

## Ongoing Tiny Home Settlement (Edited 9/2/2023)

Please indicate whether the answer to each question is:

**U** = Unknowable or **K** = Knowable

Provide the best answer available

1. K/U What was the dollar cost to POP to start up the two tiny homes including the common room makeover? **See Financial Summary of PoP Tiny Homes as of August 2023 or Costs for Tiny Homes Handout.**
2. K/U What was the POP manpower cost to start up the two tiny homes?  
**There was participation in the remodeling of the Common House; several odd jobs; coordination with the city and with Settled; Kristin spent time gathering needed information/files; Pastor Peter spent time in coordination**
3. K/U What are the ongoing POP manpower needs to have the two tiny homes? **Financial management; stewardship team; care committee. Other work has been done by Monday work crew; Kristin is a front line manager.**
4. K/U What is the dollar cost to POP to add a 3<sup>rd</sup> tiny home – does PoP need to purchase the 3<sup>rd</sup> home? **While a commitment to a long term settlement requires a deep commitment, Settled does have a home available. PoP can determine our financial commitment as the future develops – we could choose to finance a tiny home, we could choose other roles. There will be further electrical needs – while not final, estimates are approximately \$10,000, not to exceed \$15,000.**
5. K/U What would be the POP manpower cost to add a 3<sup>rd</sup> tiny home?  
**We would need to have continued support from a stewardship team and a care committee (already in place). We maintain a commitment to welcoming and providing community for our residents. Other volunteer roles would be helpful. Some office time is necessary although less once we are on a maintenance schedule.**
6. K/U What ongoing tiny home maintenance costs are POP responsible for? **Ownership of the homes carries responsibilities. The goal is to set rents at a level that sustains the homes and their maintenance.**
7. What is Settled? **See “Settled Overview”**

8. K How much experience does Settled have? Settled is a young entity but is based on the model of the Community First Settlement in Austin TX and researched in a University of MN PhD dissertation by Gabrielle Clowdus that stresses the need to address chronic homelessness by developing community.
9. K In what way does Settled work with a congregation? Settled works in partnership with congregations. They offer a model for developing a tiny home community to be adapted and implemented by a congregation committed to addressing chronic homelessness. It brings several congregations together in support of each other: some build tiny homes; some provide people resources; some provide financial support; some cooperate with other needed expertise and support.
10. K How did Prince of Peace get into the situation of having one homeless person and a companion family living on Prince of Peace property? Who decided to pursue an Interim Settlement on Prince of Peace land? See "An Annotated History of the Prince of Peace Interim Sacred Settlement."
11. K Who is managing the present Interim Settlement? A Care committee consists of Anne Christ, Eric Wetteland, Gus Haugan and Barb Burkhardt. Settled has a volunteer manager who helps with management. The Staff provides support and some day by day support (Kristin; Pastor Peter) Stewardship Team: Peter; Michael; Fred; Gabrielle; Kristin.
12. K Why do we need to add a third tiny home? The state law is written for settlements to have a 30% ratio of residents to intentional neighbors. The Interim permit only applies until the end of December and in January the State law goes into effect. To comply with the State law, PoP needs to add a third home to house an additional resident experiencing "chronic homelessness."
13. K If we vote to add a third home, does that commit us to enlarge the settlement in the future? There is no commitment to enlarge the community in the future. The option is available.
14. K Who owns the tiny homes? PoP owns the tiny homes that are located on our property. This is necessary for insurance coverage and management.
15. K Who will own the land the homes sit on? Compliance with the State legislation requires that the homes be located on the premises of a

worshiping faith community. PoP would have to maintain ownership of the property. That means that if we leave the homes on the south property and want to sell or give the south property away, we would need to re-plat the lot to retain ownership of the tiny home property or move the tiny homes to another area of our institutional property.

17. K Who will be responsible for maintenance and service of the tiny homes? PoP will be responsible. It is possible to enter an agreement with some residents to do work as part of their work requirement and receive a reduction in rent in exchange. Rents are set to cover ongoing maintenance.

18. K Who will manage the settlement? Currently, a Settled volunteer is providing some of the management requirements. This can be done in cooperation with Settled. However, the first choice would be to have a volunteer PoP member take that role. It would also be possible to provide management by hiring staff.

19. K/U Does Prince of Peace have the human resources to do the management and service work that may be needed? That is to be determined by the congregation. We do not have sole responsibility if we work in cooperation with Settled or other partner organizations. That is a core question and challenge. Part of the question for us is not simply “do we have the resources” but also, “are we willing to do the work necessary to develop the resources?”

20. K Who decides what person(s) will live in the additional tiny home? PoP decides within the parameters of state legislation and definitions. We may choose to utilize the resources of Settled to assist us in the vetting and recruiting process.

21. K/U Can Prince of Peace bear the financial costs that may arise? Again, will we accept the challenge? But also, the rents are intended to cover the basic ongoing costs of utilities and basic maintenance.

22. K/U What happens if Prince of Peace wants to end having a settlement in the future? We would have to go through the decision process of congregational discussion and meeting(s). Good order and compassion for the residents would likely require negotiation with Settled or other partner organizations to resettle the residents to another site and since the homes have been donated to PoP with ownership, it would be appropriate to re-

donate the homes to another settlement – where the residents could re-locate.

18. K/U What legal liabilities might Prince of Peace face if there are injuries or behavioral problems on Prince of Peace land? It would be the same as with any other program hosted by the Church.

19. K Does Settled have people educated in human interaction, i.e: counselors, addictions specialists, social workers? Settled focuses on building community and relationships utilizing volunteers who receive training and support. Residents also receive support and training. Settled assists residents in identifying, accessing and building trust with appropriate professional support. Settled does not keep a large social service network on staff but utilizes resources available and as needed.

20. K Does having a settlement of three homes preclude other uses of our property? It does not preclude other uses, although it may influence location and scope of other projects (for ex: if an apartment is developed with a child-care component perhaps it would be in cooperation with a settlement that provides housing for mothers with children). PoP must retain property ownership of the land on which a settlement is located.

21. K/U What are the benefits of having this interim settlement? It is a challenge that we could choose to address. It provides one to one interaction with people who have faced a deep crisis. As one presenter stated, the government can't love – churches can. It also allows us to be involved early in a project in ways that can help develop the model for broader use and allows PoP to be a leader and example to the community, the church and world. It also provides the benefit of assisting people in need and allowing people to be engaged in this service. The impact goes beyond the number of inadequately housed residents but becomes an example encouraging others to take on a ministry of this kind. It teaches our children about service to "the least of these."

22. K Does POP retain ownership of the South property on which the Tiny Homes are affixed? PoP retains ownership of whatever property the tiny homes are placed.

23. K Who owns each Tiny Home placed in the Settlement? PoP

24. K/U How many homes could be placed on the South property (considering the required 2:1 ratio needed to comply with the Minnesota Sacred Settlement legislation effective Jan. 1, 2024)? Will POP facilities be

enough for 6+ tiny houses? It all depends on what we choose to do and what we believe our resources allow. Table 2902.1 from the State provides guidance. This is not a consideration of our current congregational action.

25. K Is each Tiny Home intended for ONE un-housed adult? The Bearys currently live in a Tiny Home and we could certainly house a couple or a single parent with a child if that works or one unhoused adult.

26. K Do the residents of the Tiny Homes each pay rent to POP? Approximate amount? Yes...determined by need, resources and ongoing costs. Is it appropriate to widely disseminate the rent currently paid?

27. K Who (what entity) manages & maintains the Settlement property and costs? PoP and/or partnerships and/or residents (possible maintenance).

28. K Who (what entity) establishes rules and regulations relating to the Settlement, the POP church facility, and the surrounding POP property? The board that is put into place: resident input; church appointees; partners.

29. K/U What are the financial costs for POP? To add one home is estimated at \$10,000, not to exceed \$15,000. Not to be taken from general funds.

30. K What are the expectations by SETTLED (parent company) of POP in this new venture? Their expectations are that we partner with them in ways that we choose; that we treat residents with dignity and carefully discern our future course – either an ongoing settlement of 3 or more houses or an assist in relocating the current residents to a new community.

31. K/U As the Community expands, will an expanded “common room” / community room / bathroom and showers need to be built? Financed by whom? There is no requirement for expansion with one home added. The facilities will need to meet State guidelines and further expansion will be under PoP direction. Aspects of expansion may be dealt with in partnership with Settled or other contributors but may also be financed by PoP.

32. K If the Settled community of POP does not flourish, are there steps to take - with the aid of the larger SETTLED organization - to compassionately move the Tiny Homes and their residents to another community? We believe so, although with the new law just going into effect in January, there are not other current communities to facilitate the transfer. That will change as other communities are formed.

33. K/U How do we, as members of Prince of Peace Lutheran Church, work to resolve personal and possibly divisive stances regarding any decision about HOUSING THE UNHOUSED?

34. K What is the ongoing, or long-term, financial obligations for Prince of peace for this housing option? See above

35. K What are the long-term responsibilities for Prince of Peace, including maintenance, and so forth? **See above**

36. K Who is currently managing or in charge of the two tiny homes we currently owned? **See above**

37. What are the rules around the use of our church building by the current residents of the tiny homes?

38. K If we move ahead with one of these projects who would be responsible or in charge of them? Will this fall to the pastor, the president, the congregation, volunteer from the congregation? **The Stewardship Team, Care Committee and any other people will be engaged. A volunteer manager would be ideal. The pastor and office staff will certainly be involved since they are on site on a daily basis although the goal would be to minimize their role.**

39. K Who sets the rents for the tiny homes? Who is currently setting them and collecting the money? Does the intentional family pay market rate since they are capable of doing that? **See above**

40. TBD What population will be served by any project? What is our target population?

41. What is in our control in any of these projects? (This may include who vets the residents in a Habitat project, an Affordable Housing Project or a Tiny Home Settlement? it may include how are the “rules” and protocols established? Etc.)

42. K How long would we be committed to a tiny home settlement if we agree to do an ongoing settlement? **Indefinitely, but with an opt out if and when we choose.**

43. What is the congregational participation with any of the projects? **See above.**

44. What do any of the projects do for the PoP congregation? **See above**

45. What financial input is needed from the congregation for this project? **See above**

46. How is the rent established for Tiny Homes and Affordable Housing? **See above**

47. K Do we have to call it a “Sacred Settlement”? Likely not although the State legislation is entitled “Sacred Communities and Micro-unit Dwellings.” So, we need to carefully consider any name we choose to use.

Which population do we wish to serve as we determine a plan to use our South Property for affordable housing? a. Families who can afford 30% of their income to get a mortgage for buying a home. b. Chronically homeless single persons c. Unstable families with children who are homeless.

Are there any rules, regulation or guidelines for those living in the Settled homes; such as church garage is presently being used for bicycle repairs, parking of vehicles, pet dog in the church, noise level, summer mowing and shoveling, use of church facilities? So far it appears the Common Room is being kept neat and clean. I assume the basement shower room and bathrooms are also kept clean. No noise level or party problems. Is this being monitored in any way.