Here are the questions about the Tiny House Village proposed for 2046 E Johnson (Sanchez Motors) we believe the community is looking for answers to. If we have missed any questions, please feel free to let us know and we will add them to our list. Answers to all these questions will be found at http://occupymadisoninc.com/om-village-2046-e-johnson-st/faqs/ We appreciate that people are concerned that we moved too fast because we have an accepted offer to purchase before talking to the community. However, this is the beginning of a 5 month long process for us. We hope to submit an application on February 5th, the first step in the city process and more than a month after we notified the neighborhood and alder. Our application would be heard at the Urban Design Commission on April 2nd and Plan Commission on April 7th and go to council on April 29th. If that is successful we would purchase the property and move our shop there during the month of May. Our lease is up at our current shop on May 31st.

**Environmental and Flooding**

How will you deal with the flooding in the area?

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

This is a brownfield/old gas station, what precautions are being taken for the people living there? Is it safe?

How can you have gardens if the soil is contaminated?

**Management and Accountability**  
DAILY LOGISTICS/MANAGING THE SITE

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

Who will clean up additional garbage in the neighborhood?

How will trash be handled on the site?

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

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

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

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?

What security will be provided for the lot?

Will there be hypodermic needles on the site?

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

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

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

How will violence on the site be handled?

Will there be panhandling?

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

Will alcohol be banned from the site?

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

How will the cooperative process work?

ACCOUNTABILITY

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

What if there is vandalism in the neighborhood?

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?

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

Who will pay for neighboring homeowners increased costs in insurance and security?

ADDITIONAL HOUSES THAT DON'T FIT ON THE LOT

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

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

OWNERSHIP/OCCUPANCY & EQUITY

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

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

Will the houses be rented or owned?

How do new occupants earn equity?

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

**Police, Safety, Security & Quality of Life**  
Why are the police opposed to this? What data are they referring to?

How will you work with the police?

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

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

Will people loiter at PDQ?

Will people use the bathrooms at PDQ?

Will there be panhandling outside of PDQ?

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

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

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

Will sex offenders live on-site?

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

The crime rate in the neighborhood is already high, will this increase the crime rate?

Will violence and drugs be present like 800 E Washington?

Does current behavior really address alcohol or mental health issues?

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

Why do you need security detail if it is safe?

**Who will live here?**

MANAGING PEOPLE & SOCIAL SERVICES

What type of homeless people will live here?

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

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

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

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

How are people "evicted"?

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

How will guests be regulated and limited in number?

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

Will there be computers available to help people get jobs?

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

What happens if someone abuses alcohol?

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

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

**Zoning and Land Use Issues**

LOCATION

Why this location, why always the east side?

Why squeeze this into the corner?

Why not put it by the airport? Or in an industrial area?

Is it safe to be this close to East High, Emerson and Demetral Park?

Why not park them at churches?

CAMPGROUND/ENCAMPMENT

Why are you putting and encampment in our neighborhood?

Is it appropriate to put a campground in the middle of a neighborhood?

Is this a Mobile Mission House?

Can you manufacture the units, but not camp there?

DENSITY & PHASING

How many people will live here?

How many houses will be parked here?

Why not start small to make sure it works?

Normally we get a couple neighbors at a time, why are you moving 20 people all at once? Why not start with less density at first?

USES

Why are there so many uses in this small space?

Will this be a community center?

Is this a neighborhood in a neighborhood? Or a part of the existing neighborhood?

I see this as an excellent spot for another Milios-type structure to go up. Something that will engage the community. How will the Occupy Madison organization create a large draw from the neighborhood? The storefront doesn't seem to be a compelling proposition to bring the neighborhood together.

CODE

Will the City staff allow the innovative sustainability features (e.g., composting toilets)?

Are these little houses built to code? i.e., manufactured house or house.

Are they built to a standard from transportation, i.e., DOT cert?

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Why must houses be on wheels?

HOUSE FEATURES

Are the facilities adequate for Wisconsin winter?

How will they stay cool in 100+ temps?

**Miscellaneous**

PROCESS

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

How will the neighbors continue to have a say?

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

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

How will more discussion about this process happen?

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

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

Why are you defensive and talk down to the neighbors?

PROPERTY VALUES

How will this impact my property values?

How will this impact the sale of my house?

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

Will my homeowners insurance go up?

MISCELLANEOUS

Will this create living wage jobs?

Why should they support supply side economics proposal?

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

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

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

Why keep the Occupy Name?

SOLUTION TO HOMELESSNESS NOT RIGHT

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

Why doesn’t OM accept social services?

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