

## **The HUB (Harrisburg Uptown Building)**

**Serving the City of Harrisburg with Diversity**

### **ACCOMMODATING**

CRAM, Inc. (Christian Recovery Aftercare Ministry, Inc.)

The L.E.A.D.E.R. Project (Leading Exoffenders & Developing Employment Readiness)

T.L.C. Construction & Renovations LLC

TLC Work-based Training Program, Inc.

Harrisburg Regional Diversity Coalition

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## **THE BUILDING AND ITS OCCUPANTS**

The Harrisburg Uptown Building (hereinafter referred to as The HUB) represents an innovative and much needed collaboration and partnership of people and organizations throughout the City of Harrisburg. The HUB will be located at 1821 Fulton Street, formerly the Hamilton Health Center. The building, encompassing 18,000 square feet, currently sits on 1.4 acres of land.

Prospective occupants and managers of the building are CRAM, Inc.; The L.E.A.D.E.R. Project; T.L.C. Construction & Renovations LLC; TLC Work-based Training Program, Inc.; and the Harrisburg Regional Diversity Coalition. At the end of this proposal is additional information about each of the aforementioned agencies and the purposes they serve in the Harrisburg region.

## **THE VISION**

Initial occupants plan (1) to use the building to provide a variety of services to the greater Harrisburg community generally and to exoffenders specifically and (2) to build new residences and to rebuild existing residences sitting on the current property and in the immediate neighborhood:

- **The First Floor will house nonprofit services.** CRAM, The L.E.A.D.E.R. Project, TLC Work-based Training Program, Inc., and other nonprofit organizations in need of office space will provide community-based services. These services will include, but not be limited to the following:
  - Work-based training and education with an apprenticeship option
  - Family reunification services
  - Mentoring
  - After School programs (conducted at a time when the youth will be the only clients receiving services to protect age appropriation and clearance issues between specific populations)
  - Senior citizen services such as computer literacy, financial literacy, human and social service referrals and resources (conducted at a time when this population will be the only clients receiving services)
  - Special events space in the community room
  - Computer lab for community and educational programs
  - Pinnacle Health and/or Hamilton Health Center satellite office space to offer health and other health-related educational services
  - Multi-purpose rooms

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- **The Second Floor will house the Harrisburg Regional Diversity Coalition (HRDC)**
  - Offices will be built to meet the needs of HRDC members who will pay a minimal yet-to-be-determined fee to house their individual businesses. Offices will be built upon request and commitment based on the amount of space needed to accommodate the business. This space will address the needs of HRDC members who lack the financial ability to maintain an office space.

### **THE TWO-PHASE FUNDING REQUIREMENTS**

To bring the vision to fruition, **one million dollars** is needed in two phases. Phase one entails purchasing and renovating the building and covering expenses for the first year of operation.

**The Foundation for Enhancing Communities (TFEC) will be the partnering agency for our two to three year capital campaign. Donors will have an opportunity to contribute in two easy ways:**

1. **Make the contribution directly to CRAM**
2. **Make the contribution directly to TFEC by sending the check to TFEC at PO Box 678, Harrisburg, PA 17108 or you can make a gift online using this address:**

[https://www.paypal.com/cgi-bin/webscr?cmd=\\_xclick&business=kirk@tfec.org&currency\\_code=USD&item\\_name=CRAMCapitalCampaign](https://www.paypal.com/cgi-bin/webscr?cmd=_xclick&business=kirk@tfec.org&currency_code=USD&item_name=CRAMCapitalCampaign)

Phase two entails building eight to ten low-to moderate-income houses/apartment buildings on the remaining 1.4 acres of land.

After Phase 1 of the campaign, the occupying/managing organizations, CRAM and TLC, Inc. will pursue grants to raise the \$500,000 needed to cover Phase 2.

Below are break-outs for the two phases of operation:

#### **Phase 1, \$500,000**

- \$250,000 - purchase the Fulton Street Hamilton Health Center building
- \$250,000 - renovate the building: i.e. on the second floor, build to specification office space for the Harrisburg Regional Diversity Coalition and other small minority businesses, and on the first floor renovate the required space for nonprofit and community use. Pay first-year general operational expenses, including but not limited to required worker's compensation insurance for the work-based trainees, utilities, taxes, furniture, office equipment and supplies

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### **Phase 2, \$500,000**

- \$500,000 - construct eight to ten low-to-moderate-income houses/apartment buildings to provide housing for individuals who, because of their criminal backgrounds, are not eligible for low-to-moderate-income housing in other areas of the city. One of the constructed new homes will be used as a model, for which TLC Work-based Training Program, Inc., will provide emergency housing for victims of a fire or another unforeseen situation.

The incubator amenities for the HRDC will include but not be limited to the following:

- Appropriate copying and other business machines to meet traditional business needs
- A shared communication station with receptionist, phone center, mail service, and other similar services
- Free refurbished desktop computers for each occupied office provided through CRAM's computer ministry

### **THE BUILDING'S INITIAL ORGANIZATIONS**

**Christian Recovery Aftercare Ministry, Inc. (CRAM)** has been providing reentry support services to offenders, exoffenders and their families since 2002. CRAM is a 501(c)(3) faith-based nonprofit that operates twelve (12) different reentry support services. CRAM's objectives are building a strong and safer community, empowering offenders and their families to be self-sufficient, and lessening the burden on the community. The organization provides an integrated approach through pre-release and re-entry programs and services and is a positive therapeutic alliance critical in assisting the ex-offender's transition from confinement.

CRAM's primary funding is through the L.E.A.D.E.R. Project's annual committed financial support of \$102,000 for five years and through additional funding sources, which include, but are not limited to the following:

- City of Harrisburg's Community Development Block Grant
- The Foundation for Enhancing Communities
- Stabler Foundation
- Kline Foundation
- Walmart Foundation
- Highmark Foundation
- United Way of the Capital Region
- SCI-Mahanoy (Resident Betterment Committee)
- Shiloh Church of God in Christ
- Lingo Memorial Church of God in Christ (in-kind property at 509 Division Street)
- CRAM's Board of Directors
- Annual fundraisers
- Private and anonymous donors

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Since 2005 CRAM has worked in collaboration with the below-listed jurisdictional reporting authorities that house exoffenders. CRAM shares this experience with TLC Work-based Training Program, Inc.

- Pennsylvania Board of Probation & Parole
  - CRAM is an active participating member of the Harrisburg District Community Advisory Board
  - CRAM occupies space in district parole offices in two counties, York and Franklin, to provide reentry services to parolees
  
- Pennsylvania Department of Corrections, Bureau of Community Corrections
  - CRAM provides the following services onsite at the Harrisburg Community Correction Center and Keystone Correctional Services:
    - A computer lab of four or five computers at each center
    - The LEADER Project
    - Mobile Laptop Program
    - Housing for home plans
    - Checks/vouchers for Pennsylvania ID's, driver's licenses and birth certificates
    - Transportation through the issuance of bus tickets
    - Employment assistance including resume preparation, job search, mock interviews, and other referrals
    - Pre-GED classes at the Harrisburg Community Correction Center
  
- Dauphin County Work Release
  - CRAM provides the following services onsite at the male work release center at which the Mobile Laptop Program is used:
    - Employment Assistance Project
    - The LEADER Project
    - Housing
    - Transportation
  
- CRAM partners with and uses as referrals, the following community organizations to provide additional human and social services needed by clients:
  - Dauphin County CareerLink
  - Dress for Success
  - Tie for Success
  - Computer Ministry

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- New Diggs
- The Program "It's About Change"
- Shiloh Center for Community Outreach
- Amiraacle4Sure
  
- The following entities refer exoffenders and their families to CRAM, and, through it, to The L.E.A.D.E.R. Project and TLC Work-based Training Program, Inc.:
  - Capitol Pavilion
  - Salvation Army Drug/Alcohol Services
  - Gaudenzia
  - RASE House
  - No Turning Back, Inc.
  - Dauphin County Prison
  - Dauphin County Pre-trial Services
  - Honorable Judge Jeannine Turgeon
  - Bethesda Mission
  - Agencies in the other four counties in which CRAM provides the LEADER Project

**The L.E.A.D.E.R. Project** is the legacy of former Governor George M. Leader, who, prior to his death in 2012, worked with CRAM's Founder and CEO, Juanita Edrington-Grant, herself a successful exoffender, to fund vocational training for exoffenders in five counties: Dauphin, York, Lebanon, Franklin and Adams. The program's goal is to prepare participants to obtain life-sustaining employment. While at least half of the offenders released to the community lack the required skills to secure employment with a livable income, those with job skills continue to face barriers to employment and training, housing and other basic living needs due to their criminal records.

**TLC Work-based Training Program, Inc. (TLC, Inc.)** addresses those barriers. This 501(c)(3) nonprofit provides on-the-job training/work-based training in construction and renovation. TLC, Inc., targets the populations identified as underserved, underemployed, hard-to-place, veterans, and unskilled youth. It collaborates with TLC, LLC, an approved employer under CareerLink's Workforce Investment Act classified to receive an incentive upon hiring On-the-job-training (OJT) certified employee trainees, in fulfilling its visions and goals.

**T.L.C. Construction & Renovations LLC (TLC, LLC)** is a for-profit company which partners with the TLC nonprofit. Both were founded and are headed by a successful exoffender, Tarik R. Casteel. TLC, LLC is a developer for the Harrisburg Housing Authority (HHA), under contract effective January 2015 to provide the City of Harrisburg with renovation and construction on properties throughout the city. A copy of the award from HHA is attached to this proposal. The

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company's projects have included work at the Lebanon VA Hospital, Penn State Harrisburg Campus, Harrisburg Hospital, Harrisburg University, City Island's Metro Park Field, Hershey Medical Center, Pride of Neighborhood Academy of Harrisburg, Midtown Bookstore, Bayer Corporation, Sheetz of York, and Hamilton Health Center, among others. The company is part of a new and unique initiative, the Harrisburg Regional Diversity Coalition.

**The Harrisburg Regional Diversity Coalition (HRDC)** is comprised of various non-profit & for-profit organizations, business owners, elected officials, and citizens joined in an effort to bring equity and equality to the undereducated, underrepresented and underserved in the City of Harrisburg and, ultimately, throughout the Commonwealth. The mission of HRDC is to ensure that resources are channeled equitably to positively impact historically and socially disadvantaged and hard to place minorities. Those minorities are supported in becoming self sufficient through education, economic development, contracting, transportation, professional services and other business opportunities. HRDC's vision will serve as a conduit for policy change, ensuring impartial access to contracting and employment opportunities for historically hard to place citizens and Minority Business Enterprises throughout the Capitol Region. HRDC's individual members support the vision of The HUB.

Letters of support for The HUB will be secured, and applications will be submitted to local funding sources in assure financial sustainability.

Letters of commitment from HRDC members will be secured to finalize the sizes and amount of offices to be built on the second floor.

**THE COMMUNITY WINS**

The Pennsylvania Department of Corrections (DOC) 2013 Recidivism Report states that Dauphin County reports the highest overall recidivism rate in the Commonwealth of Pennsylvania. DOC classifies Harrisburg, Pennsylvania as Region 2. Region 2 includes Dauphin County's male and female work release centers plus seven (7) community corrections centers (CCC's) or contract facilities that house offenders: Harrisburg Community Corrections Center, Gaudenzia Siena House, Gaudenzia New View, Gaudenzia Concept 90, Capitol Pavilion, Promise Place and Keystone Correctional Services. Residents of these facilities move about the City of Harrisburg on a daily basis in search and in need of reentry support services.

The offenders housed in these facilities are under the supervision of the Pennsylvania Board of Probation and Parole (PBPP). The PBPP 2013 Annual Statistical Report states that it supervised 5,692 offenders who were supervised by 75 parole staff; parole staff carried an average caseload of 67-75 offenders. Subsequently some of those offenders will be paroled to the Harrisburg community.

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Parole officers and staff of the community correctional facilities bear the responsibility of community safety and security. The HUB, a one-stop service center in which returning citizens can receive needed human and social services, will assist officers and staff in meeting their responsibility by supporting and expanding the services available under state and local government agencies.

Statistics demonstrate that the need is great. It can be met, in part, by more efficient partnerships and collaborations. The HUB will expand opportunities for exoffenders to be successful, enhance public safety, generate additional property-tax income for the City of Harrisburg and ultimately reduce recidivism. It is an initiative, comprised of successful organizations, which will start in Harrisburg. Once established here, it can be replicated throughout the state, and, subsequently, throughout the nation.