

Sacred Settlement Development
Preliminary Report
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1. Summary:
 - a. The Settlement Development Team recommends expanding our current Sacred Settlement by three homes. Two homes are for people who have been chronically homeless and are invited to join our community, and one home is for an individual or family who commit to living in our community as intentional neighbors.
 - b. The proposed strategy for funding the expansion is to conduct a broad appeal to the greater faith community and private foundations for gifts and grants. The Prince of Peace congregation will not be expected to increase giving to fund this project, though individual gifts above and beyond planned giving for PoP operations would be welcome. No government funding will be sought.
 - c. In addition to financial needs, the plan will address our PoP capacity to provide the additional supportive friends and purposeful work opportunities needed by new neighbors. Part of that plan will be outreach to other faith communities to participate in our community.
2. The case for moving forward
 - a. Our Sacred Settlement is helping us live out our mission, vision and values. We are creating relationships that enable us to love the world in a direct and ongoing new way. In addition to new and expanded relationships among our members and settlement neighbors, we have new relationships with several other communities of faith.
 - i. We are building the church by creating new ways to collectively express our faith. By living in community with people who have experienced chronic homelessness we are constantly reminded that “just as you did to one of the least of these... you did it to me”
 - ii. Our values - relationship, caring, faith, generosity and learning - are clearly being lived out through the Sacred Settlement ministry.
 - b. Other faith communities are looking to us to show a path.

- i. Over twenty faith communities have reached out to us to express their support. PoP members and staff have met with leaders of ten different congregations that are interested in creating or supporting sacred settlements, and many other congregations have heard the Prince of Peace story through Settled's continuing outreach.
- ii. Our story has also been broadly shared in the media. Stories by the Minneapolis Star Tribune, Minnesota Public Radio, KSTP television, Living Lutheran magazine, and Christianity Today are among the most widely heard.
- iii. Our leaders have shared our experience with local and state policy makers in an effort to create a healthy regulatory environment for sacred settlements.

3. Constraints and competing priorities

- a. Capital Cost
 - i. The total capital cost of complete implementation of the expansion, including homes, electrical service, walkways and grounds and interior modifications is currently estimated to be \$180,000 to \$200,000.
 - ii. Approximately \$30,000 is currently available in PoP accounts dedicated to the settlement. The balance needed will be solicited from sources outside of PoP, including other communities of faith and private foundations.
- b. Staff capacity and potential staffing cost
 - i. An expanded settlement will require increased planning and coordination of work activities, property management, volunteer coordination and supportive services such as transportation. Planning to meet those needs must consider the possibility that additional paid staff may be needed.
 - ii. Several factors will determine whether and to what extent additional PoP staffing may be required.
 - (1) The needs of the new people coming to live in our settlement.
 - (2) The capacity for current staff to meet those needs while also supporting the other functions of PoP to which they are assigned.
 - (3) The availability of volunteers, both from PoP and other faith communities, to meet those needs.
 - iii. Sources of support for additional paid staffing, if needed.
 - (1) Grants. Some foundations fund ongoing operations, though these grant are generally time limited.
 - (2) Covenants with other faith communities. The PoP settlement has already received some support from congregations that don't have

- a suitable location to develop or are beginning to explore the possibility. Outreach to these and other faith communities could be a source of financial support or volunteers with the right skills.
- (3) Dedicated gifts from individuals. In the past, our settlement has received dedicated gifts from both members and non-members. This trend is likely to continue, though it is difficult project specific amounts.
 - (4) Growth in membership and giving. We also anticipate that the trend toward increased interest in our faith community will continue. Although we will need much of this projected growth in giving to support our general operations, growth in our settlement may well lead to growth in donations above and beyond our planned operational budget needs.
- c. Operating costs. Increased operational costs such as utilities and consumables attributed to increased occupancy are currently projected to be covered by rents.
 - d. Lay leadership capacity
 - i. An expanded settlement is likely to require additional involvement of lay leadership. Discussions with leadership on how their roles may be affected is ongoing.
4. Key implementation issues to be addressed. If expansion of our settlement is approved by the congregation, these issues must be more fully addressed.
- a. How will we provide supportive friends for our new neighbors?
 - i. Community dinners and other gatherings provide opportunities for recruiting people to become supportive friends. Community engagement to improve participation in these events along with greater attention to training and orienting potential supportive friends are ways to achieve this goal.
 - b. How will we provide purposeful work opportunities as needed by our new neighbors?
 - i. In our current settlement, our neighbors perform purposeful work that benefits our congregation, such as helping with coffee, meals and office operation. This work may be used to partially offset rent. In addition, neighbors can engage in other purposeful work, such as candle making, in our workshop. PoP will collaborate with Settled to plan for scaling up these purposeful work opportunities.
 - c. Will other PoP ministries benefit or decrease in impact on our mission?
 - i. This question will be addressed as we prepare a profile of our

congregation that will be used to seek a new lead pastor. Listening groups, one-to-one interviews, town hall style meetings and surveys are tools that will be used to discern God's will for our congregation.

d. Can we raise the funds?

- i. The full community model is a new way to address the issue of chronic homelessness. Our Prince of Peace settlement is a pioneer in building a settlement based on this model and as such can be a major influence in the growth of similar settlements. It is therefore likely that other faith communities, foundations and individual donors will see both the immediate benefits of their investment to the individuals whom we invite into our settlement and the broader potential to grow sacred settlements as a way to achieve their missions and philanthropic goals.