

How To Become A Resident Of OM Village

This document explains the process for becoming the steward of a Tiny House in OM Village. Tiny Houses acquired through Occupy Madison, Inc. (OMI) are for people who currently are without housing or for those with insecure housing. They are not for people who have another residence. People who live in a Tiny House in OM Village are referred to as stewards. The steward(s) of a Tiny House is (are) the occupant(s) of the Tiny House and is (are) responsible for its care and upkeep. In addition to the care and upkeep of the Tiny House, each steward is expected to work cooperatively with the other stewards, volunteers, and other members of OMI. Each steward will also be expected to contribute to the maintenance and operation of OM Village along with other members of OMI. Each steward's contribution to the maintenance, operation, and to the goal of self-sufficiency of OM Village will be according to individual circumstances.

1. Become a member of OMI.-To become a member of OMI you must attend 2 General Membership meetings and participate in OMI activities. Our General Membership meetings occur at OM Village, 304 N. 3rd Street.
2. The Tiny Houses are owned by Occupy Madison, Inc. If you are interested in becoming a resident of OM Village and becoming the steward of a Tiny House arrange a meeting with a Board member. The Board member will give you a copy of the OM Village Community Agreement, discuss it with you, answer questions you may have, and discuss what is involved in living in OM Village.
3. To become the steward of a Tiny House you must earn sweat-equity hours by volunteering in the Shop during official shop hours or by doing other Board-approved tasks. If a Tiny House is available for occupancy and the next potential steward has earned less than 500 sweat equity hours, but at least 160 hours, that person could move into the House with the Board's approval. If you begin accumulating sweat-equity hours before you have met the OMI membership requirement, be sure to tell a Board member, shop manager, or Work-Group point person of your intention to become a resident of OM Village AND be sure to register your sweat equity hours in the registration book in the office/retail store of OM Village. Sweat equity hours earned before you become a member will be applied toward stewardship of your Tiny House after you become a member.
 - a. Stop in during our official shop hours or come to one of our Work-Group meetings and begin earning equity hours toward the stewardship of a Tiny House. Get to know us and let us get to know you. Meet the current stewards and your future neighbors.

How To Become A Resident Of OM Village

- b. Our official shop hours can be found on our website <occupymadisoninc.com> and are also posted on the front door of the office/retail shop of OM Village. Other meetings and OMI activities can also be found on the website.
 - c. Be sure to sign in at the beginning of the shift if you volunteer in the shop, attend a Work-Group, or meeting, and sign out before you leave. The registration book is kept on the desk in the office/retail store.
 - d. Your participation in OMI activities such as General Membership meetings, work group meetings, weekly meetings of stewards, and other OMI activities will be a consideration in your becoming the steward of a Tiny House.
4. Hold List: Between the time you begin earning sweat 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 are not in compliance with the OM Village Community Agreement. If you are on the hold list, you may still accumulate sweat equity, but your selection for a Tiny House may be delayed until such time that the Board and stewards agree that you are a good fit for the Village.
5. When you have 32 hours of sweat equity, put your name forward for consideration to become a steward of a Tiny House by asking the Board President for a Steward Interest Form. When you have completed the Form, the Board President will meet with you to discuss the Form and put your name on the list of applicants for a Tiny House.
6. The Board will periodically review the list of applicants for a Tiny House and prepare a list of eligible persons based on the following criteria:
 - a final review of the Steward Interest Form
 - completion of at least 160 of the required 500 sweat equity hours
 - participation in meetings
 - compliance with the OM Village Community Agreement
 - suitability of Tiny Home life to your life circumstances.
7. Once an applicant is on the list of eligible persons, preparation of the Tiny House for occupancy can begin. Being on the list means preparation will start as soon as possible, but may not mean immediately.

How To Become A Resident Of OM Village

8. If you are selected, Congratulations! Make an appointment to discuss the Tiny Contract for a Tiny House and the OM Village Community Agreement with a Board member, set up a work-schedule payment plan (sweat equity hours), and join in the preparation of your Tiny Home!
9. 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 (currently 500 hours). Once you have paid off your sweat-equity mortgage you will still be obligated to contribute to the operation and maintenance of OM Village.
10. It is possible that someone accumulating sweat-equity may desire to take a leave of absence from OMI. In that event, notify the Board. If your leave is 30 days or less, your position in line for a Tiny House will not be affected. Beyond 30 days, the Board will work with you to determine your status. If you are already the steward of a Tiny House, and you are unexpectedly absent from the community for a period longer than 30 days, OMI will determine your status.
11. There is a 6-month probation period beginning on the date that you move into your Tiny House. During your probationary period, the Board stands ready to help mediate conflicts that may arise as you become part of the community. You will be expected to meet periodically during this period with a specified Board Member to exchange information regarding your assimilation into the Community. After the six month period, the Board will be available to you and the entire community should conflict arise.
12. Stewardship may be revoked or suspended for repeated or egregious violations of the Tiny House Contract or the OM Village Community Agreement at the discretion of the General Membership by a 3/4 majority vote of those present.

Any decision by any individual, work-group, or any other OMI body may be appealed. Please see the OMI Appeal Process document.