

WELCOME HOME

New Vision Village





Delta Cooling, Arch Coal, Builder's Center,
Snyder Industries, Dingess Lumber
Employers

Eastern Atlantic
States Regional
Council of Carpenters

Business
& Employer
Supports

Barbour County
Commission, Barbour
County Economic
Development
Regional
Development &
Local Government

Benedum, Coalfield
Development, HRDF,
WIOA,
Jobs in Hope
Workforce
Development
& Training

Barbour County
Ministerial
Association, Heart and
Hand,
WV DHHR
Nonprofits
& Human
Services

Barbour County
Prosecuting
Attorney's Office
Justice
System

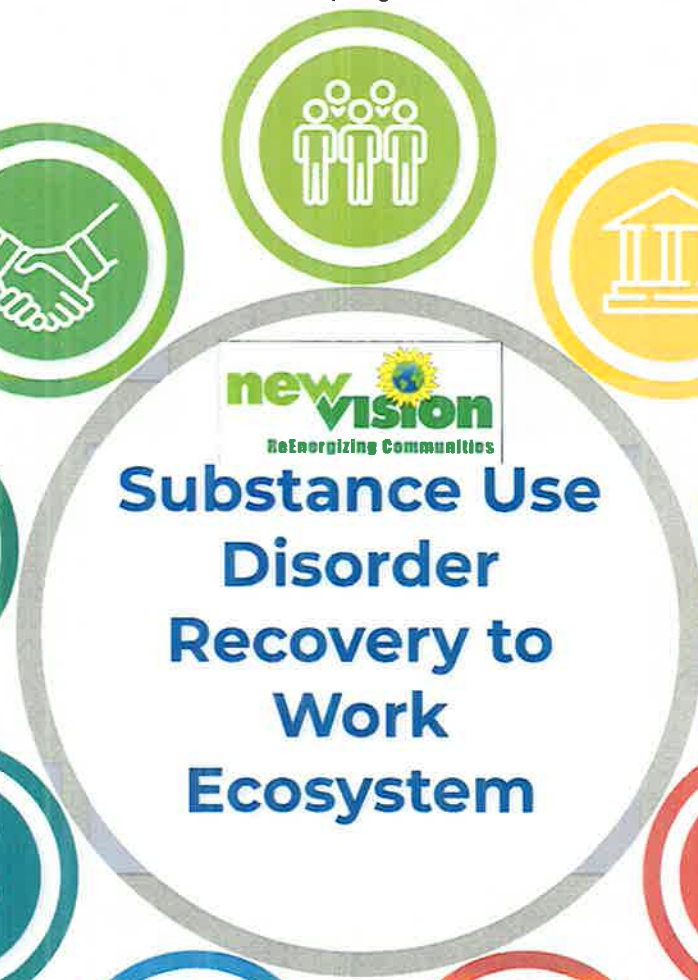
Barbour County
Health Department
Public Health
Systems

Evaluation
MURC Center of
Excellence for
Recovery

SUD Education
& Awareness

Crittenton Services, Barbour
Community Health Association,
Prevention Solutions, Libera,
Celebrate Recovery (Treatment,
Recovery, and Education)

Treatment
& Recovery
Supports





Section one

New Vision

Operations manual

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New Vision Village

Operations manual

Background: The New Vision Village (NV Village) is an important work in progress. We are on the road to becoming a sustainable community filled with love and opportunity. The starting point for the Village design is understanding the unique needs of disconnected youth ages 18-24; especially those who are aging out of foster care and are homeless and unemployed. New Vision Village is committed to supporting transitioning young people entering the world of work and responsibility, helping them make positive Next Steps in that journey. As a supportive community we believe assisting at-risk young men at this critical stage of life development will have positive long-term benefits for individuals and society.

The first Village of 24 Tiny Houses is planned for 7 acres of land in the Chestnut Ridge Community of Barbour County, the operations headquarters for New Vision the West Virginia Leadership Foundation; a non-profit 501 c-3 organization.

Fundamentally we believe safe and stable housing, employment, healthy multi-generational relationships, wraparound services and transportation support are key ingredients in supporting this 'New Vision' of human thriving. All Village residents will live in beautiful community built, 500 square feet, furnished tiny homes. One of the stated goals of the Village is to be a daily positive protective factor for each resident. We believe trauma and wounds can be healed in the soil of Villages and services designed to nurture love and opportunity.

New Vision Renewable Energy was launched in 2009 and has a gritty determination to serve as a catalyst for positive change. Ruston Seaman, the President/Executive Director for New Vision, is the driving force behind the organization and has four decades of experience working in non-profit

organizations, holding a Master's degree in Christian Faith and Public Policy from Eastern Seminary in Philadelphia. New Vision has a talented and diverse Board of Directors and staff.

In 2018, along with youth mentoring work, New Vision was compelled to help organize the Bright Futures Barbour County substance use prevention coalition, and played the key role in securing a HRSA, (Health Resources and Services Administration), substance use prevention planning grant. This planning grant was awarded in 2019 and the investigation that proceeded led to our Nation's experts at CADCA (Community Anti-Drug Coalitions of America) to learn the science of addiction, a chance to interview subject matter experts, and to Planet Youth's International Prevention Conference to review Iceland's successful substance use reduction strategy. All of which has helped inform the design of the New Vision Village.

One of the important principals in the work of substance use prevention, is the investments in solutions must be equal to the challenges. Across the state of West Virginia over 50% of the children are not living with their parents, leading our state having the highest percentage in the nation of children in the foster care system. Currently, 38% of all foster care youth in West Virginia are homeless on their first day as a legal adult. Worse yet, most have no permanent family, no bank account, no transportation and limited prospects for a healthy start in life. The cost to society is high with 58% of the young men exiting the system in trouble with law enforcement in the first eighteen months of exiting the system.

In 2020, COVID hit hard locally as well as globally, and given all the travel restrictions, New Vision pushed forward to focus our attention on all of the local community work needed. Connected to the New Vision Village is the Epicenter, our 7,200 square ft. community multi-purpose center designed to be a hub for job training, health promotion and serve as a protective factor against substance abuse in our area.



In the summer of 2020 New Vision, with the help of Coalfield Development, HRDF (Human Resources Development Foundation) and the Region Four Workforce Investment Board (WIOA) developed a very solid Job training program that provides seven months of employment training and life skills development. After four years of effort, New Vision has the experience and basic infrastructure for expanding job training in our region and supporting the efforts connected to the New Vision Village.

Further investigation on the science of addiction made it clear that youth with high Adverse Childhood Experience Scores (ACES) and the trauma connected are the most vulnerable victims of the opioid crisis and breakdown of the family. After a year of intense research and with deep conviction, New Vision and our partners began to focus attention on ways support could be offered to young people aging out of the foster care system. A strategic decision was made to invest in the intervention that has become the New Vision Village. The youth who are at the tip of the spear of risk are those who age out and end up homeless.

By taking the time to understand the challenges of transitioning youth and examining a variety of best practices across the state, region and nation, the New Vision Village operations manual is the playbook that will guide the development and implementation of this sustainable solution-oriented life development Village. New Vision's background as a community development organization directing job training programs and the work of short-term youth mission teams, gives New Vision a well-developed capacity. The founding vision for New Vision Village was inspired by the very special work of the Stepping Stones organization in Huntington, West Virginia and their director Mrs. Susan Fry. Stepping Stones has operated a residential facility for twelve young men since the mid 1990's, and starting in 2019 they began developing our state's first tiny house Village for some of the young men who had aged out of their residential program.



New Vision, and Stepping Stones share a common partnership with Coalfield Development, in Huntington Wv. Coalfield Development is the founder of the WRAPS (Workforce Readiness and Professional success) program. In October of 2019, while visiting Huntington Ruston had the chance to meet Susan, and the federal co-chair of the Appalachian Regional Commission (ARC), Mrs. Gayle Mancin. In partnership with Coalfield Development, New Vision added a Workforce Readiness and Professional Success (WRAPS) project in 2021. Follow-up meetings with ARC staff led New Vision to applying for and receiving a 2022 Inspire planning grant focusing on two key elements of work:

- 1) The development of a tiny House Village operations manual, expanding the workforce development ecosystem supporting at-risk youth.
- 2) A regional and national research project on the state of affairs of how youth aging out of the system are doing.

The New Vision Village operations manual and report is the syntheses of over 55+ subject matter expert interviews and 15 sight visits in Appalachia and across the country; to help in the formulation of both the New Vision Village and the Next Step Housing Solutions Inc. venture. We acknowledge the important support from key partners in our design and the specific elements of our initiative.

A Team: New Vision Village and Next Step Housing Solutions LLC; Group consisted of key leaders and partners; Mr. Bob Hansen, former ONDCP state Director, Stephen Iwunor, Revolution Financial, Ken and Jenna Combs, Rural Compassion, Richard Royse, Crittenton Services Inc., Jamie Cantley, Debbie Hon, Ashley Samples and, Alya Matthias of AETNA, Ruston Seaman & Bradley Howdershelt of New Vision, and Kary Kingsland, Convoy of Hope.

B team: National research on youth aging out of foster care. Leader Kevin Hunter, Hunter consulting, John Mcknight, ABCD Institute, Paul Bertleson, Renew development, Ken and Jenna Combs, Rural Compassion, Kary Kingsland, Convoy of Hope, Chris Martin, Knoxville Leadership Foundation, and Ruston Seaman, New Vision.

Section One: of the operations manual will deal with the design and development of New Vision Village.

Section Two: Will cover the rules and regulations of the management of New Vision Village.

Rationale: The starting point for the New Vision Village is responding to the need of a growing population of young adults across West Virginia and America who find themselves born into a family or situation that for a wide variety of reasons ends, and they are placed in the foster care system or separated from their family of origin. Youth in this condition experience a diverse combination of trauma, abuse and or neglect. The New Vision Village is organized to optimize the support for a subset of these young men 18-24.

What is clear is young people separated from their parent(s) of origin often produces Adverse Childhood trauma which often leads to the onset of Adverse Childhood Experiences Syndrome which, like PTSD, complicates life and thriving, and during times of transition support is needed.

We believe in the power of multi-generational relationships, which marks one of the first major determinations for Village occupancy is age. The youth

population ages 18-24 will make up 50% of the homes and the balance of the units will be rented to adults with lived experience that demonstrate an interest and capacity to contribute to the positive development of young men who are learning life skills and building positive relationships with adult neighbors. Supporting young men to live beyond their label as a foster kid, orphan or at-risk youth is one of the important challenges that New Vision Village will address.

We believe that capacities are more powerful than needs. NV Village is designed with an asset based development understanding of life. Some would argue that among the greatest need young residents have is a place to belong and a chance and to contribute. Using an approach embodied in the famous John F. Kennedy quote, “Don’t ask what your Village can do for you, ask what you can do for your Village”. We have a deep desire to re-orient traumatized young men; to show that they do have gifts and skills to contribute and their abilities are more valuable than their challenges. We will be constantly seeking ways to support residents to contribute to the well-being of the Village and the creation of a place where everyone feels at home.

We believe in the power of positive protective structures and people. In the battle to outweigh the numerous risk factors disconnected young people face, New Vision Village is designed to maximize the power of safe uplifting relationships and living environments.

With a thoughtful understanding of trauma informed support, healing and recovery, New Vision Village will have multiple ways to surround residents with an environment that produces hope, health, relationships and opportunities that are a salve to a wounded soul. The intention of the Village is to help young people develop a stable home and the skills of self-care and management. One of the goals of the Village is to provide young men a solid foundation of relationships and work that can serve as a springboard to build a solid life.

We believe in the power of sustainable initiatives. Within the life mission of a Christian Community Development organization, we have sensed a compelling set of reasons to envision a functioning, sustainable community that advances the

opportunity for vulnerable young people to live in healthy environments that maximize their opportunities for personal and professional development. We have designed a Village that lowers the negative risk factors that create barriers for progress. Examining best practices in human community development and twenty-first century technology and reality; New Vision Village is right sized to work financially. The Village will create two full-time jobs, with the rent and activities of the Village providing the cash flow needed to keep the wheels in motion. The design of the village anticipates hundreds of hours of residential investments and sweat equity that will sustain the activities and advance the skills of everyone. Alongside the village is the development Next Step Housing Solutions, which when completed will be a job training factory that will produce the tiny houses, for villages and retail sales in the region. As indicated in the attached pro forma we believe the training and employment opportunities and revenue generated will keep the Village and it's resident thriving from year to year.

We believe the time has come: After a year of research and tracking we believe the time has come for a nationwide movement of tiny house Villages that support youth aging out of foster care. We believe it is time for a system where housing, employment and wrap-around services are centralized around them, rather than scatter-shot in multiple places that have barriers to access. We are not ashamed or embarrassed to seek out the support required to pull this idea from vision to reality.

We believe humans are multi-faceted and complex. We understand in order to produce human thriving, physical, mental, financial, spiritual and social needs of people must be addressed. It is important to consider all the unique qualities of human beings and the social determinates that they live around as we plan the important work of supporting transitional youth in the New Vision Village.

Core Values:

Community and permanence: A thread woven throughout every aspect of the NV Village is the idea of relationships and community building. From the layout of the property with individual homes with front porches that face one another, to

community laundry, meeting space, grilling and recreational opportunities where friendships are cultivated, belonging grows stronger day by day and everyone feels at home.

Village life is designed to ensure that the most basic needs of warm, safe and dry housing are connected to bridging and bonded relationships that are available to all residents. Striking the right balance between personal freedom of expression and communal life and responsibility to live as a good neighbors will be a standard part of the residential covenant that governs daily life.

It is not totally clear as young people transition through the program, how the long-term relationships will emerge, but the intention is that current residents and alumni will always have a place of celebration for holidays, birthdays and special occasions. The Village will figure out a positive way to support alumni as they grow forward; Facetime and Zoom will continually connect those who graduate and move forward in life. It is anticipated that there will be some young people who remain members of the community for longer periods of time for a variety of reasons. Long term the operations of the Village itself will be designed for young leaders who have the capacity and maturity for Village management.

Multi-Generational living. The Village is designed to create bridging relationships for young residents. The science of transition bears witness to the fact that young adults in the covid era need to learn the skill of trusted multi-generational relationships. Residents sense of permanence will be increased exponentially living in a well-designed environment that enhances neighborhood conversations and opportunities for engagement. This critical design element of New Vision Village grew out of insights from Mr. John Mcknight, the co-founder of Asset Based Community Development in our country. His insights about the important need of youth to outgrow their foster label and become a contributing member of a community of all ages is an important ingredient of the secret sauce that makes the New Vision Village unique and powerful by design and execution. No one can guarantee that people will live as good neighbors and friends, but the intention is to maximize the possibilities for young adults to lay a solid foundation of relationships that supports their growth and development as productive members of the human race.

Reciprocity: The Village will operate a Time Bank store and system where every hour of giving to improvement and neighborhood sharing will be rewarded with one hour of time credit. Everyone's hour of sharing will be of equal value. The time credits can be exchanged for the services of other residents or exchanged for goods that can be accessed using the time bank coins at the New Vision Village timebank store. Every member of the community will complete an inventory of their skills, abilities and interests, and the community connector will help facilitate the exchange of gifts and time. It might be grass cutting, dog sitting, guitar lessons, financial counseling, or cookies baked. Residents will be encouraged to give and receive the special talents and support other members of the Village. This exchange of people investing time to help one another will be an important measure of real value of impact of the New Vision Village; one hour at a time, one exchange at a time, lie and love can be shared.

Participation: Many will come to this naturally, others as means of fulfilling a requirement, but each resident will be responsible for participating in a minimum of 25% of the group events or activities organized by the Village Council for the strengthening of relationships and community connectedness. Isolation is not an option, and real thought and investment will be made to pull the Village together to celebrate the special days and events of life; some of the offerings will be important life skills which are beneficial for all.

Crime and Drug free housing: Critical to the environmental protective supports that are woven into the fabric of Village life is the adherence to the legal exercise of life; illegal behavior and illegal substance will not be allowed. Any alcohol consumption must be done inside the home; 21 is the Village age for alcohol and tobacco use. Regulations of the Village are designed to make things livable for all members of the community and must be conducive to the nurturing of positive outcomes for transitioning youth. All regulations are evaluated by the Village Council; a representative group of members, and all rules are required to be clearly understood and agreed upon in advance of occupancy.

(see Village residential rules)

Celebration: Life is short and in many ways, difficult; and New Vision Village by design will lean towards celebrating life, the residents, achievements, holidays and

birthdays. Communal space, time and resources will be devoted to ensure that the value of each resident and the common life of the community discovers a way to help lift the spirits of all involved. Special attention and recognition will be paid to individual and group progress small and great.

Wellness: Spiritual, mental, physical, emotional, vocational, financial and relational health are all critical life elements that are considered and addressed in different ways for all Village residents as well as those connected to providing services, support, instruction and mentoring. Community gardening and community meals and cooking classes will attempt to elevate the quality of physical health and nutritional health of the Village.

Sustainability: Renewable energy in the form of solar power, rain water collection, recycling and a commitment to good environmental practice will be executed in a variety of ways as the Village begins operations and a sustainability group emerges. The operations of the Village are designed to create a sustainable life for all; annual budgets, incomes, rents, fees, expenditures and fundraising will be evaluated and executed in light of the sustainability of the Village.

Personal responsibility: The success of the Village will be achieved as residents execute a standard of personal responsibility for living as a good neighbor and law-abiding citizen.



Key Elements: The New Vision Village by design is organized with two driving factors:

1. Do everything to elevate the opportunities and possibilities available when people live as neighbors and friends, connected through geography, common concern and kindness; creating a 21st century ecosystem of support.
2. Do everything possible to find ways to build both the capacity and support for young men ages 18-24 transitioning in life, moving from adolescence to the world of work and responsibility.

The research and interviews we have conducted have identified five critical areas of support that are addressed in a unique way in the design of New Vision Village and Next Step Housing.

1. Permanence and community support.
2. Employment / job training / financial literacy
3. Housing and transportation
4. Mental, physical and spiritual health / educational support
5. Transitioning navigation and wraparound services.

Our strategy involves the careful consideration of how the variety of these opportunities and needs can be met in the basic design and operations of the Village and factory. The goal of the New Vision Village and connected job training program is to provide young men an optimal environment in which to heal and build a stable foundation of skills and relationships for a lifetime of health and employment.

1. **Permanence and Community support:** All residents of New Vision Village will sign a mutual support covenant that will be a helpful guide to

the quality of day-to-day life in the Village. Do no harm is a starting point, but do as much good as you can will be the goal for those growing in capacity to live in an intentional community. The primary mission of the Village is to provide a safe and bountiful residential experience for all.

Being a supportive community, intentional discussions and processes will be discovered to handle conflict and to enhance the development of positive neighborhood existence. The Village will be a gated community and monitored by the Village's camera's and very own drug dog to ensure the property is crime and drug free living.

2. Employment / job training / financial literacy: The 12 designated homes for youth who qualify for the job training program, and who, to live in the Village, will be engaged in 33 hours of weekly employment and 3 hours of paid for life and financial literacy coaching with New Vision, WRAPS program and/or at the Next Step housing solutions factory. Consistent and accessible employment and financial literacy training are critical elements to the success of the Village. The goal of job training is to provide a supportive environment to build skills and gain some certifications, consider different career options and develop financial capacity that will help them on the journey of lifetime employment.

3. Housing and transportation: Two of the most significant barriers to full employment and financial sustainability are the lack of affordable housing and transportation to get disconnected youth into the world of work and responsibility. Each 500 square foot single occupancy Tiny Home will be built on-site with quality materials and furnishings. All units will have the same floor plan and will only vary in slight ways to create good quality housing for all individuals. The Village will maintain and staff a van with a driver that can ensure the transportation needs of Village residents. All Village drivers will have to maintain a clear record of

driving performance. It is anticipated that all young men who are residents of the Village will complete driver training and will have a valid driver's license within the first six months of enrollment.

- 4. Mental, physical and spiritual health / educational support:** Located on the campus of New Vision Village is both the Epicenter and other community recreational spaces that are amenities that all Village residents are encouraged to utilize. Working on a personal health fitness plan will include a variety of community functions, classes and instruction. All transitioning youth and Village residents will have direct access to mental and physical health support through the services provided by Crittenton Services and the Barbour Community Health Association. Both tele medicine and a medical examination room and counseling room are dedicated at the Village center for the delivery of services.

- 5. Transitioning navigation and wraparound services:** By design the cluster of homes and residents allows for service providers to come to the Village and have a space to provide their care and services. Each young man will be connected to a transition navigator (caseworker) to ensure they are aware and connected to all the services they need and are eligible for. The Village lowers the barriers for connecting to support and navigating the world of insurance, finance, driver's license, voting, health care, etc. The goal is to have knowledgeable providers connected to residents in a low stress process.

PARTNERS

We acknowledge the important support from key partners in our design and or we are encouraged that in the conceptual stage of development we have a quality team planning to make the New Vision Village a win-win for residents and service providers.

1. **Eden Village:** based in Springfield Missouri; our nation's premier tiny house Village organization helping to end chronic homelessness. What began in Springfield Missouri in 2015 is now spreading across cities in the United States. Springfield has three Villages and there are 14 new projects emerging in different states. Nate Schlueter, the chief Visionary Officer of Eden Village, plays an important role on the advisory board of the New Vision Village.
2. **Pre-Fab innovations:** Based in Fresno, California, connected to New Vision through the Fresno Leadership Foundation, Pre-Fab Innovations is a tiny house manufacturer who is committed to a partnership to build energy efficient SIPS (Structural Insulated Panels) tiny houses. Dave Clevenger, the founder and co-owner of Pre-Fab will lead the housing development as a factory emerges alongside the development of the Village. The factory is a critical piece of the long-term job training program of the Village and future development of other Villages.
3. **Coalfield Development:** Coalfield is based in Huntington, WV and is West Virginia's premier Community Development Corporation, who is currently leading the state in a variety of programs and activities that are rebuilding the Appalachian Economy. New Vision is a member of the WRAPS (Workforce Readiness and Professional Success) program; which Coalfield designed in 2017 with cohorts across the state that are partnering with the Coalfield organization and the Department of Labor to create a skilled and capable workforce in the Mountain State.
4. **Aetna Health:** Mountain Health Promise Managed Care for Foster Care, Adoption and Kinship Care Children. The Bureau for Medical Services, Center for Managed Care implemented a new 1915 (b) waiver effective March 1, 2021 called Mountain Health Promise (MHP). The MHP program serves specialized managed care for children and youth. Mountain Health Promise assists children in foster care, kinship care and adoptive care. Aetna Better Health of West Virginia is the single managed care organization for MHP. Members eligible for the Children with Serious Emotional Disorder Waiver (CSEDW) are automatically enrolled with Aetna Better Health of West Virginia. There are approximately 23,574 children enrolled in Mountain Health Promise.

5. **Crittenton Services:** Crittenton Services is a 501(c)(3) non-profit organization established in 1895 to provide trauma-informed behavioral and mental health services to women, children, and families across West Virginia. The agency offers residential behavioral health care for girls and young women on the Wheeling campus, community-based mental health service for residents throughout the state, and trauma-informed educational services within Ohio and Hancock County schools. The mission of the agency is to instill hope and support through a range of services that empower individuals, families, and diverse communities to heal, grow, and thrive. Crittenton is accredited by the Council on Accreditation (COA) for the highest standards of professional practice.

a. **Wellspring Family Services,** Crittenton's community-based mental health program, serves more than 800 clients each year with regional offices located in Weirton, Wheeling, New Martinsville, Morgantown, and Huntington. Most services are delivered in client homes and schools. Online counseling is available throughout the state, via a secure telehealth platform. Our master's level, credentialed therapists provide counseling, specialized treatment, and some CSED services to individuals and families struggling with depression, anxiety, addiction, family and relationship issues, problems at school, and more.

6. **Barbour Community Health Association:** Belington Medical and Myers Clinics are federally qualified health centers that provide medical and behavioral health care to patients with insurance, Medicare and/or Medicaid and for those without health insurance through the clinic's Health Access program. The organization also operates Barbour Behavioral Health, Barbour Quick Care, Belington Wellness Center, Brandon School-Based Health Services and Philippi Wellness Center. The Barbour Behavioral Health team is made up of well-trained psychologists and psychotherapists who offer a variety of behavioral health services. Barbour Quick Care has walk-in care available in Philippi. Belington and Philippi Wellness Centers offer a wide variety of exercise equipment, and exercise programs. Brandon

School-Based Health Services offers a variety of nursing, preventive and acute care medical and behavioral health services to all students and staff in the Barbour County School system.

7. **HRDF:** Human Resource Development Foundation, Inc. (HRDF) provides economically disadvantaged West Virginians opportunities for self-sufficiency and improved living conditions. HRDF, one of the largest non-profit organizations in West Virginia, has continuously met this mission by successfully assisting thousands of West Virginians through advocacy, empowerment, and the successful administration of a wide variety of employment, occupational skill training and educational programs. HRDF is committed with partnering with New Vision.
8. **Work Force West Virginia** WorkForce West Virginia is a state agency funded through the U.S. Department of Labor that oversees the state unemployment insurance program as well as a network of workforce development services designed to provide West Virginia's citizens and employers the opportunity to compete in today's global economy. WorkForce West Virginia is the Mountain State's center for workforce resources; including job opportunities, unemployment compensation, training, tax incentives and labor market information.
9. **HUD** The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws. HUD's business is helping create a decent home and suitable living environment for all Americans, and it has given America's communities a strong national voice at the Cabinet level. HUD plays a major role in supporting homeownership by underwriting homeownership for lower- and moderate-income families through its mortgage insurance programs.
10. **WVDHHR:** The West Virginia Department of Health and Human Resources (DHHR) provides a wide range of necessary and life-saving services to many West Virginia residents. DHHR is comprised of the Bureau for Behavioral Health; Bureau for Child Support Enforcement; Bureau for Family

Assistance; Bureau for Medical Services; Bureau for Public Health; Bureau for Social Services; Office of Inspector General; and West Virginia Children's Health Insurance Program (WV CHIP).

11. **ARC:** The Appalachian Regional Commission (ARC) is an economic development partnership entity of the federal government and 13 state governments focusing on 423 counties across the Appalachian Region. ARC's mission is to innovate, partner, and invest to build community capacity and strengthen economic growth in Appalachia. Investments Supporting Partnerships In Recovery Ecosystems (INSPIRE), a \$10 million initiative to address the Region's substance abuse crisis by creating or expanding a recovery ecosystem leading to workforce entry or re-entry. Awards made via the INSPIRE Initiative will support the post-treatment to employment continuum, which could include, among others, investments in healthcare networks that support substance abuse recovery professionals, recovery-focused job training programs, as well as initiatives designed to coordinate, or link, recovery services and training that support the recovery ecosystem, among others.
12. **Barbour County Ministerial Association:** With member churches from a cross Barbour County the association shares common concern around a variety of important matters that affect Barbour County. Pastors and their congregations are committed to providing spiritual counsel and direction to young people and families connected to the foster care system, with a standing commitment to help reduce substance abuse, and supporting families to care for their children. The churches of the ministerial association are preparing to play a positive role in the development of New Vision Village and the well-being of the residents.
13. **Revolution Financial:** Revolution Financial Management & World Financial Group offers a leading financial services platform and experience to help pursue your financial goals. No matter your life story, our tailored approach to planning for retirement will meet you where you are and address your specific goals. And for entrepreneurial-minded individuals looking to grow wealth on their terms, our turnkey system and experienced leadership can

help you build your own business through supporting the needs of others. We help make the dream of financial independence possible for all those in our communities across North America.

14. Claude Worthington Benedum Foundation: The Mission of the Benedum

Foundation is to encourage human development in West Virginia and Southwestern Pennsylvania through strategically placed charitable resources.

15. Libera: A sisterhood of caring mentors who help the women and teens of West Virginia feel seen, love themselves and flourish. Based in Morgantown, WV and a 2023 Inspire implementation award winner, their partnership working with young ladies transitioning from foster care to the world of work and responsibility has been a very good model and learn from. Their director Karen Haring and staff have been very helpful in the research and development of the need for villages for young women as well.

16. Convoy of Hope: Convoy of Hope is a faith-based organization with a driving passion to feed the world through children's feeding initiatives, community outreach and disaster response. In partnership with local churches, businesses, civic organizations and government agencies, convoy strategically offers help and hope to families across the world. Domestically Convoy will assist New Vision Village with import supplies that will be handled through the community store.

17. Bernard McDonough Foundation. Founded to improve the communities within West Virginia. The foundation has made a critical decision to make investments to support the foster care system and their support of New Vision's efforts to do the same is very important.

Staffing: New Vision Village is designed with a light staff structure to advance the mission and ensure the effective operations of the Village.

1. **Village Director, Property Manager:** responsible for all the physical assets of the Village and the executive functions of leadership, liability,

development, policies, financial collections, budget development and operations. As the leader of the property management function also oversees all maintenance requirements.

2. **Village Connector/Administrator, Resident Manager:** responsible for communications and relationships with residents and volunteers. Village Connector is responsible for instruction, social life and the coordination with the service providers of the Village.

Community Activities Plan/Time Bank Store: An important piece of Village life is the design of sharing, learning and growing that a community in relationship can offer. One of the banners of the community will read “No Spectators Allowed”. New Vision Village’s game plan is to maximize the opportunity residents have to share their gifts and abilities one-on-one, in small groups and with the entire Village where appropriate. The Village connector will be on point for the development of a menu of opportunities; from self-defense, to cooking, reading, playing, crafting; the great variety of things that people can share or desire to learn. A part of the residency contract is to participate in a minimum of 25% of the activities being offered unless there is a reason that has been negotiated due to illness or distress. We will attempt to try and evaluate, try again and reevaluate until the right mixture of activities are established.

Being a part of the community Time Bank program is standard issue for all residents and staff. The process of sharing and receiving assistance through the Time Bank program is one of the important measures of the success of the Village in creating social capital for all the residents; especially the most vulnerable young men who have come through the foster care system or who are disconnected from supportive adult relationships. The principals are easy to understand, each person has skills and interests they offer to share as well as needs they have or things they would like to learn. Every hour of sharing gains a person one hour of credit; if you are learning or receiving you give that person one of your time credits and the human exchange is the secret sauce that keeps people connected. The Village Connector is the coordinator of the Time Bank and will also help oversee the community Time Bank store which will incorporate items that can be exchanged with time credits or cash.

New Vision Village/ Time Bank Store: A basic supply of personal use products will be supported by Convoy of Hope and other donor organizations to help Village residents live as financially efficiently as possible. The Time Bank store will be dedicated in Memory of Egar Cahn the founder of time banking along with Chris Gray. Both have been dear friends of New Vision. The New Vision store will be a supportive activity that village residents can help operate and expand. Items produced by village residents will be on display and for sale at the store.



Epicenter: Located on the southwest Corner of the New Vision Village campus is the 8,000 square foot multi-purpose center owned and operated by New Vision. There are 14 unique spaces in the center where a wide variety of skills in woodworking, art and robotics can be learned. There are physical health spaces that include a gym, weightlifting, basketball, e-sports, soccer and volleyball as well as a wide variety of social activities. The multi-purpose, multi-generational facility is an available amenity for all residents of the Village. It is anticipated that all Village residents will find value, relationships and possibilities in the use of the Epicenter; this will be the hub of life for residents and offer interaction with the

larger community of Barbour County and other guests that use the center. It is the long term hope of the organization that leadership roles and job opportunities will be available to a number of Village residents in operating the facility that is several hundred feet from their home in the Village.

Transportation: New Vision will purchase and maintain a 15-passenger van that will be available to Village residents. It is anticipated that several of the residents will assist with the driving duties as a part of their time bank support to the Village. All young adults will be supported to obtain a valid driver's license while residents in the Village. It is noted that this will be dependent on the insurance the Village can obtain; it may limit or expand the amount of driving those under 25 can do. Where possible, young residents will work to get their own car and insurance.



Financial Instruction: In partnership with Revolution Financial all residents will be provided financial management support as a piece of the on-the-job training curriculum. It is required that all residents open a bank account and develop a financial plan with personal goals and some level of personal savings while they are a resident of the Village.

Laundry Services: All residents will have access to a community laundromat that is located in the common area of the Village and will be open 6 am to 11 pm daily. The cost of the laundry services is included in the rental agreement and some residents may opt to pay for the Village laundry service to help manage this aspect of their life.

Sustainability: The Village as a non-profit organization is planned with a multi-channel funding stream. 80% of all cash requirements will be collected in the rent and operations of a 24-unit housing complex. It is anticipated that all youth residents will be qualified to receive a HUD voucher, and all other residents will have sufficient income to pay rent. The budget projections are in the pro forma. 20% of the needed revenue will come from general grants, fundraising and donor opportunities. The Village by design will attract philanthropic investors to help in the development of the Barbour County Village. The full financial reality will be discovered during the actual operations.

Appalachian Regional Commission: Investments Supporting Partnerships In Recovery Ecosystems (INSPIRE) <https://www.arc.gov/sud/>, a \$10 million initiative to address the Region's substance abuse crisis by creating or expanding a recovery ecosystem leading to workforce entry or re-entry. Awards made via the INSPIRE Initiative will support the post-treatment to employment continuum, which could include, among others, investments in healthcare networks that support substance abuse recovery professionals, recovery-focused job training programs, as well as initiatives designed to coordinate, or link, recovery services and training that support the recovery ecosystem, among others.

FHLBank Pittsburgh: One of 11 Federal Home Loan Banks in the country, FHLBank Pittsburgh supports affordable housing projects in their three-state district comprised of Delaware, Pennsylvania, and West Virginia. Each year, the FHLBanks commit 10% of their previous year's profits toward the creation or preservation of affordable housing through their Affordable Housing Program. These projects can be homeownership or rental. In 2023, New Vision applied for a \$750,000 AHP grant to assist with the construction of the first five tiny houses in the New Vision Village. If funded, the award will be announced in December 2023. It is likely that one or more additional AHP grants will be applied for in the coming years for a Phase II and Phase III build out of Tiny Houses in the Village. In 2023, New Vision's application was supported by MVB Bank, which is a member institution of the FHLBank Pittsburgh.

Future Villages: Growing out of the wise business model of Eden Village of Springfield, Missouri, who have developed a process of replication for Tiny House

Villages that support chronically homeless people in different cities around the country. We believe New Vision Village has the same DNA and is replicable in every state in the US. It is the intention of New Vision Village in West Virginia to develop the support capacity to scale the Villages as a brand and a network that gains momentum by utilizing common practice with each site being self-managed and governed.

The job training may differ from site to site, but the housing, the transportation the availability of wraparound services, employment training and opportunities, the Village environmental design; all would be in alignment from Village to Village. The network of Villages learning and growing together will add value and leverage to each individual Village.

The Federal Home Loan Bank System's Affordable Housing Program grants for low-income, affordable housing are available across the country. The design and core focus on homeless youth aging out of foster care is a great fit for the kind of housing investment the FHLBanks could grant to help get Village construction moving in a scalable fashion. With a pre-application score of 69, the Barbour County New Vision Village application was submitted to the FHLBank Pittsburgh for funding on August 1, 2023. Last year all grants with a score of 68 or higher were funded, and there is more funding available in 2023 than there was in 2022, so we are very optimistic about the possibilities both this year and long term for our project.

Aspire Implementation grants are the largest grant program available through the Appalachian Regional Commission. ASPIRE awards require a multiple state partnership for a project to be a viable applicant. The workforce ecosystem and the job training and creation process connected to a network of New Vision Villages in multiple states looks to be a good fit for the emergence of a Aspire, Appalachian Regional approach to assist homeless youth aging out of the foster care system.

Some initial conversations show very positive interest in learning more and playing a role assisting this new style of intervention. Both young man and young

women are in need of this form of investment to be a bridge in their **personal** development going from a member of the foster care system to a productive member of society.

Housing Units: The homes in the New Vision Village will be fully-furnished, decorated and supplied with everything an individual would need at the time of moving in. Our philosophy is that we want vulnerable young adults and future residents to live in places that any individual of the organization or board would live. So often charity populations are given hand me downs or second rate items, and while there is nothing wrong with that concept, our dream is having people live in bright and beautiful is important to reaching our goals.

A tiny home label should not be confused with second rate. Each unit is designed for single person occupancy with modern appliances and design. All wood siding will be locally milled, dried and installed by local builders creating a winning housing solution for all residents.

VILLAGE RESIDENCY: one the major key elements of the village is locating twelve single adults with a variety of lived experiences and a desire to live as good member of village designed to optimize the social capital and support needed to help disconnected young adults especially those who have aged out of foster care. Single grandmothers and grandfathers, young teachers, veterans, adults with special needs, people in recovery, electricians, welders, the mixture and possibilities make the village a true quilt of people stitched together in a common space of equals and new friends and all home in New Vision Village Chestnut Ridge.

CONCLUSION: Based on models of programs and initiatives to assist transitioning young people into the world of work and responsibility, the New Vision Village is a positive model of possibilities that can give rise to a network of villages that all have the potential for sustainable positive outcomes for young men and young women in our region and country. We conclude it is time and everything is ready for investment.

Costs : See attachment A

Special thanks to the Appalachian Regional Commission for the supporting this 2022-2023 planning grant that provided the resources and impotence for this manual and report.

For more information or questions about New Vision Village please contact Ruston Seaman at 304-669-2191 or ruston@nvre.org

Special Acknowledgments:

New Vision is extra grateful for the great support of the New Vision Village manual team.

Mr. Bob Hanson, Rev. Bradley Howdershelt, Stephen Iwunor, Kary Kingsland, Ken and Jenna Coombs, Kevin Hunter, Debbie Hon, Jamie Cantley, Ashli Samples, Alya Mathhias and Chris Dodge.



New Vision Village Renderings by Ruston Ray Seaman, recent Landscape Architectural student at WVU.

Femi friend and owner of Starlight Construction Bridgeport Ct.

Mr. Nate Schlueter and the staff at Eden Village Springfield, Missouri.

Mrs. Karen Haring and the staff of Libera, Morgantown, WV.

Richard Royse and the Crittenton Services organization, Wheeling WV.

Mr. Dave Cleavenger, Pre-fab Innovations, Fresno Ca.

ATTACHMENT A
COST / FINANCE



The Pro-Forma should ONLY include housing-related expenses. DO NOT include supportive service-related income or expenses in the Pro-Forma. Also, please read the Instructions tab prior to completing this page.

2023 Affordable Housing Program Pro-Forma

Project Name: New Vision Village
 Assumptions:
 Stabilized Vacancy Rate: 7.00%
 Revenue Escalator: 3.25%
 Expense Escalator: 3.25%

If applicable, Interest Rate on Operating Reserve: 0.00% Total Units: 24
 Application/Project #: Example 24 Units

NOTE: Revenue Escalator must be 2%-4% and Expense Escalator must be 3%-5%
 Revenue cannot exceed expense escalator and expense must exceed Revenue if Debt Coverage Ratio is >1.25
 Check One: Residential Only:
 Commercial Only:

	Base Year (Year 1) assumes 12 months of operation														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
REVENUE															
Gross Rental Income	\$ 126,000.00	\$130,095	\$134,223	\$138,689	\$143,196	\$147,850	\$152,655	\$157,616	\$162,739	\$168,028	\$173,489	\$179,127	\$184,949	\$190,960	\$197,166
Rental Vacancy	\$8,820	\$9,107	\$9,403	\$9,708	\$10,024	\$10,349	\$10,686	\$11,033	\$11,392	\$11,762	\$12,144	\$12,539	\$12,946	\$13,367	\$13,802
Other Income - Fundraising for Staff	\$75,000	\$77,438	\$79,954	\$82,553	\$85,236	\$88,006	\$90,866	\$93,819	\$96,868	\$100,017	\$103,267	\$106,623	\$110,089	\$113,666	\$117,361
Operating Reserve Draws															
Net Revenue (Effective Gross Income)	\$192,180	\$198,426	\$204,875	\$211,533	\$218,408	\$225,506	\$232,835	\$240,402	\$248,215	\$256,282	\$264,612	\$273,211	\$282,091	\$291,259	\$300,725
OPERATING EXPENSES*															
Management Fee	\$11,520	\$11,894	\$12,281	\$12,680	\$13,092	\$13,518	\$13,957	\$14,411	\$14,879	\$15,362	\$15,862	\$16,377	\$16,910	\$17,459	\$18,027
Administrative Expenses	\$12,000	\$12,390	\$12,793	\$13,208	\$13,638	\$14,081	\$14,539	\$15,011	\$15,499	\$16,003	\$16,523	\$17,060	\$17,614	\$18,187	\$18,778
Total Utility Expenses	\$28,800	\$29,756	\$30,702	\$31,700	\$32,751	\$33,794	\$34,893	\$36,027	\$37,197	\$38,406	\$39,655	\$40,943	\$42,274	\$43,648	\$45,066
Total Operating Expenses	\$19,200	\$19,824	\$20,468	\$21,133	\$21,820	\$22,529	\$23,262	\$24,018	\$24,798	\$25,604	\$26,436	\$27,296	\$28,183	\$29,099	\$30,044
Total Payroll Expenses	\$12,000	\$12,390	\$12,793	\$13,208	\$13,638	\$14,081	\$14,539	\$15,011	\$15,499	\$16,003	\$16,523	\$17,060	\$17,614	\$18,187	\$18,778
Total Taxes & Insurance	\$18,240	\$18,853	\$19,445	\$20,077	\$20,729	\$21,403	\$22,099	\$22,817	\$23,558	\$24,324	\$25,115	\$25,931	\$26,774	\$27,644	\$28,542
Replacement Reserve	\$12,000	\$12,390	\$12,793	\$13,208	\$13,638	\$14,081	\$14,539	\$15,011	\$15,499	\$16,003	\$16,523	\$17,060	\$17,614	\$18,187	\$18,778
Other - Staff - Two Village Positions	\$75,000	\$77,438	\$79,954	\$82,553	\$85,236	\$88,006	\$90,866	\$93,819	\$96,868	\$100,017	\$103,267	\$106,623	\$110,089	\$113,666	\$117,361
Other -															
Total Expenses (Operating Debt)	\$188,760	\$194,895	\$201,229	\$207,769	\$214,521	\$221,493	\$228,692	\$236,124	\$243,798	\$251,722	\$259,903	\$268,349	\$277,071	\$286,076	\$295,373
Net Operating Income	\$3,420	\$3,531	\$3,646	\$3,764	\$3,887	\$4,013	\$4,143	\$4,278	\$4,417	\$4,561	\$4,709	\$4,862	\$5,020	\$5,183	\$5,352
Annual Must Pay Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initial Cash Flow	\$3,420	\$3,531	\$3,646	\$3,764	\$3,887	\$4,013	\$4,143	\$4,278	\$4,417	\$4,561	\$4,709	\$4,862	\$5,020	\$5,183	\$5,352
Debt Coverage Ratio	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Soft Debt Service Payable from Cash Flow															
Secondary Cash Flow	\$3,420	\$3,531	\$3,646	\$3,764	\$3,887	\$4,013	\$4,143	\$4,278	\$4,417	\$4,561	\$4,709	\$4,862	\$5,020	\$5,183	\$5,352
Deferred Developer Fee Payment															
Distribution to Investors	\$3,420	\$3,531	\$3,646	\$3,764	\$3,887	\$4,013	\$4,143	\$4,278	\$4,417	\$4,561	\$4,709	\$4,862	\$5,020	\$5,183	\$5,352
Cash Flow after Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve Beginning Balance	\$62,400.00	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400
Operating Reserve Draws	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest on Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Reserve	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400

Briefly describe lease-up year (year prior to base year) including the number of months of operation, how expenses will be covered, and amount of operating reserve used:
 As evidenced in other parts of this application, there is an overwhelming need for housing for youth aging out of foster care and other at-risk youth ages 18-24. New Vision Renewable Energy does not anticipate and challenges associated with leasing all five units within 30 days of their completion. The costs associated with lease up year will be covered by the unrestricted donations that New Vision Renewable Energy already receives.

Briefly describe - other income, other expenses and assumptions during 15-year period:
 New Vision will have the units inspected for compliance with Section 8 and when possible will have the tenants apply for Section 8 rental assistance.

Briefly describe how the Secondary Cash Flow will be distributed:
 All secondary cash flow will be reinvested back into the replacement and operating reserve or used to provide other operating support to the New Vision Village.

*Operating Expenses
 Administrative Expenses: Advertising & Renting, Office & Telephone, Legal, Audit
 Utility Expenses: Fuel Oil, Electric, Water, Natural Gas, Sewer
 Operating Expenses: Janitor/Maintenance Supplies, Operating/Maintenance Contracts, Rubbish Removal, Security Payroll/Contract, Repairs Materials, Elevator Maintenance, HVAC Maintenance, Grounds Maintenance/Snow Removal
 Payroll Expenses: Office & Admin. Salaries, Manager Salaries, Employee Rent Free Unit, Janitor/Maintenance Salaries, Employer Payroll Tax, Workman's Comp., Employee Benefits
 Taxes and Insurance: Real Estate Taxes, Property & Liability Insurance, Miscellaneous Insurance



Application/Project Number:
Does Building Have an Elevator?

Example 24 Units
N (Y/N)

**2023 Affordable Housing Program (AHP)
Construction/Rehabilitation Cost Breakout**

Acquisition-Only Units	Residential	Common Space	Office	Commercial	Total
Acquisition-Only Square Footage	0				0
Rehabilitation Units	0				0
Rehabilitation Square Footage	0				0
New Construction Units	24				24
New Construction Square Footage	9,720				9,720
Total Square Footage	9,720	0	0	0	9,720
Total Units	24	0	0	0	24
Square Footage % of Total	100.00%	0.00%	0.00%	0.00%	

Please read the instructions tab carefully before completing this page or if you encounter any issues with the document or uploading into the AHP system.

Line	Description of Work	Residential			Commercial			Total Project		
		New Construction	Rehabilitation	Total	New Construction	Rehabilitation	Total	New Construction	Rehabilitation	Total
1	Concrete	\$91,200.00	\$	\$ 91,200.00	\$	\$	\$ 91,200.00	\$	\$	\$ 91,200.00
2	Masonry	\$31,200.00	\$	\$ 31,200.00	\$	\$	\$ 31,200.00	\$	\$	\$ 31,200.00
3	Metals	\$12,960.00	\$	\$ 12,960.00	\$	\$	\$ 12,960.00	\$	\$	\$ 12,960.00
4	Rough Carpentry	\$136,800.00	\$	\$ 136,800.00	\$	\$	\$ 136,800.00	\$	\$	\$ 136,800.00
5	Exterior Doors, Windows, Glass	\$100,800.00	\$	\$ 100,800.00	\$	\$	\$ 100,800.00	\$	\$	\$ 100,800.00
6	Waterproofing	\$71,600.00	\$	\$ 71,600.00	\$	\$	\$ 71,600.00	\$	\$	\$ 71,600.00
7	Insulation	\$43,200.00	\$	\$ 43,200.00	\$	\$	\$ 43,200.00	\$	\$	\$ 43,200.00
8	Roofing and Sheet Metal	\$86,400.00	\$	\$ 86,400.00	\$	\$	\$ 86,400.00	\$	\$	\$ 86,400.00
9	String	\$129,600.00	\$	\$ 129,600.00	\$	\$	\$ 129,600.00	\$	\$	\$ 129,600.00
10	Total Rough Structure (Lines 1 - 9)	\$693,760.00	\$0.00	\$693,760.00	\$0.00	\$0.00	\$693,760.00	\$0.00	\$0.00	\$693,760.00
11	Finish Carpentry	\$60,000.00	\$	\$ 60,000.00	\$	\$	\$ 60,000.00	\$	\$	\$ 60,000.00
12	Cabinets, Vanities and Countertops	\$43,200.00	\$	\$ 43,200.00	\$	\$	\$ 43,200.00	\$	\$	\$ 43,200.00
13	Interior Doors and Frames	\$13,200.00	\$	\$ 13,200.00	\$	\$	\$ 13,200.00	\$	\$	\$ 13,200.00
14	Lath and Plaster	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
15	Drywall	\$91,200.00	\$	\$ 91,200.00	\$	\$	\$ 91,200.00	\$	\$	\$ 91,200.00
16	Tile Work	\$90,000.00	\$	\$ 90,000.00	\$	\$	\$ 90,000.00	\$	\$	\$ 90,000.00
17	Acoustical	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
18	Carpeting	\$31,200.00	\$	\$ 31,200.00	\$	\$	\$ 31,200.00	\$	\$	\$ 31,200.00
19	Resilient Floor	\$32,040.00	\$	\$ 32,040.00	\$	\$	\$ 32,040.00	\$	\$	\$ 32,040.00
20	Painting and Decorating	\$38,400.00	\$	\$ 38,400.00	\$	\$	\$ 38,400.00	\$	\$	\$ 38,400.00
21	Special Equipment	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
22	Special Construction	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
23	Elevators	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
24	Total Finish Structure (Lines 11-23)	\$399,240.00	\$0.00	\$399,240.00	\$0.00	\$0.00	\$399,240.00	\$0.00	\$0.00	\$399,240.00
25	Plumbing	\$108,000.00	\$	\$ 108,000.00	\$	\$	\$ 108,000.00	\$	\$	\$ 108,000.00
26	Heat and Ventilation	\$84,000.00	\$	\$ 84,000.00	\$	\$	\$ 84,000.00	\$	\$	\$ 84,000.00
27	Air Conditioning	\$69,600.00	\$	\$ 69,600.00	\$	\$	\$ 69,600.00	\$	\$	\$ 69,600.00
28	Fire Protection	\$20,400.00	\$	\$ 20,400.00	\$	\$	\$ 20,400.00	\$	\$	\$ 20,400.00
29	Total Mechanical Systems (Lines 25-28)	\$282,000.00	\$0.00	\$282,000.00	\$0.00	\$0.00	\$282,000.00	\$0.00	\$0.00	\$282,000.00
30	Electrical	\$60,000.00	\$	\$ 60,000.00	\$	\$	\$ 60,000.00	\$	\$	\$ 60,000.00
31	Other Structure:	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
32	Total Structure (Lines 10, 24, 29, 30, 31)	\$1,425,000.00	\$0.00	\$1,425,000.00	\$0.00	\$0.00	\$1,425,000.00	\$0.00	\$0.00	\$1,425,000.00
33	Onsite Earth Work	\$85,000.00	\$	\$ 85,000.00	\$	\$	\$ 85,000.00	\$	\$	\$ 85,000.00
34	Onsite Site Utilities	\$577,997.00	\$	\$ 577,997.00	\$	\$	\$ 577,997.00	\$	\$	\$ 577,997.00
35	Onsite Road and Sidewalks	\$97,498.00	\$	\$ 97,498.00	\$	\$	\$ 97,498.00	\$	\$	\$ 97,498.00
36	Onsite Landscaping	\$75,000.00	\$	\$ 75,000.00	\$	\$	\$ 75,000.00	\$	\$	\$ 75,000.00
37	Onsite Environmental Remediation	\$0.00	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
38	Other Onsite:	\$0	\$	\$ -	\$	\$	\$ -	\$	\$	\$ -
39	Total Land Improvement (Lines 33-38)	\$835,495.00	\$0.00	\$835,495.00	\$0.00	\$0.00	\$835,495.00	\$0.00	\$0.00	\$835,495.00
40	Total Structure and Land (Lines 32, 39)	\$2,260,495.00	\$0.00	\$2,260,495.00	\$0.00	\$0.00	\$2,260,495.00	\$0.00	\$0.00	\$2,260,495.00
41	Construction Contingency	\$124,800.00	\$	\$ 124,800.00	\$	\$	\$ 124,800.00	\$	\$	\$ 124,800.00
42	Total Construction Costs	\$2,385,295.00	\$0.00	\$2,385,295.00	\$0.00	\$0.00	\$2,385,295.00	\$0.00	\$0.00	\$2,385,295.00



Please read the instructions tab carefully before completing this page or if you encounter any issues with the document or uploading into the AHP system.

2023 Affordable Housing Program (AHP) Summary of Uses of Funds

Application/Project Number:

Acquisition Costs	Housing	Commercial	Total
Land Acquisition			\$ -
Property Acquisition	\$ 92,000.00		\$ 92,000.00
Legal Fees			\$ -
Closing Costs	\$ 5,000.00		\$ 5,000.00
Title and Recording			\$ -
Total Acquisition Costs	\$ 97,000.00	\$ -	\$ 97,000.00

Construction/Rehabilitation Costs	Housing	Commercial	Total
Construction Costs	\$ 2,385,295.00	\$ -	\$ 2,385,295.00
Rehabilitation Costs	\$ -	\$ -	\$ -
Off-Site Improvements			\$ -
Demolition	\$ -		\$ -
Builders Overhead	\$ 48,000.00		\$ 48,000.00
Builders Profit	\$ 144,000.00		\$ 144,000.00
General Requirements	\$ 134,400.00		\$ 134,400.00
Bond Premium			\$ -
Total Construction/Rehabilitation Costs	\$ 2,711,695.00	\$ -	\$ 2,711,695.00

Fees	Housing	Commercial	Total
Architect Fees	\$ 18,000.00		\$ 18,000.00
Engineering Fees	\$ 50,400.00		\$ 50,400.00
Appraisal Fees	\$ -		\$ -
Attorney Fees	\$ 37,440.00		\$ 37,440.00
Accounting Fees	\$ 48,000.00		\$ 48,000.00
Environmental Fees	\$ 4,800.00		\$ 4,800.00
Tax Credit Fees			\$ -
Tax Credit Monitoring Fees			\$ -
Developer Fees	\$ 432,000.00		\$ 432,000.00
Title and Recording Fees			\$ -
Municipality Fees			\$ -
Other Fees			\$ -
Total Fees	\$ 590,640.00	\$ -	\$ 590,640.00

Taxes and Insurance Costs	Housing	Commercial	Total
Taxes			\$ -
Insurance Fees	\$ 19,200.00		\$ 19,200.00
Total Taxes and Insurance Costs	\$ 19,200.00	\$ -	\$ 19,200.00

Construction Financing	Housing	Commercial	Total
Construction Loan Interest	\$ 90,000.00		\$ 90,000.00
Construction Loan Origination Fee	\$ 24,000.00		\$ 24,000.00
Construction Loan Application Fee	\$ -		\$ -
Other	\$ -		\$ -
Total Construction Financing	\$ 114,000.00	\$ -	\$ 114,000.00

Permanent Financing	Housing	Commercial	Total
Permanent Loan Origination Fees	\$ -		\$ -
Other			\$ -
Total	\$ -	\$ -	\$ -

Project Reserves	Housing	Commercial	Total
Operating Reserves	\$ 62,400.00		\$ 62,400.00
Replacement Reserves	\$ -		\$ -
Tax and Insurance Escrow	\$ -		\$ -

Transformation Reserve	\$	-		\$	-
Internal Rent Subsidy Escrow	\$	-		\$	-
Supportive Services Escrow	\$	-		\$	-
Other	\$	-		\$	-
Total Project Reserves	\$	62,400.00	\$	-	\$ 62,400.00

Syndication Fees and Expenses		Housing	Commercial		Total
Organizational	\$	-		\$	-
Bridge Loan Interest	\$	-		\$	-
Bridge Loan Fees	\$	-		\$	-
Legal Fees	\$	-		\$	-
Accounting Fees	\$	-		\$	-
Other	\$	-		\$	-
Historic Tax Credit Syndication Fees	\$	-		\$	-
Total Syndication Fees and Expenses	\$	-	\$	-	\$ -

Miscellaneous Costs		Housing	Commercial		Total
Market Study	\$	-		\$	-
Survey	\$	12,000.00		\$	12,000.00
Rent Up Expense	\$	-		\$	-
Development Consultant Fees	\$	96,000.00		\$	96,000.00
FF&E	\$	38,400.00		\$	38,400.00
Appliances	\$	24,000.00		\$	24,000.00
Displacement/Relocation Costs	\$	-		\$	-
Other	\$	-		\$	-
Total Miscellaneous Costs	\$	170,400.00	\$	-	\$ 170,400.00

Total Project Costs	\$	3,765,335.00	\$	-	\$ 3,765,335.00
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Please read the instructions tab carefully before completing this page or if you encounter any issues with the document or uploading into the AHP system.

2023 Affordable Housing Program (AHP) Rental Income Worksheet
 Example 24 Units

Application/Project Number:

All rents are in compliance with the AHP Implementation Plan: TRUE

Median Family Income:

Type of Unit & Feature	No. of Units	Estimated Tenant Paid Rent (including utilities; do not include utilities paid outside of rent)	Rent Subsidy	Proposed Monthly Rent	Assumed Family Size	Maximum Annual Income Adjusted for Family Size	Max AHP Rent	Tenant Rent as % of Targeted Income	Total Monthly Rent
<=50% Area Median Income (AMI)									
Efficiency				\$	1	\$ 21,210.00	\$ 530.00	0.00%	\$ -
1 Bedroom	15	\$400.00	\$0.00	\$ 400.00	1.5	\$ 21,210.00	\$ 530.00	0.00%	\$ 6,000.00
1 Bedroom				\$ -	1.5	\$ 22,725.00	\$ 568.00	0.00%	\$ -
1 Bedroom				\$ -	1.5	\$ 22,725.00	\$ 568.00	0.00%	\$ -
1 Bedroom				\$ -	1.5	\$ 22,725.00	\$ 568.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 21,270.00	\$ 682.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 21,270.00	\$ 682.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 21,270.00	\$ 682.00	0.00%	\$ -
3 Bedroom				\$ -	4.5	\$ 31,512.00	\$ 788.00	0.00%	\$ -
3 Bedroom				\$ -	4.5	\$ 31,512.00	\$ 788.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 35,148.00	\$ 879.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 35,148.00	\$ 879.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 35,148.00	\$ 879.00	0.00%	\$ -
>50 to <=60% Area Median Income									
Efficiency				\$	1	\$ 25,452.00	\$ 636.00	0.00%	\$ -
1 Bedroom	5	\$500.00		\$ 500.00	1.5	\$ 25,452.00	\$ 636.00	0.00%	\$ 2,500.00
1 Bedroom				\$ -	1.5	\$ 27,000.00	\$ 682.00	0.00%	\$ -
1 Bedroom				\$ -	1.5	\$ 27,000.00	\$ 682.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 32,724.00	\$ 818.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 32,724.00	\$ 818.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 32,724.00	\$ 818.00	0.00%	\$ -
3 Bedroom				\$ -	4.5	\$ 37,814.40	\$ 945.00	0.00%	\$ -
3 Bedroom				\$ -	4.5	\$ 37,814.40	\$ 945.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 42,177.60	\$ 1,054.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 42,177.60	\$ 1,054.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 42,177.60	\$ 1,054.00	0.00%	\$ -
>60 to <=80% Area Median Income									
Efficiency				\$	1	\$ 33,936.00	\$ 848.00	0.00%	\$ -
1 Bedroom	4	\$500.00		\$ 500.00	1.5	\$ 33,936.00	\$ 848.00	0.00%	\$ 2,000.00
1 Bedroom				\$ -	1.5	\$ 36,360.00	\$ 909.00	0.00%	\$ -
1 Bedroom				\$ -	1.5	\$ 36,360.00	\$ 909.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 43,632.00	\$ 1,091.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 43,632.00	\$ 1,091.00	0.00%	\$ -
2 Bedroom				\$ -	3	\$ 43,632.00	\$ 1,091.00	0.00%	\$ -
3 Bedroom				\$ -	4.5	\$ 50,419.20	\$ 1,280.00	0.00%	\$ -
3 Bedroom				\$ -	4.5	\$ 50,419.20	\$ 1,280.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 58,238.80	\$ 1,406.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 58,238.80	\$ 1,406.00	0.00%	\$ -
4 Bedroom				\$ -	6	\$ 58,238.80	\$ 1,406.00	0.00%	\$ -
>80% Area Median Income									
Efficiency				\$	1	N/A	N/A		\$ -
1 Bedroom				\$	1.5	N/A	N/A		\$ -
2 Bedroom				\$	3	N/A	N/A		\$ -
3 Bedroom				\$	4.5	N/A	N/A		\$ -
4 Bedroom				\$	6	N/A	N/A		\$ -
Total Units									
									24
									15
									5
									4
									0
									0
Total Monthly Rental Income									\$ 10,500.00
Annual Gross Rental Income									\$ 126,000.00

ATTACHMENT B
RENTAL AGREEMENT

New Vision Village Resident Rules

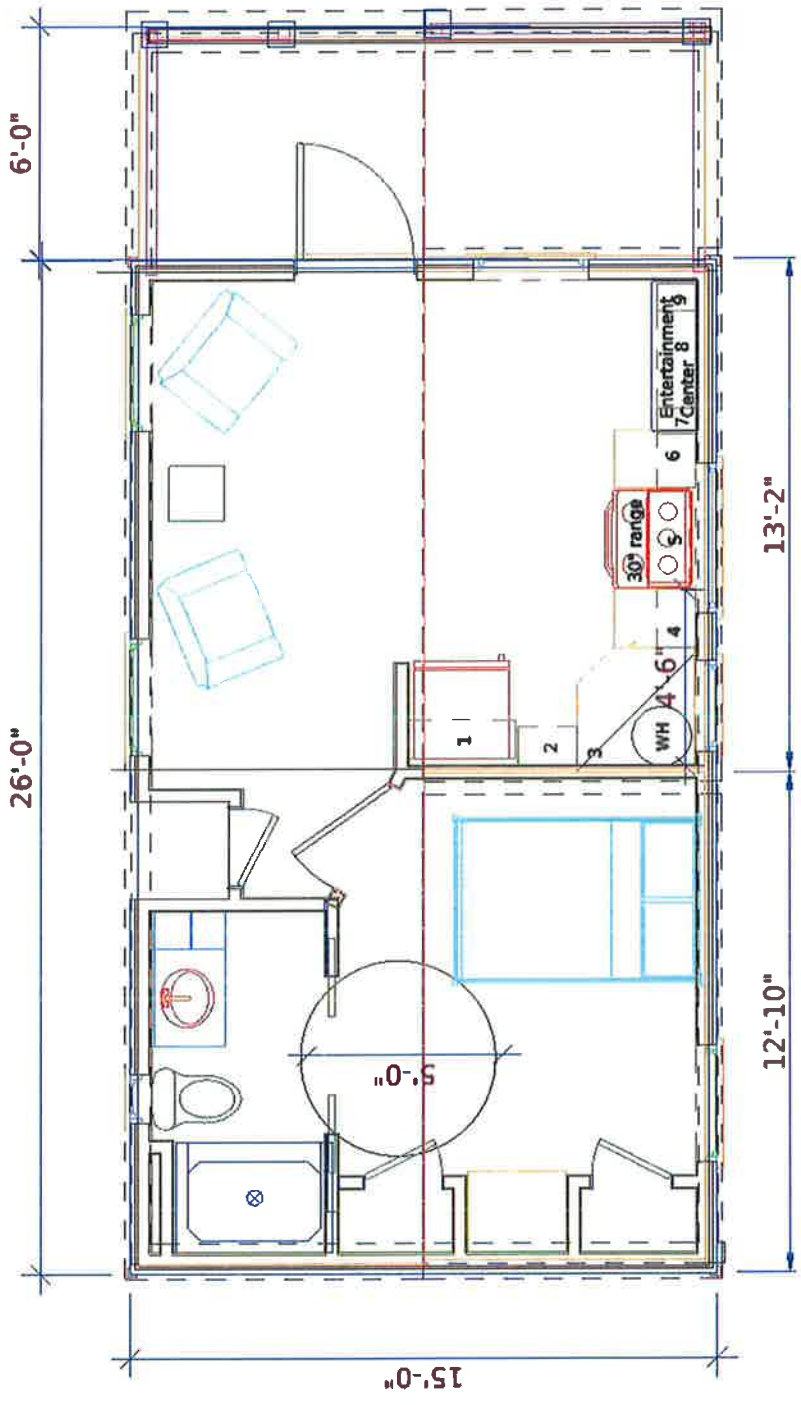
- Obey civil law- New Vision Village is a crime and drug free neighborhood
- No smoking in houses or any building on the New Vision Village property
- Dispose of cigarette butts in proper receptacles
- Alcohol consumption must be in the Resident home for those of legal age. No alcohol consumption will happen in the community areas
- Residents cannot attend community events if you are under the influence
 - To have marijuana on property, you must be able to present a valid Medical Marijuana card and copy must be on file in the Eden Village office.
- No weapons of any kind
 - No loud noise; Must not be able to be heard outside of home between the hours of 11:00 p.m. and 7:00 a.m. (See City Noise Ordinance)
 - No yelling or screaming, harassing others, racial or sexuality related slurs, vulgar language, being naked outside your home, exposing yourself, etc.
- All ~~Guests~~ must sign in and out at the Community building, legal name must be printed so legible
 - Guests must be with the resident they are registered with at ALL times
 - Resident is responsible for their guests and their behavior and actions
 - Guests must leave the Village by 10:30 pm unless registered as an overnight guest.
- Overnight guests:
 - Rent must be paid in full and all money owed to Eden Village must be paid before residents may have a guest
 - \$5 fee for each guest
 - Can NOT stay on property for more than two consecutive nights
 - Staff must be notified in advance and fees must be paid by the next working day
 - We must have a copy of your guest's ID
- Do not let anyone in the gate unless they are YOUR registered guest. YOU are responsible for anyone you let in
- Pets- See Pet Rules addendum

Residents are responsible for their guests and must ensure that they comply with all the rules.

Resident Signature: _____ Date: _____

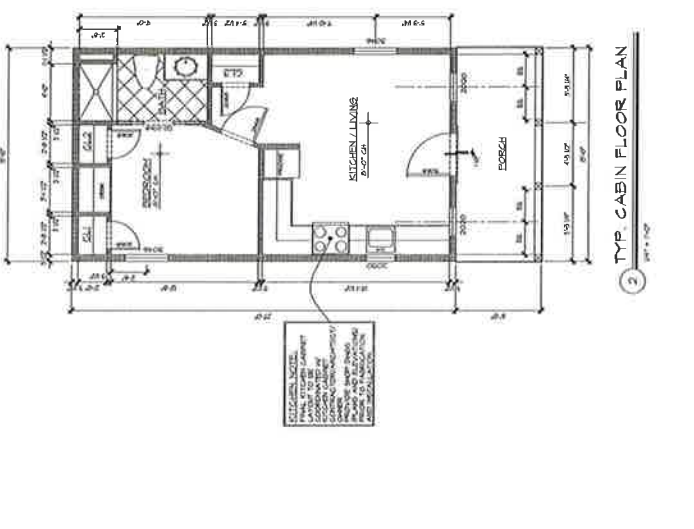
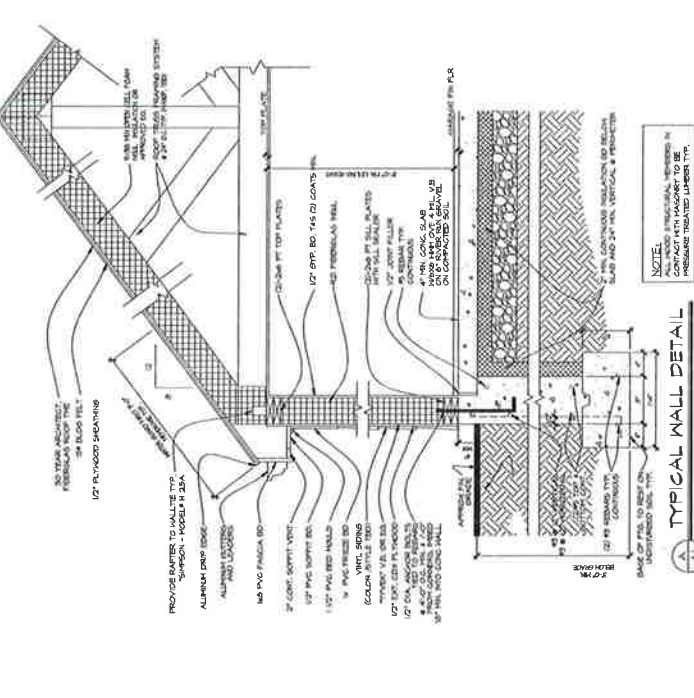
ATTACHMENT C
HOUSING / MATERIALS LIST
ELEVATIONS





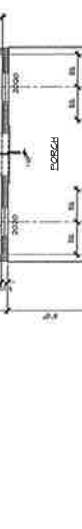
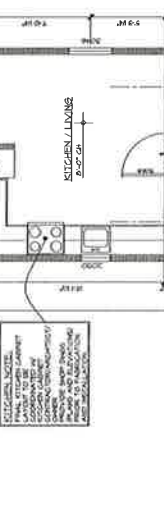
GENERAL NOTES:

1. TAKE BALANCE COPY OF BEST WORKING AND ALL PERMIT STATE AND LOCAL CODES AND REGULATIONS. LATEST EDITIONS. WORK SHALL CONFORM TO STATE BUILDING CONSTRUCTION CODES. LOCAL CODES SHALL TAKE PRECEDENCE OVER STATE CODES.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
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EDEN VILLAGE
CHESTNUT RIDGE
Phillips, West Virginia

NOTES:
1. DO NOT SCALE THE DIMENSIONS USE ONLY DIMENSIONS SHOWN ON THE DRAWING.
2. DIMENSIONS SHOWN ARE RELATIVE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
3. USE FINISH DIMENSIONS FOR STRUCTURAL ELEMENTS, PARTS, JOINTS, BEAMS, POSTS, ETC.
4. THE ARCHITECT HAS REVIEWED AND APPROVED THE DIMENSIONS AND LOCATIONS AND THEIR CONNECTIONS AND HAS NOT ACCEPTED TO VERIFY PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS AND LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
5. THE ARCHITECT HAS REVIEWED AND APPROVED THE DIMENSIONS AND LOCATIONS AND THEIR CONNECTIONS AND HAS NOT ACCEPTED TO VERIFY PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS AND LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCEMENT OF WORK.



CABIN FLOOR PLAN / ELEVATIONS & DETAILS

2. 1/4" PLAN CITY OF THE ARCHITECT
1. 1/4" PLAN CITY OF THE ARCHITECT
1. 1/4" PLAN CITY OF THE ARCHITECT

DATE: 01-23-23
SCALE: AS NOTED
SHEET NO: A1

From:
 Vickie and Art Boyt
 SolSource Greenbuild, LLC
 20480 Panda Rd.
 Neosho, MO 64850
 Mobile (Vickie): 417-648-9898
 Mobile (Art): 417-592-2321
 Office: 417-597-4829



**Quote Detail
 #110416**

Date 1/20/20
 Model Eden Village Park Model
 Size+Porch 26'x15'+6'x15'

To:
 David Brown
 The Gathering Tree, Inc
 2801 E. Division St.
 Springfield, MO 65803

General Structure and Features	
19/32" Tongue & Groove OSB Floor Decking (with DryGuard upgrade included)	standard
2x6 Floor Joists - 16" O.C.	standard
Removeable Hitch	standard
Vaulted Ceiling (per plan)	standard
2x3 & 2x4 16" O.C. Interior walls	standard
3 axles	standard
Exterior light at door	standard
2" standard blinds on regular windows (x6: 2 living, 2 bedrm, 1 kitchen, 1 bath)	standard
96" (8FT) 2x4 - 16" O.C. Sidewall	standard
6/12 roof pitch (15' wide model)	standard
10" steel I-beam frame	standard
Low-E, white windows: 1- 46x15 fxd kitchen clerestory , 1- 32x40 dh kitchen sink , 1- 36x60 dh lvg, 2- 32x60 dh lvg, 1- 32x60 dh bed egress, 1- 14x40 dh bath	standard
16" O.C. roof rafter trusses	standard
Hurricane straps, 3 (minimum 6' coil at each end)	standard
Front covered 6' porch	standard
Black rebar horizontal porch railing (or conventional railing upon request)	standard
Colored metal roof	standard
SmartSiding verticle 4x8", painted	standard
House Wrap siding backer	standard
4" Exterior window trim	standard
36x80 9-lite front door, w/glass with blinds	standard

Interior Features:	
Vinyl rolled flooring, wood plank pattern	standard
1/2" sheetrock walls	standard
Tape and texture walls, square corners	standard
Tape and texture ceiling	standard
18-20 gal. elec. Water heater	standard
6 Panel Interior doors	standard
48" Entertainment Center	standard
Toggle light switches throughout	standard
4" LED Can Lights in Kitchen	standard
Interior door to bedroom 36"	standard
Double pocket door to bathroom from bedroom	standard

Electrical:

100 Amp Electrical service	standard
Interior white ceiling fan w/light, 2 - kitchen, bedroom	standard
Exterior GFCI receptacle (facing porch)	standard
Exterior GFCI receptacle (under trailer for heat tape, etc.)	standard
Pre-wire for solar	standard
Coax cable access box, outlets in main room and bedroom	standard

Plumbing:

Outside water faucet, 1	standard
18-20 gal. elec. Water heater	standard
Interior Water Shutoff Valves	standard

Miscellaneous:

Smoke detectors	standard
Carbon monoxide detectors	standard
Fire extinguisher	standard
Flip Floorplan or Rotate (*increments of 4)	standard
Pre wire for solar-electric	standard

Insulation:

R-11 Insulation - Floors	standard
R-11 insulation - Walls	standard
R-22 insulation - Ceiling	standard

Kitchen Countertops & Tile Options:

Laminate Countertops w/Crescent Rooled Edging	standard
6" Tile Backsplash - one row (kitchen and bathroom)	standard
Tile Behind Range	standard

Kitchen Appliances:

18 CF FF Refrigerator - Black	standard
Full Size Elect Range - Black	standard
Range hoodvent	standard
Stainless Steel Kitchen Sink	standard
Brushed Nickel single lever faucet w/sprayer	standard
Microwave Over Range w/hood T/O	\$180.00

Cabinet Hardware:

Nickel Pulls (6") On Cabinets	standard
-------------------------------	----------

Bathroom:

Porcelain Sink	standard
36" High vanity	standard
Brush Nickel Faucets	standard
Laminate countertop w/Crescent rolled edging	standard
6" Tile Backsplash - one row	standard
Elongated Toilet	standard
Bath Exhaust Fan	standard
Medicine Cabinet with Mirror at Sink	standard
48" Shower w/seat, curtain enclosure	standard
Towel, clothing hooks	standard

Cabinetry/molding:

White Crown Molding - 2-1/2"	standard
Cased Windows	standard
Door Stops on Floor	standard
3-1/4" White baseboards	standard
2-1/2 White door trim	standard
Drawer Bank in Kitchen	standard
White wood shelves in closets and pantry	standard

Bedroom Features:

White BiFold Closet Doors	standard
Built-in Chest of Drawers	standard

A/C and Heating Options:

19-Seer Ductless Mini-Split, 18 kBTU	standard
--------------------------------------	----------

ADA Options:

Electrical wiring for bidet	standard
Blocking for basic bathroom grab bars	standard

Total Price for Standard Items	\$ 35,865.00
Total for Non-Standard Items	\$ 180.00
Delivery Charge	\$ 800.00
Less credit for donated items	\$ (0.00)
Total for Delivered Unit	\$ 36,845.00

ATTACHMENT D
PROPERTY MAP &
RENDERINGS



PLAT OF SURVEY
FOR

**JSTON L. SEAMAN
ONNA M. SEAMAN**
DISTRICT BARBOUR COUNTY
WEST VIRGINIA

: 1"=100' JULY 2023

301

1/2" REBAR
(P.O.B.)

ST VIRGINIA
NTY ROUTE 24
ST RUN ROAD*
(30' R/W)

TON L. SEAMAN
ONNA M. SEAMAN
52/24 6-71

RGINIA
UTE 24/3
DGE ROAD*

ELOISE MAYLE
196/250 6-72

CORNER FENCE POST

LINE TABLE FOR TIE LINES		
LINE	BEARING	DISTANCE
L1	N 32°48'20" E	27.63'
L2	S 32°03'00" W	26.72'

EDMOND LEON MAYLE
383/208 6-70

ALL BEARINGS SHOWN HEREON
TO A PLAT OF SURVEY RECORDED
DEED BOOK 430 AT PAGE 367.

LEGEND



5/8-INCH REBAR, SET
1/2-INCH REBAR, FOUR
UTILITY POLE
CALCULATED POINT
PROPERTY LINE
ADJOINING PROPERTY LINE
FENCE LINE
RIGHT-OF-WAY LIMITS (DEED BOOK / PAGE NO / TAX MAP - PARCEL NO / POINT OF BEGINNING)

000/000
00-00
(P.O.B.)

26' SUGAR MAI
5/8" REBAR
JEFFRE
LISA
430.

422/35
TERRY G. ROBINSON
489/553 7-7.2

6' REBAR
TOMMIE J. CROSTON
PATRICIA CROSTON
297/592 6-76

NOTE: THIS SURVEY WAS DONE
THE BENEFIT OF A LAWYER'S
AND MAY NOT ADDRESS ALL
EASEMENTS, RESTRICTIONS OR

SURVEYED DURING JULY 2023
SURVEYOR AND ASSOCIATES, P.C.
KINGWOOD, WEST VIRGINIA

Audrey Schultz

AUGUST 10, 2023









ATTACHMENT E
EPICENTER











GLO James



