

**Prior Care Offered to Our Neighbors**

Prince of Peace has been serving the community of Roseville since its founding in 1957. The pastors and staff are charged by the congregation to offer assistance whenever someone presents themselves at our doorstep seeking help. These requests and our responses take many forms, and we see this work as an act of faith, living out our callings to do God's work with our hands.

**April 1, 2016**

I began serving Prince of Peace as its Lead Pastor. There were several active PoP ministries already serving our community at this time. The church property includes six large garden plots that are provided to Karen families who live nearby. In partnership with Every Meal, we provide weekend food support to students and families at Central Park Elementary School. We provide this school's social worker with gift cards and respond to specific requests for assistance. We have stocked a resource closet at Roseville Area Middle School with food and supplies.

**2018 & 2019**

Pastoral staff participated in community conversations hosted by ISD 623 in which they described that up to 275 students enrolled in Roseville schools were unstably housed. At the direction of the Congregation Council, we formed an Affordable Housing Team to consider how the church might respond to this unsettling reality for our neighbors.

**2020-present**

While our Affordable Housing Team began its investigations, we also experienced a significant rise in the day-to-day requests for assistance walking through the door. Also increasing was our recognition that our parking lot was hosting multiple vehicles overnight. These guests rarely sought additional assistance. In June of 2022, there one couple that we discovered one morning who had set up a tent on the south property and I invited them to stay as long as they needed.

**Mid-late July 2022**

Cari McCollor of Roseville Police Department called me and asked if we could host Valerie Roy's licensed RV on our parking lot. As is my discretion to assist those who come to the church seeking assistance, I was quick to accept the request of the city and make arrangements for Valerie to locate her RV at the west end of the parking lot. Valerie arrived on our property, and we oriented her to the campus.

About one week later, the RV was relocated to an old patch of pavement on the south property, just opposite the community gardens. It was about this time that Valerie introduced me to Gabrielle Clowdus & Anne Franz, co-founders of Settled. They had stopped by to check-in on Valerie, see her new home location, and transport her to the Settled workshop for a scheduled activity. This initial conversation opened the door to become more aware of what Settled was doing in St. Paul and the Mosaic Christian Community on Wheelock Parkway.

The RV remained on the south lot until late September or early October, when it was moved to storage and Valerie acquired a minivan which was then parked in the church parking lot.

**Sept. 27, 2022**

I invited Gabrielle Clowdus to a meeting to discuss how Settle's model for community-first housing might be something for our Affordable Housing Team to explore more closely. While open to such a discussion, Gabrielle wanted to address a more immediate concern, focusing on the more pressing reality that Valerie's RV or minivan were not suitable accommodation for the coming winter. Gabrielle indicated that Settled was in possession of additional tiny homes, destined for future a Sacred Settlement but with an uncertain location or timeline. She affirmed that Valerie was a likely candidate to become a resident of such a future settlement.

Gabrielle asked us to consider providing Valerie a location on our property for the winterized tiny home, which would likely remain her home and move with her to some future settlement location. Gabrielle also indicated that, in keeping with the community-first housing model, a second RV could be made available and co-located with Valerie to accommodate a "missional intentional neighbor" that help to surround Valerie with the elements of supportive community that help to address the challenges experienced by those coming out of chronic homelessness.

I brought forward this proposition to our staff and key leaders, including Congregation President Michael Stetzler.

**Oct. 5, 2022**

I met in my office with Cari McCollor during which I updated her on the developing proposal from Settled to upgrade Valerie's accommodations utilizing the RV/tiny homes. I also invited Cari to speak to the congregation on Oct. 16 to offer a description of her work and the state of homelessness in Roseville.

Michael Stetzler convened a meeting of the Affordable Housing Team to review the proposal and consider how it might work alongside the Team's goals for serving the community. Ultimately, they encouraged Michael and I to share the idea more broadly with the congregation to gauge support. We produced a few communiques that were sent out.

**Oct. 9, 2022**

Michael made a short presentation to the congregation at both morning worship services. There was consistent and broad-based support within the congregation for this Interim Sacred Settlement to be placed on our property until such time as the next permanent sacred settlement location was prepared for occupancy.

**Oct. 11, 2022**

Michael re-convened the Affordable Housing Team who drafted an endorsement of the proposal and forwarded it to the Congregation Council their consideration.

At its regular monthly meeting that same evening, the Congregation took action to authorize Michael Stetzler to negotiate the specifics of an arrangement to receive two RVs/Tiny Homes from Settled with the purpose of providing a winterized living accommodation for Valerie and the elements of a community of support to surround Valerie as she transitions into a more permanent housing scenario. The council also designated some funding support for light facility renovations of a “Common House” and to accommodate two RV/tiny homes to be placed just south of the garage.

We directed Settled to proceed with the relocation of the two Rv/tiny homes. We also began the site preparation and light renovation of the common house spaces within the main church building. In addition, the MOU we entered into with Settled calls for Prince of Peace to go through a facilitated discernment process to determine if a fully developed Sacred Settlement would become a long-term ministry.

**Nov. 22, 2022**

In consultation with Cari McCollor, we offered Kevin (last name unknown) a place to park his disabled minivan/home in our parking lot and worked with him over the course of the week surrounding the Thanksgiving holiday to assist Kevin as he secured some transitional housing to which he relocated on or about Nov. 30.

**Dec. 6, 2022**

The two RV/tiny homes were moved to the PoP campus.

**Dec. 13, 2022**

We assumed ownership as the titles were transferred. The church’s insurer accepted the RVs/tiny homes under the comprehensive policy.

**Dec. 15, 2022**

Valerie moved into her new home. The Beary family began moving into their home about Dec. 17 and were fully moved in by the end of the year. Shortly after this Cari McCollor and one of her Roseville PD colleagues came by check in on Valerie and see her new home. I was with them as they toured the common house and shared spaces within the church building. They expressed their support and enthusiasm for the accommodations we had created for Valerie and the Bearys.

**Dec. 22, 2022**

Janice Gundlach called the church and we spoke for the first time. Ms. Gundlach described how she had been made aware of the presence of the RVs/tiny homes from Settled’s year-end letter to supporters. She had then driven through our parking lot to confirm. She described her basic familiarity with Settled and mentioned having some concerns about the Sacred Settlement model and the City of St. Paul’s acceptance of how the Mosaic Settlement has been made allowable. She indicated that with the upcoming holiday, she was not proposing any action and would like to follow up with us after the new year.

**Jan. 3, 2023**

Ms. Gundlach sent me an email to "check in regarding Building and Fire Code compliance concerning the two tiny homes."

**Jan. 4, 2023**

Dr. Gabrielle Clowdus emailed Ms. Gundlach with the RVs code compliance information. In this email, Dr. Clowdus included: *"The two MN certified Recreational Vehicles that are temporarily at Prince of Peace until a permanent place can be found meet the following National Codes and Standards:*

- NFPA 1192
- ANSI 119.5
- NFPA 70 (National Electric Code)"

**Jan. 5, 2023**

Ms. Gundlach replied to Dr. Clowdus confirming she had received the information and would be "reviewing internally" and would let us know if they had any questions.

**Jan. 15, 2023**

Prince of Peace celebrated with our community the Interim Sacred Settlement, now providing a home for Valerie and the Beary Family, with a blessing ceremony and open house. This included the broader network of Settled supporters, the two church partners that had built the two RVs now located at PoP, and the residents and supporters of the Mosaic Sacred Settlement.

**Jan. 18, 2023**

Ms. Gundlach emailed me to set up a meeting to share their "thoughts about how [the RV homes] fit into City regulations." We set up a meeting for Jan. 26 at Prince of Peace.

**Jan. 26, 2023**

Present during a meeting in the Common House were Janice Gundlach, Valerie Roy, Mischa Beary, James Beary, Avia Beary, Kristin Bloxham, Dr. Gabrielle Clowdus, and me. Ms. Gundlach described the findings that her department had ruled the RVs/tiny homes did not meet existing zoning and building code regulations. She reiterated how she believed the RV to be a significant improvement to Valerie's circumstance but did not know enough about the construction of the homes to believe them to be suitable dwellings. In telling her story to Ms. Gundlach, Valerie attempted to reassure her that she is experiencing a significant improvement in her well-being.

Ms. Gundlach did present a distinction about how our campus contains two uniquely zoned parcels. The church and parking lot are zoned Institutional and the land to the south is zoned Low-Density Residential. She also described how the RVs/tiny homes were on the Institutional-zoned parcel. We challenged this determination. In a subsequent email, we provided Ms. Gundlach with an aerial map of our property and clarified that the RVs were indeed placed on the south parcel.

Near the conclusion of the meeting, Ms. Gundlach described being prepared to hand us a letter that described all of this and included an invitation to appeal this ruling. She handed me a hard copy of the appeal procedures which stipulated that we would have 10 days to request an appeal of her department's ruling. I asked her if she had to present us the letter that day. She agreed that she didn't have to and was willing to hold off until after updating her supervisor at City Hall. At the conclusion of the meeting Ms. Gundlach was given a tour of the RVs/tiny homes.

**Feb. 1, 2023**

I received an email from Ms. Gundlach that included an attached letter from Pat Trudgeon describing the ruling they had made and the invitation to request an appeal. A hard copy of the letter arrived via USPS several days later.

**Feb. 10, 2023**

We submitted our notice of request for appeal, handing it to the receptionist in the lobby of City Hall. I neglected to include the \$100 filing fee and corresponded with Mr. Trudgeon via email, receiving permission to submit the fee on Monday, Feb. 13.

**Feb. 13, 2023**

The fee was submitted in person at City Hall, and a receipt was emailed to us.

**Feb. 14, 2023**

we received notice via email that a hearing will be on the agenda of the City Council meeting on Monday, Mar. 6.

**Feb. 16, 2023**

In an effort to be more strategic in developing the specifics of our appeal, I reached out via email to Ms. Gundlach and asked for her guidance on what she anticipated as being the most likely pathway forward in developing a shared strategy for caring for our homeless neighbors.

**Feb. 23, 2023**

After some voicemail tag, I eventually reconnected via email. In her reply to me, Ms. Gundlach cc'd Pat Trudgeon, to which he provided a follow-up email to me.

In this email, Mr. Trudgeon stated, *"it is best to hold off on the conversations regarding your questions until after the City Council decision on your appeal at their March 6 meeting. We would have been happy to discuss all of the matters that you raised in the email before you entered into the agreement with Sacred Settlement and the units were set up on your property. That action forced us into a very difficult position and we had to immediately go into enforcement mode once we learned of the presence of the units given the serious zoning and code violations with the micro-units. We certainly wished the church and/or Sacred Settlement would have reached out to us first and we could have had a much more productive discussion about the matter."*

**Feb. 24, 2023**

I replied to Mr. Trudgeon in an effort to clarify that Valerie's presence at PoP was only at the City's initial request. I also had a lengthy phone conversation this day with Janice Gundlach. She was generous with her time, further clarifying the city's position regarding the ruling they have made. I asked her to respond to a variety of methods for moving forward and she reiterated that any action would require the explicit direction of the Roseville City Council. She seemed to agree with me when I stated that I believe both Prince of Peace and the City share deep alignment in our goals to care for our neighbors experiencing homelessness.

Late that evening, I received a phone message from Cari McCollor requesting our assistance to help relocate "Stanley, a homeless veteran living in an RV," to our parking lot. I was able to text with Cari and offer our assistance. We subsequently learned that Stanley, was permitted to remain in the Cub parking lot for the night with the assurance he would move the next day.

**Feb. 25, 2023**

Stanley arrived in his RV and parked it in the Prince of Peace parking lot.

**Feb. 26, 2023**

Several members of our community connected with Stanley, also meeting Peggy, who was with him. They have been offered what basic hospitality they needed and we could offer at this time.

**Feb. 27, 2023**

Cari McCollor has agreed to continue staying in contact with Stanley as, together, we determine next steps.

This history has been submitted along with our supporting materials for of our appeal to be considered on Mar. 6.