

<p style="text-align: center;"><b>Goals, Concerns and Contributions</b> <b>Madison Area Community Land Trust (7/1/08)</b></p>
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**INTRODUCTION:** We care about the concerns about the center raised by the homeowners, and we share those concerns. We want the process to feel good and fair to the Troy Gardens homeowners and FTG. Needless to say we are eager and open to explore options that will address their concerns.

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**1) What are your group's goals for this center?**

- a) MACLT's current overall goals for the center are to:
- i) create a gathering place that meets the needs of Troy Gardens homeowners and other people who are a part of Troy Gardens, as well as the staff, volunteers, and homeowners of MACLT;
  - ii) create a place for learning -- about urban agriculture, conservation practices, and sustainable development; and
  - iii) to create office space to house the staff of FTG and MACLT;
  - iv) put together a project that will be compelling to potential funders;
  - v) honor commitments made by MACLT to Troy Gardens homeowners at the time they purchased their homes.
- b) Our process goals are:
- i) for FTG and TG Cohousing to have a voice in the process of designing the building and determining the programming for the building,
  - ii) for FTG, TG Cohousing and MACLT to contribute their time, skills, and resources to the best of their abilities,
  - iii) that the degree of each of these stakeholder's influence over decisions should be consistent with the degree to which their interests are directly affected by the decisions,
  - iv) that we reach agreement on a "levels of empowerment" statement that clarifies how decisions about the project are to be made, and
  - v) for decisions about this project to be made in a timely manner, and to be honored once made.

- c) Our design goals are:
  - i) a building that is designed and built in a way that meets the needs of FTG, TG Cohousing, and MACLT;
  - ii) a building that respects the needs of the homeowners who live at Troy Gardens, who have made a financial and personal investment in the homes in which they live;
  - iii) to demonstrate cost-effective green construction and universal design practices.

2) **What are your group's concerns about this center?**

- a) MACLT is concerned about the fundraising burden that currently falls upon our shoulders for this project -- particularly in light of
  - i) the amount of work it will take to secure all the funds necessary to complete this project,
  - ii) having only two staff (with lots of other responsibilities) to do this work, and
  - iii) other pressing financial needs of our organization (in particular funding for operations) which may not get addressed if we focus all of our energies on this project.
- b) MACLT is concerned that our focus on this project could detract from our abilities to develop new affordable housing projects over the next several years.
- c) MACLT is concerned with how to figure out a fair process for input and participation on the part of FTG and TG Cohousing, while still protecting our own financial and programmatic interests, given that, at present, we are assuming so much risk in regards to fundraising and project management responsibilities for the project.
- d) MACLT is concerned that the current proposed location for the building is the source of much of the controversy about the project, and are open to exploring other potential locations for the building at Troy Gardens, subject to gaining necessary approvals from other entities who have contractual approval rights to any changes in the site plan for Troy Gardens.
- e) Because our research indicated that we would not be successful in raising funds for a building whose sole purpose is to be a common house, MACLT expanded the scope of the building project. However, now that we have increased the scope of the project, we are concerned whether the building still meets the needs of the TG homeowners?
- f) If office space for MACLT is no longer part of the building, how will MACLT's self-interest be met as part of this project?

- 3) **What is your group willing to contribute to achieve your goals?**
- a) MACLT staff are willing to make fundraising for this building a high priority for the next 12 to 18 months.
  - b) MACLT's Executive Director is willing to serve as lead developer for the project.
  - c) At the present time, it is unclear what role the MACLT board will play in both fundraising and development -- and from what we have been told by other fundraisers, we know that it will take significant involvement from the MACLT board to make this project a success.
- 4) **What is your group not willing to?**
- a) We cannot delay a decision about what kind of building this will be and the timeline for building it past September 2008. A decision made later than this would jeopardize the financial health of MACLT. We depend upon developer's fees to fund MACLT Operations; therefore, if this project does not move forward, MACLT needs to devote our time and resources beginning in September 2008 to secure another project for the development window that was set aside for the TG community center.
  - b) We are not willing to forego compensation in the form of a developer fee for our work on this project because operations of MACLT depends upon this income.
  - c) Because of the risks we are assuming as the developer for this project, MACLT is not willing to relinquish decision-making authority on issues that could jeopardize the financial viability of the project, or which could jeopardize the financial health of MACLT.