

### About Us

Founded in 1969, the mission of Lutheran Metropolitan Ministry (LMM) is to promote shalom (peace, well-being) and justice (right-relationships) through a Christian ministry of service and advocacy with those who are oppressed, forgotten and hurting. LMM works with people who are homeless or unemployed, people with behavioral health needs, people involved in the criminal justice system, youth at risk and vulnerable adults. We stand with our neighbors in need, while advocating for changes to public policy, public opinion and priorities. We walk with those in need to build upon their strengths to fully participate in society.

### Breaking New Ground

In celebration of LMM's 50<sup>th</sup> anniversary, our leadership is deepening our commitment to serving the community by launching the **Breaking New Ground** Campaign (BNG). The campaign includes an Affordable Housing Initiative (AHI) and a Family Sustainability Fund (FSF) for families leaving homelessness. The AHI will provide renovated homes in St. Clair-Superior, with easy access to schools, community resources and life-enhancing assets including LMM's supportive services. Together, the AHI and the FSF will require LMM to raise \$3.5 million to fulfill this commitment.

LMM's Housing & Shelter Programs exist to provide emergency shelter, supportive services, and solutions to homelessness. We accomplish these goals through operation of the Men's Shelter at 2100 Lakeside Avenue, a family overflow shelter at St. Elizabeth Baptist Church, and a growing portfolio of affordable housing options. The timing of the BNG Campaign was accelerated by the need for affordable housing, evidenced in our community by occupancy rates at family shelters in 2018. The family overflow shelter, which LMM operates when traditional shelters are full, has consistently exceeded its capacity in recent years. Many of these families are eligible for Rapid Rehousing rental assistance but simply cannot find enough property owners willing to rent to them due to stereotypes about housing assistance recipients and personal barriers that LMM seeks to dismantle. Our homes will provide safe, stable, and affordable housing, and we will not categorically exclude prospective tenants due to personal challenges like poor credit, criminal backgrounds, or eviction histories.

### The financial goals and timeline for Breaking New Ground includes:

- Total Campaign Goal: \$3.5 million; \$1.95 raised to date (*As of Nov. 15, 2019*)
  - Affordable Housing Initiative Goal: \$2 million; \$1,350,000 raised to date
  - Family Sustainability Fund Goal: \$1.5 million; \$600,000 raised to date
- Fundraising Timeline: 2.5 years; January 1, 2018 to September 30, 2020
- Pledge Fulfillment Timeline: 5 years; 2018-2022

**Affordable Housing Initiative (AHI):** Through the Affordable Housing Initiative, LMM will renovate 20 existing housing units over 5 years in the St. Clair-Superior Neighborhood. The goals of the AHI are to address the crisis of family homelessness in Cleveland, to encourage tenant self-sufficiency, and to build upon existing community assets as part of neighborhood stabilization efforts.

As each home is purchased and renovated, LMM will rent the units to families leaving homelessness. The rent paid by each family will not exceed thirty percent (30%) of their monthly income, in an effort to follow national best practice definitions of *affordable* housing. (defined by HUD).

**Family Sustainability Fund (FSF):** As LMM created a business plan and calculated projected budgets, we knew that operating costs, although within fair market rent, would be higher than most families leaving homelessness can afford. In response, we created the Family Sustainability Fund; an innovative temporary support model for tenants to leverage their existing income and other resources, to stay housed, and break the cycles of poverty and homelessness.

The Fund addresses the financial instability that can lead to recurrence of homelessness, and is intended to temporarily assist families until employment can support their housing costs. We will further this goal by connecting families with additional supports including our in-house social services and community resources. The FSF is one of the first of its kind nationally and informed by ongoing research on shallow and short-term subsidies, which improve housing retention and prevent homelessness.