



United Way of
St. Joseph County



**HOPE &
CHANGE ARE
FOUND
WHEN WE
LIVE UNITED**



United Way of
St. Joseph County

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UNITED WAY OF ST. JOSEPH COUNTY

SOUTHEAST NEIGHBORHOOD CENTER
CAPITAL CAMPAIGN

UNITED WAY OF ST. JOSEPH COUNTY SOUTHEAST NEIGHBORHOOD CENTER

United Way was established in the United States in 1887 as a response to the Tuberculosis Crisis. A small handful of philanthropists came together to support their community, which was overwhelmed by need and lacked the necessary resources to treat those who were suffering.

In many ways we have returned to those roots here in St. Joseph County. We are responding to new crises, but this time with the benefit of our long history, which has taught us valuable lessons in human dignity and leading through service.

Today, we are uniquely positioned in the community as a trusted leader in our response, not just to the COVID crisis, but to the inequities that have been highlighted through this moment in our collective history.

As we address the important work of reimagining systems of support—and rebuilding a more resilient and equitable community—we are energized by the models of true collective impact that have emerged. We are resolved to seize the momentum and build partnerships that will serve the most vulnerable individuals and neighborhoods through collaboration.

MISSION:

Be a convener, thought leader, and driver of transformational change

VISION:

Move people from poverty to possibility

PROJECT OVERVIEW



United Way, along with community partners, is building a new neighborhood center that will serve as a replicable model in the fields of education, youth and community development, while bringing new resources to the fight against poverty.

The Southeast Neighborhood Center will be built on the corner of Fellows and Dubail, on a total of 5 empty lots that have been donated to the United Way by 466 Works (3) and the City of South Bend (2).

The Neighborhood Center will primarily serve families living within census tracts 29 and 30, which have been designated by the Center for American Progress as childcare deserts, food deserts and health professional shortage area, indicating health care provider shortages in primary care, dental health, and mental health.

Anchored by a high-quality Early Learning Program, the new facility will provide holistic health, youth and senior services, adjacent to 24 new single-family units of affordable housing.

The Southeast Neighborhood is home to roughly **190 CHILDREN** under the age of 5, and contains 3 licensed childcare providers with a combined capacity of **44 CHILDREN**.

The Center's **EARLY LEARNING PROGRAM** is being designed to meet the State's highest quality rating, Level 4 on Paths to Quality and will serve up to **112 CHILDREN**, infant through preschool age.



UNITED WAY OF ST. JOSEPH COUNTY

SOUTHEAST NEIGHBORHOOD CENTER

The Southeast Neighborhood is home to 2,684 persons, 895 of whom are under the age of 19. The median **HOUSEHOLD INCOME** for neighborhood residents is about **HALF** that of the median income for the city as a whole.

Based on the U.S. Census, of neighbors 25 years old and over, more than **30% DO NOT HAVE A HIGH SCHOOL DIPLOMA**, and over **42%** of all residents are **LIVING BELOW THE POVERTY LEVEL**, including half of the population that is under the age of 18.

At a glance, the residents of the Southeast Neighborhood have **HIGHER POVERTY** rates, are **YOUNGER**, and are impacted by **LOWER EDUCATIONAL ATTAINMENT** in comparison to the city's residents as a whole.

United Way is proud to bring an under-one-roof neighborhood center model to a community in desperate need of resources for all of its residents.

PROJECT SPECS:

- 18,000 sq. ft. of New Construction
- 9,200 sq. ft. Early Learning Program
- 7,200 sq. ft. Community Resources
- Health Clinic and Pharmacy
- Wrap-Around Social Services
- Youth & Senior Programming
- Job Training/Employment Assistance
- Café/Open Public Space

Groundbreaking for the Southeast Neighborhood Center is anticipated in the Spring of 2021, and weather permitting, opening to the public early 2022.



"A Neighborhood Center on the Southeast side would be a miracle, because the streets over here are pretty bad... when kids walk to school, they don't really see what they could become... they don't see opportunity of what a great life is all about."

-Ricardo Taylor, Pastor, Mount Carmel Baptist Church & Board of Directors for SOAR

PROJECT BUDGET:

EARLY LEARNING CENTER	9200 sf	\$	1,630,000
PLAYGROUND	3,500 sf	\$	225,000
HEALTHCARE	1,500 sf	\$	175,000
COMMUNITY CENTER	7,200 sf	\$	1,265,000
SITE	21,330 sf	\$	210,000
CONSTRUCTION COST	21,500 sf	\$	3,505,000
ARCH / ENG FEES		\$	170,388
FF&E - COMM CENTER*		\$	75,000
FF&E EARLY LEARNING*		\$	150,000
TOTAL EXPENSES:		\$	3,900,388

**Actual budget dependent on final project bids/material costs.*

UNITED WAY OF ST. JOSEPH COUNTY SOUTHEAST NEIGHBORHOOD CENTER

Neighborhood Assistance Program (NAP) Credits Available

Organizations, corporations, individuals and Donor Advised Funds are all eligible to make contributions to the Neighborhood Center, which may then qualify for a NAP tax credit. Interested donors will receive a tax credit on their Indiana taxes worth 50% of their contribution.

Example: If an individual contributes \$1000, they will receive a \$500 Indiana tax credit. Inquire with the United Way team for more information.

NAMING OPPORTUNITIES

EARLY LEARNING CENTER:

		Donation Secured
EARLY LEARNING CENTER	\$ 250,000	<input checked="" type="checkbox"/>
CLASSROOM #1	\$ 50,000	<input checked="" type="checkbox"/>
Classroom #2	\$ 50,000	<input checked="" type="checkbox"/>
Classroom #3	\$ 50,000	<input type="checkbox"/>
Classroom #4	\$ 50,000	<input type="checkbox"/>
Kitchen & Pantry	\$ 25,000	<input type="checkbox"/>
Classroom #5	\$ 25,000	<input checked="" type="checkbox"/>
Classroom #6	\$ 25,000	<input checked="" type="checkbox"/>
Classroom #7	\$ 25,000	<input type="checkbox"/>
Classroom #8	\$ 25,000	<input type="checkbox"/>
Teacher Support Room	\$ 15,000	<input type="checkbox"/>
Parent Support Room	\$ 15,000	<input type="checkbox"/>
Mom's Room	\$ 10,000	<input type="checkbox"/>
Laundry Room	\$ 10,000	<input type="checkbox"/>
Office	\$ 10,000	<input type="checkbox"/>

COMMUNITY RESOURCE SPACE:

		Donation Secured
Playground	\$ 175,000	<input checked="" type="checkbox"/>
Multipurpose Room	\$ 150,000	<input type="checkbox"/>
Coffee Shop	\$ 50,000	<input type="checkbox"/>
Tech Lab	\$ 30,000	<input type="checkbox"/>
Flex Room A	\$ 15,000	<input type="checkbox"/>
Flex Room B	\$ 10,000	<input type="checkbox"/>
Kitchen	\$ 10,000	<input type="checkbox"/>
Community Board Room	\$ 7,500	<input checked="" type="checkbox"/>
Private Meeting Space A	\$ 5,000	<input checked="" type="checkbox"/>
Private Meeting Space B	\$ 5,000	<input type="checkbox"/>
Private Meeting Space C	\$ 5,000	<input type="checkbox"/>

GIVING CIRCLES:

\$250,000 +	Groundbreakers
\$100,000—\$249,999	Foundation Builders
\$50,000—\$99,999	Change Makers
\$25,000—\$49,999	Hand Raisers
\$10,000—\$24,999	Advocates
\$1,000—\$9,999	Partners
\$500—\$999	Supporters
\$100—\$499	Friends and Neighbors



Contributions may be doubled through \$125,000 in matching funds

PROGRAM PARTNERS

United Way of St. Joseph County is thrilled to work with the following partners to bring this project to life:

- 466 Works & SOAR
- City of South Bend
- Head Start
- HealthLinc
- Ivy Tech Community College
- IUSB
- Logan Center
- Mt. Carmel Missionary Baptist Church
- Real Services
- St. Joseph County Public Library
- Quality Care Pharmacy

TIMELINE

- Break ground May 2021
- Open to the public late 2021, weather permitting

FUNDRAISING

- \$3.9 Million Capital Project
- Over \$3 Million committed
- \$800K in commitments are needed before groundbreaking

THANK YOU to those who paved the way with early support for the Capital Campaign:

- 466 Works
- AEP Foundation
- City of South Bend
- Community Foundation of St. Joseph County
- Early Learning Indiana
- Earth Exploration
- First Federal Savings Bank
- Flagstar Foundation
- Judd Leighton Foundation
- PNC Bank
- Tire Rack