

Ending homelessness through community.

**Promise PointeP.O. Box 2293Victoria, TX 77902**

1st Annual Report for Promise Pointe

January – December 2019

-by Sister Rebecca Janacek, Executive Director of Promise Pointe

January 2020

Vision and Mission Statement for Promise Pointe

Vision: Ending homelessness through community.

Mission:

* Provide the homeless of Victoria, Texas and the Crossroads region with permanent, affordable housing and a transformative, supportive residential community.
* Offer job training, microenterprise opportunities, resources to become self-sufficient
* Assist in identifying and achieving their goals in life, in becoming active members of the community, in playing an active role in bettering their lives.

1. Executive Summary of the year ended:

The core values of Promise Pointe state that it is our belief in a loving God that calls us, commits us to respond to our homeless brothers and sisters with dignity, authenticity, hope, justice, passion and balance so that their lives may be restored to these very qualities that allow us humans to thrive. The following report is a testimony to the Promise Pointe Board of Directors and all involved in birthing this dream of providing housing that is reasonably affordable and comfortable to those living too long without this security.

2. Introduction:

This report is written to assist all stakeholders of Promise Pointe in evaluating the effectiveness of the entity in meeting its Vision and Mission statements and goals set to meet the Strategic Plan crafted in 2018. It is also meant to document the history of the institution.

It is noted that no report was written in the first years that Promise Pointe was taking shape. For the historic record the following is a brief summary of how Promise Pointe began. Promise Pointe was incorporated as a domestic non-profit organization on April 29th 2016. However, it had begun a year earlier in 2015 when Tim Brewer, pastor at First United Methodist Church, Victoria had an idea. That idea was that Victorians needed to do something to provide a roof for people in Victoria that didn’t have one. Pastor Brewer shared that idea with Bill Buckert. Bill had a heart for the homeless and began sharing the idea with others. It was an idea, a conviction that quickly grew. An idea that has kept growing into a faith-based, multi-denominational community whose purpose is hope, healing and provision of a home for the chronically homeless through community. Initially the Promise Pointe board had 5 directors with a total of 7 active participants, Bill Buckert, Randy Mahoney, Gail Hoad, Nelda Chambers, Carrie Hendrix, Jenny Stafford and Kim Pickens. Using Community First Village! located outside Austin, Texas as their model and mentor, the Promise Pointe group began to look for property to purchase to begin their dream. Along the way more people joined as directors and friends of Promise Pointe. On March 22nd 2018 a pre-existing estate with a residential house and outbuildings that suited the needs of the community they wished to grow was purchased. In September 2018 the dream began to unfold even more with the living-on-site executive director/community manager’s preparation of Promise Pointe to house the first 2 residents whose homes had been built and donated by local builders. On November 19th 2018 the first 2 residents of Promise Pointe were presented with the keys to their new rental homes.

Promise Pointe having thus really begun on-the-ground activity late in the year of 2018 and the executive director trying to find her footing, no report was written for that year. However, it must be noted that the main objectives of the strategic plan that were listed to take place in those early days were on the most part accomplished, i.e. the formation of a board and committees, finding an executive director to manage the day-to-day development of Promise Pointe, updating of documents and site plans, securing insurance, meeting the neighbors, furnishing and upgrading septic facilities of the main house and purchasing lawn-care equipment.

What follows is a record of what took place during the year 2019 with analysis and recommendations of what is needed for the ensuing year.

3. Analysis of the Present Situation:

3.1: The focus of Promise Pointe for 2019 was to continue expansion and building of the infrastructures that would help achieve the primary mission of providing housing for the homeless. Specifically, the focus was on:

* Clearing the land – the back acreage to be cleared of brush so more homes can be built.
* Addressing the drainage issue – the rains early in the year demonstrated the need for better drainage especially in the newly cleared acreage.
* Building more tiny homes (TH) – 2 were built in 2018, a total of 22 are needed.
* Increase bathrooms – 2 toilets and 1 shower are insufficient as resident numbers increase.
* Assisting more people with homes – desire to assist at least 22 people with homes.
* Attracting more friends of Promise Pointe (PP) to assist in development and support of operations.

3.2: Situation of those Promise Pointe is serving

* Number of residents served – 7
* Number residents left PP – 2
* All of those residing at Promise Pointe had been homeless for periods of not less than 1 year. Among the reasons for their homeless states were domestic violence, victims of Hurricane Harvey, injuries that led to loss of employment, poor life choices and behaviors that found them in trouble with the law or intellectual disabilities that left them vulnerable to being abused.
* Of the 7 residents having been served by Promise Pointe, 2 left to continue their lives elsewhere. One after having been in residence for over a year decided he was ready to return to live in town where he got his own apartment and purchased a vehicle. The second was asked to leave for non-payment of rent after having returned to old habits that dwindled his resources. Promise Pointe had given this person numerous opportunities and assistance, but eventually was left with no choice but to ask them to leave.
  1. Residential Environment:
* From Nov 2018 - May 2019 PP had a volunteer intern social worker who was helpful in getting residents in touch with resources they needed. With his departure in late May this left a gap which has been hard to fill.
* The atmosphere at PP is peaceful and amicable at present with all seemingly happy to be here. There was a period of 2 months when the behavior of some of the residents left others uncomfortable. That was resolved after community meetings were held addressing these behaviors and ultimately after the offending residents left PP.
* Inadequate and poorly timed public transportation is a problem for those who do not have their own vehicle.
* Community First Village! in Austin, who are our mentors, have a Missional program whereby those who have not experienced chronic homelessness have a heart for the homeless and are willing to live and work in community with them. They are a part of the team that helps build a neighbourhood of mutual respect and encouragement acting as a liaison between the executive team and the residents. It is proposed that at this stage of our development we should initiate a similar program to assist in reaching our vision of providing a transformative and supportive residential community.
  1. Projects Initiated
* Septic System in resident facility Bath & Beyond (B&B) replaced with aerobic Aqua Aire System in January.
* Clearing of the back 9 acres of property that was started in November 2018 was completed in June.
* Property Drainage – the property drainage issue was addressed between August and October with levelling the back 9 acres allowing for free natural drainage.
* Cement foundations and sidewalks for 7 tiny homes were poured between June and September.
* Repairs and remodel of Bath & Beyond (B&B). Bath & Beyond is a pre-existing building that contains the bathing and toilet facilities, a laundry with 2 washers and 3 driers, a room with exercise equipment, a sewing/craft room and a carpeted upstairs open floor plan with a library/recreation room. Initially there were 2 toilets and 1 shower facility.
  + Rusted roof of Bath & Beyond replaced in August
  + Rusted exterior of Bath & Beyond repainted in September
  + Remodelling of B&B to add on 4 shower/toilet/sink units began in August ongoing with only the handicapped accessible unit uncompleted.
* Electricity Expansion – the electricity was expanded to the new pod of houses behind Bath & Beyond with the replacement of the main transformer by Victoria Electric Cooperative (VEC), an upgraded electric panel on B&B and electrical outlets to the work shed/barn.
* Improve water well quality – a water conditioner and chlorine injector system was installed at the water well head to improve the quality of water
* Tiny House builds
  + - * TH 3 was built in February during the Victoria Builder’s Association Home Products Show by many volunteer builders; moved to the property in late March adjoining the first two houses in *Serenity Circle*
      * TH 4 was built between June & July by Matt Lively of Denison Homes (funding by Dr. James & Susan Neumann)
      * TH 5 was built and completed in November by Brian Rokyta of Rokyta Custom Homes (funding by 1st Community Bank and KR & Laura Miller Foundation)
      * TH 6 was built in November by Garrett Dorsey of Blue Wave Construction (funding by Janacek family and Prosperity Bank) – not complete, needs electricity.
      * Tiny Houses 7, 8, 9 were built between Oct and December by Frank Reyes of South Texas Ventilation (STV) - (funding by KR & Laura Miller Foundation, Albert & Myrtle Gunn York Foundation) – not complete, need electricity and furnishing
      * THs 4-10 all are within the pod of houses named *Peaceful Pathway*
  1. Goals reached:
     + The land clearing and drainage issues were addressed and completed
     + 7 more THs were built
     + A remodel of the bathing facility is underway and for the most part completed and in use with the addition of 4 new shower/toilet/sink units making a total of 5 available in this building. Only the handicap accessible unit is incomplete while waiting for the fabrication of the ADA compliant shower.
     + We have made it possible for 7 people to have access to comfortable homes and a supportive environment with 2 moving on with their lives elsewhere.
     + We have attracted numerous donors from both the private sector and business sectors who have made it possible to develop the property, make repairs to existing buildings and build more homes for residents.
  2. Constraints
     + Inclement weather in the beginning of 2019 which did not improve until late March
     + Property drainage issues due to the flat elevation and clay soil that does not allow for good seepage.
     + Insufficient local electrical & plumbing labor making delays in completing projects.
     + Loss of social worker in late May has left a gap in the residents’ ability to seek the resources that many need, although they have managed well enough on their own. It has been difficult for the Executive Director as the only person on the ground to meet their needs and oversee the day-day home maintenance and development projects.
     + Inadequate and poorly timed public transportation is a problem for residents who do not have their own vehicle.
     + There is very little storage space for building materials, furnishings and other supplies that are needed for building and maintenance.
  3. Major contributions and contributors

Promise Pointe would not have grown to the degree it has if it were not for the numerous donors and volunteers who supported Promise Pointe throughout the year. Moved by their desire to help us help the homeless get off the streets and into a safe environment and have their own homes, people gave in abundance their time and shared their wealth. Listed in Appendix A are the major contributors who gave $1000 or more. Noted, too, are hundreds of hours that were given in donated time. Every amount given was important to making our growth possible. We are eternally grateful to and edified by all our donors.

3.8 Employees and executive staff

There is only 1 executive staff member, the Executive Director Sister Rebecca Janacek, who is paid a monthly stipend for her work acting as both director and manager of the Promise Pointe neighborhood/community. She lives on-site sharing the office and main residence complex with a companion, Sister Maria Warzecha, who also assists in many daily activities that contribute to the smooth running of Promise Pointe.

3. 9 Board members and committees

* + - Board Members of 2019
      * Jim Cole, president
      * Sherri Strickland, vice-president
      * Gail Hoad, Secretary
      * Omar Rachid, treasurer (vacated position in March 2019) assisted by Erol Tucker, Jr.
      * Nelda Chambers
      * Pam Borchert
      * Randy Mahoney
      * Frank Reyes
      * Rob Cook
      * Susannah Porr
      * Mallory Thurman
      * Mike Olson
      * Roslyn Faust
      * Jewel Buchanan – joined board in Sept 2019
      * Buddy Breivogel – joined board in Oct 2019
* Committees – there are 10 active committees to which the president, vice-president, secretary, treasurer and executive director are all ex-officio members.
  + - * Property Expansion: Roslyn Faust (chairperson), Mike Olson, Frank Reyes, Gail Hoad, Randy Mahoney, Rob Cook
      * Property Care: Frank Reyes (chairperson), Randy Mahoney, Bill Buchanan
      * Micro-Enterprise: Rob Cook (chairperson), Frank Reyes, Susannah Porr, Jewel Buchanan
      * Human Resource: Susannah Porr (chairperson), Pam Borchert, Any Eastham, Sherri Strickland
      * Financial Development: Jewel Buchanan (chairperson), Nelda Chambers, Sherri Strickland, Jim Cole
      * Promotion & Marketing: Randy Mahoney (chairperson), Gail Hoad, Jewel Buchanan
      * Budget: Buddy Breivogel (chairperson), Gail Hoad, Sherri Strickland, Roslyn Faust, Sr. Rebecca Janacek
      * Volunteer Recruitment: Roslyn Faust (chairperson), Pam Borchert, Nelda Chambers
      * Resident Services: Mike Olson (chairperson), Rob Cook, Richard Covington
      * Resident Selection: Pam Borchert (chairperson), Gail Hoad, Sherri Strickland, Susannah Porr, Mallory Thurman
  1. **Finances** (by Buddy Breivogel, Treasurer)

Promise Pointe LLC (PP) ended its 2019 fiscal year with $135,751.52 in cash at Prosperity Bank Victoria and booked assets of $450,321.59.

The FY2019 Management Report (Appendix B) reflects total revenue from donations, sales, rents and uncategorized income of $271,257.45. Total expenditures $227,981.39 and net revenue was $44,085.62.

While the Promise Pointe project of constructing tiny houses and other facilities is in progress budgeting for operations and expansion will remain very versatile as ongoing expansion of the property is dependent on future charitable donations.

4. Assessment

Promise Pointe has met the major items it set out to accomplish in 2019 with the exception of the completion of the remodel of the Bath & Beyond facility. In light of what has been accomplished this is a very small matter. Among the constraints, nature is unpredictable and we cannot change the soil on which we find ourselves located so we must work within and with it to the best of our ability. The issue of insufficient skilled electricians and plumbers is already being addressed by the local Victoria community with the opening of the Mid Coast Construction Academy in recent years that at the moment is specifically teaching plumbing and electrician skills. A person experienced in social work and/or in navigating the local social service networks would certainly be an asset for Promise Pointe residents. There are improvements to the property that would help us better develop and implement our vision and mission objectives. And lastly, the transportation problem needs to be creatively addressed so that the residents are able to have easy access to resources that help them live independently.

5. Recommendations

Based on the above assessment the following recommendations are being made:

* Continue property development by
  + Finish remodel of Bath & Beyond.
  + Build last home in Peaceful Pathway pod.
  + After last home built in Peaceful Pathway bring in fill-dirt to finish levelling and landscaping of this pod of homes.
  + Installing electric and water infrastructure for proposed development.
  + Constructing a durable perimeter road and public parking area.
  + Construction of a second kitchen/dining/laundry/bathing facility.
  + Build 12 more homes.
  + Establish a maintenance building.
  + Build a chapel/worship space for which a donor has already promised funding.
* Upgrade existing property by
  + Upgrade the electric panel coming in to the main compound.
  + Replace non-functioning and leaking air conditioner/heat units in the hen house and community kitchen
* Expand the micro-enterprises; increase the present chicken & garden projects, host seasonal market days with food/craft vendors
* The addition of a social worker or seasoned person who can navigate the public service sector and help the residents in goal-setting and follow-up.
* Continue grant-seeking for various projects and establish a recurring donor base.
* The 2020 financial budget needs to be made keeping in mind these recommendations.
* Take every opportunity to promote Promise Pointe especially public forums.
* Interaction with the residents on a regular basis encouraging them to invest more of themselves in developing the Promise Pointe neighborhood.
* Initiate a Missional Program here at Promise Pointe whereby there would be a maximum ratio of 10% of missionals to residents. Perhaps a missional would be willing to act as a local taxi service for the residents.

1. **Action Plan**

Following are suggested actions to be taken to address the recommendations being made. The full plan with responsibilities, estimated costs, resources required, time scale and program of work can be seen in Appendix C.

* Finish remodel of Bath & Beyond
* Build last home in Peaceful Pathway pod
* Landscaping of Peaceful Pathway pod of homes
* Install electricity infrastructure for more THs & 2nd kitchen/dining/laundry/bath facility
* Construction of a durable perimeter road & public parking lot
* Construction of 2nd kitchen/dining/laundry/bath facility
* Build 12 more THs
* Establish maintenance building
* Build chapel/worship space
* Upgrade electric meter/panel outside office/main residence
* Make the 2020 financial budget
* Replace outdated & leaking ac/heat unit in Community Kitchen
* Replace non-functioning window a/c/heat unit in art room next to chicken house
* Find a social worker or seasoned person who can navigate the public service sector and help the residents in goal-setting and follow-up.
* Grant-seeking for various projects and establish a recurring donor base
* Interaction with the residents on a regular basis encouraging them to invest more of themselves in developing the Promise Pointe neighborhood
* Expand the chicken + garden projects
* Promotion of Promise Pointe to the public
* Research Missional Program to fit Promise Pointe’s needs and look at possible candidates to become Missionals.

1. **Conclusions**

With the great work of clearing the land, addressing the drainage issue and the building of the first homes that took place in 2019, Promise Pointe is well on its way to getting the infrastructure of the physical plant in place. While there are still upgrades that need to take place on the property, on the whole it is very liveable and comfortable for the residents who have been newly homed. Recommendations that offer more investment in development of the residents themselves is timely as it sets the stage for building a community that will be strong and resilient thus meeting the mission of Promise Pointe.