



Turning Point Ministries
Church—Organization--- Business
Home Sponsorship Program



***Our Sponsorship Program** is about being connectional. It is about 60-80 year-old women making lunches. It is about a CEO working beside a new entry level employee. It is about a 14 year old helping clean up a new home. It is about knowing we are capable of working together to make something happen.*

***For Churches** it is about being a proactive player in God’s justice raining down in Edmond in the form of affordable housing. It is where the church operates outside the church’s walls and where members can look beyond themselves and look toward others.*

***For Organizations and Businesses** it is about fostering team work. It is about taking an active role in our community. It is about demonstrating a vested in Edmond and in the needs of our citizens. By your participation you send a positive message throughout the community!*

History of Turning Point Ministries:

Founded in 2008, Turning Point Ministries is a non-profit Christian-based community organization dedicated to building affordable housing for hard-working moderate-income families in Edmond, Oklahoma.

Turning Point builds homes with the help of volunteers and donors, through partnerships with diverse segments of the community. The City of Edmond, churches, businesses, individuals, service clubs and foundations have all helped us provide affordable housing for qualified deserving individuals and families in our community. We are a “hands up, not a hand-out” ministry. Our families work hard to become homeowners. Houses are sold to selected qualified families and financed with affordable loans.

Turning Point is a local Edmond ministry. A national non-profit housing organization indicates Edmond is within their geographic area. In reality, they have built only a few homes in Edmond in the past 20 years. Turning Point is committed to providing affordable housing for Edmond homeowners. We appreciate the good work they are doing in other areas.

Turning Point is a faith based ministry providing quality, affordable housing for qualified individuals or families in Edmond, Oklahoma. Our purpose is to develop meaningful, long-term relationships with our clients; develop new neighborhoods and provide homeownership opportunities for moderate income clients who work in or need to live in Edmond. We also acquire and lease “step-up” Edmond homes to those in the process of qualifying for home ownership. Our homes are modest 1-4 bedrooms; 1-2 bathrooms, 800-1200 Sq. ft. Some of our homes have a single car garage. A few of our homes are duplexes.

Homeowner Selection: Candidates are selected based on their ability to pay for their home and their willingness to partner with Turning Point. They must also have a particular need to live in Edmond. (Work in Edmond, caregivers live in Edmond, services for dependent children are in Edmond, etc.). Potential homeowners must complete community hours, participate with a mentor in preparation for homeownership and have a willingness to become an active part of our community. They must have good credit or the ability to clear their credit in a reasonable timeframe.

Homeowner Participation: Our homeowners must have a modest down payment and be able to make a monthly mortgage payment, which covers the taxes, insurance, and their HOA dues. They also must complete community service hours and attend money management classes when appropriate. Whenever possible, we use volunteer labor and donated/discounted supplies to keep our costs down. Money realized from the sale of our homes is put back into our ministry to help others become homeowners.

Our Support: Turning Point's support comes from our donors, volunteers, and our annual fundraisers, a spring Golf Tournament and the Turkey Trot on Thanksgiving morning. This allows us to find land and construct houses; select appropriate homeowner candidates; provide support to potential and existing homeowners and raise public awareness, which is necessary for our work. Turning Point has no paid staff and very little overhead. We are governed by a 14 member board of Edmond leaders.

Becoming a Home Sponsor

1. Make a Decision:

- Will the members of your church or organization support the program with their time, talents and money?
- Does your church or organization have the approval and support of your leadership?
- Can you raise the sponsorship fee or would you be willing to partner with another church, business or organization to share the cost of a sponsorship? The targeted cost of a sponsorship is \$60,000 which covers a portion of the cost of a home. The balance is covered by Turning Point through individual donations, grants, and fundraising.

2. Submit the Sponsorship Agreement:

Once a decision has been made to proceed with the Home Sponsorship Program, the Agreement (enclosed in this packet) should be submitted to Turning Point.

3. Organize a Project Team:

The Project Team's responsibility is to guide your home through to completion. Chaired by the Project Leader, the team may consist of a Publicity Coordinator, Fundraising Coordinator, and a Volunteer Recruiter.

4. Raise the Funds:

Once your group is committed, you will need to determine how you will raise money. Sources of funding often include special events, individual campaigns, and in kind donations of service/ materials. (A list of fundraising ideas is included in this packet. Some companies have matching fund programs and this might be available to your group.)

Currently, our goal for sponsoring a home is \$60,000, with Turning Point supplying the balance of the construction cost. If your group is unable to meet this goal, we will work with you to determine what amount is appropriate. We can also match you with another church/business/or organization to co-sponsor a home. . If even partial sponsorship is out of the question, let us share some of the individual needs of home construction, such contributing to the appliance package, landscaping, etc.

5. Meet the Family:

Approximately 2 months before the start date of your adopted home, an approved Turning Point family will be paired with your group. Your group will meet and get to know the family. A pre-construction kick-off event is a good time to introduce the family to the group and build excitement for the build.

6. Build the House:

Turning Point construction team is responsible for preparing your building site, the foundation, laying out the framing material, sub-contractors and building inspections. Your group of volunteers may choose to be involved in as few or as many build days as you choose. Turning Point construction team will provide guidance and direction for volunteers when they are on the job. After a sponsorship team is established, Turning Point will work with you on developing the construction schedule, house start date, meetings, and dedication. Generally, sponsorship work will be scheduled for a Saturday. Delays may occur in your build due to inclement weather, small crews or subcontractor delays.

7. House Dedication:

Once the house is complete, a dedication service is held at the new home. The volunteers, Turning Point board, homeowners, and sponsors from other churches and organizations join for a service that includes a house dedication, an opportunity to thank all who helped and recognition of your group. If desired, your group can plan the dedication, have a ribbon cutting, present a small gift, or plant a tree at the home. Alternatively, your group could have a kick off at the house on the first day of framing. Please discuss this with your Turning Point representative.

Project Team Members

Project Leader: Leadership, communication, and organizational skills are key attributes. Flexibility and the ability to work with a wide variety of people are also important. The Project Leader needs to be persistent and willing to push to get things done.

Fund Raising Coordinator: The fund raising coordinator must have knowledge of fund raising, the ability to convey excitement, and persistence. Without an effective fund raiser, the project won't happen.

Publicity Coordinator: Good written and oral communication skills are important. You will want someone who is familiar with the ways information is shared within your organization. (Newsletter, web site, announcements, etc.) It is also helpful this person be familiar with local media outlets.

Volunteer Recruiter: This person needs to be someone with organizational skills and the ability to persuade and energize others.

Crew Leaders: These volunteers recruit small group workdays on the job site. They will plan to be present on work days to ensure crew members have a safe and productive time on site. The crew leaders coordinate activity with Turning Point's Construction Supervisor.

Crew Members: These people will work on site. They do not need to have previous construction skills, just a willingness to listen and work.

Food Coordinators: This person will arrange for snacks, beverages and lunches on the job site. Someone who is organized and able to plan ahead will do best as this function has to be coordinated in advance.

Mentor: This person is an advocate for the homeowner during and after the build. The Mentor remains in relationship with the homeowner family to assure they have the life-skills necessary to be a homeowner.

Policies for Home Sponsors

Turning Point's goal is for your project to be safe, memorable, and life changing for all the participants. Please distribute these policies to all on your Project Team.

- 1. It is about the journey as well as the construction of the house:** It is natural that some people may feel stressed if we fall behind in our construction schedule. This often happens when volunteers only focus on the result....completion of the house. You may want to rush to catch up, or want your volunteers to work harder or faster. We feel it is important to take your time, enjoy the work and the fellowship of sharing in community. At the end of the build, your volunteers will cherish the memory of the time they spent in fellowship with others; not the stress of having to finish a particular task. If you are worried about falling behind schedule, stop and look around the smiling faces of volunteers and homeowners. The house will get finished no matter what; it is up to you to encourage enjoyment throughout the process.
- 2. Limitations of the number of volunteers:** To ensure everyone has a safe and productive experience on site, we ask that you limit the number of volunteers in accordance with our guidelines for the task of the day. We value your time and if 40 people show up for an 8 person task, there won't be adequate supervision or work to go around. We don't want anyone to be working unsafely or feel time is being wasted.
- 3. Age Limitations:** No one under the age of 18 will be allowed to use power equipment or work on the roof. Volunteers aged 14-16 may participate by helping with site clean-up; serving meals, etc. These guidelines are from OSUA regulations. Volunteers under the age of 18 and their parent or legal guardian are required to complete and sign special "Minor's Release and Waiver of Liability" forms. If your group has members older than 75, they will not be allowed to climb on ladders or use power tools.
- 4. Gifts to Homeowners:** We ask that you not give expensive items, such as new furniture, appliances, fencing, etc. to Turning Point homeowners. Appropriate housewarming gifts are items such as a door mat, stocking the pantry items, a nice plant, or a photo album with pictures from the project.

Turning Point is a hand up, not a charity. Our philosophy is one of empowerment. Groups may think they are doing a favor for a family by giving an expensive gift, but doing so is a disservice to the family because it makes them more dependent on others and less dependent on themselves!

We do not want to discourage your generosity. If your group has additional funds available, we recommend you contribute to the construction of another house that will provide another family with an affordable Edmond home.

Multi-Group Sponsorship

There are many benefits to co-sponsoring a home. It can dramatically increase the number of volunteers available, and thus decrease the demands on the key volunteers in each church or organization. Churches can use this as an opportunity to interact with other people of faith in our community. Working together, churches have the benefit of reaching across the barriers of tradition, denomination, and race.

For businesses or organizations, partnering with another group can help strengthen ties and networking. Co-sponsoring a house allows your group to share in raising the Home Sponsorship fee.

There can be challenges in working with another group. You will need to spend extra time and resources to reach out to members of all in your sponsoring groups. You will likely need to have more meetings than if you planned the project in-house. Different groups and organizations may have different expectations, skills, and methods of accomplishing tasks. If you have a lot of volunteers, it may be difficult to schedule everyone who wants to work on a house.

The following suggestions may help if you are planning a Multi-Group Partnership:

- Be deliberate in choosing your partners. Think of whom you would be excited to partner with and ask them. This may be the church across the street, or your customers or suppliers.
- Start planning early and be clear in dividing responsibilities.
- Have representatives from each organization serve on key committees.
- Plan a joint kickoff event.
- Take time to get to know one another.
- Feel free to call Turning Point for assistance

Other ways to Help!

- Make a housewarming basket or stock the pantry for a new homeowner family.
- Sign-up to provide lunches for volunteer work days.
- Spread the word about homeownership opportunities in your church, organization or business.
- Organize and serve meals to volunteers on the job site.

- Host a Home Sponsorship Fair and have components of houses (lumber, insulation, etc.) available to buy/adopt for a Turning Point home. (Buyer will receive a card with a picture of the item they have “adopted”.)
- Organize a change drive in your church, organization or business.
- Plan an in-house fundraiser to be held annually. (Talent show, Money tree at Christmas, etc.)
- Use your imagination. There are countless ways to raise awareness and funds for Turning Point, from spaghetti dinners to auctions. Be creative!