or email to occupymadisoninc.com.

MANAGING PEOPLE & SOCIAL SERVICES

What type of homeless people will live here?

We have not chosen to serve any specific population. Anyone who wants to participate is welcome as long as they agree with our [mission and vision](#), are [voted into membership](#), put in their sweat equity hours, [apply](#) and are accepted, agree to live in our cooperative community, follow the rules of their [contract](#), the [conduct rules](#) and [shop rules](#).

How do you decide who will live there? Will there be an application process?

Yes. Here is the [process to get a tiny home](#) and the [application](#).

How will the people who live there be screened? Sex offender? Mental Health? Criminal? Alcohol and drugs?

See above for the process. We cannot [discriminate against people with disabilities](#), mental or physical. Specifically “Current illegal drug users are not covered under any of these federal laws but individuals with alcoholism— whether or not in recovery—generally are, as are former drug users who have successfully completed an addiction-recovery program. Using prescription drugs at a doctor’s direction does not disqualify you from coverage.” So, we can address current behaviors, but we cannot discriminate based on mental illness, alcoholism or past drug use.

We have not done criminal background checks as we have left it up to the criminal justice system professionals to address concerns with people and believe that everyone deserves a second chance. People’s current behavior determines their ability to succeed in our community. We believe that anyone who can participate in the process, including 500 hours of sweat equity, can make it with support from our community.

What kind of an agreement do people sign to live there?

See here for the [contract](#).

What rules do people have to follow? What consequences are there if they break the rules?

In addition to the [contract](#) people have to follow the [conduct rules](#) and [shop rules](#). From the contract:

The biggest obstacle this project faces is stereotypes and assumptions surrounding homelessness. If public opinion is to be sympathetic, all Tiny House Occupants and authorized residents must be orderly and respectful of their neighbors. Disturbances will jeopardize the project. Therefore,

multiple or egregious incidents involving noise, violence, public intoxication, indecency, or other misconduct will be investigated by OMI, and may cause possession of the Occupant's Tiny House to revert to OMI.

From the conduct policy:

Violation of these policies may result in consequences up to and including the stewardship of your Tiny House reverting to Occupy Madison, Inc. For those people not yet the steward(s) of a Tiny House, violation of these policies may result in your being placed on a hold list delaying your receipt of a Tiny House.

From the shop rules:

Failure to abide by these rules may result in being banned from the shop.

How are people “evicted”?

From the conduct policy:

The Board is responsible for monitoring this Conduct Policy. A meeting will be scheduled at a mutually agreeable day and time to address any alleged violations. The Tiny House steward(s) or the occupant(s) of the trailer involved in the incident will have the opportunity to be present and the Board will decide the resolution of the matter by a majority vote.

The steward(s) of the Tiny House or the occupant(s) of the trailer have the right to appeal any decision of the Board to the General Membership. The appeal must be submitted to a Board member no later than 10 days after the written determination of the Board is given to the steward(s) or trailer occupant(s). However, submitting an appeal will not delay the implementation of the action decided on by the Board.

How many people can live in a house? What is the maximum number of people who can live here?

Two.

From the [contract](#):

With the agreement of OMI, stewardship may be shared by two people, both of whom will be Joint Occupants of the Tiny House.

How will guests be regulated and limited in number?

From the [contract](#):

No one other than the Occupant (or Joint Occupants) may live in a Tiny House for a period longer than two weeks without the agreement of OMI. The Occupant of a Tiny House is responsible for the conduct of guests. If an Occupant allows a violation of this condition, it may result in possession of the Tiny House reverting to OMI.

What social services will be offered for the people living on the site?

The same services available to any resident of the county. We believe that the Housing First model has shown that people with housing will better be able to be successful in services and employment and we are working to accomplish housing as the first step.

Will there be computers available to help people get jobs?

Yes, our shop currently has a computer available and wi-fi.

What becomes of the small home if and when the owner moves on?

It reverts back to Occupy Madison Inc and we would use it for a model, persons who might have a disability that makes it hard for them to volunteer hours or other uses as we see appropriate.

What happens if someone abuses alcohol?

See above.

What are the rights and responsibilities of the residents and neighbors?

Same as everyone else. Residents of the tiny house village have the additional responsibilities spelled out in our various [documents](#).

How long can people live here? Is this temporary (2 years) or not for living part?

Residents can live here in perpetuity as long as they follow the rules.