

## The Enclave at Conley's Church

*Dignified Dwellings for Families with Children*



**Family Homelessness Crisis:** None should suffer the agony, anxiety and indignity of being unsheltered

The need for interim and supportive housing in Sussex County is more critical than ever. Family homelessness is the primary driver of substantial increases in the size of Delaware's unhoused population over the past two years; including a thirty-five percent increase in the single-night Point in Time (PIT) Count conducted in January 2021 (as compared to the 2020 count). **Fifty-eight percent of the additional people with no home were children under the age of 18.** This crisis requires new solutions.

To address this emergency, Conley's Church, embodying their Christain mission, is offering the private Enclave area on their Church property for families with children who are homeless and hoping to build a better life. The Springboard Collaborative (TSC) will finance, build and operate 16 personal sleeping units providing a temporary dignified, safe dwelling for each family. The path to stability begins with restorative sleep, supportive services and access to new educational and employment opportunities.

**The Enclave is on church property at 33106 Jolyns Way in Lewes, Delaware.** The operational role of TSC will be to ensure that financial, legal, administrative, safety, and sanitation matters are being properly managed for the well-being of residents, while enhancing the peace, security and prosperity of the broader community. **The project is currently in the concept phase and TSC welcomes your input.**

The Springboard Collaborative is a nonprofit 501(c)(3) organization with a mission to provide the rising number of Delawareans experiencing homelessness with easy access to interim shelter-dwellings or permanent housing solutions. TSC, in partnership with Pallet, a social purpose company, seeks to build rapidly assembled personal sleeping units at safe, contained locations; concurrently connecting residents to a resource network of local social services, while providing meals, hot showers, laundry, wifi and more.

**Pallet is trusted nationally for having designed safe, secure, severe weather-proof temporary dwellings which meet rigorous quality standards to protect occupants from harm.** They are modular and easy to assemble and disassemble when needs change. Pallet sleeping units are designed

and manufactured by people with lived experience in homelessness or incarceration. Pallet is proven in over 40 enclaves nationwide, helping our most vulnerable citizens into a place of their own to call home.

The Enclave at Conley's Church will provide temporary housing and resources so homeless families can create new pathways to self-sufficiency. When families experiencing homelessness move in, they have immediate access to nutritious food, hygiene facilities, a case manager, permanent housing navigation assistance and more. The path to stability begins with a safe place to sleep in a supportive environment.



*The Secure Enclave at Conley's Church Provides the Surrounding Community Peace of Mind*



*New Beginnings, in Fayetteville, Arkansas*



*Everett Gospel Mission in Everett Washington*

### **Pallet Features**

- Lockable door/personal privacy/safety
- Rapid assembly and straightforward to re-deploy at other locations
- 10-year product lifespan
- Climate control with insulation, heat, and air conditioning
- Mold, mildew, pest and rot-resistant
- Safety features include smoke detectors, fire extinguishers, and easy emergency egress
- Electric connectivity kit. When economically viable, dwellings can be powered by green energy
- 4 windows and doors for fresh air/cross-ventilation

## **Enclave Facilities and Services.**

The Conley's Enclave will have 16 sleeping units, housing up to 20 adults and 20 children. There will be 4 100 S.F. Pallet units configured as office space and one or two Pallet community structures as well as buildings for bathrooms with showers and laundry service. This is the maximum number of units and people planned for the site.

Each resident will have their own **lockable sleeping unit** complete with a clean, comfortable bed, bedding, air conditioning, heater, and room to store one's belongings inside a lockable front door.

Access to hand washing and sanitizing stations will be located around the site. Faucets providing potable water will be available.

On-Site, there will be offices for Springboard staff and partner organizations such as housing navigators, social workers, medical personnel, and mental health counselors (with HIPAA compliant privacy)

Storage will be provided for resident belongings. ADA-accessible units will be available on the property. There will be one or more community buildings and laundry and restroom/shower facilities.

Pets will be allowed with consideration to the communal environment being prioritized and safety measures enforced and of paramount importance.

The Enclave will be fully fenced, tucked inside a grove of beautiful mature trees, with a main entrance and a vehicle entrance for fire truck/EMS vehicles. The main entrance will be monitored by staff and by professional security at night to ensure only authorized individuals are on the property.



*Exterior view of the Enclave, a beautiful grove of tall evergreen trees. The personal sleeping cabins for families with children will be tucked inside this private enclave of trees, with no disturbance to the surrounding community..*

## **Site Fire Safety, Security Plan**

- The site will have clear and compliant access for fire truck/EMT access.
- There will be regular dwelling unit inspections for deep cleaning and repairs every 90 days.
- TSC will develop appropriate emergency procedures, including a determination of the most viable means to evacuate occupants in an emergency.
- The site will be monitored with security lighting and cameras.
- OSHA and other health and safety regulations will be deployed, followed and rigorously enforced
- There will be a main entrance from Jolyn's way next to the boat yard upon approval from DelDot. Temporarily it will be the main entrance to the Church.

## **Resident's Rights and Responsibilities**

The Enclave will provide a safe and secure place to be for those currently without housing. There will be a written code of conduct agreed to by TSC staff, and all volunteers working with residents of the Enclave to ensure they are treated with respect.

All residents will be referred through the local police authority. All staff, volunteers and adult residents must have a background check. No one involved in or residing in the Enclave can be on the sex offender registry.

Enclave residents will not be allowed to walk about the surrounding neighborhood. They will be able to walk to the nearby DelDot bus stop on Rt 24 or take a provided shuttle van to necessary destinations. There will be a curfew during nighttime hours where only people with prior approval can exit and enter the property (those working night shifts for example).

It will be a community that is based on five basic rules:

1. No violence to yourselves or others
2. No theft
3. No alcohol, illegal drugs, or drug paraphernalia
4. No persistent, disruptive behavior
5. Everyone is encouraged to contribute to the operation and maintenance of the Village.

## **Operating Assumptions**

Residents need time to stabilize from the trauma of living on the streets or in unsanctioned encampments and begin to feel safe and secure and to have agency and control over their lives. The success of the residents depends on the establishment of connections to services and support, including case management, counseling, employment, and behavioral health strategies.

## **Measurable successes for the Enclave are:**

- Residents successfully stabilized in a temporarily housed situation
- Residents connecting with and sustaining a relationship with support resources while pursuing a permanent housing solution.
- Reduced cost to our community in the use of emergency services including medical and law enforcement resources.

**Public Notice**

The Conley's Enclave project is still in the pre-development phase. The County requires a conditional use permit for the project. When the permit application is filed, the planning and zoning commission will schedule a public hearing and then be referred to the County Council for another public hearing and a final vote.

At this point, TSC is encouraging local area citizens to contact us at [info@the-springboard.org](mailto:info@the-springboard.org) or 302-648-2158 for more information or to share your thoughts or concerns about the project.

