



A Future Full of Promise

2022 Capital Campaign

Every person in Warren County deserves a home. Family Promise is dedicated to making sure that every family, every child, every individual in Warren County - HAS a home.

July 2022

Friends of Family Promise of Warren County,

As this letter was prepared, Family Promise of Warren County (FPWC) is serving in shelter a total of 6 families, including 7 adults, 11 children and one unborn child. These families are homeless for many reasons: family breakup, job loss and illness. They are not unlike families that we have been blessed to serve in our almost 25 years in Warren County. Sadly, there are also 8 families including 11 adults, 18 children and 2 unborn on our waiting list.

FPWC is a program of accountability and responsibility. We are a program that teaches our families about how to successfully reach self-sufficiency and we are a program about children. No child should be without a bed to sleep in and a safe place to live.

Prior to the COVID 19 pandemic the FPWC board established a Strategic Plan to double the number of families we can help each week. The COVID 19 pandemic forced us to stop sheltering families in our host church rotational network. In early 2020, we began sheltering families in a local Lebanon motel. While this plan was not ideal, it allowed our host and support churches to safely remain involved in the shelter program and shelter staff to continue to help our families to regain stable housing.

FPWC recently purchased the former Shaker Inn property located at 600 Cincinnati Avenue in Lebanon. This facility is ideal and will not only allow FPWC to increase our capacity but also provide space for a safe playground, guest laundry room, daycenter and training room in addition to adequate space for our professional case management team.

This fall, FPWC will begin our 25th year of service to the Warren County community. Together with our supporters, we have successfully housed over 900 families. As part of our 25th year FPWC will move into our new home with the ability to successfully house many more families who are in need.

This newsletter introduces our Capital Campaign. As of this writing, we have reached almost 50% of our goal. With your kind support, together we can achieve our goal of assuring that more families and their children who are without a home have a safe place to stay and the tools that they need for a better tomorrow.

We thank you in advance for your prayerful consideration of a gift of any amount to help FPWC reach the campaign goal.

David Yelton

David Yelton
President FPWC Board of Directors

Linda Rabolt

Linda A. Rabolt
Executive Director

Prior to the global pandemic, Family Promise saw an increase in the homeless population and the need for temporary housing began to grow. Soon the need had exceeded the weekly and monthly capacity of most of our host churches.

While additional families were housed in hotels when the pandemic arrived, it accelerated the need for temporary family housing.

Out of an abundance of caution for health and safety reasons, we had to suspend housing at churches within our host network and move families to a local motel. Grants have helped pay those bills, but with the increased need and the limitations for host churches, we needed to find an alternative.

Seeking a more cost-efficient and sustainable solution, our board became aware of an opportunity to purchase the Shaker Inn located in Lebanon - an ideal location, being close to many services that support our families.

In March we completed the purchase of the Shaker Inn and have begun the work required to have it up and running by Fall 2022.

-\$1,700,000
 -\$1,600,000
 -\$1,500,000
 -\$1,400,000
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 -\$1,200,000
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 -\$400,000
 -\$300,000
 -\$200,000
 -\$100,000



\$1,700,000

Capital Campaign

**Renovation/
Improvements:**

\$440,000

Operation:

\$400,000

Purchase:

\$860,000

Danielle's Story

Danielle and her daughters, age 15 and 11, joined the Interfaith Shelter program after living with her sister and her family. When both of them lost their jobs, they could no longer pay the rent. With no other family nearby they had no other options but to seek assistance and temporary housing through the Interfaith Hospitality Network. In July 2010, they moved into IHN and stayed there for 4 months. Her girls took the bus to school and Danielle re-enrolled in college. While they stayed at IHN they were able to live together as a family and prepare for self-sufficiency in their next chapter. That next chapter began on October 20, 2010, when Danielle, Taylor, and Paige moved into a townhouse where they still live today. Danielle began working at Family Promise in 2012 as administrative support for our Homeless Crisis Response Program. She has since been promoted to the position of Case Manager for that program and is a valued employee. Danielle has a heart for those who are in the crisis of homelessness and is very encouraging as she works with folks on that journey towards housing and self sufficiency.



Highlights of our new facility:

- 15 standard guest rooms
(2 two-bedroom suites)
- Day Center
- Media Center *(job & home search/homework site for children)*
- On-Site Staff Offices
- Guest Laundry
- Safe Playground
- Children's Gift Room
- Coat Ministry
- Training Center
- 12,000 Square Feet of Usable Space



"We were homeless and living in a tent. It was not good for our family. When I got into shelter with my children, I felt relieved and relaxed...I knew our lives were coming back together."

-From a guest and her children - 16-year-old daughter and 8-year-old son

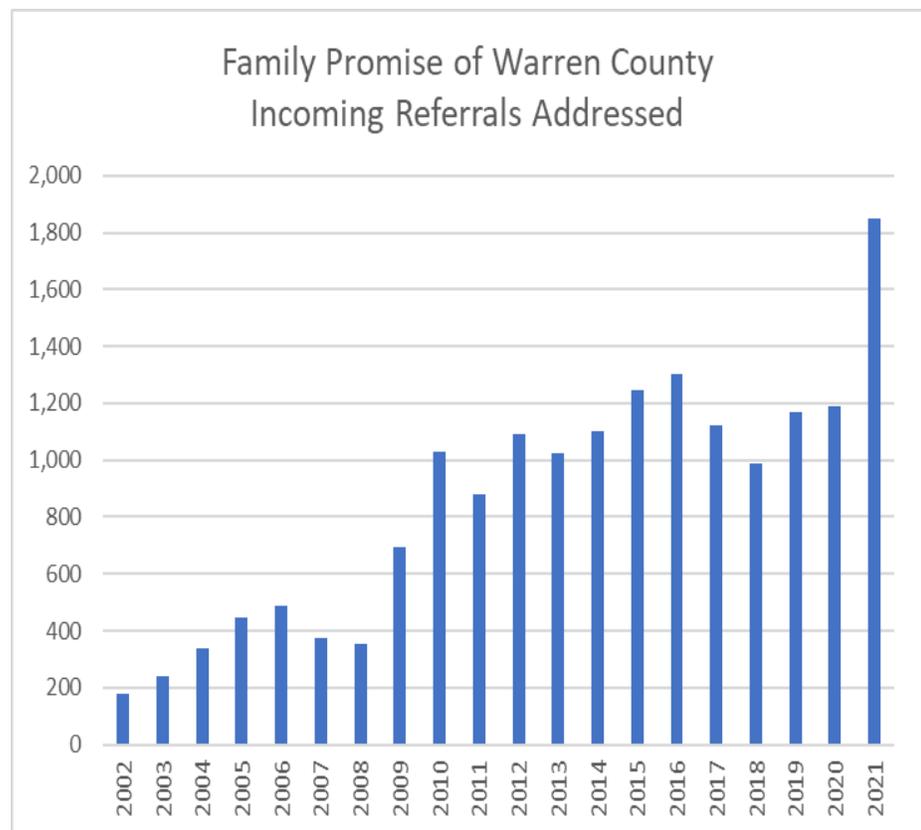
"My children and I thank you for all of your love, caring and help that you have given us. Though our lives are in transition, it is your compassion which has helped us to feel more comfortable and 'at home'"

-From a guest and her four children



"God is amazing for putting you in our lives. Thank you!"

-Taylor, mother of 2



Purchase: **\$860,000**

EXAMPLES OF HOW YOUR INVESTMENT WILL SUPPORT

\$5,000

- Nursery
- Garage

\$10,000

- Training Kitchen
- Copier Room

\$15,000

- Small Guest Room (5)
- Toy Store
- Conference Room
- Case Manager's office
- Executive Director's office

\$20,000

- Large Guest Room (8)
- Family Laundry Room
- Coat Ministry
- Library/Study

\$25,000

- Employee break-room & restroom
- Case Manager Suite (2)

\$30,000

- 2-Bedroom guest room
- Training Room
- Training lobby with restroom
- Reception & Lobby
- Play room with restroom

\$50,000

- Storage Room
- Basement laundry & utilities

\$100,000

- Training Center (*includes Training Room with furniture & A/V equipment, kitchen, lobby, conference room & restroom*)

Renovation/ Improvements: **\$440,000**

\$5,000

- Crack repair and seal-coat asphalt
- Audio/Video System for Training Room
- Desks & chairs for Training Room
- Computers & furniture for Library/Study Room
- Upgrade incandescent lighting to LED
- Install new lighting in office areas

\$10,000

- Install electronic locks on all doors
- Remove swimming pool (*to eliminate liability*)
- Repair failed sewage drain line in Day Center
- Add landscaping in front of building
- Building materials to convert guest rooms into office space
- Replace motel sign with new Family Promise sign

\$15,000

- Replace outdated & defective windows
- New HVAC system for Training Center Suite

\$20,000

- Video surveillance & security system
- Fencing & gate for western parking area

\$25,000

- Install playground

\$50,000

- Modernization of plumbing systems

\$100,000

- Modernization of electrical systems
- Install new lighting

Operating: **\$400,000**

\$5,000

- Grounds care (mowing & snow removal) for 1 year

\$20,000

- Utilities for 1 year

\$25,000

- Interest on mortgage for 1 year

\$50,000

- New Case Manager for 1 year



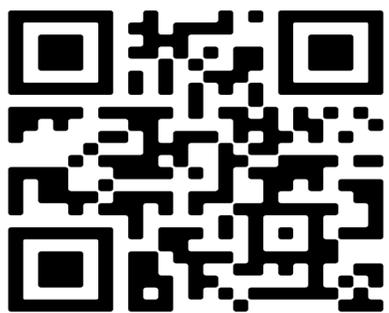
Every gift is appreciated and will make a difference in the life of a homeless family.

Annually, Family Promise National conducts a health metrics highlight of all 198 Family Promise affiliates. Items that are assessed include:

- Individuals Served
- Shelter Eligibility
- Graduate Tracking
- Shelter Outcomes
- Trauma-Informed Care
- Housing Programs
- Staff In Priority Positions
- Appropriate Financial Methods

Family Promise of Warren County was rated 27 out of 30 points in this health metrics highlight. **That places FPWC as #1 in the State of Ohio and #6 in the United States.**

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"A Future Full of Promise"