The Burgeon Project Master Prospectus

Supported Living, Recovery, Purpose and Long-Term Belonging in the Sevierville Region

Stories • Understanding • Resources • Employment • Community • Belonging

Prepared for donor, investor, community, regulatory and strategic-partner discussion. This document combines the Project Burgeon Command Center, the Residential Continuum Prospectus, the preliminary "What If It Is Possible?" financial prospectus, "The Bridge After Treatment," the founder-edited working text and the land-market screenshot into one reconciled plan.

Working status: This is a comprehensive planning prospectus, not a securities offering, construction bid, legal opinion, clinical protocol, reimbursement promise or final development decision. Every amount is identified as a verified public fact, founder-provided evidence, calculated scenario or planning estimate.

Master-plan profile

Preferred region	First three phases	Long-term homes	Full three-phase capacity
Sevierville / East Tennessee	Three shared houses	30 tiny homes or cabins	54 residents

Prepared for donor, investor, community, regulatory and strategic-partner consideration | Working master plan | July 2026

Executive overview

The plan at a glance

Phase	New residential capacity	Cumulative capacity	Strategic purpose
Phase One	8-resident Supported Living House + 10 tiny homes/cabins	18	Launch as a real supported-living and long-term belonging community
Phase Two	8-resident Sober Living House + 10 additional tiny homes/cabins	36	Add recovery-specific housing after culture and operating systems are proven
Phase Three	8-resident High-Support Recovery and Stability House + 10 additional tiny homes/cabins	54	Add the highest-support layer only after the organization can responsibly hold it
Later expansion	Additional pods of 10 tiny homes/cabins	64, 74, 84…	Expand long-term belonging only within land, utility, staffing and community capacity

The first three phases therefore create three shared houses, 30 long-term tiny homes or cabins and a total residential capacity of 54 people. The tiny homes are not an afterthought. Each phase deliberately adds another ten because long-term belonging is the heart of the model, not simply the final reward for completing a program.

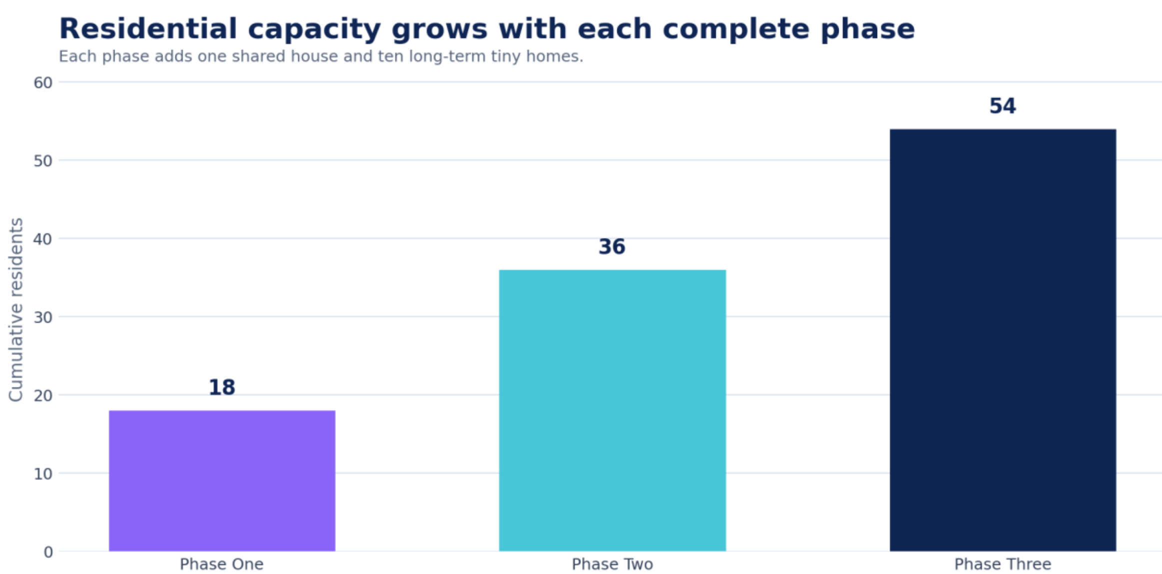


Figure 1. Cumulative residential capacity after each complete phase.

How to read the evidence and numbers

- Verified public fact: supported by a linked government, regulatory or institutional source.
- Founder-provided evidence: a stated project decision, owned asset, direct experience or supplied market screenshot.
- Calculated scenario: arithmetic based on assumptions shown in the document.

- Planning estimate: an early allowance that must be replaced by an appraisal, quote, contract, site report, legal opinion or payer agreement before commitment.

The operating models use stabilized occupancy rather than assuming every bed and home is always full. Insurance reimbursement is not included in the launch base case because Phase One is not designed as a treatment program. Construction figures account for the difference between a $30,000 tiny-home structure and a more realistic $45,000–$70,000 installed home with foundation or pad, connections, permits, access and basic furnishings.

1. Mission, North Star and decision filter

The Burgeon Project exists to create a sustainable ecosystem where autistic, neurodivergent and recovering adults who identify with this community can build meaningful, connected, productive lives with the level of support they need.

It is designed to reduce isolation, relapse, homelessness, repeated crisis, unnecessary institutionalization, family burnout, unemployment and preventable suffering by creating a community where support, accountability, purpose and dignity coexist.

North Star: Project Burgeon exists to help neurodivergent people and their families move from understanding to belonging.

Decision filter: Does this move Project Burgeon closer to a sustainable ecosystem where autistic and neurodivergent adults can build meaningful, connected, productive lives with the level of support they need?

The larger ecosystem

Stories → Understanding → Resources → Employment → Community → Belonging

Part of the ecosystem	Role
Loving the Spectrum	The voice: lived experience, family, grief, hope, advocacy, education and meaning
Find Support Today	Navigation, practical resources, support options and connection
The UGC Exchange	Flexible work, entrepreneurship, dignity, purpose and economic opportunity
The Burgeon Project	Community, housing, lifelong support, meaningful contribution and belonging
Future restoration and recovery work	Accountability, rehabilitation, grace and intervention before crisis becomes irreversible

Core philosophy

- Every person has inherent worth and is not defined by a diagnosis, a worst day or the worst thing they have done.
- Behavior is information, not identity. Many behaviors began as attempts to cope with needs, neurology, trauma or circumstances that were not understood or supported.
- Community and purpose can be therapeutic, but they do not replace treatment when treatment is needed.
- Meaningful work improves well-being when it is voluntary, fairly compensated and fitted to the person.
- Recovery is lifelong; independence exists on a continuum; quality of life matters more than performative compliance.
- Belonging matters more than perfection.

Operating principles

- Not charity built on dependence.
- Not housing without purpose.
- Not employment without support.
- Not treatment without belonging.
- Not compassion without accountability.
- Not accountability without grace.
- A place where people can struggle without being abandoned.

Community standard

Healthy communities are not built because everyone agrees. They are built because people learn to live together with mutual respect. The Burgeon Project embraces many personalities, interests, cultures, beliefs and ways of living. Residents are free to make their own choices, pursue their own interests and hold their own beliefs. We do not expect conformity. We do expect kindness, accountability, respect for one another and a shared commitment to maintaining a safe and welcoming community.

What the Burgeon Project is and is not

The Burgeon Project is first and foremost a residential community ecosystem. It brings together housing, employment, practical assistance, relationships, accountability, opportunity and community. It is a place where people can stabilize, work, contribute, receive support, build relationships and belong.

At launch, it is not a psychiatric hospital, medical detox facility, locked program, luxury rehabilitation center, behavioral-compliance program, conventional institution or treatment center. Outside treatment may be part of a resident’s life, and later phases may explore separately licensed on-site services. Those possibilities do not redefine the community’s core identity.

2. Why the model is needed

Existing systems divide people by diagnosis, symptoms, substance use, income, productivity and behavior. Almost no system asks the larger question: how does someone build a meaningful life?

Many autistic and neurodivergent adults need more than appointments. They need daily structure, supported routines, work opportunities, safe housing, life skills, peer relationships and a community where they are known and needed. Adults leaving treatment, experiencing family burnout, at risk of homelessness, living through relapse cycles or repeatedly failing at unsupported independence often need more than discharge paperwork. Families search for the missing middle: not inpatient care, not isolated independent living, but structured, dignified, purpose-centered support with room to grow.

The Burgeon Project is designed to occupy that missing middle while also offering long-term residence to people who enter directly and have never needed inpatient treatment.

3. Why Sevierville and the surrounding East Tennessee corridor

Core location rationale: Pasadena Villa is not part of the plan. The location is part of the plan.

Sevierville is not being selected merely because it is attractive or because land listings exist. The region combines higher-acuity treatment infrastructure, a neurodivergent-relevant proof point, a large tourism and hospitality economy, transportation access, natural setting, a growing local market and a founder-owned regional anchor. Together, those conditions make it unusually well matched to the Burgeon model.

1. Higher-acuity treatment already exists nearby

Pasadena Villa Smoky Mountain Lodge publicly describes 24-hour residential treatment for adults with complex mental-health conditions, autism spectrum disorder, neurodivergent tendencies and co-occurring substance-use disorders. Its nearby Stables Autism Program is a specialized nine-bed residential program for autistic and neurodivergent adults on a 25-acre Sevierville property. These programs validate that families will travel to East Tennessee for specialized, home-like, nature-based support.

Verified sources: Smoky Mountain Lodge and The Stables Autism Program.

No partnership, referral agreement, endorsement, shared program or operational relationship is assumed. The strategic advantage is that the higher-acuity layer already exists in the broader region. Burgeon can initially invest in what remains missing after stabilization: supported living, sober living, long-term homes, daily structure, purposeful work, family relief and belonging.

2. The location supports a responsible launch sequence

Because residential treatment resources are nearby, Burgeon does not have to begin by building the most expensive and regulated part of the continuum. It can learn with its core population, establish culture and safeguards, add recovery-specific housing, and only then add the highest-support house. This lowers launch complexity without minimizing resident needs.

3. Tourism creates employment and customers

Sevier County's labor market is unusually concentrated in visitor-facing industries. Tennessee economic-development data report approximately 16,888 accommodation and food-service jobs, 7,331 arts/entertainment/recreation jobs and 9,870 retail jobs in the county. The same profile identifies I-40 access, McGhee Tyson Airport approximately 31 miles from the county seat and 99 daily flights at the nearest commercial airport.

Verified source: Tennessee Department of Economic and Community Development, Sevier County profile.

Tourism creates outside customers for hospitality services, food, events, products, digital content, grounds work, cleaning, laundry, cabin turnover and visitor experiences. It also creates many potential employer partners. Burgeon's strategy is not to depend on residents buying from one another; it is to connect residents and Burgeon-owned enterprises to a large external economy.

4. The market is larger than the permanent population

The Census Bureau estimates Sevier County's 2025 population at 101,342 and reports approximately $1.707 billion in accommodation and food-service sales and $3.012 billion in retail sales in 2022. Sevierville's 2025 population estimate is 19,010, yet its 2022 retail sales per capita were $92,534. Those figures demonstrate the effect of visitors and regional shoppers on the local economy; they do not guarantee success for any particular Burgeon enterprise.

Verified source: U.S. Census Bureau QuickFacts, Sevier County.

5. Tennessee tourism is durable economic infrastructure

Tennessee reported $31.66 billion in direct visitor spending in 2024. In 2023, visitor activity sustained 191,522 direct jobs statewide. These statewide figures are not a local sales forecast, but they confirm that tourism is a major employment and business system rather than a seasonal side note.

Verified sources: Tennessee tourism leadership profile and 2024 spending and 2023 economic impact release.

6. The natural setting supports the mission

The Smoky Mountains region offers beauty, outdoor space and a destination identity without requiring Burgeon to become a resort. A calm, home-like and nature-connected environment can support regulation, recreation, animal care, gardens, community gathering and a sense that residents live somewhere chosen rather than somewhere hidden.

7. Tennessee has recognizable licensing categories

Tennessee's published framework identifies Mental Health Supportive Living, Mental Health Supportive Residential Facilities and Mental Health Residential Treatment Programs for Adults. This does not mean Burgeon automatically fits a category or can operate without a license. It means the state already recognizes a continuum resembling parts of the concept, making early regulator consultation worthwhile.

Verified source: Tennessee behavioral-health licensing categories.

8. The founder already has an East Tennessee anchor

The founder owns approximately 11 acres in the broader region. The property is hilly and should not be forced to carry a 54-resident campus if engineering says it cannot. It may still serve as a demonstration site, workshop, nursery, employment base, administrative site, founder residence, retreat, financing asset or geographic anchor while a flatter 40-plus-acre campus is developed nearby.

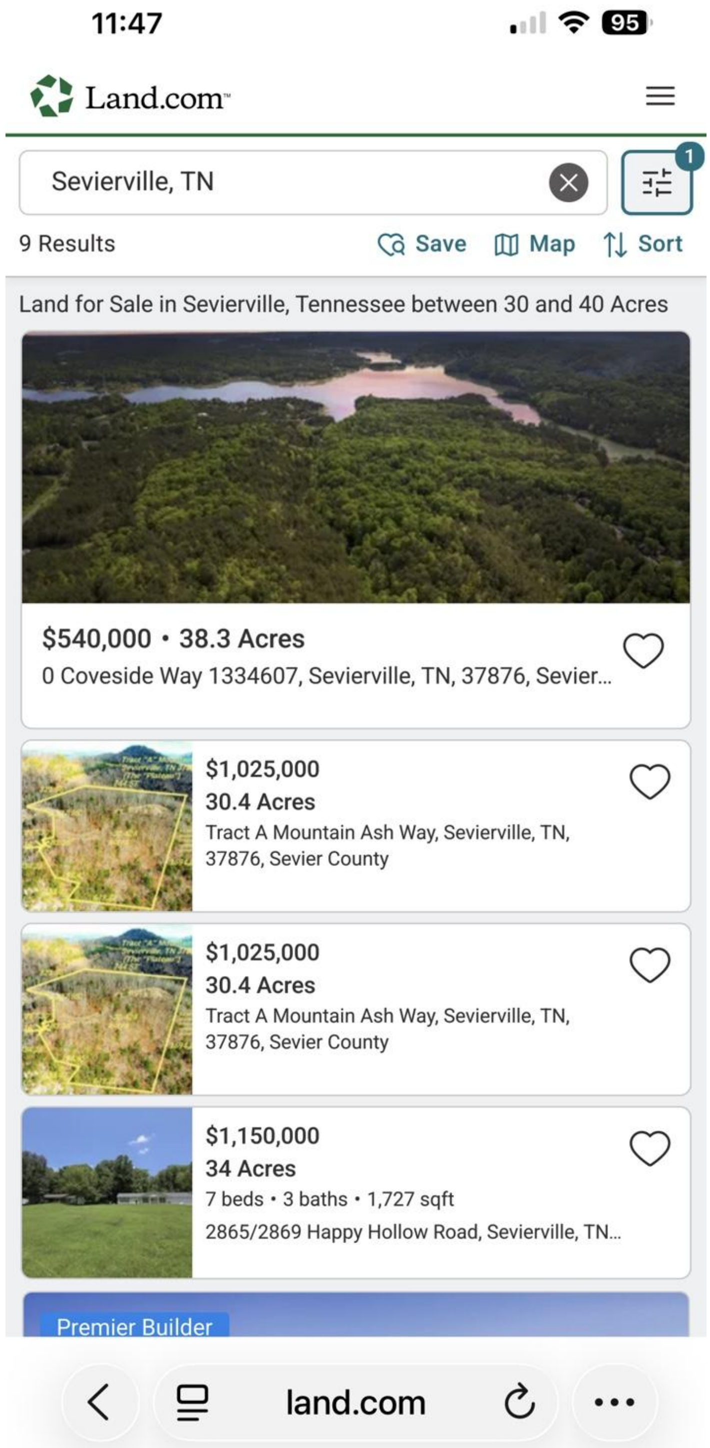
Why not simply choose the cheapest rural acreage?

Burgeon needs more than land. It needs access to treatment providers, healthcare, staff, jobs, customers, transportation, families and a community people want to visit. A cheaper but isolated tract could increase transportation, recruitment, emergency-response and enterprise costs enough to erase the land savings.

4. Land strategy and site requirements

Founder-provided Sevierville-area asking-price snapshot

A Land.com search supplied by the founder showed three illustrative asking prices for 30–38 acres near Sevierville: 38.3 acres at $540,000; 30.4 acres at $1,025,000; and 34 acres with a listed seven-bedroom home at $1,150,000. These are asking prices from a screenshot, not verified transactions, appraisals or comparable sales. Listings can change or disappear.



Founder-supplied Sevierville land search. Asking prices only; property suitability not established.

Working land allowance

The screenshot supports a preliminary acquisition allowance of approximately $750,000–$1.50 million for the full-campus search, with the understanding that an exceptional improved property could cost more and an unsuitable low-price tract could be economically worse than a higher-price tract. The earlier $1.25–$2.00 million planning range remains a useful stress test, not the base assumption.

Minimum property criteria

- Approximately 40 or more acres, with enough genuinely buildable land for three shared houses, 30 tiny homes, common facilities, enterprises, parking, roads, open space and later expansion.
- Zoning and development rights compatible with the precise mix of residences, rentals, support services, agriculture, public-facing businesses and future licensed services.
- Safe road frontage, emergency access, fire apparatus turning, reliable evacuation and separation between public and residential traffic.
- Geotechnical and topographic conditions that limit retaining walls, extreme grading and inaccessible slopes.
- Soils and wastewater capacity for the full buildout, not merely Phase One; public sewer is advantageous where feasible.
- Reliable water, electricity, broadband and future utility capacity.
- Practical travel time to Sevierville, Knoxville-area healthcare, employers and higher-acuity treatment resources.
- A public-facing entrance for businesses and visitors, with a private residential interior.

The non-negotiable site sequence

1. Confirm zoning and use interpretation before purchase or an unconditional contract.
2. Complete survey, title, environmental, geotechnical, slope, drainage, floodplain, utility, well and septic analysis.
3. Test a conceptual full-campus plan showing all three houses, 30 tiny homes, common buildings, roads, parking and emergency access.
4. Price the site infrastructure before treating a low land price as a bargain.
5. Use purchase contingencies that allow withdrawal if approvals or engineering fail.

5. The residential continuum

The continuum is the model. It is designed so a person can receive more or less support without automatically losing community, relationships, work and belonging. Movement is individualized, not a mandatory graduation ladder.

Component	Phase added	New residents	Cumulative residents	Primary purpose
Supported Living House	One	8	8	Neurodivergent-adapted daily living support, routines, transition and community
Tiny-home pod 1	One	10	18	Supported independence and immediate long-term belonging
Sober Living House	Two	8	26	Structured recovery housing, sobriety and peer accountability
Tiny-home pod 2	Two	10	36	Long-term homes for eligible residents, including recovery pathways and direct entrants
High-Support Recovery and	Three	8	44	Higher-support environment for overlapping

Component	Phase added	New residents	Cumulative residents	Primary purpose
Stability House				recovery, trauma, mental-health and neurodivergent needs
Tiny-home pod 3	Three	10	54	Additional long-term belonging and supported independence

Who may enter where

- A person may enter the Supported Living House without any history of inpatient treatment or substance use.
- A person may enter a tiny home directly if they can manage the home with the agreed level of support and meet community criteria.
- A person may enter the Sober Living House after treatment, relapse, family crisis or another recovery transition.
- A person may enter the High-Support House from outside or step up from another Burgeon setting if the house is licensed, staffed and clinically appropriate for that need.
- Not every resident will move through every level. Some may remain in a tiny home long term; some may move elsewhere and retain community connection.

Phase One: supported living and the first ten tiny homes

Phase One establishes the public identity: a supported residential and long-term belonging community for neurodivergent adults and adults transitioning from treatment, instability, family burnout, isolation or failed independent living into meaningful life, greater independence and durable belonging.

The 8-resident Supported Living House

- Daily living, executive-functioning, meal-planning and household-routine support.
- Work readiness, social support, emotional-regulation coaching and transportation support.
- Family communication when appropriate, supported community participation and flexible accountability.
- Private bedrooms with shared kitchen, laundry, bathrooms and living space; clean, smart, comfortable and basic rather than glamorous.

The house begins with the population most central to the mission. It allows Burgeon to develop its culture, boundaries, staffing and routines before adding recovery-specific and higher-support complexity.

The first ten tiny homes or cabins

- Long-term homes for residents ready for more independence but still benefiting from community, optional support and connection.
- Affordable or moderate rent, transparent community or support charges, shared meals and events, enterprise connections and peer-support access.
- Real tenant protections. Housing should not disappear automatically because treatment ends, employment changes or a resident has a difficult season.

The first tiny-home pod makes belonging visible on opening day. It says: you do not have to leave simply because you become stable; you may build a life here.

Phase Two: sober living and ten more tiny homes

After Phase One is safe and stable, Phase Two adds an 8-resident Sober Living House and a second 10-home pod. The house provides sober housing, peer accountability, meetings, resident leadership, purposeful daytime structure, relapse protocols, transportation planning and connections to outside treatment when appropriate.

The second tiny-home pod supports long-term recovery pathways but is not automatically restricted to graduates of the Sober Living House. Admission, sobriety expectations and neighbor placement must be designed intentionally so recovery residents are protected without turning the entire community into a single-purpose sober campus.

Phase Three: high-support living and ten more tiny homes

Phase Three adds an 8-resident High-Support Recovery and Stability House plus a third 10-home pod. The house serves people who may be too complex for ordinary sober or supported living but do not need hospital-level inpatient care or medical detox. It may include 24-hour on-site support, greater structure, crisis-prevention planning, medication-accountability policies where lawful, emotional-regulation support, outside clinical coordination and step-up or step-down planning.

Licensing boundary: A 24-hour higher-support residence may trigger Tennessee behavioral-health or personal-support licensing and related life-safety, staffing, documentation and clinical-governance requirements. Burgeon must obtain a written regulatory determination before finalizing the service model or accepting residents.

The third tiny-home pod raises cumulative capacity to 54. Further pods of ten may be added only after demand, infrastructure, staffing, affordability and community quality have been demonstrated. When the property reaches its responsible capacity, Burgeon should use a wait-list or develop another appropriately governed location rather than overbuild the original campus.

6. Resident life, contribution and safeguards

Program elements across the community

- Supported living, executive-functioning support, life skills, cooking and shared meals.
- Peer support, house meetings, recovery meetings and relapse planning where applicable.
- Supported employment, digital work, woodworking, gardening, animal care, automotive or repair work, creative arts and volunteering.
- Transportation, family support, mentoring, outside therapy coordination and crisis-prevention planning.
- Community events, recreation, quiet space and opportunities for both connection and privacy.

Resident contribution

Residents should be contributors to community life, not passive recipients. Contribution may include welcoming newcomers, meals, gardens, animal care, events, peer mentoring, property care or enterprise work. It must never become unpaid labor demanded in exchange for housing. Formal responsibilities should be voluntary where appropriate, clearly defined and compensated through wages, stipends, rent reductions or other lawful benefits.

Admission and placement safeguards

- Separate admission criteria and house expectations for supported living, sober living, high-support living and independent tiny-home tenancy.
- Functional, safety, support, recovery and community-fit assessment before placement; no automatic referral acceptance.
- Clear exclusion criteria for medical detox, imminent violence, hospital-level psychiatric need or any need Burgeon is not licensed and staffed to manage.
- Written transition plan identifying responsibility for therapy, psychiatry, medication, transportation, crisis response, work and family communication.
- Resident rights, grievance procedures, privacy protections, reasonable accommodation and fair-housing review.
- Policies for relapse, overdose, suicide risk, behavioral escalation, missing persons, medication, visitors, transportation and emergency transfer.

7. Employment and enterprise: why tourism matters

Employment is not a decorative program added after housing. It is one of the principal reasons to locate near Sevierville. The region offers thousands of existing jobs, a large flow of visitors and hospitality businesses that buy recurring services. Burgeon can combine outside employment, supported placements, resident-led businesses and Burgeon-owned enterprises.

Potential tourism and hospitality pathways

- Hotels, cabin companies, attractions, restaurants, retailers, venues, parks and visitor services.
- Commercial laundry, linen preparation, cabin turnover, cleaning, restocking and welcome-product assembly.
- Cafe, bakery, market, nursery, seasonal products, woodworking, locally made goods, classes and events.
- Grounds maintenance, landscaping support, furniture repair, packing, fulfillment and shipping.
- Photography, visitor-content production, social media, UGC and digital administration through The UGC Exchange.

The wage problem must be faced directly

The same Sevier County profile that shows large tourism employment also reports average annual wages of approximately $34,841 in accommodation and food service, $33,088 in arts/entertainment/recreation and $34,135 in retail. MIT's February 2026 living-wage estimate for one adult without children in Sevier County is $20.41 per hour, or approximately $42,450 before taxes for full-time work.

Verified source: MIT Living Wage Calculator, Sevier County.

Burgeon should use tourism as an entry point and customer base, not a ceiling. The employment system needs skill ladders, benefits counseling, transportation reliability and pathways into supervision, trades, digital work, self-employment and higher-value roles.

Mature enterprise targets for testing

Enterprise group	Illustrative mature annual sales target
Laundry, linens, cabin turnover and hospitality services	$500,000–$800,000
Cafe, bakery, market and visitor products	$300,000–$500,000
Nursery, farm, flowers and seasonal sales	$150,000–$300,000
Woodworking, repair and fabricated products	$175,000–$350,000
UGC, digital services, e-commerce and fulfillment	$400,000–$750,000
Combined mature sales possibility	**$1.525–$2.700 million**

These are sales targets, not profit forecasts. The operating model includes only modest net enterprise contribution because wages, materials, management, insurance and customer acquisition absorb revenue. Burgeon must test enterprises with outside customers before depending on them to support housing or payroll.

8. Campus organization

Public-facing edge

- Visitor reception, market, cafe or bakery, nursery, showroom, classrooms, enterprise space and customer parking.
- Separate signage, access, delivery and safety systems so customers never need to enter the residential area.

Private residential interior

- Three shared houses in distinct settings appropriate to their populations.
- Thirty tiny homes arranged as three small neighborhoods, not one dense field.
- Community building, gardens, animal areas, recreation, quiet spaces, offices and staff support.
- Safe walking paths and transportation routes designed for accessibility and emergency response.

9. Capital plan

The initial conversation used a $6–$10 million establishment concept. The first detailed prospectus moved to an $8–$12 million practical target for a campus containing a licensed 12–18-bed treatment building, three transitional houses and ten tiny homes. The reconciled plan removes the launch treatment building but expands long-term housing to 30 tiny homes and stages three distinct houses. Its full-buildout capital requirement should therefore be modeled separately rather than inheriting either old total unchanged.

Cost basis retained from the earlier work

Item	Founder/early target	Protected planning allowance	Reason for difference
Land, approximately 40 acres	Listings observed from $540,000	$750,000–$1.50M base; $2.00M stress case	Asking prices do not establish buildability, utilities or value
Each compact 8-bedroom house	$350,000	$450,000–$700,000; high-support house $600,000–$1.00M	Accessibility, fire/life safety, professional fees and support intensity
Each tiny-home structure	$30,000	$45,000–$70,000 installed	Pad/foundation, connections, permits, access and furnishings
Original site preparation	$500,000	$1.60–$3.20M across three phases	Roads, grading, drainage, wastewater, utilities and full 54-person capacity

Phase One capital requirement

Phase One use	Planning range
Land acquisition	$0.75–$1.50M
Survey, geotechnical, civil, zoning, architecture, legal and financing	$0.25–$0.50M
Backbone roads, grading, drainage, water, power, broadband and wastewater sized for expansion	$1.00–$1.80M
8-resident Supported Living House	$0.45–$0.70M
First 10 installed tiny homes/cabins	$0.45–$0.70M
Community, administration and first enterprise/work space	$0.50–$1.00M
Furnishings, vehicles, equipment, safety and technology	$0.30–$0.60M
Construction contingency	$0.45–$0.90M
Pre-opening payroll and operating reserve	$0.75–$1.20M
Phase One indicative total	**$4.90–$8.90M**

A $750,000–$1.50 million raise could function as predevelopment capital, a down payment or a bridge only if an improved property and substantial financing are available. It is not a credible all-in budget for acquiring raw land, installing infrastructure, building a house and delivering ten new homes.

Phase Two incremental capital

Phase Two use	Planning range
8-resident Sober Living House	$0.45–$0.70M
Second 10-home pod	$0.45–$0.70M
Utility, road, wastewater and site expansion	$0.30–$0.70M
Enterprise/community expansion, furnishings and equipment	$0.30–$0.65M
Professional fees and contingency	$0.30–$0.60M
Operating and occupancy-ramp reserve	$0.35–$0.65M
Phase Two incremental total	**$2.15–$4.00M**

Phase Three incremental capital

Phase Three use	Planning range
8-resident High-Support Recovery and Stability House	$0.60–$1.00M
Third 10-home pod	$0.45–$0.70M
Utility, road, wastewater and site expansion	$0.30–$0.70M
Support, community, staff, safety and enterprise upgrades	$0.40–$0.90M
Professional fees and contingency	$0.40–$0.80M
Pre-opening and higher-support operating reserve	$0.50–$0.90M
Phase Three incremental total	**$2.65–$5.00M**

Full three-phase capital frame

Capital view	Planning amount
Phase One	$4.90–$8.90M
Phase Two incremental	$2.15–$4.00M
Phase Three incremental	$2.65–$5.00M
Raw combined range	**$9.70–$17.90M**
Practical campaign frame with favorable land, disciplined phasing and value engineering	**$10–$16M**

This range is larger than the early $6–$10 million idea because the current plan contains 30 installed tiny homes, full infrastructure for 54 residents, three shared houses, common space and adequate reserves. It could fall below the range if an improved property already contains usable houses, cabins, utilities and roads. It could exceed the range if the site is steep, wastewater is difficult, construction codes are more demanding or financing costs are high.

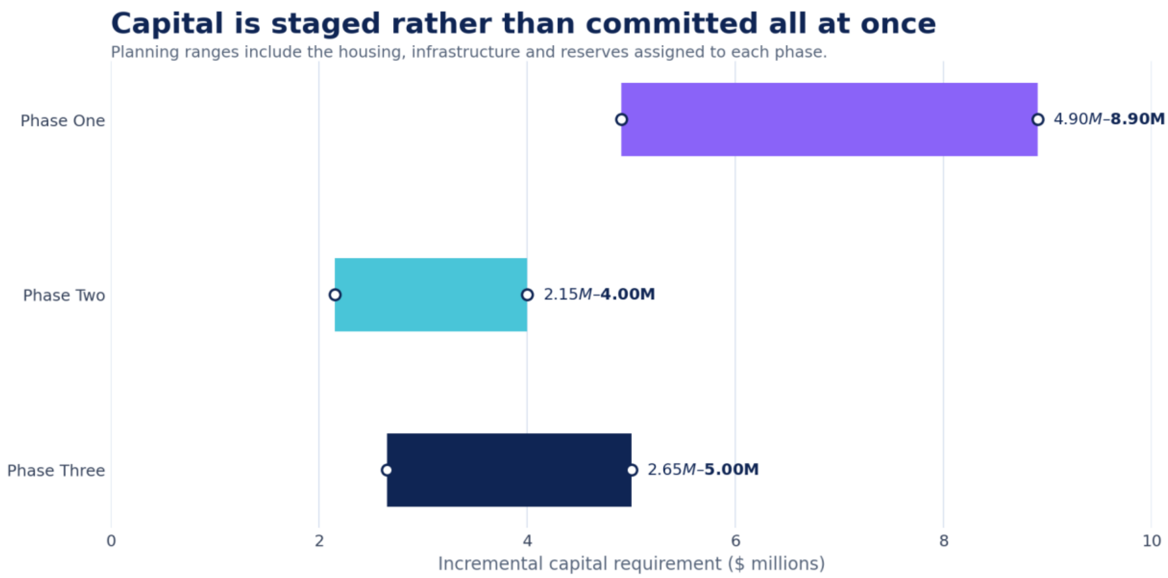


Figure 2. Incremental capital ranges by phase. The three ranges combine to $9.7–$17.9 million before value engineering.

10. Operating and revenue model

Planning rates and occupancy

Component	Beds/homes	Base monthly collected amount	Stabilized occupancy	Annual stabilized housing/service revenue
Supported Living House	8	$3,500/resident	90%	$302,400
Each 10-home tiny-home pod	10	$1,650/home	90%	$178,200
Sober Living House	8	$3,000/resident	90%	$259,200
High-Support House	8	$5,000/resident	90%	$432,000

The tiny-home amount is a planning midpoint between the edited $1,500 and $1,800 scenarios. Final documents should separate ordinary rent, utilities, meals, community fees and optional support charges wherever legally and operationally possible. The High-Support amount is not an insurance rate and may be inadequate if the residence requires licensed 24-hour staffing.

Revenue by phase at stabilized occupancy

Phase	Housing/service revenue	Grant/donor support	Enterprise net contribution	Total planning revenue
One: 8 supported + 10 tiny homes	$480,600	$90,000	$42,000	$612,600
Two cumulative: 8 supported + 8 sober + 20 tiny homes	$918,000	$120,000	$65,000	$1,103,000

Phase	Housing/service revenue	Grant/donor support	Enterprise net contribution	Total planning revenue
Three cumulative: 24 shared-house residents + 30 tiny homes	$1,528,200	$150,000	$90,000	$1,768,200

At 100% occupancy using the edited rates of $3,500, $1,800, $3,000 and $5,000, full residential revenue would be $1.752 million and total revenue including $150,000 in grants/donations and $90,000 in enterprise contribution would be $1.992 million. The earlier document's $1.560 million total and 34-resident label were obsolete carryovers from the one-pod model and are corrected here.

Operating expense frame excluding construction and major debt service

Phase	Annual operating range	Base planning midpoint	Primary cost drivers
One	$625,000–$825,000	$725,000	House management, support, property operations, insurance, transportation and central leadership
Two cumulative	$925,000–$1.25M	$1.0875M	Second house, recovery staffing, 20 homes, transportation, maintenance and administration
Three cumulative	$1.45–$2.00M	$1.725M	24-hour high-support coverage, three houses, 30 homes, safety, maintenance and clinical coordination

Illustrative operating result

Phase	Planning revenue	Midpoint operating cost	Illustrative result before debt service
One	$612,600	$725,000	($112,400) gap
Two cumulative	$1,103,000	$1,087,500	$15,500 reserve
Three cumulative	$1,768,200	$1,725,000	$43,200 reserve

These narrow results show why capital funding and operating reserves matter. Debt service, depreciation and major replacement reserves are not included. A favorable result cannot be manufactured by underpaying staff, overstating enterprise profit or assuming constant full occupancy. Final feasibility requires a month-by-month staffing plan, payer and private-pay demand research, insurance quotes and actual property debt terms.

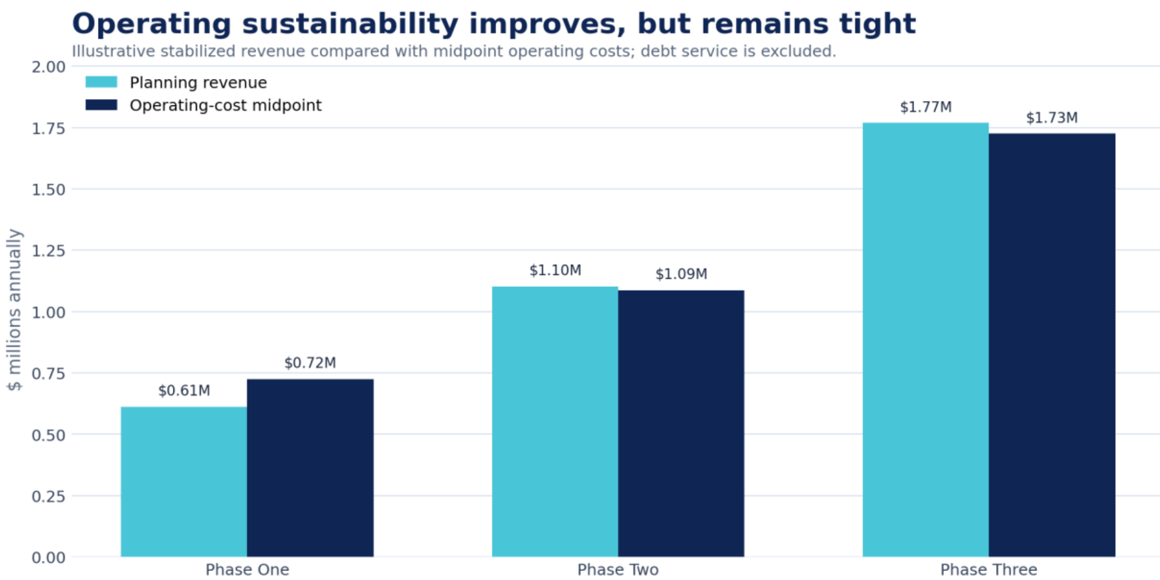


Figure 3. Stabilized planning revenue compared with midpoint operating cost. Phase One requires launch support; later margins remain narrow.

Insurance reimbursement

Insurance is not a Phase One base revenue source. Housing, ordinary support and sober living are not automatically reimbursable clinical treatment. Later therapy, psychiatry, IOP, PHP, personal support or residential treatment revenue may be possible only through a properly licensed and contracted provider, with medical necessity, authorization, documentation and clear separation from rent. Burgeon may contract with outside providers or later become licensed, but neither outcome is assumed.

Affordability and tiny-home pricing

Tier	Illustrative monthly housing/community amount	Purpose
Scholarship or deeply subsidized	$700–$1,000	Residents with disability income or limited family resources
Standard planning range	$1,500–$1,800	Base model; exact included services must be defined
Full-pay or higher-service arrangement	$1,800–$2,200+	Only where market, services and affordability support it

The lower $550–$700 rent range from the early housing-only discussion remains relevant for subsidized rent, but it cannot carry the full cost of utilities, community infrastructure and support. Any gap must be visible as a voucher, family payment, scholarship, grant or earned subsidy. The project should not promise affordability without naming who pays the difference.

11. Funding strategy

The project should not be described simply as grant funded. Capital and operations require different sources. The strongest framing remains: capital builds or acquires the place; resident and service revenue supports day-to-day operations; philanthropy protects access, reserves and innovation.

Potential capital stack

- Major gifts and a capital campaign for land, infrastructure, houses and tiny homes.
- USDA Community Facilities direct loans, loan guarantees or grants if the nonprofit, location and uses qualify.
- Foundation and public grants for program development, workforce, peer support, transportation, furnishings and scholarships.
- Mission-aligned debt, program-related investments and recoverable grants supported by conservative repayment capacity.
- Donated land, buildings, equipment, vehicles, professional services or independently appraised founder-contributed value.
- Construction financing converted to long-term debt only at a level the operating model can support.

USDA source: Community Facilities Programs may support qualifying nonprofit essential community facilities, including health care, rehabilitation, assisted living, land, professional fees and equipment. Eligibility must be confirmed for the exact entity, site and program.

Illustrative $12 million first capital stack

Source	Illustrative amount	Key limitation
Major gifts and capital campaign	$3.00M	Requires board, case statement, donor cultivation and credibility
USDA or mission-aligned long-term debt	$4.25M	Requires eligibility, collateral and conservative repayment capacity
Public and foundation capital grants	$1.50M	Competitive; many grants do not fund construction
Program-related or recoverable investment	$1.00M	Availability and terms vary
Land, property or in-kind contributed value	$1.00M	Must be appraised and legally usable
Founder/sponsor/bridge capital	$0.50M	Must not create unsafe personal exposure
Predevelopment and community fundraising	$0.75M	Requires early public case and disciplined controls
Total	**$12.00M**	**Illustrative, not committed**

12. Governance, licensing and staffing

Governance

- Determine nonprofit, for-profit or hybrid structure with independent legal and tax advice.

- Create an independent governing board with finance, housing, clinical, legal, disability, recovery and lived-experience competence.
- Separate clinical authority, housing decisions, employment decisions and real-estate interests to reduce conflicts and coercion.
- Maintain a decision log so mission, identity and major assumptions are never silently replaced.

Licensing and compliance

- Obtain TDMHSAS guidance on each house and on-site service before architecture and marketing are finalized.
- Review mental-health supportive living, supportive residential, personal-support, sober-living, recovery-residence and higher-support requirements separately.
- Confirm zoning, fair housing, landlord-tenant law, disability rights, accessibility, occupancy, fire safety, food service, transportation, medication, testing, privacy, employment and mandatory-reporting obligations.
- Do not call a service inpatient unless it is actually hospital-level inpatient care; use residential, supportive or recovery-housing terminology only when accurate.

Tennessee licensing process: Become a Licensed Provider.

Staffing philosophy

Burgeon should not overstaff until the community feels institutional, and it must not understaff until residents and employees are unsafe. The model should combine professional oversight, house managers, trained peer support, resident leadership, vocational mentors, outside clinicians and clear crisis protocols. Formal resident roles must be compensated or otherwise recognized lawfully and transparently.

13. Stage gates for implementation

Gate	Required evidence before advancing
1. Organizational readiness	Final mission and master prospectus; entity plan; founding board; conflict-of-interest policy; decision log
2. Regulatory concept review	Written description of each house and service reviewed with Tennessee licensure, zoning and legal counsel
3. Site feasibility	Zoning, full-campus concept, soils, wastewater, utilities, fire access, grading and total site-cost estimate
4. Market validation	Interviews with families, discharge planners and providers; wait-list interest; affordability and support-level findings
5. Phase One financing	Capital commitments, construction contingency, 12–18 months of runway and conservative debt test
6. Phase One opening	Staffing, admissions, resident rights, emergency policies, transportation, insurance and first enterprise pilots
7. Phase Two approval	Stable occupancy, audited safety and financial performance, recovery policies, workforce capacity and funded second pod
8. Phase Three approval	Regulatory determination, 24-hour staffing model, clinical backup, crisis capacity, funded reserve and board approval

14. Risks and safeguards

Risk	Required safeguard
Mission drift	North Star review, decision log, resident/family voice and board approval for identity changes
Undercapitalization	Full installed-cost estimates, contingency, occupancy ramp and 12–18 months of runway
Unsuitable land	Contingent purchase, full-campus civil test, septic/wastewater proof and emergency-access approval
Serving needs beyond capacity	Admission/exclusion criteria, licensed scope, trained staff and transfer agreements
Relapse, overdose or psychiatric crisis	House-specific protocols, naloxone, crisis training, medication policy and outside clinical network
Resident exploitation	Voluntary contribution policy, wage review, tenant rights, grievance system and independent oversight
Overreliance on private pay	Scholarships, tiered rates, vouchers where available, fundraising and transparent subsidy accounting
Low-wage employment trap	Skill ladders, living-wage targets, outside employers, digital/trade pathways and benefits counseling
Neighborhood opposition	Early local engagement, clear site design, safety plan, privacy protection and public/residential separation
Founder dependency	Independent board, professional leadership, succession plan and documented institutional memory

15. Measures of success

Success is not perfection and is not measured only by occupancy, revenue, compliance or program completion. The scorecard should include:

- Housing stability and length of stable residence.
- Recovery stability, crisis reduction and successful step-up without abandonment when needed.
- Employment, education, volunteering or purposeful activity chosen by the resident.
- Quality of life, autonomy, peer relationships and community participation.
- Family stress reduction and confidence in the resident’s support network.
- Movement to lower support when appropriate and ability to remain long term when that is the right outcome.
- Staff retention, safety, training and burnout indicators.
- Affordability, scholarship access, operating reserve and capital-maintenance strength.
- Enterprise wages, external customers and resident progression rather than activity counts alone.

16. Donor and strategic-partner case

The Burgeon Project is not simply a housing project and not simply a program. It is community infrastructure designed to close the gap between treatment and life, family burnout and stability, isolation and contribution, crisis and belonging.

Phase One is particularly tangible because donors are not asked to fund a temporary service and wait years for the larger vision. The first house and first ten homes create a real 18-person community immediately. Phase Two adds recovery housing and another ten permanent homes. Phase Three adds the support level most likely to prevent failed placements and adds the third ten-home neighborhood. At full three-phase buildout, 54 people can live within a continuum where support may change without requiring social exile.

The social return is measured in lives stabilized, families relieved, relapses interrupted, crises prevented, work restored, relationships built and people waking up somewhere they belong.

17. Decisions now integrated into the master plan

- Sevierville and the surrounding East Tennessee corridor are the preferred search area because of treatment proximity, tourism employment, market size, transportation, natural setting, licensing fit and the founder’s regional anchor.
- No relationship with Pasadena Villa is assumed; the nearby treatment ecosystem is a location rationale only.
- Phase One begins with supported living and long-term homes, not sober living or inpatient treatment.
- Every one of the first three phases adds ten tiny homes or cabins.
- Cumulative capacity is 18 after Phase One, 36 after Phase Two and 54 after Phase Three.
- Additional long-term capacity is added in pods of ten only after the campus proves it can support them.
- The tiny homes are the belonging layer and may include direct entrants as well as people moving from shared houses.
- The houses are clean, smart, basic and comfortable, not glamorous.
- Tourism is both an employment system and an outside customer base, but Burgeon must build wage progression beyond low-paid entry jobs.
- The 11-acre property is an anchor, not a mandate to force the entire campus onto a difficult hill site.
- Capital funds should build the place; resident and service revenue should carry operations; philanthropy should protect access and resilience.
- The full three-phase capital frame is now \$10–\$16 million as a practical planning target, with a raw range of \$9.7–\$17.9 million until site and construction evidence replace estimates.

18. Questions that remain open without creating ambiguity

The strategy is clear, but due diligence still has real work to do. The following are explicitly unresolved rather than silently assumed:

- The exact parcel and whether the founder-owned 11 acres will host any residential component.
- The final Tennessee license or licenses for each house and the legal boundary between housing, support and treatment.
- Whether the High-Support House can operate as envisioned without becoming a licensed treatment or supportive-residential facility.
- Final tiny-home design, permitted density, wastewater system and installed cost.
- The sustainable mix of private pay, family pay, scholarships, benefits, rent and separately funded support services.
- Actual staffing levels, wages, insurance cost, debt service and occupancy ramp.

- Which social enterprises can win outside customers and produce living-wage jobs.
- Whether any provider, employer, university, funder or public agency chooses to partner after formal outreach.

These are validation tasks, not gaps in the concept. The master plan states what Burgeon intends to build, why Sevierville fits, how the phases connect and what evidence must be obtained before money and people are placed at risk.

Sources and reference points

- Pasadena Villa Smoky Mountain Lodge
- Pasadena Villa The Stables Autism Program
- Tennessee behavioral-health licensing categories
- Tennessee process to become a licensed provider
- Tennessee Department of Economic and Community Development, Sevier County
- U.S. Census Bureau QuickFacts, Sevier County
- U.S. Census Bureau QuickFacts, Sevierville
- Tennessee tourism, 2024 spending context
- Tennessee tourism, 2023 economic impact
- MIT Living Wage Calculator, Sevier County
- USDA Rural Development Community Facilities Programs

Project sources reconciled

- Project Burgeon Command Center, founder-edited version.
- The Burgeon Project Residential Continuum Prospectus, founder-edited version.
- Project Burgeon Preliminary Concept Prospectus: What If It Is Possible?
- Project Burgeon: The Bridge After Treatment.
- Founder-edited pasted master text, including three phases and three ten-home pods.
- Founder-supplied Sevierville-area land-search screenshot.

All cost, occupancy, resident-fee, grant, enterprise and operating figures are preliminary planning assumptions. They require validation by Tennessee regulators, legal counsel, insurers, architects, engineers, contractors, appraisers, lenders, tax professionals, families, residents and experienced operators before being used for acquisition, investment, borrowing, construction, marketing or admissions.