

InvestmentConnection Request for Proposal - St. Louis

Response ID:47 Data

3. Enter Your Submission's Details

1. Project/Program Name:
The Hub

2. Organization's Legal Name (as shown on IRS Letter of Determination):
Tabernacle Community Development Corporation

3. Doing Business As (DBA - if name differs from legal name):

4. Organization Contact Info:

	Info
Street Address 1	3801 Ashland Avenue
Street Address 2	
City	St. Louis
State	Missouri
Zip	63107
Organization Phone Number	314-643-6624
Organization Website:	www.tabdev.org
Organization Email Address	thetabernacle@yahoo.com

5. Executive and Primary Contact Info:

	Info
Executive Director or Top Executive:	Andre Alexander
Executive Phone Number:	314-800-8493
Executive Email Address:	tcdctl@gmail.com
Primary Contact for this proposal:	Andre Alexander
Primary Contact's Phone Number:	314-643-6624
Primary Contact's Title:	President
Primary Contact's Email Address:	thetabernacle@yahoo.com

6. Are you a 501(c)3?
Yes

7. Organization Mission Statement (Please limit response to 1,000 characters)
The mission of the Tabernacle Community Development Corporation is to assist communities by building people. The objective is to help eliminate poverty as well as social exclusion by improving the social, educational and economic infrastructure which will lead to self-sufficiency.

8. Briefly summarize your organization's history. (Please limit response to 1,000 characters):

Tabernacle Community Development Corporation was established July 2014 for the purpose of revitalization in the Jeff Vanderlou and The Ville neighborhoods. The Tabernacle; a church plant located in the area, formed TCDC as the means to engage the area with needed services/development. The Tabernacle has a history of community engagement, including but not limited to hosting back to school events for the surrounding area, collaborating with the block unit to host city night out and providing benevolence resources. The mission of this corporation is based on the three E's: Education, Empowerment and Economics. These principles create areas of focus for the corporation in the following: youth development, education, family, men and housing. It has created a scholarship, The Valuable Scholarship, designated for two graduating high school seniors. In 2016 the Affordable Rental Program (ARP) was launched to aid in the revitalization of the community and sustaining of local families.

9. Briefly describe the organization's current programs and activities - Include examples of recent accomplishments, i.e., number of people served annual, housing units built, loans made, etc. (Please limit response to 1,000 characters):

Affordable Rental Program-housing initiative to provide stable affordable units & provide direct case management. Currently serving 7 families with our first family oldest son attending college at Mizzou this Fall. The program has created 96 construction jobs from rehab work of 3 two-family units & 1 single family house over the last 2 1/2 years, 79% minority participation rate.

Valuable Scholarship-launched 2015 to award 2 scholarships each year in the amount of \$1,000 to students in the SLPS. The scholarship includes monthly mentorship for the first year of college.

Scholarship Search Program- launched August 2019 to aid 11th & 12th grade students with tools for locating scholarship funding to cover the cost of post secondary education. The program provides a mentoring component as well as teaches presentation and administrative skills that critical for success beyond high school. A stipend is provided to each student who actively participates. Currently have 4 students active.

10. Organizational Annual Budget:

\$500,000

11. Organization Fiscal Year:

From date (mm/dd/year) : 01/01/2019

To date (mm/dd/year) : 12/31/2019

12. Proposal Summary (Please limit response to 1,000 characters):

The purpose of this request is funding support for the building renovation and construction of The Hub. The Hub is a community center that will provide a safe space for residents in the Jeff Vanderlou, The Ville and Greater Ville to connect with needed resources to aid in the overall stabilization and healthy development of families.

13. Type of CRA eligibility for your proposed project (check all that apply):

Community facilities/services

Economic/workforce development

Financial access, capability and empowerment

Neighborhood revitalization and stabilization

Small business development/technical assistance

14. Is your project/program (check one):

New project

15. Type of request (check one):

Loan

16. Amount Requested:

\$800,000

17. Total Project Budget:

\$1,017,000

18. Funding Period Requested:

From date (mm/dd/year) : 09/02/2019

To date (mm/dd/year) : 08/31/2020

19. Geographical Area(s) Served - Include specific counties MSAs, city(ies), neighborhood(s). (Please limit response to 1,000 characters):

The geographical area that we intend to serve is encompassed by Jefferson on the north, Shreve on the south, West Florissant the west and Dr. Martin Luther King Drive on the east. This geographical space represents zip codes 63102, 63104, 63106, 63107, 63113, 63115.

20. Please list other funding secured or potential sources of funding for this project. (Please limit response to 1,000 characters):

Light A Single Candle Foundation- \$100,000 (Secured)

The Crossing-\$100,000 (Secured)

The Tabernacle-\$50,000 (Secured)

SLDC-\$20,000 (Potential)

Incarnate Word Foundation-Our plan is to ask for \$100,000 (Potential)

21. Describe how you verify low-moderate income (80% of Area Median Income (AMI) status of program participants or geographies, i.e., percent/number receiving reduced or free school lunch, census tract data or other method). Please be specific! Listing low-income zip codes does not provide sufficient information. You must describe how you verify the income of individual program participants or in the case of geography, census-tract level data. (Please limit response to 1,000 characters):

We verify low-moderate income of individual participants via our intake process. This process insist of address verification by providing a utility/household bill with current address along with proof of income (i.e. paystub, social security paperwork). We also verify via census tract data.

22. What community development needs or barriers will this project/program address? (Please limit response to 1,000 characters):

The Hub will provide tools, support and guidance to the surrounding neighborhood/area via the following:

- * Provide residents access to resources and social service providers within immediate proximity of their home.
- * Office space for existing non-profits/organizations to serve via social services to Jeff Vanderlou and The Ville community.
- * Office space for startup business/organizations such as insurance agents, doctor's specialist, counseling services.
- * Space for health care organization to provide urgent care/primary care services to the community.
- * Affordable leasing of office space/meeting space for entrepreneurs in North St. Louis City.

23. Is this project part of a larger initiative, i.e., special government designation or a larger collaborative community effort? If yes, please explain. (Please limit response to 1,000 characters):

This project complements current development in the area. The following projects are currently within a 1.5 mile radius of The Hub Project:

***NGA North City Expansion Project**

***PGA Reach Foundation/Boys & Girls Club (Herbert Hoover Location) expansion**

***Tabernacle Community Development Corporation ARP Housing Initiative & 3700 Block Hebert Street Development**

***Northside Community Housing Inc. affordable housing initiative (60 New Units)**

24. Describe who will be served through this proposed project/program including the percentage of clients currently served or the predicted percentage served who are either LMI or the percentage of small businesses with revenues of \$1 million or less. (Please limit response to 1,000 characters):

Tabernacle Community Development Corporation believes 70% of the clients served by The Hub will be LMI and 100% of the small businesses that lease space will have revenues of \$1,000,000 or less.

25. What are the goals of this project?. (Please limit response to 1,000 characters):

The Hub will create opportunities for residents in the Jeff Vanderlou/The Ville neighborhoods that currently do not exist today via providing services/programming to aid with the stabilization of their families. The goals of the project are the following:

1. Revitalizing physical structure within the community for safe occupancy.
2. Connect residents to needed resources & health care to aid in their development of becoming productive neighbors.
3. Build a network of caring citizens who invest in their neighborhoods.
4. Create job opportunities for local residents via construction and services.
5. Accessible affordable space for local entrepreneurs to begin/grow their businesses.
6. Provide community space for residents/organizations to utilize for events/educational seminars.
7. Source of revenue for Tabernacle Community Development Corporation.

These goals comprehensively aid in building a foundation for future generations to thrive and impact their communities with positive change.

26. What is the timeline for implementing this project?. (Please limit response to 1,000 characters):

Purchase of Facility: April 2018

Secure Property and Winterize: June 2018-August 2018

Develop Project Scope and Finalize Plans: May 2018-August 2019

Site Prep for construction (internal/external): March 2019-June 2019

Soft Marketing Launch of The Hub to Potential Occupants: September 2019-November 2019

Public Marketing Campaign of The Hub: December 2019-Ongoing

Begin Roofing and Internal Demolition/Construction: June 2019-September 2019

Facility Construction Buildout: October 2019-December 2020

Tenants Occupy The Hub: December 2020

27. Significant Partnerships:

Does this project/program involve any external partners that may add capacity, programmatic experience and/or funding? (Please limit response to 1,000 characters):

Light A Single Candle Foundation- \$100,000 (Secured)

The Crossing-\$100,000 (Secured)

The Tabernacle-\$50,000 (Secured)

GreenTree Community Church-\$5,000 (Secured)

28. Who will be responsible for developing, documenting and reporting relationships with connections made through the Investment Connection? (Please limit response to 1,000 characters):

Tabernacle Community Development Corporation president, Andre Alexander, as well as the administrative assistant will be responsible for developing, documenting and reporting relationships with connections made via Investment Connection.

29. What are the anticipated measurable outcomes of this project?. (Please limit response to 1,000 characters):

Once The Hub is open, we will track the following data to show measurable impact:

- 1). Residents Utilizing Service Providers at The Hub
 - a. Number of Children Served
 - b. Number of Adults Served

- c. Number of Families Served**
- d. Individuals Accessing Healthcare Options**
- e. Total Number of People Served**
- 2). Non-Profits/Businesses Leasing Space**
- 3). Jobs Created**
- 4). Partnerships Established Among Organizations**
- 5). Residents Leasing Space**

30. How do/will you evaluate this project? Describe the measurement tool(s). (i.e., participation checklists, pre/post surveys, intake sheet, etc.) (Please limit response to 1,000 characters):

The Hub will utilize the following methods to evaluate the project:

- 1. Lease Agreements/Contracts**
- 2. Sign-In/Intake Sheets**
- 3. Tenant Participation Form**