

Community Development ♥ Special Needs Housing ♥ Nutrition ♥ Recreation ♥ Mentoring and Advocacy

Request for Support for the Johnson Park Center Green Community Project

About Johnson Park Center

The Johnson Park Center (JPC) located in the Johnson Park-Cornhill community in the inner city of Utica. Johnson Park Center serves on the Steering Committee of the Mohawk Valley Housing & Homeless Assistance Coalition Utica/Rome Oneida County Continuum of Care which is a housing coalition, with more than 50 area organizations; we identify needs and design research-based programs and policies for the homeless.

Positive Change has come to Johnson Park and we are experiencing revitalization in our neighborhood. The success of JPC started and came through a life. The Rev. Dr. Maria A. Scates, D.D. JPC CEO/Founder, a veteran, left a very good paying government job in 1985 in order to serve and help the less fortunate, the poor and needy. It ended up that she became homeless, living on the streets, sleeping in abandoned buildings, living in homeless shelters and couch surfing. While homeless, she helped to start a work for the homeless in New York City.

In 1995, Rev. Dr. Scates came to Utica, New York, and went the Cornhill section, the worst area in the inner city. It was known for drugs, crime, violence, gangs, murder and full of trash, garbage and debris. But through vision, dedication, commitment and hard work and with our community development strategies anchored in affordable low-income safe & supportive housing, a true revitalization of the Johnson Park-Cornhill Community was brought about. Today Johnson Park is beautiful, clean and safe and a place where the homeless, the poor & needy can come and get help.

Through supportive housing and our various programs we teach our program participants the ABC which is to be A- accountable for your actions, B- set boundaries in your life, and C- be committed to positive change; we recently added D- make a decision to do it. It's about changing people lives, attitudes and the community. Though supportive housing, people like Rev. Dr. Scates, who was once considered a community liability, are now considered and able to serve as community assets.

To date, JPC has receive over 9 million dollars for our capital projects which has created a current total of 33 safe & supportive housing low-income permanent housing for homeless mothers, children and single females. We also provide emergency housing services for traditional and non-traditional families and women. Our strategies for community development include recreation/education/ positive socialization for children and their families, a food pantry, a community garden & a nutritious meal feeding program as well as mentoring/advocacy and life coaching.

What we'd like to see supported

Please assist Johnson Park Center (JPC), working in partnership with Hage & Hage, LLC Consulting Services and C. Lewis Tomaselli Architects, to obtain funding to realize our visionary **JPC Green Community Project**. Please go to page 3 & 4 for our Request for Support and on page 4 & 5 for the Project Overview and please go to www.johnsonparkcenter.org for information about JPC.

The JPC Green Community Project, known as the Johnson Park Master Plan, includes the creation of a LEED® Certified, Green Multi-Purpose Child Care & Family Center that will cost \$12,722,382 and an Energy Technology Training & Maintenance Center that will cost \$3,436,468 with a grand total \$16,158,850.

Rev. Dr. Maria A. Scates, D.D.
Chief Executive Officer

Rev. Ursula Meier
Chief Operations Officer

Mr. Robert A. Polivka
Board President



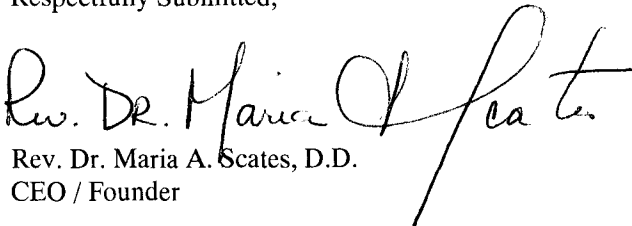
The Multi-Purpose Child Care & Family Center addresses a pressing need for our state and our community. Under the direction of Dr. Andy Lopez-Williams, JPC will formulate strategies for addressing the emotional, behavioral, learning, and social needs in the context of a childcare program, a youth center and various other forms of community access. With a school district and a community with a high special needs population these services are essential for the future of the Mohawk Valley and its most vulnerable citizens.

Our Team also includes Poncell Construction, Co and in March 2012 we completed substantial rehabilitation of two properties which created 8 Green Lead Certified supportive housing units. We ultimately plan to develop 25 JPC safe and supportive housing units for the homeless that will be energy efficient and use renewable energy technologies. They will include using geothermal Heating and Cooling systems and Photo Voltaic solar panels where appropriate. We will seek LEED for Homes® Certification for seven buildings and LEED® Certification for five JPC program services buildings. Please go page 5 through 9.

This project will create a minimum of 30 full time jobs in the Cornhill-Johnson Park Community. During the Construction Peak Phase we would create 60 jobs.

We invite you to come and see the positive change that has taken place in Johnson Park through the JPC Supportive Housing Programs. If you would like more information contact Mr. Marques Phillips, JPC Public Relations/Grants Coordinator at your earliest convenience by e-mail him at mphillips@johnsonparkcenter.org call Mr. Phillips (315) 507-0092, go to our website at www.johnsonparkcenter.org or contact Mrs. Amy Porter Ossont, Practice Manager & Sustainability Professional at (315) 797-9850 or 235-2180 or e-mail her at amy@hagelaw.com or go to Hage & Hage website at www.hagelaw.com

Respectfully Submitted,


Rev. Dr. Maria A. Scates, D.D.
CEO / Founder

JOHNSON PARK CENTER GREEN COMMUNITY PROJECT REQUEST FOR SUPPORT

Please assist Johnson Park Center (JPC), working in partnership with Hage & Hage, LLC Consulting Services and C. Lewis Tomaselli Architects, to obtain full or partial grant funding from your agency to realize our visionary JPC Green Community Project. Please go to page 4 & 5 for the Project Overview and you can go to www.johnsonparkcenter.org for information about JPC.

The JPC Green Community Project includes the creation of a LEED® Certified, Green Multi-Purpose Child Care & Family Center that will cost \$12,722,382 and an Energy Technology Training & Maintenance Center that will cost \$3,436,468 with a grand total \$16,158,850. We have available upon your request an electronic version of the Project Feasibility Reports which provides details on both projects.

We also are requesting technical assistance to develop 25 JPC safe and supportive housing units for the homeless that will be energy efficient and use renewable energy technologies. They will include using geothermal Heating and Cooling systems and Photo Voltaic solar panels where appropriate. We will seek LEED for Homes® Certification for seven buildings and LEED® Certification for five JPC program services buildings. *We have three JCTOD, Inc. program services buildings that are listed for informational purposes only for funders who cannot provide financial assistance to church-owned properties.* (See Project Housing Component on Page 5 to 8.)

Going green, as you well know, is imperative in this day, age and economy. JPC would like to remind you of the importance of sustainable communities and the long-term benefits they have, not only economically, but environmentally and socially as well. In order to build foundations for the future of our children, we need to start at home. The benefits of going green coincide with the premise with which JPC began in 1995; it began with a desire to create a sustainable community in Johnson Park that would serve and benefit homeless, mentally ill and addicted women and their children. JPC has become a place where those women and their families find value within themselves and value in becoming productive members of society.

JPC began with a vision that has become a reality. We now are a community of positive change in Cornhill. Gone is the Johnson Park that once was known for boarded up drug houses and illegal activity. In its place is a beautiful neighborhood park filled with men and women who have transformed their lives and reunited their families. The success of the neighborhood is evident; it has been profiled on television, in newspapers and on the Internet. Several area colleges have produced short documentary segments on Johnson Park to document the success of the programs JPC offers. There is strong community support and belief in JPC that we see not only in the large turnout for functions, but also in the statistical information captured from the Youth Center, Safe & Supportive Housing Programs with low income Homeless individuals and families and the Food Pantry programs.

The next chapters of the JPC community vision include the Green Multi-Purpose Child Care & Family Center, an Energy Technology Training & Maintenance Center and 33 LEED for Homes® Certified housing units.

Affordable childcare is essential to those in the lower socio-economic bracket and those who work non-traditional hours. Too often in our community, childcare and mental health treatment is inadequate and the children are neglected. Johnson Park Center recognizes the need to provide a childcare center that will offer a healthy environment with strict curriculum education/recreation based programs for the children, especially those with emotional, behavioral, social and learning challenges. The center will be NYS Certified and run by an accredited provider. It will offer holistic, family-centered daycare programs during both traditional and non-traditional hours and it will teach children that sustainability begins with them. The programs will be designed by locally-noted psychologist and ADHD and Autism specialist Dr. Any Lopez-Williams, who will implement state-of-the-science methods to help every child and family achieve their optimal potential. The program is also designed to supplement our school district which has a high concentration of English as a Second Language students and students with disabilities. Therefore, alternative learning and comprehension methods can serve both populations as well as filling needs in our community.

The Energy Technology Training & Maintenance Center will be used for job training in renewable energy fields such as solar panel installation, geothermal installation and bio fuel conversion and production. The Green Community Project sees an opportunity to use vacant lots in the neighborhood to grow non-food plants as a source for bio-fuel.

“Statistically,” the children of our community don’t have a chance. However, this project will positively affect the children of this community and the future of this neighborhood. Social change begins in the community and JPC’s track record in the Johnson Park community speaks for itself. Positive Change has happened, and it continues to happen, in Johnson Park. With this project, we will bring political awareness and allow sustainable living to become the norm for a future generation that may not “statistically” have had a chance. JPC has first-hand knowledge that change is possible and it has a positive impact not only in our program participants, but also in our neighborhood. JPC welcomes you to become a part of this project.

Thank you so much for your support. We request that you contact Mr. Marques Phillips by phone at (315) 507-0092 or by e-mail at mphillips@johnsonparkcenter.org to schedule a tour of Johnson Park Center or set up an appointment to meet with JPC Staff and Design Team to inform us of your requirements and the documentation needed to obtain your grant support. We seek to submit an award-winning proposal to receive grant funding for the JPC Green Multi-Purpose Child Care & Family Center that will cost \$12,722,382 and the JPC Energy Technology Training & Maintenance Center that will cost \$3,436,468 with a grand total \$16,158,850. We also are requesting technical assistance to develop 25 JPC safe and supportive green housing units for the homeless that will include geothermal Heating and Cooling systems and Photo Voltaic solar panels where possible. We will seek LEED for Homes Certification for the seven apartment buildings and LEED Certification for five JPC program services buildings. We thank you in advance for your careful consideration for full or partial funding of this grant request.

JOHNSON PARK CENTER GREEN COMMUNITY PROJECT

Johnson Park Center (JPC) working in partnership with Hage & Hage, LLC LEED Consulting Services and C. Lewis Tomaselli Architects will launch a visionary green community project this year which will aim to better serve the inner city community of Cornhill in Utica, NY by providing residents with opportunities for affordable, green, safe and supportive housing, accessible childcare, safe after-school youth education and recreation programs, family support and mental health services and job training. The project will expand broadband services and access for the community, including nearby Martin Luther King Jr. Elementary School.

JPC recognizes that integrating green building practices into renovation and new construction projects will further its mission to provide affordable housing, safe environments and a sense of pride within the community. The Johnson Park Green Community Project will include 31 rental apartments for households with incomes at or below 60 percent of the area’s median income (90% will meet TANF

and/or Safety Net eligibility requirements who are homeless mothers & children and chronically homeless single females without custody of their children). The units will incorporate measures to ensure healthy indoor environments and reduced utility and maintenance costs, as well as sustainable sites that protect the environment, conserve water and promote access to nature. Renewable energy technologies will be utilized and resources and materials will be chosen that are durable, environmentally friendly and regionally sourced whenever possible, and the organization will seek LEED for Homes certification for each building. These measures will produce housing opportunities that are sustainable and cost effective and will contribute to well-being and a further sense of community within this Cornhill neighborhood.

JPC recognizes that affordable, healthy and safe childcare opportunities need to be expanded in the community. The Johnson Park Green Community Project will include the construction of a Multi-Purpose Child Care and Family Center that fits the needs of the community. It will offer childcare during both traditional and non-traditional working hours for 111 children including 16 infants. It will encompass and expand the existing after-school youth education, recreation and nutrition programs that are offered and operate with a holistic, family focus.

The Johnson Park Community Multi-Purpose Childcare and Family Center will have a regulation basketball court and offer a multi-purpose community room which will be used to expand the community's access to broadband services, for work-force training, education and community building activities. The Johnson Park Community Multi Purpose Child Care and Family Center will be a green building and will seek LEED certification from the USGBC.

JPC recognizes that access to nutrition and mental health services and drug-free environments are critical to reducing crime rates and benefit the community. The Johnson Park Green Community Project will incorporate measures to broaden access to the amenities available and create a livable, walk-able safe environment for the members of the community. JPC currently works in partnership with community service providers who manage and provide outpatient drug rehabilitation and mental health counseling services. JPC seeks to expand and provide mental health services to the whole family unit to address the underlying causes of substance abuse and homelessness right in the inner city community where they live. JPC currently operates the neighborhood food bank and provides land for a community garden; it seeks to expand this program to educate the community on nutrition, safe-food handling and preparation, as well as the health and environmental benefits of locally-grown fruits and vegetables. The organization will be adding an Energy Technology & Maintenance Center which can also be used for job-training in renewable energy fields such as solar panel installation and bio fuel production. It sees an opportunity to use vacant lots in the neighborhood to grow non-food plants that can be used as a source for bio-fuel. Finally, JPC currently works in conjunction with local law enforcement to ensure the safety of the community. It would like to expand the current drug-awareness youth programs, domestic violence and community policing programs. JPC believes that the successful expansion of these programs will promote growth and development and will attract additional amenities and services to enhance the community.

JPC has a proven track record in the community; It has brought beneficial change to an area that once was written-off as crime ridden and drug infested by creating affordable housing, engaging youth and providing services to promote both human and community development. JPC strives to bring further change and seeks funding to ensure the successful implementation of its green community project. This project which will provide opportunity for affordable green housing, accessible childcare, safe after-school youth programs, family support and mental health services, and the expansion of broadband services, job training and education opportunities that will help to break the cycle of poverty in its community.

JPC Green Community Project Housing Component

JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC) is requesting technical assistance and funding for the Safe, Affordable and Supportive Housing for the Homeless with special needs component of the JPC Green Community Project. We have listed below all properties, housing units and program services buildings.

We need Energy Audits (with exception to 16 & 18 Johnson Park), Feasibility Studies, Cost Estimates and grants to develop and install renewable energy technologies within all of our 25 housing units in our seven residential buildings & five program services buildings. This will include using wherever possible, geothermal Heating and Cooling systems and Photo Voltaic solar panels. We will seek LEED for Homes® Certification for all of the properties. Please see attached Project Overview and go to www.johnsonparkcenter.org for information about JPC.

JCTOD Outreach, Inc. Non-Profit 501C3 Charitable Non-Profit-Secular Organization

Residential Use-All tenants TANF/Safety Net Eligible -Very Low Income

All JPA apartments (Apt) are self-contained housing units. All apartments have their own kitchen, bathroom and sleeping area.

15 Johnson Park -Three Unit Multiple Dwelling

Type & Size of Housing Unit

Laundry

1st Floor, 2-Bedroom (ADA Accessible)

2nd Floor, 3-Bedroom

3rd Floor, 3-Bedroom

All apts have stairways front and back. The Back Stairway is used only as a Fire Exit. This building has a sprinkler system.

16 Johnson Park - RT-1 Two Family Low Density

Type & Size of Housing Unit

1st Floor, 2-Bedroom

From Porch to Main Entrance Floor -1st Fl landing to Apt. Entrance Door- Back Door- Fire Exit

2nd Floor, 2-Bedroom

Door from Stairway to 2nd Fl Apt Entrance door-No Back Exit.

18 Johnson Park - RT-1 Two Family Low Density

Type & Size of Housing Unit

1st Floor 3-Bedroom

From Porch to Main Entrance Floor -1st Fl landing to Apt. Entrance Door- Back Door- Fire Exit Only

2nd Floor 3-Bedroom

Stairway to-2nd Fl landing to Apt. Entrance Door- Back Door- Fire Exit Only

19 Johnson Park - R-2 Multiple Dwelling, Three Story Six Apartments Building

Type & Size of Housing Unit

1Fl 1A, 2-Bedroom

2Fl 2A, 2-Bedroom

3Fl 3A, 2-Bedroom

1Fl 1B, 1-Bedroom (ADA Accessible)

2Fl 2B, 2-Bedroom

3Fl 3B, 2-Bedroom

3 Apts are on the front of the building. The 1st Floor Apt 1A entrance is directly for the front porch. The 2nd floor Apt 2A & 3rd floor Apt 3A have stairway. All apts have front door entrances only.

3 Apts are on the side of the building. The 1st Floor Apt 1B entrance is on the First floor landing, the 2nd floor Apt 2B & 3rd floor Apt 3B have stairway. All apts have front door entrances only. The building has a sprinkler system.

201/203 Square St - RT-1 Two Family Low Density

Type & Size of Housing Unit

201 1Fl, 4-Bedroom

From Porch to Apt Entrance Door- Back Door- Fire Exit Only

203 2Fl, 4-Bedroom

From Porch to Entrance Door Stairway to 2nd Floor- Apt. Entrance Door Back Door- Fire Exit Only

1414 West Street - Four Unit Multiple Dwelling with Accessory Office Space

Type & Size of Housing Unit

Office/House

Apt 1 1Fl, 1-Bedroom

Entrance Apt. door from the front porch

Apt 2 2Fl, 1-Bedroom

Porch to Entrance Door Stairway to 2nd for Apt Entrance Door

Apt 3 1Fl, 1-Efficiency

Side Bldg Main Entrance door to 1st floor landing to Apt Entrance Door

Apt 4 2Fl, 1-Efficiency

Apt Entrance door from the 2nd floor stairway.

1420 West Street - Four Unit Multiple Dwelling with Accessory Office Space

Type & Size of Housing Unit

Office/House

Apt 1 1Fl, Efficiency (ADA Accessible)

Apt 2 1Fl, Efficiency

Apt 3 2Fl, 1-Bedroom

Apt 4 2Fl, 1-Bedroom

Main Entrance to Apt 1 Door Entrance & Apt 2 Door from 1st Fl Landing

Stairway to 2nd Floor -Apt 3 Door Entrance & Apt 4 Door Entrance from 2nd Fl Landing

Program-Services Buildings

1402 West St. - 2 Story One-Family Dwelling

Type & Size Building

With 5 Bedrooms

Emergency Family Shelter/Offices

Youth Feeding & Recreation-

Socialization-Life Skills Program

1404 West St. – RT-1Two Family Low Density

Type & Size Building

1st Fl Food Pantry

2nd Fl Offices/Emergency Family Shelter

The Lord Jesus Christ Tabernacle of David, Inc.-JCTOD, Inc. Religious 501c3 Non-Profit Organization

5 Johnson Park - RT-1Two Family Low Density RM

1st Fl Emergency Family Shelter

2nd Fl Two 1 Bedroom Housing units for the homeless women with special needs

26 Johnson Park - RM-1-Mutli Family Low Destiny

Type & Size Building

1st Fl Business Office

Church

Community Activities Center

Offices/Conference Room

2nd Fl Youth Center

Offices/Conference Room

3rd Fl Storage

Offices/Conference Room

***24 Johnson Park**

Home of CEO, Full Time Volunteer and Low-Income Tenant

New Construction

Residential & Program Services Building Use

New Project-JOHNSON PARK APARTMENTS (JPA) VI Permanent Safe & Supportive Housing Program For Homeless Women & Children Program (WCP) PROJECT OVERVIEW

JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC) working in partnership with the Mohawk Valley Homeless and Housing Assistance Coalition, Utica/Rome/Oneida County Continuum of Care within the Oneida County Department of Mental Health, C. Lewis Tomaselli Architects, Hage & Hage Consulting LEED Consulting Services will create Green-LEED Certified 6-one bedroom, 2-two bedrooms which includes two handicap accessible housing units for a total of 8 affordable safe & supportive for families: located at 1-3 Johnson Park&18 Johnson Park-Cornhill, inner-city of Utica NY.

The project will target homeless women age 18 years and older who are low-income head of household in recovery with substance abuse and/or mental health disabilities and desires to be re-united with their children. The Johnson Park Apartments (JPA) Permanent Safe & Supportive Housing for Homeless Women & Children Program (WCP) is a two-year program provides services that will ensure mothers & their child (ren) succeed in independent living and continue their personal development and integration into the community. The Oneida County Department of Mental Health will provide support services for mothers with mental health disabilities. These mental health services will consist of coordination and planning for service development as mandated by the New York State Mental Hygiene Law.

Local service providers will provide health care, counseling, substance abuse services, mental health services, parenting training, family counseling, educational opportunities, job training and employment. This project will meet a major need for affordable and safe housing for this special needs population in Utica. The primary project goal is that participants recover from mental health disabilities and/or substance abuse, rebuild their families, and re-enter the workforce, thus helping to stabilize the community.

JPC is a not-for-profit, minority, community-based organization established to provide housing and support services to the homeless, youth, women, elderly, emotional-disabled and persons in recovery from substance abuse and/or mental health disabilities, and to promote the revitalization of the Cornhill Johnson Park neighborhood of Utica. JPC primary goal is to promote and institute programs to address problems characteristic of low-income residents, and assist them to attain economic self-sufficiency.

JPC is the owner of the properties in the project, will provide administrative management of the properties, apartment inspections, monitoring and on-site clinical operations/development family services. WCP Participants may also utilize community-based services offered by JPC which includes: a Youth Center and Neighborhood Playground, Food Pantry & Nutrition Center with the Let's Grow Community Garden, Youth Feeding Programs, Youth Transportation Services, JPA Permanent Safe & Supportive Housing Programs for Chronically Homeless Single Women without Children (SWP); JPC Emergency Housing Services for traditional & non non-traditional families & single adult women. Program Focus Areas are :(1) Participation; (2) Respect; (3) Independent Living Skills; (4) Single and Family Life Home Management Skills; (5) Interpersonal Relationships.

If this project is funded JPC will have a total 37 Affordable Safe and Supportive Housing Units with 8 Residential Buildings and 5 Program Services Buildings.