

The Source Capital Campaign The Administrative Building and Dignity Village



Dignity Village
a life, a family, a community...



The Source
The trusted symbol of hope for the
POOR & HOMELESS

History

The Source was founded in 1995 as a Christian ministry in a 600-square foot storefront in Osceola Plaza in downtown Vero Beach. Later, it moved into larger quarters on Commerce Avenue, and today is based in a 5,000 square foot service center at the south end of Commerce Avenue, one block west of U.S. 1.

The organization works alongside non-profits, ministries, businesses, and governmental agencies to provide support and ultimately help the poor and homeless lift themselves out of poverty. The Source has worked hard to establish its future success. A strong Board of Directors, made up of 10 diverse members of the community, leads the organization. The members serve without compensation and each one contributes to The Source financially as well as with gifts of their time and talents.

The ministry has a policy & procedures manual, by-laws, statement of faith, and corporate charter. The board sets policy, while the day to day operations are the responsibility of the executive director, who supervises a staff of 10 full-time employees and two who work part-time.

In 2016, The Source's staff, board and stakeholders compiled a strategic plan for the agency, with specific goals and challenges spelled out for the coming five years. The goals included helping clients make spiritual change by exposing them to God's word through the Scriptures; offering nutritious food to clients as well as a culinary course called Dining with Dignity that would train them for restaurant jobs; and providing help with personal hygiene by offering hot showers, personal care items, outdoor survival kits and laundry service for the unsheltered homeless. Those goals were accomplished a year early, and the strategic plan has been updated every year since that time.

Leadership

Executive Board

Richard Demsick, *Board President*

Marjorie Gaskin, *Treasurer*

Kyle Bailey, *Secretary*

Margaret Anne Evans, *Board Member*

Dudley Blossom, *Board Member*

Jimmie Hill, *Board Member*

David Puscher, *Board Member*

Wayne Traverse, *Board Member*

Programs & Services

Programs offered at the Source

- *Dining with Dignity Program*
- *Women's Small Group Bible Study*
- *Men's Small Group Bible Study*
- *Mid-Day Bible Study*
- *Sunday Worship Service*
- *Praise & Worship Service*
- *Faith & Fitness*
- *Creative Coffee-Art Therapy*
- *AA Meeting*
- *Ready 2 Read – Adult Literacy*
- *Grief Counseling*
- *Food Stamp/EBT, Snap, Medicaid application and benefit assistance.*
- *Mobile Medical Clinic*

Services offered at the Source

- *Meals – Breakfast, Lunch and Dinner*
- *Showers*
- *Laundry*
- *Mail*
- *Phone*
- *Emergency and Employment Clothing*
- *Emergency Pet Food*
- *Hygiene Items*
- *Blankets/Pillows*
- *Resource/Agency Referrals*
- *Birth Certificate application assistance*
- *Gas Vouchers*
- *Bus/Plane Tickets*
- *ID cards*

A Complete list of programs and services can be provided upon request



Dining with Dignity Program

The 18-week Dining with Dignity program offers training in the culinary arts to prepare clients for jobs in restaurants, hotels and country clubs. Clients learn about recipe proportions, meal planning, sauce making and baking.

Along with those nuts and bolts of kitchen work, they learn about nutrition, safe food handling and financial literacy and are taught the life skills and interpersonal skills that can make them successful in the working world.

The program is based on the belief that nutritious food strengthens bodies physically and mentally, empowers minds and builds community, and that people have an incredible capacity to transform their lives when they have the right tools and support. Clients in the program must have mental health screening, pass a drug test and refrain from any drug or alcohol use, attend all classes and provide at least one week of volunteer service at The Source.

Upon graduation and successful completion of the state's Serve/Safe exam, they receive a uniform and non-slip shoes along with a housing bonus after three months of continuous employment.

The program made it possible for The Source to serve 48,105 hot meals to the needy last year. Most of those, 31,840, were served at The Source, but we also cooked for five other nonprofits that assist the needy: Hope for Families Center, Crossover Mission, Gifford Youth Orchestra, Big Brothers/Big Sisters and Youth Guidance.

We have expanded our catering program this year to church and civic groups, networking events and social occasions, to fill the need for nutritious food while giving our students more experience and generating additional revenue to further our mission.



Dining with Dignity Success Story



Christine came to the Source looking for healing through love and light. She had spent 25 years in a toxic relationship that ended with him going to jail and her losing everything they had. Within a short time, she lost her father, 2 close friends and one of her sons. Shortly before she came to the Source, a series of anxiety attacks landed her in the hospital. Her 35 years of cooking experience made it glaringly obvious she did not need to learn culinary skills.

Instead, she has had to overcome anxiety, bi-polar depression and other physical and mental hurdles throughout her journey.

Being surrounded by people showing her the love of Christ has allowed her to begin to face her issues and move forward in spite of the enemy's attempts to drag her down. She was in an accident that totaled her car and left her without transportation.

She was couch surfing even sometimes having to sleep on the floor as she was staying with family in an over packed house. She was faithful to a job she was overqualified for and continued to 'trust the process', holding out for employment that was a better fit for her, housing and transportation. She is now cooking at a local assisted living facility, is renting a room in a beautiful home and was the recipient of a vehicle donated to the

Source.

Why Capital?

Why Now?

One summer day in Vero Beach, with temperatures soaring past 90 degrees and the mosquitoes unbearable, The Source served hot breakfasts to about 50 of the community's poor and homeless men and women in the air-conditioned comfort of its well-organized dining room.

Besides being served egg and cheese sandwiches, potato chips, watermelon slices, coffee, tea and milk, the clients had access to hot showers, which were steaming in an adjacent room, and to industrial size washers and dryers, to insure they had clean clothes.

Between bites of his sandwich, one man said he had slept in his car the night before, and had been doing that for the six months, shifting from parking lot to parking lot whenever he was asked to move on. Another man said his home the night before, and every night for the preceding six months, was a camp in the woods. A third man finishing his coffee said he had been resting his head in a tent near U.S. 1 in north Vero.

There is a dire shortage of affordable housing throughout the U.S., and Indian River County is no exception. Many of the people who seek out The Source, a Christian-based non-profit organization that offers a host of services in addition to three hot meals a day to anyone who drops in, have no roof over their head.

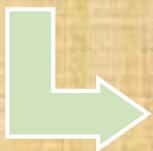
"The Source is committed to providing hope and restoration for our clients through case management, hot meals, referral service, Christian counseling, Biblical teaching and the teaching of God's unchangeable Word in partnership with local pastors," Executive Director Anthony Zorbaugh said.

The Source has since its founding more than 25 years ago worked to aid the impoverished and homeless and has helped them transform their lives through the saving grace of Christ. Now, the organization proposes building a village of 110 small homes that will bring the joys and responsibilities of home ownership to working individuals and families. Dignity Village, to be built on land The Source will purchase, will feature precast, concrete block homes of about 250 square feet. Construction will meet the stringent requirements of the South Florida Building Code, High Wind Hurricane Standards and Building Envelope Energy Codes. The Source will build a dedicated 10,000-square foot center at the village where all client services and programs will be under one roof. The village will also have a community gathering place, outdoor barbecue area, laundry facility, hydroponic garden where residents can grow and sell produce, a food pantry, tool storage, parking area and walking paths.

Project Goals

Phase 1

- 2019 – Purchase Land for Administrative Building



Phase 2

- 2020 – Begin and Complete build out of Administration Building



Phase 3

- 2020 - Purchase Land for Dignity Village



Phase 4

- 2021 – Begin build out of Phase 1 of Dignity Village.



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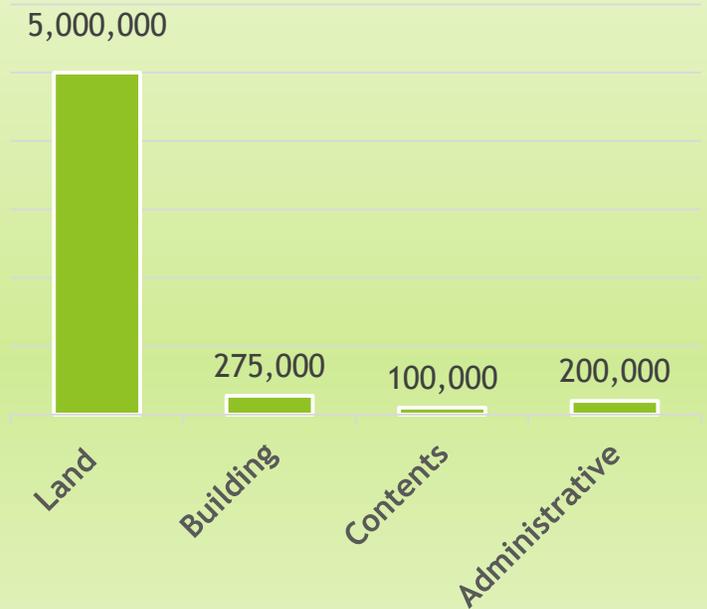
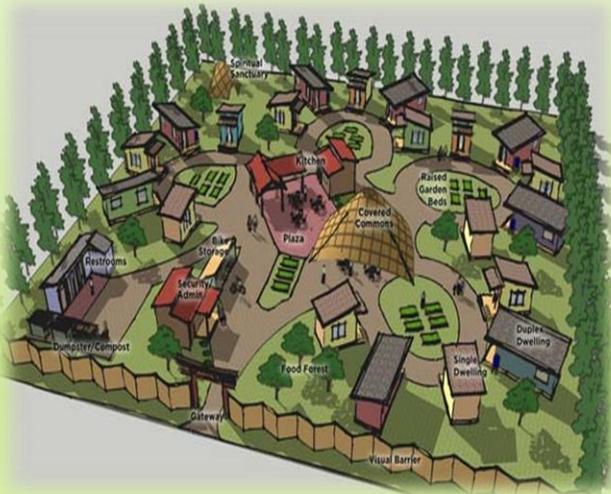
Budget

The Source Administration Building Phase 1



\$ 2.2 Million

Dignity Village



\$5.75 Million

**Building Phase 1/ 11 Tiny Homes @ \$275,000. There will be 10 additional phases with 11 tiny homes on each phase.*

New Administrative Building Floor Plans



The Source New Administrative and Social Service Center will be Vero Beach, FL largest emergency shelter, providing basic human services to over 22,000 people annually. Its current facility on Commerce Ave. lacks the operational and physical infrastructure to keep up with daily demand. Additionally, dated and non-functional kitchen equipment, along with limited space for recurring programming and case management for the chronically homeless need to be addressed.



The New facility will support:



- ❖ A new administrative building for staff
- ❖ Chapel for worship services
- ❖ Sleeping quarters for overnight shelter
- ❖ Full- Day services for expanded daytime programming and an increased ration of case workers to residents.
- ❖ Modern kitchen for 3 daily meals
- ❖ Updated Laundry Facility
- ❖ Updated Shower Facility

Dignity Village

Dignity Village will provide safe and comfortable homes for working individuals and families in Indian River County. The Source's expanded service center will be a key feature of the village, so that client programs and services can continue to be offered under one roof. The property being considered for the village will have a county Go-Line bus stop near its entrance for the convenience of residents seeking classes and programs. The Source will build on the many collaborations it has developed over the years and continue to strengthen its services to the poor and homeless, always with the aim of giving them the tools they need to lift themselves out of poverty.



The Source will select applicants to live in Dignity Village without regard to race, color, religion, creed, gender, gender expression, age, national origin, disability, marital status, sexual orientation, military status, or any other characteristic protected under applicable state or federal law. They will need to have an income that can be verified so it can be shown they can meet the financial obligations of living in the village. Preference will be given to applicants with low incomes, calculated at no more than \$32,300 per year for one person or \$36,900 for two people. Residents will be asked to contribute 50 hours of "sweat equity" during construction of their home, and 12 "energy hours" per month for maintenance work while living in the village. As members of The Source, they will make monthly payments to help defray operating costs and they will share in ownership of the cooperative. Costs will be kept low as the project emphasizes self-management, small-scale development and shared resources.

We're Here for Good: Sustainability

The Source has been on a path of sustainability for several years. The ministry has no debt and, with God's provision, has met its operating budget every year.

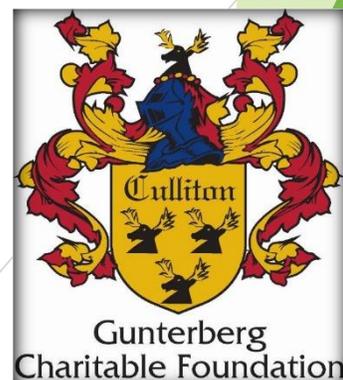
In September 2019, The Source was accepted to be a member of the Evangelical Christian Financial Association and was awarded the commitment to integrity. The Source has raised \$250,000 for the project, in the form of one unrestricted gift from an individual donor. This gift was then matched and will be paid out over the next 5 years. We plan to announce the official start of the capital campaign in early 2020. We intend to seek donations from individuals and businesses and grants from foundations in order to reach our goal.

The wishes of each individual donor will be honored with respect to public acknowledgement of the donation or grant. If a donor desires public recognition, The Source will be pleased to use its marketing strengths to publicize a significant gift.



Commemorative Naming Opportunities

- ▶ *Name The Source Building – \$1,000,000*
- ▶ *Emergency / Overnight Shelter - \$500,000*
- ▶ *Dining Room – \$300,000 “Gunterberg Foundation”*
- ▶ *Kitchen – \$150,000*
- ▶ *Exterior North-End Patio Reception Area – \$100,000*
- ▶ *Chapel - \$100,000*
- ▶ *Technology Lab - \$50,000*
- ▶ *Men’s Restroom / Shower’s – \$25,000*
- ▶ *Ladies’ Restroom / Shower’s – \$25,000*
- ▶ *Laundry Facility - \$15,000*
- ▶ *Stage – \$10,000*
- ▶ *Beverage Station – \$5,000*



Vision Statement

The vision of The Source is that it is a Christian outreach ministry working to transform lives in our community.

Mission Statement

The mission of The Source is to serve the community and lead individuals to a saving faith in Jesus Christ.

The Source is ready to achieve its primary mission of serving the community and leading individuals to a saving faith in Jesus Christ by bringing more affordable housing to families in Indian River County. We have shown that the need is real. Dignity Village and its 10,000 square foot service center will allow us to continue our work as a Christian outreach ministry as we strive to transform more lives in the community.

For more information on how you can help transform lives through

The Source Capital Campaign, please contact:

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