



Mobile Loaves & Fishes 2006 Facts

Founded	1998
Mission	Providing food, clothing and dignity to our brothers and sisters in need
Meals served	787,000 (as of 12/31/06) 250,000 in 2006 alone
Volunteers	>7,600 individuals
Communities	75 (including 35 churches, Boy Scout troops, corporate teams, and schools)
Chapters	Austin, San Antonio and New Orleans
Online tools	Proprietary web-based volunteer management and mapping system, making it possible for paid staff of three full-time and three part-time staff to manage more than 7,600 volunteers, see www.mlfnow.org
Other programs	<u>MLF Shares</u> , which provides \$1 vouchers redeemable for food, clothing and personal care items (not tobacco or alcohol) at participating merchants, including Walgreen's, and Goodwill Industries of Central Texas <u>Habitat on Wheels</u> is a unique outreach program that provides travel-trailer housing for the homeless <u>Disaster Relief</u> founded in the wake of Hurricanes' Katrina and Rita to provide relief efforts to the poorest of the impacted areas Over 14 trips have been made to the impacted area
Founders	Alan Graham, Jack Selman, Pat Patterson, Bruce Agness, Mark White, and Houston Flake (deceased)
Organization	Nonprofit, 501(c)(3)
Governance	15-member board of directors
Major funding	All private, from individuals, events, corporations and foundations including IBM, AMD, Applied Materials, Austin Community Foundation, MFI Foundation, Austin Ventures Katrina Relief Fund, Lola Wright Foundation, ABE Foundation, DLM Foundation, Mercy Works Foundation, ECG Foundation, the Ralph and Eileen Swett Foundation and many others

Costs \$4,000 provides one truck with 2,100 meals for one month
\$45,000 buys one customized catering truck, which will travel about 75,000 miles and serve about 375,000 meals in 15 years

Budget Approximately \$750,000

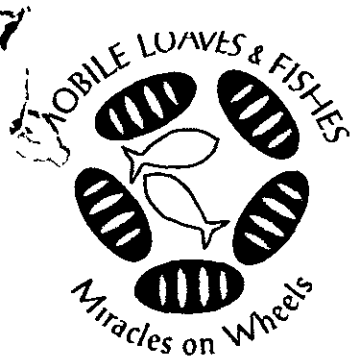
Recognition

- Finalist for Social Entrepreneur of the Year, Alan Graham, 2006
- Finalist, Ethics in Business Award, 2006
- Champions for Children Award, 2005, Alan and Tricia Graham
- Curtis Ray Wilson Compassion Award, 2005, Alan Graham
- Governor's Volunteer Award, 2004
- Westlake Citizen of the Year, Alan Graham, 2003

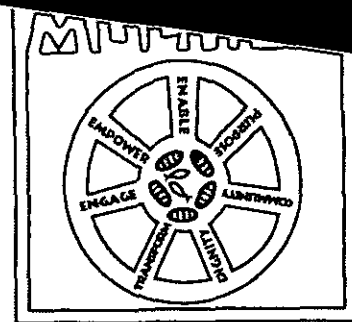
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Habitat on Wheels Frequently Asked Questions



This project is an initiative of people of faith and concern for their fellow human beings. The principal goal is to positively and pragmatically affect the Quality of Life of members of our community who are experiencing homelessness through permanent housing. This housing will take the form of a closed community, recreational vehicle, RV Park.

1 Where is the Habitat on Wheels RV Community going to be located?

At present we do not know. We are working with the City of Austin and other governmental entities to find land appropriate for the proposed use. We have two primary criteria for the property, one is that the property has all utilities available near the property line and available for our use and two, that there be a transportation line (Capitol Metro) with service into downtown Austin.

2 How much will it cost to live in the Habitat on Wheels RV Community?

Currently, we are estimating that to live in a Park Home or Recreational Vehicle is going to be \$350 to \$400 per month including water and electricity but not including phone, cable or internet service. For those living in one of our tent size cabins we are estimating \$75 per month which would allow for use of the bathroom/shower facilities on site.

3 Who is eligible to live in the Habitat on Wheels RV Community?

To be eligible one must first be chronically homeless as defined in the City of Austin's Ten Year Plan to End Chronic Homelessness. Every applicant will be required to fill out an application and submit to a fingerprint criminal background check through the FBI and the Texas Department of Public Safety.

4 Is this transitional housing?

No! This is permanent housing. It is intended that those who qualify can live here permanently providing they pay their rent and abide by the rules of the community.

5 Would one need to be free of drug and alcohol addictions to qualify?

No! This project is being built on the Housing First model. Housing First believes that one must first be adequately housed before important, life saving services such as drug and alcohol rehabilitation would be effective. To go through rehab and other vital services only to be released back onto the streets is counter productive.

6 How are you going to handle security?

Habitat on Wheels RV Community will be managed by a community council of residents and stakeholders. To live in any community one must obey civil laws as well as rules and regulations of the community. This community will be no different. Additionally, this will be a gated community with entry only by residents and their REGISTERED invited guests. There will be

security cameras recording (but NOT being monitored) activity at key points in the event there is an incident **The secure, peaceful environment will be paramount**

7 *How many people can live in a trailer or park home?*

One, but if married then two The floor plans of these units are designed for a married couple or one single individual

8 *Since you are a faith based organization will it be a requirement to participate in any faith life of the community?*

No! Although Mobile Loaves & Fishes is a Christian faith based organization **our first priority is the dignity of the human person** Also, we have made a commitment as part of our privilege of having tax exempt status to not discriminate against any one We have a deep abiding respect for all faiths and welcome all into our community, both residents and those that wish to serve our residents There will be a spiritual life within the community but no requirement to participate

9 *Can homeless people live independently like this?*

For almost two years Mobile Loaves & Fishes has been lifting homeless people off of the streets of Austin into affordable and sustainable travel trailers To date we have 20 people living in 16 trailers in 5 RV communities in the Austin area 86% of our original residents continue to live independently in their new home

10 *Has this been done anywhere else in the United States?*

Not to our knowledge

11 *What are your biggest needs to see this project come to fruition?*

First and foremost is the land We are hopeful that between the City of Austin, Travis County, LCRA or the State of Texas appropriate land could be located that would be ideal for this concept The land can be on the outskirts of Austin but we do need utilities available to the property and the ability to have Capital Metro or access to Capital Metro as a transportation link Additionally, we would like to see the development community (architects, engineers, contractors etc) join in a community wide effort to build this facility We need the downtown community to **say YES!** and for those businesses, foundations and individuals that have the means to support this concept financially to do so

12 *How can I/my organization become involved?*

Mobile Loaves & Fishes is best known for engaging thousands of people from all walks of life in serving the homeless and working poor Currently we have over 7,500 volunteers in Austin, San Antonio and New Orleans We will use this model of efficiently and joyfully organizing volunteers to engage them in the life of Habitat on Wheels **The vision within a vision concept means that we look to you to tell us how you wish to serve our brothers and sisters in need** If you are a carpenter, therapist, gardener, business person, lawyer, engineer, cook, whatever your walk in life, we can use you to befriend our residents We will need Churches, Synagogues, Mosques, Civic Organizations and individuals to be engaged with this community Contact Alan Graham at alan@mlfnw.org or call 512/328-7299



Habitat On Wheels

Business Plan



*"It is small in size, but it
is a mansion to me."*

- current HOW resident
about his MLF trailer home

Mobile Loaves & Fishes

Habitat on Wheels

Business Plan

*We have all known the long loneliness and we have learned that the only solution is love
and that love comes with community*

Dorothy Day

Strengths of Habitat on Wheels RV, Park Home and Cabin Camping Community

- *Affordable*
- *Low Cost/High Density/Green*
- *Residents have dignified homes in a community infused with respect and hospitality*
- *Residents empowered with park governance*
- *Compliments existing housing alternatives for the homeless*
- *Reduces sidewalk congregating and panhandling, making downtown more hospitable*
- *Improves sanitation resources for people without utilities*
- *Enables the community to serve the needs of the homeless*
- *Sustainable*
- *Pastoral – Based on Judeo-Christian principals*
- *Makes our clients part of the solution, rather than part of the problem*
- *Instills confidence and self worth in the homeless population*
- *Creates “Community” and reduces the epidemic of loneliness*
- *Centralizes clients for easier communication referral and access to services*
- *Stabilizes and engages people in meaningful activity while meeting their basic needs*

Executive Summary

The cutting-edge initiative for successfully addressing the problem of homelessness in the U S in 2006 is called “Housing First!”¹ This initiative recognizes that the causes of homelessness cannot be successfully treated until the fundamental needs of the individual, which include food, clothing and shelter, are available. Once the individual has these basic needs met, he or she is much more likely to be able to focus on addressing why he or she became homeless.

¹ “New Campaign Shows Progress for Homeless,” *New York Times*, 7 June 2006 (attached)

Mobile Loaves & Fishes, Inc. a highly successful nonprofit organization that serves the needs of the homeless in Austin, Texas, will build a loving, compassionate and highly hospitable community for the homeless in Austin based on (i) Housing First¹ principles and (ii) God's call to bring human dignity to all people by feeding the hungry, clothing the naked and housing the stranger. The objective is to develop recreational vehicle (RV) communities with single occupancy RV's, Park Homes and single occupancy permanent cabins. Due to the relatively low cost of RV's (~\$10,000), Park Homes (~\$12,000) and cabins (~\$2,500), this revolutionary community will be created at a fraction of the cost of traditional housing initiatives, yet it will be infused with hospitality and service learned from those that run five star hotels. This model can and will be studied and replicated in other communities throughout the nation. In the spirit of The Golden Rule, "Do unto others as you would have them do unto you," the community's amenities and services will go far beyond the sterile, impersonal and sometimes rude service provided to the homeless in shelters and soup kitchens across our nation. Instead, the park will be a place of love, acceptance and abundance that will include spiritual centers, community centers, and gardens, as well as amenities such as Laundromats, internet access, a jobs program, a full service gym and spa, and a tool bank.

Some version of The Golden Rule is an important component of most of the world's religions (see attachment) and it is our intention to treat all of our residents according to this universal ethic of reciprocity, regardless of their religious background. The park will be a faith based initiative and all will be invited but not required to participate in the spiritual life of the community.

The concept design is for 100 pads each capable of accommodating one travel trailer, fifth wheel recreational vehicle, or Park Home. An additional area will be designed for 30 permanent cabins (~120 square feet) thereby servicing those individuals not financially or developmentally ready for the RV/Park Home lodging concept. Residents will pay a small monthly fee for cabins (~\$75.00) and a larger fee for use of the RV's (~\$350) and Park Homes (~\$400). Both occupants of the cabin area and RV/Park Home sites will have access to the entire facility's exceptional amenities and loving community. Currently, we have 20 residents living independently in 16 Travel Trailers in 5 RV Communities around Austin. Since its inception Habitat on Wheels has maintained an 85% success rate.

Mobile Loaves and Fishes will take the lead in creating the park. The 501(c)(3) organization has tremendous fund raising capabilities as demonstrated from its efforts in planting nine food trucks in three cities, extensive hurricane relief efforts and funding the sixteen trailers already on the ground. MLF will also draw on one of its core strengths to take the lead in recruiting, organizing and managing the community volunteer corps necessary for the park. It will empower "A Vision within a Vision" for community businesses and organizations that have particular skills and gifts to give to the residents. However, MLF will not venture into the social services arena. Instead, it will partner with the many local expert social service providers to make their services accessible to park residents.

The Habitat on Wheels community will revolutionize how American cities approach the issue of homelessness and make Austin, Texas, the model city for its approach to affordable housing.

Vision

The Habitat on Wheels Community is a "Golden Rule" centered ministry that will provide dignified shelter and a loving community of hospitality to Austin's homeless population in an effort to meet each individual's most fundamental needs so that he or she in turn may focus on addressing the reason(s) that he or she became homeless.

A Vision within a Vision

Mobile Loaves and Fishes recognize that tremendous community collaboration is required for the park to achieve its vision. Thus, MLF will empower community individuals, organizations and businesses to create their own visions for the park and its residents within the overall Vision.

These visions within the Vision might include

- A local church “adopting” a pod of eight cabins and their residents with which they might prepare meals, mentor, and pray on a regular basis
- A local fitness center creating an opportunity for its personal trainers to provide fitness training in the park’s gym
- A local upscale hotel management team providing training to all volunteers at the park regarding how to create atmospheres of hospitality and service for residents
- A high school drama department performing a play at the park for the residents
- A high tech company encouraging its employees to provide computer skill training classes at the park
- The local bar association empowering lawyers to volunteer to mediate resident disputes and teach dispute resolution techniques to residents
- A local homeowners association mentoring the park’s resident board that will establish and enforce the rules and regulations of the park
- And many, many more

Values

- | | |
|---|---|
| <ul style="list-style-type: none"> • <i>Habitat on Wheels will recognize Universal Human Dignity God created human kind in His Divine Image</i> | <ul style="list-style-type: none"> • <i>Habitat on Wheels will provide rest and comfort to the weary and dispossessed, addressing both their spiritual and material needs- Come to me, all of you who are weary and loaded down with burdens, and I will give you rest</i> |
| <p><i>Matthew 11:28</i></p> | |
| <ul style="list-style-type: none"> • <i>Habitat on Wheels will be a community of unrelenting service, kindness and hospitality matched by only the finest hotels in the nation</i> | <ul style="list-style-type: none"> • <i>Habitat on Wheels will be welcoming and accepting to people of all races and faiths</i> |

Mission

Our mission is to develop loving and rich communities of RV’s, Park Homes and permanent cabins where the individual can thrive. The community will consist of people who might otherwise inhabit doorways, parks, under bridges and sidewalks.

Keys to Success

Our keys to success will be centered on many factors

- Visible presence of The Golden Rule in word and deed in each park area
- Participation by many individuals, organizations and businesses of the community
- Creating a community based on abundance of goods and services instead of scarcity
- Collaboration with other stakeholders, religious, non-religious, and secular
- Financial participation by a broad spectrum of stakeholders City, County, State, LCRA, and the RV industry (including campground owner's associations on a national, state level, for profit RV parks and resorts and RV dealers and their national and state associations) In addition we will reach out to area businesses, alliances, foundations, individuals, etc

Closing Summary

Mobile Loaves & Fishes' Habitat on Wheels Community is an exciting new concept in providing affordable and sustainable housing to the homeless based in a loving and hospitable environment with amenities to improve quality of life. The park incorporates an understanding of the RV industry's inherent quality of "Community", which arises when folks live in close contact with one another in dignified homes. Habitat on Wheels will be a faith based mission based on Judeo-Christian teachings but open to all people of all faiths. At the core of this model is ***Housing First!***, the concept that a homeless person can best focus on the cause of his or her homelessness if his or her basic human needs are being met. We know that when people have adequate housing and have access to nutritious foods that the cost to our community both economically and emotionally is reduced, including less need for emergency medical care and diminished use of our criminal justice system. We also know that those suffering from a dependency are more likely to seek treatment when part of a caring stable community as demonstrated by our existing Habitat on Wheels program.

The Mobile Loaves and Fishes Habitat on Wheels RV Park will radically transform the nation's approach to homelessness and make Austin, Texas a model city to which the nation can turn to help alleviate the issue of homelessness.

THE GOLDEN RULE

Some version of The Golden Rule, "Do Unto Others as You Would Have Them Do Unto You" is an important component of most of the world's religions. Below is a sampling of the many different statements of essentially the same idea.

Aboriginal Spirituality

We are as much alive as we keep the Earth alive

- Chief Dan George

Buddhism

Treat not others in ways that you yourself would find hurtful

- The Buddha, *Udana-Varga* 5 18

Confucianism

One word which sums up the basis of all good conduct: loving kindness. Do not do to others what you do not want done to yourself.

- Confucius, *Analects* 15 23

Islam

Not one of you truly believes until you wish for others what you wish for yourself.

- The Prophet Muhammad (pbuh), *Hadith*

Judaism

What is hateful to you, do not do to your neighbor. This is the whole Torah, all the rest is commentary.

- Hillel, *Talmud Shabbath* 31a

Taoism

Regard your neighbor's gain as your own gain and your neighbor's loss as your own loss.

- T'ai Shang Kan Ying P'ien, 213-218

Zoroastrianism

Do not do unto others whatever is injurious to yourself.

- *Shayast-na-Shayast* 13 29

Baha'i Faith

Lay not on any soul a load that you would not wish to be laid upon you, and desire not for anyone the things you would not desire for yourself.

- Baha'u'llah, *Gleanings*

Christianity

In everything, do to others as you would have them do to you, for this is the law and the prophets.

- Jesus, *Matthew* 7 12

Hinduism

This is the sum of duty: do not do to others what would cause pain if done to you.

- *Mahabharata* 5 1517

Jainism

One should treat all creatures in the world as one would like to be treated.

- Mahavira, *Sutrakritanga*

Sikhism

I am a stranger to no one, and no one is a stranger to me. Indeed, I am a friend to all.

- *Guru Granth Sahib* pg. 1299

Unitarianism

We affirm and promote respect for the interdependent web of all existence, of which we are a part.

- *Unitarian principle*

services commissioner in New York City after years of similar work in Philadelphia "This is unprecedented in my lifetime "

Part of the credit, Mr Hess and others said, goes to Philip F Mangano, a Bush appointee who has spent five years visiting every mayor and governor he can, brandishing successful examples, cost-benefit studies and his own messianic fervor along with modest amounts of federal money

"We're conspiring to undo what we'd been told for so many years, that this was an intractable issue," Mr Mangano told 150 mayors, state and city officials and private leaders here in May They were gathered for the first "national leadership summit," sponsored by the once-dormant office that Mr Mangano leads, the United States Interagency Council on Homelessness

Wherever he goes, Mr Mangano, 58, who was director of the Massachusetts Housing and Shelter Alliance, emphasizes that it is cheaper to put the chronically homeless right into apartments, and provide medical and addiction treatments there, than to watch them cycle endlessly through shelters, soup kitchens, emergency rooms, detoxification centers and jails

"Cost-benefit analysis may be the new expression of compassion in our communities," he said at the Denver meeting

Typically, people in such programs are put into sparsely furnished apartments free Soon after, as they are helped into jobs or sign up for disability or other government benefits, they are required to pay modest rents

Outreach workers had spent months persuading Mr Sena, 69, to move to an efficiency apartment downtown He finally did in 2005, after injuring an arm His room still has bare walls, and Mr Sena, who remarkably retains a head of dark hair, has not lost his crustiness

"I never had any alcohol addiction," he told a visitor "I just copped a little shot now and then As a matter of fact, I was just heading out right now to get a half pint It's the only thing that helps the pain in my arm "

Mr Sena refused to disclose more about his history or use of public services But in a study here, officials found that 25 men were taken into emergency detoxification centers for an average of 80 nights each in one year, at a total cost of \$772,000 Officials have found that they can provide housing and most medical and other services for about \$15,000 a year per person

The growing focus on housing the chronically homeless was driven, many officials said, by a study in 1998 by Prof Dennis P Culhane, a sociologist at the University of Pennsylvania Professor Culhane showed that a vast majority of people staying in shelters did so briefly and got on with their lives and that 10 percent were in and out repeatedly for years, accounting for half of total bed use

National estimates of the chronic homeless run about 200,000, among an estimated total of 750,000 homeless people on any given night that includes families and other people in temporary trouble, said Nan Roman, president of the National Alliance to End Homelessness, a group in Washington

Some advocates and state officials have questioned the intense focus on chronic cases, fearing that it detracts from programs for families Mr Mangano responds that homeless families continue to receive the bulk of public money and are the subject of promising experiments, too

More important, he said in an interview, visible progress against the most visible face of homelessness will inspire more financing Already, Mr Mangano added, documented gains have persuaded the White House and Congress to increase spending Federal money to work on homelessness has climbed over the last five years to more than \$4 billion, from \$3 billion

Mr Mangano "is great at spin," said Bob Erlenbusch, chairman of the National Coalition for the Homeless, an advocacy group based in Washington But Mr Mangano is glossing over the broader trend, Mr Erlenbusch said, because federal programs for low-income housing, which can prevent homelessness, have languished in the Bush years or been cut

To start their new plans, cities have combined federal and local public money with foundation and corporate grants But many officials say a lack of money will hamper the development of needed housing and support teams

The "housing first" approach was pioneered in the 1990's by a group in New York, Pathways to Housing

In a first step, confirmed street dwellers are coaxed into rooms of their own, a more attractive proposition to many than the drug treatment programs or transitional group homes they had been offered in the past. Some skittish people take along their shopping carts.

Once drawn into so-called supportive housing, the participants are monitored by social workers and offered psychiatric and other services that might stabilize their lives. But breaking addictions or seeking other needed treatment is not a prerequisite for entry.

New York City, a leader in supportive housing, recently counted 3,843 people living in the streets, a 13 percent decline from the previous year. The state and city governments are also joining to build 9,000 supportive housing units in New York over 10 years.

Some "tough-love" groups have opposed housing first, saying that without more discipline, addicts will never succeed. But in experiments around the country, 80 percent or more of those housed participants remained in their quarters after a year.

Workers at the Colorado Coalition for the Homeless, which runs Mr. Sena's building, said they knew that some tenants were using drugs or alcohol.

"It's better that they pass out here than in the streets," said John Parvensky, director of the coalition.

In many cities, the approach has also drawn fire from agencies that run shelters and drug treatment programs. Those agencies bristle at the suggestion that their emergency aid just perpetuates problems.

"It was very tough to buck the status quo and tell service providers that we're not going to do it your way anymore," said Angela Alioto, a lawyer and Democratic politician who oversees the 10-year plan in San Francisco on behalf of Mayor Gavin Newsom.

Among some groups, Ms Alito said, "there was hysteria" when the city said it would stop financing groups that did not send participants to housing. But by the end of 2006, she predicted, 2,200 of the estimated 3,000 chronically homeless will be in apartments.

As much as they talk excitedly about ending homelessness, experts know that change will come in fits and starts, for cities as well as for individuals.

By early 2005, Philadelphia had pushed down the number of homeless in the streets to 250, compared to 824 five years earlier, Mr Hess said.

After a Live Aid concert there last July, however, the number spiked, for reasons that are not clear to the experts, to more than 400, and the city has been whittling it back down.

In Denver, Deborah Johnson, 52, is more openly grateful than Mr Sena for her new apartment, saying that after 11 years in shelters and recovery programs "it feels great because I'm an independent person."

But her craving for alcohol is a recurring threat, Ms Johnson conceded. Two times in the last two years she entered housing but was ejected because of "behavior problems" involving her or her guests, a coalition official said.

After another stay in an addiction center, Ms Johnson moved to her latest apartment in April. She uses an overturned supermarket basket for a table and keeps a Bible near her mattress. She meets her case manager three times a week, Ms Johnson said, and hopes some day to resume work as a cook.