

Hezekiah House

**OSL Vision for Ministry
Connecting Faith
to Everyday Life**

OSL Strategic Focus:

Service to Our Neighbor

Our mission is carried out in word and deed. When we serve our neighbor, not only have we proclaimed God's love in our actions but it is as though we have served Christ himself. (Matthew 25)

The Mission Opportunity

Accompanying hard-working, low-income Sioux Falls families on their journey toward greater independence and stability.

The Plan: Hezekiah House

1. Our Savior's will lease four rental properties to The Community Outreach (TCO) for five years for \$187.50/month/home (\$9,000/year total rental income).
2. These four properties would be used by TCO to initiate its Hezekiah House (HH) ministry for the working poor.
 - HH will provide stable housing at market rent to qualifying tenants;
 - HH will surround each family with a network of support and education through volunteer mentors (Genesis Program), trained social worker, a caring faith community, financial training, wealth accumulation tools, and performance incentives.
 - HH tenants will "graduate" from the program when personal savings goals and program expectations have been achieved (2½ to 3 years), positioning them to achieve their dream of owning and maintaining their own home.
3. During the lease period (beginning Q3 2018), TCO will:
 - Compensate OSL for use of the four homes;
 - Make needed improvements upon approval by OSL Board of Property;
 - Maintain properties according to OSL standards;
 - Pay property taxes;
 - Maintain renter's insurance (TCO and/or tenants);
 - Initiate and oversee appropriate rental agreements with qualifying tenants;
 - Select tenants based on program parameters;
 - Conduct neighborhood outreach.



The Plan: Hezekiah House, *cont'd*

4. Both OSL and TCO will have the right to terminate the lease agreement at any time. In the event that OSL terminates the lease, OSL will pay TCO the cost of approved improvements depreciated linearly over five years.
5. During the lease period, OSL will provide meeting space for HH tenant meetings and classes once per month and additionally at the discretion of OSL staff.
6. At the end of the lease, renewal, sale of properties, and termination of lease agreement will all be considered.

Next Steps:

1. Congregational vote to authorize lease agreement between OSL and TCO.
2. TCO initiates program and begins to receive applications.

Anticipated Outcomes

- HH tenants are equipped for home ownership and greater community involvement.
- OSL rental properties are properly maintained while serving our mission to connect faith with everyday life.
- OSL, in partnership with TCO, makes a tangible impact in our community.
- The working poor of Sioux Falls experience the love of God through authentic Christian community.

How We Got Here

1. Members of Gloria Dei Lutheran Church and TCO approached the OSL Congregation Council with proposal to use a portion of OSL property to build an eight-plex of townhomes for transitional housing for the working poor.
2. The council conducted several information forums and listening posts on the proposal.
3. In the mix of widespread support for the concept and concern for the responsible stewardship of our property, the council appointed two task forces:
 - The Hezekiah House Task Force was charged with exploring the feasibility of a Hezekiah-House-like project on OSL property. Members included Anne Rieck McFarland, Jaysen Stevenson, Dan Van Schepen, Erin Capouch, Dennis McFarland, and Bob Thimjon.
 - The Summit Avenue Rental Properties Task Force was charged with researching and analyzing the opportunities and challenges related to owning the three properties on Summit Avenue. Members included Jaysen Stevenson, Dan Van Schepen, Janelle Hoven, Mark Matson, Jeff Mindt, and John Quello.
 - Pr. Randy Gehring advised both task forces.
4. The two task forces merged when it was proposed that we consider using the rental properties on Summit Avenue and Prairie Avenue for the Hezekiah House project.
5. The combined task force, in collaboration with TCO, developed the framework of understanding and proposed unanimously to the council proceeding with the finalization of all necessary instruments that will govern this new ministry initiative.



OUR SAVIOR'S
LUTHERAN CHURCH
Connecting Faith to Everyday Life.