

One Community

One Life at a Time

2020



Imagine a group of heroes, men and women who have given a portion of their lives in service to their country. Now put those same folks out on the street, without a home or place to call their own. It's a sad day when those in our own community who long for stability and security can't find or afford it. One Community is that place they could call their own. A place where care, love, compassion and time make all the difference in their world. One Community is not a homeless shelter or transitional housing; it's a place of belonging, restoration, and healing. A safe place of structure where men and women can live as part of a community; finding purpose and direction; self-confidence and self-esteem at their own pace. We are a place where very special folks who have found themselves in irregular situations can say; "I'm home".

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One Community - One Life at a Time

Veteran & Restorative Housing Community:



- *Affordable*
- *Sustainable*
- *Low Cost/High Density/Green*
- *Pastoral – Based on Judeo-Christian principals*
- *Inhabitants have dignified homes in a community infused with respect and hospitality*
- *Inhabitants empowered with governance*
- *Makes our inhabitants part of the solution, rather than part of the population*
- *Instills confidence and self-worth in the homeless*
- *Compliments existing alternatives for the homeless*
- *Creates “Community” and reduces the epidemic of loneliness*
- *Centralizes clients for easier communication, referral and access to services*
- *Improves sanitation resources for people without utilities*
- *Enables the community to serve the needs of the homeless*
- *Stabilizes and engages people in meaningful activity while meeting their basic needs.*
- *Secure*

One Community Advisory Board

Sheriff Nick Smith	Sheriff	Harrison County Sheriff’s Department
Otto Schalk	Veteran’s Court	Harrison County Prosecutor’s Office
Lisa Long	President	Harrison County Chamber of Commerce
Annett Lawler	Adult Education	Purdue Extension
Tara Avis	Veteran’s Service Officer	Veteran’s Affairs
Chaplain Dick Goodwin	Chaplain	Harrison County Sheriff’s Department
John Taylor	Licensed Mental Health Counselor	Family & Children’s Place
William “Bill” Brannan	President	Veterans of Harrison County
Wayne Wilkerson	Post Commander	VFW Old State Capitol Post 2950
Angel Frizzell	Director	Main Street Corydon
Steven Day	Real Estate Agent	Keller Williams Realty
Jason Lawyer	Contractor	Indiana Home Pro
Gary Gilley	Coroner	Harrison County Coroner’s Office
Janelle Amy	Advertising & Multi Media	IU Southeast – Digital Now

Executive Summary

The cutting-edge initiative for successfully addressing the problem of homeless people in the U.S. in 2006 was called "Housing First!"¹ This initiative recognized that the causes of homelessness cannot be successfully treated until the fundamental needs of the individual, which include food, clothing and shelter, are available. Once the individual has these basic needs met, he or she is much more likely to be able to focus on addressing why he or she became homeless.

We do not want to just provide "adequate housing" for the homeless, we want to establish a sense of community. To do this, a community is needed with revolutionary service and attention to needs at a fraction of the cost of traditional housing initiatives. The emphasis needs to be on dignity, love, respect, abundance, and acceptance. It needs to be based on Scripture's meaning of "shalom". Shalom describes a human at peace in all relationships: with God, oneself, other people, and the natural world.²

One Church, Inc. a local nonprofit organization that serves the needs of those in Harrison County, is creating One Community with the goal of building a loving, compassionate and highly hospitable community for the chronically homeless in Harrison County. This community has been conceived and founded on Godly Principles and God's call to bring human dignity to all people by feeding the hungry, clothing the naked and housing the stranger. The objective of One Community is to develop its first community with site-built One Bedroom, Two Bedroom and Duplex Homes.

Due to the relatively low cost of these efficiency homes, this revolutionary community will be created at a fraction of the cost of traditional housing initiatives. This model will be studied for replication in other communities throughout the nation. In the spirit of The Golden Rule, "Do unto others as you would have them do unto you," the community's amenities and services will go far beyond the sterile, impersonal and sometimes rude service provided to the homeless in shelters and soup kitchens across our nation. Instead, this community will include a spiritual center, clubhouse, and gardens, as well as amenities such as laundromats, internet access, an incubator flexible jobs program, and a tool bank.

While some version of The Golden Rule is an important component of most of the world's religions and it is our intention to treat all of our inhabitants according to this universal ethic of reciprocity, regardless of their religious or non-religious background. One Community is a faith-based initiative and all will be invited but not required to participate in the spiritual life of the community.

¹ "New Campaign Shows Progress for Homeless," *New York Times*, 7 June 2006

² Steven Bouma-Prediger and Brian J. Walsh, *Beyond Homelessness – Christian Faith in a Culture of Displacement*, (William B. Eerdmans Publishing Company, 2008), p. 208

The concept design in Phase 1 is for 8-387sq ft one bedroom homes and 3-768 sq ft two bedroom homes and 4-1000 sq ft duplex homes. An additional area will be designed for 2-dormitory style units for transitional housing, serving those individuals coming out of incarceration who are not yet financially or developmentally ready for the efficiency home lodging concept. Inhabitants will pay an income based monthly fee for the units. Occupants of all of the housing options will have access to the entire facility's exceptional amenities and loving community.

Efficiency Homes – To be site-built construction crew led by a licensed contractor. These homes are primarily designed as single living quarters for residential use. One and two bedroom designs are available. They are built on a slab with a gross area not exceeding 387 & 768 square feet respectively. Each unit includes a kitchen, one bathroom, (one or two) bedrooms and living area. The lifespan of a properly-maintained efficiency home can be 80-100 years.



Duplex Homes – These duplex homes are built on a slab with a gross area not exceeding approximately 1000 square feet in size. Each unit includes a kitchen, 2 bathrooms, 2 bedrooms and living area. The lifespan of a properly-maintained duplex home can be 80-100 years.



Dormitory Style– These units will be equipped with all the features of a studio apartment. Sanitary facilities will be included with a centralized living room, kitchenette, shower and toilet facilities similar to what one might find in a college dorm.



One Church will take the initiative in creating One Community. Utilizing our relationships and the generosity of our partners and volunteers, we have tremendous fund raising capabilities. The number of residences, volunteers and relief efforts will grow as more and more people recognize how much needs to be done and can be accomplished with lower overhead. One Community could be the single largest provider of housing to the chronically homeless in Harrison County.

We will also draw on our core strengths in recruiting, organizing, and managing the community volunteer corps necessary for the project. It will empower “A Vision within a Vision” for community businesses and organizations that have particular skills and gifts to give to the community inhabitants. In addition to the myriad of services that will be available, One Church will collaborate with the many local expert social service providers to make their services accessible to our inhabitants. This collaboration will include underwriting resources for case management, counseling, spiritual direction, training, and representative payee services (e.g. Social Security, Community Services or court assigned representative).

One Community initiative will revolutionize how Indiana cities and towns approach the issue of homelessness and make Harrison County, the model community for its approach to affordable housing.

Vision

This will be a “Golden Rule” centered stewardship community that provides dignified housing and a loving community of hospitality to our chronically homeless population in an effort to meet each individual’s most fundamental needs so that he or she in turn may focus on addressing the reason(s) that he or she became homeless.

A Vision within a Vision

One Church recognizes that tremendous community collaboration is required to achieve its vision. We will empower community individuals, organizations and businesses to create their own visions for the project and its inhabitants within the overall Vision.

These visions within the Vision might include:

- Site-built efficiency homes will be built on a model where the homes are constructed by professional crews supervised by a licensed contractor.
- A local church “adopting” a pod of homes and their inhabitants with whom they might prepare meals, mentor, and pray with on a regular basis.
- A local fitness center partnering with our local YMCA as an off-site fitness location creating an opportunity for its personal trainers to provide fitness training for the inhabitants.
- A local upscale hotel management team providing training to all staff and volunteers at the campus regarding how to create atmospheres of hospitality and service for inhabitants.
- School or Community drama department performing a play at One Community.
- A high tech company encouraging its employees to provide computer skill training classes.
- The local bar association empowering lawyers to volunteer to mediate disputes and teach dispute resolution techniques to inhabitants.
- A local homeowners association mentoring the project’s leadership team to establish and enforce the rules and regulations.
- Individuals, social groups, and businesses can provide leadership, training, and financial donations towards Victory Gardens to create a local, organic, and sustainable food supply for the inhabitants and build key partnerships across the community.
- And many, many more...

Values

- *One Community will recognize Universal Human Dignity: God created human kind in His Divine Image.*
- *One Community will be welcoming and accepting to all people.*
- *One Community will be a community of unrelenting service, kindness, and hospitality.*
- *One Community will provide rest and comfort to the weary and dispossessed, addressing both their spiritual and material needs --“Come to me, all of you who are weary and loaded down with burdens, and I will give you rest”. Matthew 11:28*

Mission

Our mission is to develop a loving and flourishing community of efficiency and duplex homes, where the individual can thrive. This community will consist of people who might otherwise inhabit boxcars, parks, bridges, personal vehicles, and sidewalks.

Keys to Success

Our keys to success will be centered on many factors:

- Visible presence of The Golden Rule in word and deed in all areas
- Participation by many individuals, organizations and businesses from the surrounding community
- Creating a community based on abundance of goods and services instead of scarcity
- Collaboration with other stakeholders
- Financial participation by a broad spectrum of stakeholders

According to David Orr³:

“A resident is a temporary occupant, putting down few roots and investing little, knowing little, and perhaps caring little for the immediate locale beyond its ability to gratify . . . The inhabitant, by contrast, “dwells,” as Illich⁴ puts it, in an intimate, organic, and mutually nurturing relationship with a place. Good inhabitation is an art requiring detailed knowledge of a place, the capacity of observation, and a sense of care and rootedness.

It is our sincere hope that the potential residents of the One Community will become its inhabitants.

³ David Orr, *Ecological Literacy* (Albany: SUNY Press, 1992), p. 102

⁴ The reference to Ivan Illich is to his essay “Dwelling”, *Co-evolution Quarterly* 41 (Spring 1984)

Closing Summary

One Community is an exciting new concept in providing semi-permanent, permanent, supportive, affordable and sustainable housing to the chronically homeless based in a loving and hospitable environment with amenities to improve the quality of life.

The project incorporates an understanding of “community”, which arises when people live in close contact with one another in dignified homes. One Community is a faith-based mission, based on Judeo-Christian teachings but open to people of all faiths or no faith. The concept that a homeless person can best focus on the cause of his or her homelessness if his or her basic human needs are being met including a sense of being placed – a connection, loyalty, affection, identity, ownership, a location, a home, a community. We know that when people have adequate housing and have access to nutritious foods that the cost to our society, both economically and emotionally, is reduced -- including less need for emergency medical care and diminished use of our criminal justice system. We also know that an individual suffering from a dependency is more likely to seek treatment when part of a caring stable community as demonstrated by our existing social programs. This is a stewardship with the members of the community giving back to the good of the entire community.

One Community will radically transform the nation’s approach to homelessness and make Harrison County a model community to which the nation can turn to help address the issue of homelessness.

Company Structure

One Church Inc. is a 501(c)(3) non-profit organization founded in 2013 and governed by a 4-member board of directors. Under their leadership, One Community is a wholly owned subsidiary named entity of One Church, Inc. operating under its existing 501(c)(3)

Current Market

The Harrison County has estimated that there are as many as 400 to 600 homeless people. Those who are chronically homeless are estimated to be about 15% +/- of the total homeless population (approximately 100 individuals). These numbers are based on daily observations by many of our current service providers such as One Church Inc., 434 Ministries, Saint Vincent de Paul, Freed from Within, and Harrison County Community Services. It is this population of chronically homeless who consume the largest amount of service resources available in Harrison County we are targeting.

Collaboration

We are bringing to the table a broad cross section of the Harrison County community to develop the One Community model. We have reached out to key collaborators such as the Harrison County Sheriff's Department, Harrison County Veteran's Services, Freed from Within, Harrison County Prosecutor's Office and Harrison County Community Services, etc.

We will also collaborate with appropriate local social service agencies to establish their presence in the community. Examples could include Blue River Services, Saint Vincent de Paul, Life Spring, Veterans Affairs, and Social Security. Part of this powerful collaboration will be our funding of resources for counseling, training, case management and representative payee services.

Supportive Services

The goals of the One Community program are to empower formerly chronically homeless people to live permanently or temporarily in safe and stable housing, increase their personal income and to realize the benefits of improved health care. These goals lead to the ancillary goals of reducing the use of expensive public services, hospital ERs, the criminal justice system and other public assistance programs. One Community will serve some inhabitants with criminal histories, active alcoholism and mental health issues -- obstacles that could render them ineligible for other housing options. Given the difficulties posed by the many issues inhabitants will have, the outcome goals detailed below may be less than other housing programs. Nevertheless, we believe these goals are both aggressive and realistic.

Outcomes:

1. A demonstrated ability to maintain permanent housing: 70%; measured by inhabitant's continued occupancy of housing for one year or appropriation of other permanent housing upon leaving the One Community Program.
2. Increased income: 25% of inhabitants will increase income as monitored through income documentation.

3. Improved health care outcomes: 60% of new inhabitants will achieve a higher quality of life through the realization of self-care goals established by case management, measured by self-reporting.

One Community professional support services outsourced staff will be composed of 1.5 case manager positions and a .5 representative payee position for those who are unable to manage their incomes due to mental illness. We will contract with appropriate outside agencies such as Veterans Services, Community Services or Social Security. The case manager will work with each inhabitant to cooperatively develop and track a plan for reaching individual goals. In addition to case management, support service providers will help inhabitants establish a neighborhood council and conduct town hall meetings. Finally, support services providers will help establish AA and NA meetings on site as well as relapse prevention support groups. Case managers will be assisted by volunteer "Befrienders", the spiritual core of the program that makes One Community unique. Befrienders donate a few hours each month to serve as assistant case managers or to serve as supportive friends (i.e. they visit the inhabitants, share meals, and mentor our inhabitants). The objective of supportive friendship is to integrate the inhabitants into families and the community, providing much needed structure and mentoring. Professional case managers and counselors will train Befrienders in the key areas such as ethics, boundaries and anger diffusion. The professional support services staff provided by agencies like Veterans Services, Community Services or Social Security will be funded by One Church Inc.

Currently, we are working on formal agreements with the following organizations to include them as members of One Community to provide supportive services. All of these services will be provided free to the inhabitant and are all self-funding with minimum expense to us. New services are coming on line as need is defined.

Victory Gardens -- utilizes sustainable agriculture to support, equip and empower our brothers and sisters in need

Purdue Extension -- an educational outreach focused on combating the impact of homelessness resulting from low reading skills and poverty

International Fellowship of Chaplains -- IFOC is a training and credentialing organization who we will work with to equip our volunteers and Befrienders for the work of the ministry

Counsel House -- a nonprofit counseling and training organization, dedicated to changing lives by providing professional services to those in emotional or spiritual need regardless of ability of One Community inhabitants to pay

Other Services Available On Site

Campus Management: There will be at least two full-time on-site managers in One Community. There will be the overall property manager or spiritual director in charge of all aspects of management particularly building a sense of community with an emphasis on spiritual life. The other will be responsible for the day-to-day property management aspects of the community: collecting rent, maintenance, security, etc.

On-Site Maintenance: On-site maintenance will be accomplished by each inhabitant investing in the Community as they're able.

Laundry Facilities: Club House will include laundry facilities.

Club House and Outdoor Theater: There will be a Club house for use by inhabitants and their guests. These areas will be the centers of community life, hosting social events, meals, classes, and meetings.

Victory Gardens: Led by the Harrison County Master Gardeners, inhabitants, volunteers, and experts from the gardening community will build and maintain gardens on the property. Their goals are to provide programs that will allow the community to produce and provide a local, organic, and sustainable food supply for themselves, to stock our pantry and possibly sell at the local Farmer's Market and to build key partnerships across the county.

Cupboard: This on-site food pantry will be dedicated solely to the inhabitants of One Community. Victory Gardens will contribute a portion of its harvest to the Cupboard.

Crafts: It has been well understood that hobbies and crafts help people deal with stress, anxieties and depression. Classes, space and supplies will be available to the inhabitants to allow them to express themselves through their talents or to discover new talents to help them recover from the harshness of living on the streets and to supplement their income. Opportunities to sell homemade crafts will be available to our inhabitants.

Life skills classes: The need for life skills classes will be assessed and provided in partnership with Choices Life Resource Center.

AA / NA Meetings: Active AA and NA meetings will be establish and held throughout the week.

Micro-economic Business Opportunities: Recognizing that many of our inhabitants will desire fulfilling employment, we will implement a business model to create work for those who are physically and mentally able to work. We would also establish a program for day labor opportunities and a Tool Bank.

Non-Denominational Chapel: There will be a spiritual life within the community open to members of all faiths.

Economic Viability of Inhabitants

To live in the One Community one must have a source of income. The source of income could be from disability income, retirement income, work (42% of the homeless population are employed) or subsidies from family, churches, other agencies, etc. It is possible to survive on \$674 per month (the current SSI allocation) subsidizing your income with food stamps, soup kitchens, food pantries, etc. If an individual's income could be elevated to approximately \$850 per month, they could sustain themselves with dignity.

Micro Economic Business Incubator: We recognize that many of our homeless population are not disabled and desire employment but have a past that might be an obstacle to gainful employment. We will partner with a micro economic business incubator to bring gainful work activity to those who are physically and mentally capable. Anecdotally, many in the industry of service to the homeless have noticed that most struggle with the typical structure of employment and perhaps may even be learning-disabled; struggling to keep a commitment and struggling to stay focused. When asked what they best like about being homeless one of the common answers is the freedom. We will reach out to entrepreneurs in the community who desire to mentor the formerly homeless in starting small flexible businesses. Skills taught will be startup, management, marketing and operations. All of the profit will go to the newly minted entrepreneur. The goal is to create an income source that is manageable, flexible and sufficient to live with dignity within the One Community. Our goal is that the income from the businesses will be approximately \$850 per month net. Some of the micro economic businesses we are exploring are:

Burger Waggin' – The Dog – Retrofit vintage RVs (such as an Airstream) into a mobile hamburger grill and offer hamburger catering services to parties and events. It would be staffed by those who would be health department certified and trained.

Hot Dog Carts – Develop a mobile catering business to sell hot dogs from a small health department approved catering cart.

Christmas Tree Lot – One Church' ability to market community wide would be an opportunity for people to purchase a Christmas tree whose proceeds benefits those who are working to stay above the margins.

Carpet Cleaning – Carpet cleaning equipment is relatively inexpensive. We can simply market to our existing constituents. We are not looking to create a full time profit oriented company but to empower people to have viable work that provides a living wage.

Window Washing – Same as Carpet Cleaning.

Craft Shop and Art – Many of the folks that live on the streets have the gift of art. One of our current homeless friends is gifted in photography. There could be an opportunity to sell art and craft items at the Farmer's Market or the Corydon Artisan Center.

Day Labor – Many contractors would welcome the ability to come to a place where they know their pool of workers have adequate living conditions ensuring that they are well rested, hydrated and are maintaining a nutritional diet. Conversely, our residents would welcome knowing that the contractors have been screened and would treat and pay them with dignity.

Recycling – We live in a throwaway society where much of what we throw away has value. Our residents could collect recyclable items and turn them into income.

Befrienders

Each One Community home could be supported by “Befrienders” (One Church, IFOC Chaplains, or community volunteers). Befrienders donate a few hours each month to serve as assistant case managers or to serve as supportive friends (i.e. they visit the inhabitants, share meals, and mentor the inhabitants). The objective of supportive friendship is to integrate the inhabitants into families and the community, providing much-needed structure and mentoring. Befrienders will be trained by the International Fellowship of Chaplains.

Hospitality

One Church Inc. intends to radically change the typical “they should be grateful for what they’re getting” mentality that oftentimes exists in homeless ministries. Typically, services for the homeless population are modeled after other not-so-successful existing programs for the homeless, many of which are based on scarcity of resources. In creating the model for the One Community, we have studied existing successful national housing programs that serve the homeless, but unfortunately, these models are usually based on minimum resources and scarcity. We intend to institute the best service models into this for our homeless brothers and sisters because they deserve the same treatment that we would want for ourselves (“The Golden Rule”). The individual inhabitant will be recognized, respected, loved, and honored in all dealings with on-site management, staff and volunteers. These interactions will inspire the interactions of inhabitants with other inhabitants to be similar in tone. These rules of interaction will continue to be respected and implemented even when an inhabitant must be corrected or removed from the community because he or she has broken the rules of the community.

Target Market Identification

Initially, particular attention will be given to those who are Veterans and living on the streets. Other targeted inhabitants may include individuals not previously homeless, but are coming out of the penal system, and those who may provide a positive role model and mentoring to our primary target inhabitants. These inhabitants could bring a sense of community, diversity and grounding that might otherwise not be as strong in an all-homeless or formerly homeless population. We estimate 80% of our inhabitants will be individuals who were chronically homeless and 20% will be individuals who have not been previously homeless but at risk.

Market Trends

Homelessness has been around as long as humans have inhabited the earth. However, over the past 25 years, the federal government has reduced funding for housing in the amount of more than \$54 billion. Additionally, we have lost millions of SROs (single occupancy units) through the closing and conversion of affordable hotels and tens of thousands of housing units through financial neglect. The final significant housing loss occurred when the Young Men's Christian Association (YMCA) closed virtually all of its doors to overnight dwellers. There are many other systemic issues that exacerbate homelessness; war, the advent of psychotropic drugs, economic pressures leading to historic divorce rates, drug and alcohol addiction, opioid epidemic, mental and physical health issues, inflationary housing costs, wages that fail to meet the costs of living and others. Housing will help mitigate many of these systemic issues.

We have found that the single greatest cause to homelessness is the profound loss of family leading to the profound loss of community. Although we will not be able to replace the loss of family, we believe that we can build an accepting community that will welcome those who have been labeled as outcasts in our society.

Additionally, the advent of the hospice movement in the United States in the 1970's led to the development of a new genre of medical care called Palliative Care. Palliative Care simply is the relieving of the symptoms associated with a disease without pursuing the cure for that disease. If one considers that poverty is a disease upon our communities how can we relieve the suffering of those who experience poverty and what impact will this have on the greater community. Homelessness can be mitigated by simply providing affordable, sustainable and permanent housing to those in need. No more suffering in living under bridges, in alleys, in parks, in unsanitary urban camps; no more sleep deprivation; less impact on our over-burdened criminal justice system due to non-violent crimes; higher nutritional level; better hydration; better peace of mind, not having to worry about who is going to come up on you at night; lesser dependence on emergency room treatment for common everyday illnesses. We have found that once people are properly housed they begin to heal from the toll of living on the streets and begin to rediscover a purpose in their lives. This is good for the individual and this is good for the community.

Strategy and Implementation Summary

Potential Key Collaborators

- OCRA (Office of Community and Rural Affairs)
- IHEDA (Indiana Housing and Community Development Authority)
- HUD VASH Veterans Affairs Supportive Housing
- Representative Payee & Bill Payer Services
- Harrison County Community Services
- Harrison County Veteran's Services
- Harrison County Sheriff's Department
- Religious and Civic Organizations

Feasibility Period

Land Acquisition

- A suitable tract of land is being located. It's important that the land has access to all utilities and access to scheduled public transportation.

Land Use Design

- Conceptual Land Use Design by a land design partner is in the works.

Design-Build Team

- One Church Inc. – Owner/Operator

Property & Building Team

- TBA -- Development Manager
- Terry Smith -- Administrator/Building Commissioner, Harrison County Plan Commission
- Michael Schroeder -- Building Inspector, Harrison County Plan Commission
- TBA -- Land Planner / Architect
- TBA -- Attorney
- Real Estate Consultant -- Steven Day, Keller Williams
- Contractor -- Jason Lawyer, Indiana Home Pro

Site Work

- Electrical
- Plumbing
- Sewer/Septic
- Concrete
- Security (video, etc.)

Project Budget

- Current Project Budget is in progress

Fund Development

One Church with our friends and partners will take the lead in fund development. The capital campaign will target groups with specific objectives to educate potential donors, build public awareness and solicit contributions. This fund development strategy will encompass a broad range of options such as:

- Capital Campaigns
- In-Kind Gifts
- Grant Writing
- e-Campaigns (Crowd Sourcing)
- Web Campaigns
- Special Events
- Social Media

There will be many collaborators in our endeavors to raise the necessary funds to complete this development. Potential collaborators are:

- Local Government
- Real Estate Community
- Downtown Businesses
- Religious & Civic Organizations
- Foundations
- Individuals

Construction

The concept design in Phase 1 is for 8-387sq ft one bedroom homes and 3-768 sq ft two bedroom homes and 4-1000 sq ft duplex homes. An additional area will be designed for 2-dormatory style units for transitional housing, serving those individuals coming out of incarceration who are not yet financially or developmentally ready for the efficiency home lodging concept. Inhabitants will pay an income based monthly fee for the units. Occupants of all of the housing options will have access to the entire facility's exceptional amenities and loving community.

One Church Inc. will ensure that there is a licensed contractor on site at all times during all phases of construction.

Management

The One Community will be professionally managed by One Church and professional partners with necessary expertise. There will be on-site management, maintenance and grounds personnel. Additionally, One Church will outsource and fund 1.5 case manager positions and representative payee services to our residents. We will coordinate counseling; spiritual and training services will be provided by our community partners.

Marketing Strategy

Marketing will be straightforward and relatively simple. The demand for housing is high and will exceed the initial supply. Due to our over seven years of experience with the One Community Program, processes and procedures have been established and proven to be effective. We will collaborate extensively with other agencies serving the homeless.

Agency Collaborations

- Harrison County Community Services
- Harrison County Veterans Affairs
- Harrison County Sheriff's Department
- Representative Payee Services
- HUD VASH - Veterans Affairs Supportive Housing
- 434 Ministries
- Freed from Within

An application and in-take process is being developed that includes a fingerprint FBI criminal background check. Virtually all of our prospective clients will have some form of criminal history, mostly from non-violent and substance abuse crimes.

Closing Summary

One Community is an exciting new concept in providing permanent, supportive, affordable and sustainable housing to the chronically homeless based in a loving and hospitable environment with amenities to improve the quality of life. We will incorporate an understanding of the restorative concept and inherent quality of “community”, which arises when people live in close contact with one another in dignified homes. One Community is a faith-based mission based on Judeo-Christian teachings but open to all people of all faiths or no faith. At its core is the concept that a homeless person can best focus on the cause of his or her homelessness if his or her basic human needs are being met, including a sense of being placed – a connection, loyalty, affection, identity, ownership, a location, a home, a community. We know that when people have adequate housing and have access to nutritious foods that the cost to our community, both economically and emotionally, is reduced -- including less need for emergency medical care and diminished use of our criminal justice system. We also know that those suffering from dependency are more likely to seek treatment when part of a caring stable community.

One Community will radically transform the nation’s approach to homelessness and make Harrison County a model county to which the nation can turn to help address the issue of chronic homelessness.

Schematic Plan

In progress