



TABERNACLE STATEMENT OF INTRODUCTION

Prepared For: FAITH INSTITUTIONS FOSTERING ECONOMIC STABILITY

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Tabernacle Community Development Corporation

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BACKGROUND SUMMARY STATEMENT

TCDC Leadership and Objectives



Tabernacle Community Development Corporation (TCDC) is a non profit affordable housing development company founded by 5 of San Francisco's most prominent African American ministers who serve on the Board of Directors. Incorporated in 2001 and located in Bayview Hunters Point, the TCDC's primary goal is to provide access to safe, clean and reasonably priced housing-rentals and homes to buy-for working families. Targeting in particular Black families, one important mission of the TCDC is to increase the number of African Americans who own their own home. It shall use a plethora of diverse marketing and outreach strategies, both

new media and traditional to reach its goals and objectives.

The Board of Directors of Tabernacle Community Development Corporation is:

Bishop Donald E. Green, President -- Retired, SF Christian Center
Rev. Calvin Jones, Jr., Vice President -- Pastor, Providence Baptist Church
Rev. J. Edgar Boyd, Treasurer -- Pastor, First AME, Los Angeles
Rev. Lane Hawkins, Secretary -- Pastor, Neighborhood Baptist Church
Rev. Dr. Arelious Walker, Chaplain -- Pastor, True Hope Church of God in Christ
Rev. Malcolm Byrd, Member -- Pastor First AME Zion Church
Rev. Billy Ray Taylor, Member -- Pastor AME Church

Dr. James McCray, Jr., Executive Director

TCDC Mission Statement

To stimulate growth in the community by developing and participating in the development of residential, commercial and industrial projects that contribute to the economic stimulation and vitality within underserved communities...

To promote business development within targeted areas...

To initiate coordinated health, education and social service support programs designed to empower impacted residents...

To leverage collective resources to empower those who without support, might otherwise be displaced...

TCDC History

- In the early 1990s their first joint project was established -Young African American Achievers Program. This is a five campus afterschool program targeting elementary school children falling behind the 50th percentile on San Francisco Unified School District standardized tests. These tutorial sites continue today with reading, language arts, mathematics and self esteem building classes.
- In 1995 Governor Gray Davis granted this same group of ministers \$1.2 million dollars to fund and manage their second major project. Established in conjunction with the State of California's Employment Development Department, the Ujimaa Program served over 400 clients annually from each of their five congregations. The funds were used for programs to assist families with members transitioning from jail to work, chronic unemployment helping to obtain jobs, and skills training. Unfortunately, administration changes and budget shortfalls caused this source of funding to be discontinued.
- In 2002, the ministers, in collaboration with the San Francisco School Board formed, JUMP Academy, an elementary a Charter School and with grades kindergarten to 5th grade with sites on two church campuses. Although only open for two years, again due to state and local budget constraints, the School was able to make a positive and indelible mark on over 150 students and their families.
- In 2005 the group took the lead in forming NOVA, an ex offenders and parole support program to address the issue of recidivism in the Western Addition and Bay View Hunters Point communities. This continuing program is done in collaboration with other community based organizations such as *Up from Darkness*, San Francisco Ex-Offenders Program and the San Francisco County's Sheriff Department.

- In 2006 the ministers accomplished their first fund raiser Gala, attended by over 800 supporters and raising over \$100,000 for their social service programs.

In 2007 as part of their economic improvement strategy the ministers decided to focus time and energy on real estate development, particularly below market rate and affordable housing units. The real estate developments activities would generate additional funds to finance the cost of new social services programs and to sustain and grow existing community services.

TCDC COMPLETED DEVELOPMENTS



TABERNAACLE VISTAS

TCDC constructed 21 new affordable housing units (11 one-bedroom apartments, three two-bedroom apartments and seven studios) located at 2139 O'Farrell and Divisadero Street in San Francisco between 2009 and 2010. This project is valued at \$13 million and was erected in collaboration with Kaiser Permanente Hospital as part of a replacement housing plan, which has allowed Kaiser to demolish 21 affordable housing units at 1401-1417 Divisadero Street in order to expand their Geary Boulevard campus. And since Kaiser is a hospital and not a real estate developer, TCDC served as partner.

MARY HELEN ROGERS

SENIOR CENTER



Completed in January 2013, 100 brand new units at Franklin and Golden Gate, in a senior housing development project named in honor of community leader Mary Rogers. Michael Johnson of **EM Johnson Interest, Inc.** and the Chinatown CDC partnered with TCDC to build the \$38 million facility, comprised of studio and 1 bedroom units, for 80 seniors and 20 formerly homeless residents.

TCDC PIPELINE

- 200 UNITS of Apartments on Block 1 (Pictured on front cover), Shipyard... TCDC holds a joint venture agreement with Lennar...
- 47 UNITS of Apartments at 6000 Third Street... TCDC has been employed by owners to serve as Developer.
- 35 UNITS of Apartments at 980 Gilman Avenue... TCDC has been employed by owners to serve as Developer.

TCDC WORKING TEAM

The Tabernacle working team for Development projects is stellar:

Dr. James McCray, Jr. – TCDC Executive Director, teacher, preacher, builder, whose resume includes general oversight for owners on three recent projects: Tabernacle Vista Apartments, Mary Rogers Senior Community Center, and Jones Memorial United Methodist Church.

Mr. Gerald Green -- TCDC Consultant, government relations, solutions, strategists, entitlement specialist, former Director of San Francisco Planning Dept. (1996-2004). Has previously guided numerous private development proposals through Planning/Regulatory process in the past years.

Mr. Luis Paez – Construction Manager / CEO of CUBE Associates, Inc., Consultant / Staff to TCDC. Mr. Paez' resume includes over 25 years of construction experience, managing and developing residential, commercial and public works projects, with completed projects up to the \$50 million range. Positions previously held include Field Superintendent, Project Manager and Construction Manager.

PROJECT APPROACH

Presentation provided upon formal engagement.