



Program:

02/05/2020 3:23 PM

Application #: 257068

Application / Project Name:

Oasis Uptown Housing - 257068

Application Party ID:

231813

Organization ID#:

17547

Please complete the fields below for your organization. If your program is sponsored by a fiscal agent, please complete the information for the sponsor organization.

Organization Legal Name:

Oasis of Hope

LIVEGIVEmidsouth.org Profile URL:

<https://roundtable.livegivemidsouth.org/organizations/1146009>

Organization Address:

245 Guthrie Avenue, Memphis, TN 38107

Organization Phone Number:

9015270074

If your program is sponsored by a fiscal agent, please list the name of your program.

Grant Contact Name:

Chopin, Crystal

Grant Contact Title:

Grant Admin

Grant Contact Email:

crystal.chopin@oohmemphis.com



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Grant Contact Phone:

9015270074

Total Project Budget:

\$46,000.00

Grant Amount Requesting:

\$5,000.00

As stated in the application guidelines, an eligibility requirement for this application is a published, reviewed LIVEGIVEmidsouth.org profile for the applying organization. To meet eligibility: if the applying organization needs to submit a new LIVEGIVEmidsouth.org profile to be published OR submit updates and edits to an existing profile, it must be submitted for review by January 23, 2020.

I understand this requirement.

Yes

As stated in the application guidelines, a representative from each organization chosen as a grant finalist must give a 3-minute presentation at the GiVE 365 Finals event on the evening of Monday, April 20 at The Bluff on Highland.

I understand this requirement.

Yes

Has your organization ever received a GiVE 365 grant?

Yes

Please provide a brief 2-3 sentence summary of your project or program for use in communications with GiVE 365 members and for The Finals event printed program, should your application be chosen. (The description may be edited by staff.)

Oasis of Hope is partnering with Shelby County CRA, Community LIFT, City of Memphis and other non-profits to develop affordable housing security for low-income residents of North Memphis. Part of this collaborative effort is to develop beautiful rental units around the Bickford Community Center & Park, where the majority of Oasis' programs for all ages are held. Housing in connection with service programs and an improving facility/park make this a community transforming development!



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Please describe the project or program for which you are seeking funding and how it addresses the grant theme *Stable, Safe & Thriving: programs that address housing security for Memphians.*

The Oasis Uptown Housing Project is an affordable rental housing project that is being built in conjunction with a community stabilizing feature in the Bickford Community Center, including the park, playground and pool. The units will have easy pedestrian access to an array of programs located at the center including daily seniors' program, after-school youth programs, sports teams & clinics, AngelStreet girls choir, IRS tax assistance site, swimming programs & opportunities, community meetings and neighborhood events. This will increase the safety of the Center and Park having more residents using the facilities and watching over the premises after hours from their homes. It will also increase the safety of the community having more involved residents and less vacant or blighted land present. Finally, many consider this northern part of Uptown on the verge of becoming a thriving community, with the reinvestment that has happened and still happening in the Uptown community. However, north of Chelsea has been one of the last areas to receive significant investment. Short of non-profits like Oasis of Hope, Habitat for Humanity and Promise CDC, not much investment has taken place. But this project will be a significant step in changing that narrative. The centerpiece of the project will be the vacant lot that held old Grant Elementary School. Additional adjacent vacant lots are planned to be added to the project as well. Exactly how many units and the configuration have not been determined yet. In fact, that is exactly what this grant is for - to help pay for the engineering and architectural work needed to determine the site plan and details.

What is the target population(s) addressed by your program or project?

The target population of our community is working class residents what are at or below 80% of area median income with most residents being below 50%.

How does your project or program specifically address the needs of this target population? Do you partner with any other organizations to further address these needs?

First of all, the need for affordable housing is very present in our community. Approximately 48% of land sits vacant and of the housing that exists, almost 30% sits vacant. In addition to the housing need, Oasis of Hope is a holistic service non-profit seeking to meet needs of all age residents in its North Memphis community. But we are also very aware that we cannot do the work alone. We partner with many organizations to improve neighborhood life, including: City of Memphis HCD, Community Lift, Shelby County CRA, Habitat for Humanity, Promise CDC, Memphis Athletic Ministries, Streets Ministries, AngelStreet, Bickford Community Center, KIPP Memphis Schools, Manassas High School, Caldwell-Guthrie School, MIFA, Maritan, Memphis Kids In Nature, Play Where You Stay, Alco Management, Frayser CDC, and many more.



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The grant period extends from May 2020 to April 2021. During this period, approximately how many community members will be served by this program?

105

How does your organization qualify that a community member has been served through this program?

At least 35 units (thus families) will be directly impacted from this project. Figuring roughly 3 per family that makes 105 residents. In addition to this, the enhancement of the center, park and playground, as mentioned above, will impact more than 2,000 additional community residents.

Please provide a timeline or important dates for the program within the grant period, May 2020 to April 2021.

The Predevelopment work hopefully will not have a long duration:

April 1 – Architect and engineer selected

April 20 – Additional lots secured

May 1 – Engineering survey completed

June 15 – Site plan approved

Aug 10 – Architectural Plans approved

Sept 15 – Plat approved by City

How and when will you evaluate your program or project?

We will be able to evaluation the success of the project by the completion of the planning documents and City approvals by early fall 2020.

Define success for your program by the end of the grant period. What goals do you have to measure effects or outcomes for participants?

The evaluation will be relatively easy in that if the predevelopment work gets completed and the final plans get approved by the City of Memphis for a beautiful new housing site near the Bickford Community Center. The actual construction of the site depends on a significant addition of funding and will not be a measurement of success for this project.

Define long-term success for your program. What do you expect the long-term effects or outcomes to be for participants?

The long-term success of the program will be a beautiful, affordable place to live and play in the North Memphis community that lacks both. The site will eventually be a place where children live and cross the street to play and learn in a center and park that will be a envied across the city. It will also be a place where seniors not only feel safe but have a vibrant program to belong to and make their winter years of life some of the most enjoyable.



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Please detail the staff members and/or volunteers who will run this project or program during the grant period.

Oasis of Hope staff have significant housing development experience; Terry Hoff, Executive Director, Crystal Chopin, Business Operations Manager, and Robert Hyde (Alco Mgt), treasurer, have overseen the complete construction process for the Bearwater Park subdivision in North Memphis along with other housing developments. In addition, Oasis is partnering with ComCap Partners, who have extensive experience in housing development across Memphis.

In order to keep GiVE 365 members informed of the grant's progress, grantees are required to provide brief updates that can be shared with members at least two times in the twelve-month grant period. Will you be able to provide updates on the project that can be shared with GiVE 365 members through some or all of the following methods: social media, photos/videos, site visits, etc.? Creativity is highly encouraged. Please explain how you could share about your project or program.

Updates on the progress of our project will include architectural plans, site plans, engineering plans, and any approvals from appropriate entities during the process. A site visit will be welcomed any time during the process should GiVE 365 desire to see it firsthand.

Remember to provide a project budget by uploading it in the Application Uploads table once you have saved this form. A detailed project budget should include line item expenses such as materials, staff time, and any other costs associated with this program/project. Please detail BOTH revenues and expenses, including other grants or income sources if applicable. A budget narrative may be brief, but it is mandatory.

Full Name of Executive Director or Authorized Signer:

Terry Hoff

Date:

2/5/2020

Oasis of Hope

Oasis Uptown Pre-Development Project Budget

OASIS OF HOPE, INC.
04/01/ to 09/30/2020

Line Items	Project Budget
Revenue	
GiVE 365	5000
Community LIFT (proposed)	7000
City of Memphis (proposed)	7000
Oasis of Hope	22000
Hope Church (proposed)	5000
Miscellaneous	0
Total Revenue (A)	46000
Predevelopment Expenses	
Engineering	18000
Architectural	16000
Legal	3000
Contracted Services (coordination)	8000
Permits/Filing Fees	1000
Other (specify)	
Total Operating Expenses	46000
Revenue - Expenditures (A-B)	0

HIGH[▲]GROUND

Uptown & The Pinch

Building something out of nothing: New housing opportunities spring from once-vacant lot in Uptown

KIM AND JIM COLEMAN | THURSDAY, MAY 24, 2018

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Homes in the Bearwater development facing 7th Street are rental properties. (Brandon Dahlberg)



A view of the Bearwater Park subdivision in Uptown. (Brandon Dahlberg)

Unity Lane crosses through rows of quality affordable housing. (Brandon Dahlberg)



A view of the Bearwater Park subdivision in Uptown. (Brandon Dahlberg)



HYDE FAMILY FOUNDATION

Change can happen for many reasons. Sometimes, it's the levers of government that spurs innovation or improvements to peoples' lives. More often than not, it's ordinary people who have finally had enough and take action.

The near completion of the Bearwater Park subdivision in Uptown shows how a motivated group of people can affect change. A partnership between Habitat for Humanity of Greater Memphis and Oasis of Hope raised up a new community of invested homeowners and renters in a much-needed area of Memphis.

The enclave of affordable homes, located at North 7th Street, is about to enter its final phase of development. The last five vacant lots are scheduled to be built by Habitat in the fall.

"Habitat seems to have a connection for the funding to complete it, and so we are planning to sell them the last five lots. They should be starting construction early in July," said Terry Hoff, director of Oasis of Hope.

Memphis-based nonprofit Oasis of Hope partners with hundreds of volunteers, supporters and neighborhood families. Through revitalization and programming, the organization works to rebuild North Memphis and improve the quality of life for its residents.

They also manage a nonprofit appliance re-sell store, participate in several sports leagues, have a summer camp and a huge after-school program that sees nearly 80 kids daily. After school and literacy programs, a girls' choir and bike repair programs are also offered.

A recent partnership with Habitat for Humanity of Greater Memphis has fruited in the development of new homes in the Bearwater Park area in Uptown.

Many of the children in the Oasis baseball program came from an area apartment complex on North 7th Street. Largely abandoned, Cedar Court operated one building. Several large buildings in the complex were shuttered.

Long an eyesore, it developed a reputation as a troubled area. In 2008, the complex came up for auction. Michael Timmons, the program's baseball coach, worked in real estate and just happened to be at the county courthouse when the property went up for sale. He took a chance with a bid.

"He called me and said, 'Terry, do you want the old Cedar Court Apartments?,' and I said, 'Of course, but we can't afford that.' And he said, 'Well, you have 24 hours to come up with \$270,000 and it's yours, otherwise we'll let it go back to the county,'" said Hoff.

Oasis of Hope secured an anonymous loan from a local foundation.



A view

of the Bearwater Park subdivision in Uptown. (Brandon Dahlberg)

“We took the biggest leap of faith we have ever taken and acquired the complex,” said Hoff.

The original plan was to rehab the property but grants to fund the work were hard to come by. Eventually, Oasis secured a grant through the City of Memphis Division of Housing and Community. One caveat existed, however. The city wanted new construction on the seven acres. The HCD loan also called for affordable rentals.

“So, we swallowed hard because we couldn’t afford to rehab them, let alone demolish them and do all that. But the city provided the demolition and some seed money for phase one, and with that Bearwater Park began,” said Hoff.

Phase one consisted of adding ten newly-constructed units along 7th Street. There are three duplexes and four single-family homes facing 7th street, which covers ten units across seven properties. Four additional homes were built just behind those. They are currently occupied as rentals.

Much of the property’s seven acres remained empty as a green expanse after the first build.

“That was completed, and everything was wonderful. Even if it ended at that, that would have been a win in comparison,” said Hoff.

After completion of the next phase, the subdivision gained four new rentals, but with plenty of lot space remaining, it didn’t take long for a prospective builder to cast its sights on the property.

The Habitat for Humanity’s Jimmy & Rosalynn Carter Work Project announced that Memphis was on the schedule for 2016. Gathering an army of volunteers is one thing, but ready-to-build land is another.

“They had the Jimmy Carter Work Project coming, but they didn’t have the land. We had the land but didn’t have the funding for the homes,” said Hoff.

For decades, Habitat for Humanity has been building and placing families in need of decent, affordable housing into homes throughout the nation.

Since 2012, Habitat of Memphis has committed to building 50 new homes in addition to rehabbing 100 more. The Habitat’s Carter Work Project in 2016 culminated in the fulfillment of their commitment to Uptown.

After several conversations between Oasis and Habitat for Memphis, Oasis donated the land to the Carter work project.

“Once we learned of it in the fall of 2015, we knew quickly we had to find a location to build the homes. A location that could handle five to six-hundred volunteers a day over a five-day period. As we started scouting locations someone mentioned the land owned by Hope Church and Oasis of Hope,” said Dwayne Spencer, president and CEO of Habitat for Humanity of Greater Memphis.

Leading up to the project, Habitat of Memphis stretched outside of its homebuilding mission and took on community revitalization projects. The nonprofit built bike racks, installed murals and made landscape improvements.

On August 21, 2016, volunteers descended on the property. Over the course of five days, they built 19 homes. Fifteen-hundred volunteered overall for the all-hands-on-deck project. Prior to the effort, the Community Redevelopment Agency stepped up and provided \$500,000 of infrastructure work for plumbing, electrical, water and sewer lines.

After the build, phase two was complete with a new subdivision of renters and homeowners.

“It was a perfect win-win for us and the community. So, all of these other homes are Habitat homes that they built during the Jimmy Carter Work Project. Those are homeowners. So, there is a combination here that so far is working pretty good,” said Hoff.

In addition to building homes, the nonprofit also works to place families in them. Financial literacy is provided as well as home-ownership know-how.

“It takes about six to 12 months to find the family and then prep them for homeownership,” said Spencer.

Now, a mixture of homeowners and renters call the area home. People are invested in the neighborhood. They pay taxes, mow their lawns and – perhaps most importantly – look out for one another.

“We’re taking vacant land – and I think most people would agree that vacant land in a community that’s vulnerable, like Uptown – could go in a negative direction. Instead of allowing that to happen we make positive use of it by putting homes on it,” said Spencer.

While Habitat is all about placing owners in homes, the need for rental opportunities and what Oasis of Hope is doing isn’t lost on the organization. Some people are ready to own a home, others aren’t. Everyone needs a roof over their head, though. Habitat recognizes that reality through its partnership with Oasis of Hope in Bearwater Park.

“Behind every house is a family. I think it’s really positive that we have a mix of both. Everyone is not ready for home ownership. While we advocate for home ownership we understand that there’s a place for renter-ship as well,” said Spencer.

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Read more articles by [Kim and Jim Coleman](#).

Kim Coleman is a journalist with over 20 years of experience in newsrooms as a reporter, editor and graphic designer, including ten years with The Commercial Appeal as Design Director/Senior Editor and Print Planning Editor.

Jim Coleman is a freelance writer, covering a variety of topics from high school sports, community news and small business. He has written for different news organizations over the past 20 years, including The Commercial Appeal, Community Weeklies, Lexington Herald-Leader and The Albuquerque Journal.

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