

FY 2020 Metro Nashville Direct Appropriation Request

Organization Name: Friends of Hubbard House

Org Contact: Mr. Robert Churchwell, Jr., Chairman/President

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Organization Address: 1116 1st Avenue South, Nashville, TN, 37210

Federal ID Number: EIN 46-2928109

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Web site: <https://www.thehubbardhousenashville.org/>

Amount requested: \$357,800

Brief description of organization and purpose of this funding request.

Friends of Hubbard House is a 501 c 3 organization which focuses on continuing the distinguished legacy of Dr. George W. Hubbard (1841-1924) and the Hubbard House, the original location of Meharry Medical college prior to it being relocated to North Nashville in the 1930s. During his tenure with Meharry, Dr. Hubbard and others educated more than one-half of the South's African-American physicians, dentists, and pharmacists at the college.

In 1970, the house was converted for use as the parsonage of the Seay-Hubbard United Methodist Church. Over the decades, generous volunteers from the church and the community have assisted those who need help in the South Nashville and Trimble Bottom area. In spite of a rapidly changing economic ascent in the gentrifying South Nashville neighborhood, many long-time residents, mostly low-income and nonwhite, continue to face the dire challenges of poverty, low workforce engagement, low educational attainment, diminished affordable housing options and disrupted social networks from incoming restaurants, shops and homes designed for a higher-income demographic. A cornerstone in South Nashville, Hubbard House was listed on the National Register of Historic Places in 1973.

This request of \$357,800 is to complete essential work in two key areas of the Friends of Hubbard House mission. These key areas include (1) capacity building for service delivery through improvements to the physical space; and (2) direct service provision to low-income, unemployed, underemployed and other community residents of the South Nashville/Trimble Bottom/Chestnut Hill region. Proposed services will include healthcare delivery to low-income families, educational opportunities for youth, workforce development services for unemployed/underemployed adults and direct community benefit in the form of a common/free meeting place for residents and other nonprofit organizations. The historical significance of the space will also attract tourists from all over the world who have an interest in the history of African American Civil Rights in Nashville and the South and wish to experience the "spirit" of an era through a physical space. Programs and services will be provided by volunteers, board members and future staff of Friends of Hubbard House.

Metro Nashville Required Questions

1. What services does your organization provide to the residents of Davidson County?

Friends of Hubbard House does not currently serve residents in the South Nashville and Trimble Bottom area. With generous support from Metro Nashville, Friends of Hubbard House will have the opportunity to restore the historical building, a physical icon of the original Meharry Medical College and Dr. Hubbard's esteemed legacy, and reimagine the space to meet the needs of residents in the Trimble Bottom/Chestnut Hill area and all across Metro-Davidson.

Demonstrated Need for Additional Services

Hubbard House (1116 1st Avenue South, Nashville, TN, 37210) is centrally located in the heart of South Nashville and Trimble Bottom area. In spite of a rapidly changing economic ascent in the gentrifying South Nashville neighborhood, many long-time residents, mostly low-income and nonwhite, continue to face the dire challenges of poverty, low workforce engagement, low educational attainment, diminished affordable housing options and disrupted social networks from incoming restaurants, shops and homes designed for a higher-income demographic.

For the residents in and around Hubbard House, entrenched poverty and a higher density of low educational attainment continue to serve as barriers to their advancement. The median household income is \$34,688, two-thirds the average of Metro Davidson (U.S. Census, Tract 160, 2017). 30.5% persons live at or below poverty line, more than double the rate in Davidson County (16.9%). Though changing, the demographic makeup of the area is 75% Black, 21% White, and 2% Asian. Only 16.6% of residents have obtained a bachelor's degree or higher, less than have the average of Metro Davidson at 39.1%. Services are needed to help community members achieve educational milestones and break the cycle of poverty in a rapidly changing region.

In a brief survey of the 37210 zip code, more than ten nonprofit agencies were identified. However, the nature and scope of the organizations do not focus on health care, workforce development or educational services for youth in the way that will be possible at the Hubbard House. The listed agencies include prison re-entry initiatives, a SNAP benefits office through Metro and neighborhood associations. The closest neighborhood medical facility listed is in the Cayce homes region, is a 45 minute commute on public transport across the river, which may not be feasible for all residents.

2. How many residents are your currently serving and how do they benefit?

In order to rapidly work towards service delivery for those in need, Friends of Hubbard House will build on the existing assets listed below. The funding from Metro Nashville will provide the foundation to launch and sustain services at the historic facility over time.

Assets Currently Leveraged by Friends of Hubbard House

a. Relationships with other Service Providers, Government Entities, Schools and Businesses

Friends of Hubbard House collaborates with a variety of established nonprofit agencies, government agencies and community benefit organizations. These include: Meharry Medical College, Metro Nashville Government (We've worked closely with Council Member Colby

Sledge, whom shared this opportunity with Mr. Churchwell), Seay-Hubbard United Methodist Church, Cameron Lead Academy, Napier Elementary, Johnson Alternative Learning Center, Meharry Medical College Alumni Association, (Specifically Dr. Walter R. Owens, Associate Dean and Assistant Professor – Development and External Affairs – Meharry Medical College School of Dentistry). The expertise of these organizational leaders will be leveraged to achieve all objectives.

b. Visionary Leadership and Project Implementation Progress to Date

Friends of Hubbard house has a dynamic board of directors, including leadership from Mr. Robert Churchwell, Jr. Mr. Churchwell is a distinguished leader in the Nashville community with a long history of leading and supporting programs that provide a rich, community benefit. As an educator, Mr. Churchwell served across Metro Nashville public schools as a classroom teacher, assistant principal and principal of McCann Alternative Learning Center. He has designed and implemented a mentoring program for middle and high school African American male students under the directive of the Metro Nashville superintendent. Additionally, Mr. Churchwell has served the mission of several esteemed organizations, including Family and Children Services, Ronald McDonald House, YMCA of Middle Tennessee, the Tennessee State University Foundation and the Boy Scouts of America. He is a member of Seay Hubbard United Methodist Church where he has served as a lay leader and Co-Chairman of the church council.

For several years, the leadership team for Friends of Hubbard House has garnered the support and interest of the parties listed above who will all support the rapid implementation of services for those in need in the surrounding community. Additionally, the project plan for building capacity in the historical building and starting service delivery has already been developed in full. Bids have been collected for completing updates to the physical space and the following key milestones have already been achieved:

- Increasing Capacity to Serve: Historical Building Updates
 - The complete project plan for updating the Hubbard House program areas has been written, vetted and distributed to organizational leaders. Key updates that are required to create the physical space needed to execute service delivery include:
 - Updating rooms/physical program space (e.g., drywall, trim, paint, other)
 - Updating program space with modern utility, appliances (e.g., electrical, plumbing, HVAC, kitchen appliances, other)
 - Updating exterior building for safety and visibility (e.g., exterior paint, security features, lighting, other)
 - Changing program space to be ADA-compliant (e.g., install ramp, change door entry, update flooring, other)
- Services to Those in Need: Health Care Services
 - A partnership with Meharry Medical College is established. Meharry Medical College will provide both medical and dental services for free to those in need. We're currently working with Dr. Walter Owens at MMC to recruit dental and medical students to provide services four days a week (2 dental/ 2 medical).
- Community Benefit: Free Meeting Space for Community Organizations

- Multiple partnerships have been established; these groups will receive the benefit of having meeting/event space in a historic setting that can be used for community benefit. Partner organizations include: Chestnut Hill Neighborhood Association, Trimble Action Group, Neighborhood Church groups, Napier Elementary and Cameron LEAD Academy.
- Services to Those in Need: Workforce Development and Educational Services
 - Workforce Development:
 - Partnerships have been discussed with Metro Nashville, Tennessee State University, Fisk University, Nashville State Community College, Trevecca Nazarene University, Nashville Public Library and Seay-Hubbard United Methodist Church to provide workforce development support and housing referrals with MDHA. Workforce development activities would take place on site at Hubbard House with the resources/manpower of other organizations that are not readily available to participants. Sample services will include resume development, interview practice, coaching and job fairs on site.
 - Educational Services:
 - Partnerships have been discussed with several local elementary, middle and alternative schools. Tutoring, after school workshops and music lessons will be provided to area youth in the out of school time. Key partners already include Dr. Watechia Lawless, Napier Elementary School, and administrators from Cameron Lead Academy.

c. Other Financial Support for this Project

Friends of Hubbard House has pending requests with the federal government and other local foundations for project support to initiate and sustain service delivery for those in need. These requests will be utilized once more capacity can be built in the historical building using Metro Davidson funding.

3. How much funding are you requesting from Metro?

This request of \$357,800 is to complete essential work in two key areas of the Friends of Hubbard House mission. These key areas include (1) capacity building for service delivery through improvements to the physical space; and (2) direct service provision to low-income, unemployed, underemployed and other community residents of the South Nashville/Trimble Bottom/Chestnut Hill region. Proposed services will include healthcare delivery to low-income families, educational opportunities for youth, workforce development services for unemployed/underemployed adults and direct community benefit in the form of a common/free meeting place for residents and other nonprofit organizations. The historical significance of the space will also attract tourists from all over the world who have an interest in the history of African American Civil Rights in Nashville and the South. Programs and services will be provided by volunteers, board members and future staff of Friends of Hubbard House.

Budget/Project Management Plan

This project will be overseen, primarily, by Mr. Robert Churchwell, Jr., the distinguished members of the Board for Friends of Hubbard House and key volunteers who have been secured for the ongoing implementation of this project. The Board is aware of the required compliance measures outlined on the Metro Nashville website and is prepared to implement the project and track its financial and programmatic outcomes as required by Metro Nashville.

Intended Project Plan

	Q1	Q2	Q3	Q4
Goals	Capacity building, updates to program space/security/physical upgrades Continue fundraising Develop hiring/staffing/volunteer engagement plan	Capacity building, updates to program space/security/physical upgrades Continue fundraising Implement hiring/staffing/volunteer engagement plan	Healthcare service delivery begins Community benefit: free meeting space begins Community benefit: informal tours of historic building begin Continue fundraising	Workforce Development service delivery begins Educational services initiated based on desired schedule of principals/administrators
Deliverables	<ul style="list-style-type: none"> • Updating rooms/physical program space • Updating program space with modern utility, appliances • Updating exterior building for safety and visibility • Changing program space to be ADA-compliant 	<ul style="list-style-type: none"> • Updating rooms/physical program space • Updating program space with modern utility, appliances • Updating exterior building for safety and visibility • Changing program space to be ADA-compliant 	Track # people served Track # of services offered	Track # people served Track # of services offered
Tracking Progress	Project management will be overseen by Mr. Robert Churchwell, Jr. and volunteers/ supporters from Friends of Hubbard House	Project management will be overseen by Mr. Robert Churchwell, Jr. and volunteers/ supporters from Friends of Hubbard House	Project management will be overseen by Mr. Robert Churchwell, Jr. and volunteers/ supporters from Friends of Hubbard House	Project management will be overseen by Mr. Robert Churchwell, Jr. and volunteers/ supporters from Friends of Hubbard House

Intended Budget Plan

Line Item	Amount	Purpose	Narrative
Professional Fees	\$53,800	Capacity Building – updates to program space/security/physical upgrades	Updating rooms/physical program space (e.g., drywall, trim, paint, other)
Professional Fees	\$79,450	Capacity Building – updates to program space/security/physical upgrades	Updating program space with modern utility, appliances (e.g., electrical, plumbing, HVAC, kitchen appliances, other)
Professional Fees	\$28,950	Capacity Building – updates to program space/security/physical upgrades	Updating exterior building for safety and visibility (e.g., exterior paint, security features, lighting, other)
Professional Fees	\$80,400	Capacity Building – updates to program space/security/physical upgrades	Changing program space to be ADA-compliant (e.g., install ramp, change door entry, update flooring, other)
Professional Fees	\$40,000	Capacity Building – updates to program space/security/physical upgrades	Updating fencing around perimeter of Hubbard House
Professional Fees	\$32,000	Capacity Building – updates to program space/security/physical upgrades	Professional project management services during various update projects to physical space (Vendor: Don Hardin Group, LLC)
Professional Fees	\$43,200	Capacity Building – updates to program space/security/physical upgrades	Driveway and parking lot for client parking
	\$357,800	TOTAL REQUEST	

**4. If funding is awarded, how many additional residents will be served and how will they benefit?
Anticipated Outputs and Outcomes**

	# persons to be served	# services to be provided	Intended benefit to participants
Q1			Capacity building; improvements to program space/security/physical upgrades
Q2			Capacity building; improvements to program space/security/physical upgrades
Q3	250 people to receive medical and dental services 6 organizations use space for community meetings (free)	256 hours each month when medical services offered 256 hours each month when dental services offered 336 hours facility offered/ booked for use by community residents	<ul style="list-style-type: none"> • Attainment of healthcare to address medical and dental care needs of low-income community members • Community networking through historical building tours (informal) and use of space for community meetings • Attraction of tourists and others interested in the historical significance of the Civil Rights movement/race history in Nashville and the South
Q4	[Same as Q3] plus: 50 people to receive workforce development services 100 people to receive educational/youth development services	[Same as Q3] plus: 192 hours each month when workforce development services offered – two classes a week for 2 hour periods 192 hours each month when educational/youth development services offered – 1 hour after school, Monday - Thursday	[Same as Q3] plus: <ul style="list-style-type: none"> • Culturally competent delivery of services for adults seeking employment • Culturally competent delivery of services for youth in the out of school time

5. In addition to serving more residents, are there other community benefits Metro funding would help you achieve?

a. Community Enrichment and Tourist Attraction

Historic buildings are a crucial element in our perception of culture and identity through time and are therefore important for our future. Hubbard House is an icon of African American progress, change and the history of overcoming structural restrictions of racism and the Jim Crow era. By observing and studying historic buildings, we learn from our past and enjoy the accomplishments of our ancestors, including Mr. Hubbard. Local, national and international tourists will delight in the opportunity to see the building with its newly intended design for service delivery. Meharry Alumni and others will support the new vision for helping low-income individuals achieve their health, workforce and societal goals. Nonprofit agencies, faith organizations and community groups will benefit from having a historically-relevant, free space to hold meetings, organize events and increase the social capital for those who participate.

6. How would you use this funding to help create a more equitable Nashville, where all residents have an opportunity to participate in the city's success?

a. Cost: Equitable Access to Basic Healthcare Services for Adults, Children and Families

Once capacity can be developed in the Hubbard House, medical and dental services will be provided to community residents at no cost to them. No eligibility requirements will be implemented in order to create the greatest degree of equitable access for all participants.

b. Location: Equitable Access to Essential Services for Adults, Children and Families

Given the poverty rate in the Trimble Bottom/Chestnut Hill region, 30.5%, it is difficult for residents to navigate public transportation and access the resource of job developers, workforce development services, and other basic support services offered by other nonprofit agencies and Metro Government. As a result, Hubbard House will house officials from a variety of organizations to create a "one stop shop" of services for adults and their families to access. This will increase engagement and potential outcomes for all who choose to participate. Additionally, services will be provided in a physical space that highlights the achievement of African American professionals which will motivate and encourage participants to persist in services.

c. Economic Outcomes: Equitable Engagement in the South Nashville Neighborhood

While a gentrifying South Nashville neighborhood has shown a trajectory of economic gain for new residents, boutique shops and restaurants, the long-time residents of Trimble Bottom/Chestnut Hill have not experienced the same level of community building, economic advancement or equitable access to workforce opportunities given their low level of skills/educational attainment. It is essential for Nashville government officials to recognize the unintended consequences of gentrification and to ensure the cultural legacy of the physical region is preserved, celebrated and given the opportunity to thrive. Once capacity is built at

Hubbard House, new funding will easily flow to the programs there given interest from tourism, other nonprofit organizations and other grant opportunities nationally and regionally.

Administrative Compliance

Given the knowledge and expertise of existing Board Members with Friends of Hubbard House, the objectives of this proposal will easily be achieved in the required timeframe under the required guidelines outlined by Metro Nashville. Friends of Hubbard House board members and volunteers include the following, distinguished individuals:

Chairman/President, Mr. Robert Churchwell, Jr., Retired Metro/Davidson County Schools
Treasurer, Judith Hill, Treasurer, Greenwood Cemetery
Vice Chair, Verlon Malone, Retired, Metropolitan, Davidson County Library
Secretary, Jennifer Douglas, Executive Secretary, Friends of Hubbard House
Board Member, Ed Wisdom III, Director, VUIT Cloud Services, Vanderbilt University
Board Member, Rod McDaniel Sr., CEO, S3 Recycling Solutions
Board Member, Pastor Kenneth Edmondson, Pastor, Seay-Hubbard United Methodist Church
Board Member, Robin Kimbrough, United Methodist Church, Meharry Medical College Liaison
Board Member, Dr. Walter R. Owens, Associate Dean and Assistant Professor – Development and External Affairs – Meharry Medical College School of Dentistry
Board Member, Brandon Taylor, Director of Major Gifts, Nashville Rescue Mission
Board Member, Dr. James K. Bailey III, Executive Principal, Whites Creek High School

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Plan for Future Sustainability

Friends of Hubbard House has multiple, pending grant requests out which will provide needed resources for the long-term sustainability of service delivery. Additionally, several professional fundraisers sit on the board for Hubbard House. Their skills and expertise are being utilized to develop a fundraising plan, including individual contributions, fees for service and other models. The success of this plan will ensure the rich legacy of Dr. Hubbard, Meharry Medical College, and other leaders from Friends of Hubbard House can thrive in perpetuity.