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**CONCEPTUAL,
EXPLORATORY,
ACTION PLAN**

*FOR THE CREATION
OF A 43 BED*

HOMELESS FACILITY

IN
**SUSSEX COUNTY
DELAWARE**

3-6-2013

DRAFT

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DISCLAIMER: *No matter how hard we work, no matter how many challenges we overcome, no matter how many homeless we house, probability tell us we will not solve every challenge, reach every goal or homeless person and some of our homeless, will not wish assistance. Understanding these realities, we press on, with the full force of our efforts, focusing on those who truly want to rejoin society, as productive citizens* Gene Louis - Chairman, TAP FAITH PARTNERSHIPS

STUDY GROUPS and TEAMS

In order to achieve the goals set forth by any partnership, association or consortium of people focused on ending homelessness in Sussex County Delaware, a number of important study groups or teams must be created, among them are:

- **Feasibility** inquire with Sussex County as to receptiveness of a conceptual exploratory plan
- **Health** documenting the resources and healthcare needs of our homeless
- **Spiritual Component** determine parameters for incorporation into the management of the Physical Plant
- **Homeless Identification** find our homeless, wherever they may be
- **Budget** determine the cost of the comprehensive plan
- **Grant and Donations** find all possible financial resources
- **Food and Clothing** list all local resources resources
- **Local Services** list all homeless human service resources
- **Education** list the educational resources available in Sussex County
- **Individual Intake/Exit Plan** customized for each resident wishing to help themselves
- **Job Training and Search** seek out business's willing to teach skills that lead to employment.
- **The Physical Plant** plan the steps and costs for construction

HOMELESS CONFERENCE

It will be necessary for the various groups or teams to come together in conference and pool their informational resources, determine and prioritize course's of action. Therefore the various groups and or teams should be enjoined in association with **Tap Faith** and call together a HOMELESS CONFERENCE.

FEASIBILITY

After a preliminary plan has been developed and properly documented, this team will inquire with Sussex County and determine the receptiveness of a proposed conceptual exploratory plan, developed in conference by the 'Consortium for Ending Homelessness'.

- The team or a team member will first meet with County officials informally
 - Pitch the general plan
 - If generally accepted, meet formally with Planning and Zoning
- Request that the Board generate a 'Letter of Acknowledgment' indicating general approval of the idea.
- If not generally accepted, the team will submit the County's response, changes and or reaction to the Consortium for evaluation and re-submitting.

HEALTH

- This team will network with all local available healthcare resources.
- Divide the County into quadrants and list available healthcare resources by quadrant.
 - Develop a master list for submission to the Consortium

SPIRITUAL COMPONENT

- Perhaps the most challenging aspect of providing for our homeless.
- Grant funding resources may limit the availability of funding for any program that mandates spirituality on residents as a condition of residency.
 - Residents must have free will in choosing how to engage or not engage in spiritually-related interactions.
 - Mentors, monitors and program leaders should teach spirituality by example.
 - Churches, clergy and laypeople should be made available to the homeless for consultation and loving support.
- At intake include a SPS in the intake paperwork.

The Spiritual Perspective Scale (SPS) is a 10-item, multidimensional outcome measure, that measures a person's perspectives on the extent to which spirituality permeates their lives and how they engage in spiritually-related interactions. The Spiritual Perspective Scale is available by contacting the author, **Dr. Pamela G. Reed**, directly at: College of Nursing University of Arizona Tucson, AZ 85721

“Then the King will say to those on the right, ‘Come, you who are blessed by my Father, inherit the Kingdom prepared for you from the foundation of the world. For I was hungry, and you fed me. I was thirsty, and you gave me a drink. I was a stranger, and you invited me into your home. I was naked, and you gave me clothing. I was sick, and you cared for me. I was in prison, and you visited me.’ Then these righteous ones will reply, ‘Lord, when did we ever see you hungry and feed you? Or thirsty and give you something to drink? Or a stranger and show you hospitality? Or naked and give you clothing? When did we ever see you sick or in prison, and visit you?’ And the King will tell them, ‘I assure you, when you did it to one of the least of these my brothers and sisters, you were doing it to me!’”
(Matthew 25:34-40)

HOMELESS IDENTIFICATION

- The program could have little impact without the identification of all our homeless.
- A team of homeless searchers should investigate all known homeless encampments, homeless living in shelters and with third parties.
- The team should then create and maintain a database of known homeless.
- The team should create methodologies to maintain contact with the homeless.
- The team should deliver a master list and recommendations for submission to the Consortium for inclusion in a comprehensive plan.

BUDGET

- The budget team should explore the costs associated with the various teams engaged in their fact finding work.
- The budget team should explore the costs of producing an exploratory conceptual plan .
- The budget team should explore the costs of producing architectural and construction drawings suitable for submission to the County.
- The team should produce an accounting of the total amount of funding necessary to bring the comprehensive plan to fruition.
- The team should deliver their findings, accounting and recommendations for submission to the Consortium for inclusion in a comprehensive plan.
- *The team should be prepared to accept data from the various teams in whatever format they deliver. including, but not limited to: facts on napkins, legal pads, electronic media, pencil on paper, crayon in marble composition books, notes written on one's hand, etc., whatever it takes to quantify the work.*
- The budget team will have the assistance of an accountant to collate their efforts.

GRANTS and DONATIONS

- The Grant and Donation team should explore all available grant and donation programs.
- The teams should compile a master list of possible, successful, grant applications and donation resources.
- The team should deliver a master list and recommendations for submission to the Consortium for inclusion in a comprehensive plan.

V.A. GRANT Program information

The V.A.'s Homeless Providers Grant and Per Diem Program is offered annually (as funding permits) by the Department of Veterans Affairs Health Care for Homeless Veterans (HCHV) Programs to fund community agencies providing services to homeless Veterans. The purpose is to promote the development and provision of supportive housing and/or supportive services with the goal of helping homeless Veterans achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination.

Only programs with supportive housing (up to 24 months) or service centers (offering services such as case management, education, crisis intervention, counseling, services targeted towards specialized populations including homeless women Veterans, etc.) are eligible for these funds. The program has two levels of funding: the Grant Component and the Per Diem Component.

Grants: Limit is 65% of the costs of construction, renovation, or acquisition of a building for use as service centers or transitional housing for homeless Veterans. Renovation of VA properties is allowed, acquiring VA properties is not. Recipients must obtain the matching 35% share from other sources. Grants may not be used for operational costs, including salaries.

Per Diem: Priority in awarding the Per Diem funds goes to the recipients of Grants. Non-Grant programs may apply for Per Diem under a separate announcement, when published in the Federal Register, announcing the funding for "Per Diem Only."

Operational costs, including salaries, may be funded by the Per Diem Component. For supportive housing, the maximum amount payable under the per diem is \$41.90 per day per Veteran housed. Veterans in supportive housing may be asked to pay rent if it does not exceed 30% of the Veteran's monthly-adjusted income. In addition, "reasonable" fees may be charged for services not paid with Per Diem funds. The maximum hourly per diem rate for a service center not connected with supportive housing is 1/8 of the daily cost of care, not to exceed the current VA State Home rate for domiciliary care. Payment for a Veteran in a service center will not exceed 8 hours in any day.

Applications are not accepted for Capital Grants or "Per Diem Only" funding until the Notice of Funding Availability (NOFA) is published in the Federal Register. Funds will be awarded to programs determined to be the most qualified. The contact person for the Homeless Providers Grant and Per Diem Program is Jeff Quarles. Mr. Quarles may be contacted (toll-free): 1-877-332-0334; E-mail: VA_Grant and Per Diem Program. The Homeless programs are administered nationally by Lisa Pape, National Director, VHA Homeless Programs, VA Headquarters in Washington, D.C

FOOD and CLOTHING

- The team should contact the extensive list of food pantries listed in the "Homelessness 101 and Homelessness 101 Veterans Edition" informational booklets asking for a commitment to donate.
- The team should compile a list of food organizations willing to contribute food on a schedule.
- The team should contact 'God's Way', 'The Christian Storehouse', 'the Salvation Army', 'Casa San Francisco' and other known clothing distributors.
- The team should compile a master list of food and clothing organizations willing to contribute on a schedule.
- The team should deliver the master list for submission to the Consortium for inclusion in the comprehensive plan

LOCAL SERVICES

- The team should contact the individual Local Services listed in the “Homelessness 101 and Homelessness 101 Veterans Edition” informational booklets and other sources, asking for a commitment to participate.
- The team should compile master a list of Service Providers willing to participate.
 - The team should include a detailed description of the particular services for each provider willing to participate.
- The team should compile a master list of Service Providers willing to contribute on an 'as needed' basis.
- The team should deliver the master list for submission to the Consortium for inclusion in the comprehensive plan

EDUCATION

- The team should list the educational resources available in Sussex County
 - Bring this resource to individual residents willing to help themselves

INTAKE/EXIT PLAN

- The team should create the methodologies necessary to evaluate individuals
- Each individual will have a custom plan based on their willingness to succeed

JOB TRAINING AND SEARCH

- The team should create the methodologies to identify job training opportunities
- Mentors will assist individual to first search the internet for local employment
 - If not successful mentors will physically take individuals to job interviews

THE PHYSICAL PLANT

Exploratory conceptual designs and associated cost projections represent, minimum estimates, necessary to acquire land, build the physical structure, retrofit, maintain and staff the facility.

Construction Cost of the Physical Plant..... \$1.385M
Yearly utility costs \$35k x's 5 years..... = \$0.175M
Maintenance costs \$8k per year x's 5 years ...= \$0.040M
1st Five year total **\$1.6M**

MANAGEMENT

Project creates 3 Full Time jobs and 3 Part Time jobs.
Facility must be monitored 24 hours a day, every day.

F.T. Monitors - 3 x's 5 days per week = \$94k per year x's 5 years = \$470k.
P.T. monitors - 3 x's 2 days per week = \$38k per year x's 5 years = \$190k.

Calculated at \$15 per hour. Average hourly wage for a High School or GED graduate.

Five year Human Resource budget = **\$660k**

TOTALS

Physical Plant \$1.600M
Human Resources for five years \$.660M

1st Five Year Total **\$2.26M**

2nd Five year Total..... \$875k or \$175k per year

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