



PROJECT PROPOSAL

The Dismas Hub: Empowering Justice-Involved Individuals and Building Community

Executive Summary

The Dismas Hub will be a transformative resource for justice-impacted individuals, their families, and the Monroe Park neighborhood in South Bend, Indiana. Located just two blocks from the current Dismas House, this 4,800-square-foot, mixed-use property will serve as a community anchor, providing transitional housing, life skills programming, recovery support, and professional resources.

We are seeking **\$438,500 in funding for property acquisition and upfront costs**, along with **\$63,500 in annual building and programmatic costs**, to launch and sustain this initiative. Once established, The Hub will serve over 500 unique community members in its first year, with a strong focus on those with justice involvement. Collaborative partnerships with local reentry organizations, justice-related programs, and community groups will ensure broad access to services and measurable outcomes, creating lasting change for individuals and the broader community.

Property Overview

- **Location:** 402 E South Street South Bend, IN 46601
- **Proximity Highlights:**
 - Just two city blocks from the current Dismas House, allowing seamless integration of programs.
 - Convenient access to downtown South Bend for residents and community members.
 - Located on a major bus route, ensuring accessibility for those without personal transportation.
- **Size:** 4,800 SF of finished space (2,400 SF per level) with two finished floors and two residential apartments.
- **Condition:** Excellent, with recent upgrades to the façade and apartment interiors.

Vision for The Dismas Hub

The Dismas Hub will address critical barriers to reentry and stability for justice-impacted individuals while enriching the Monroe Park neighborhood through economic empowerment, recovery resources, and community-building initiatives.

By providing transitional housing, collaborative programming, and shared spaces, The Hub will serve as a central anchor in Monroe Park, reducing recidivism, fostering financial independence, and creating opportunities for meaningful connections between justice-impacted individuals and their neighbors.

As a vibrant, inclusive community resource, The Dismas Hub will:

- **Strengthen the Monroe Park Neighborhood:** By hosting neighborhood association meetings, events, and workshops, the Hub will serve as a gathering place for residents, enhancing the neighborhood's sense of identity and belonging.
- **Create Economic Opportunities:** Through subsidized office spaces, financial literacy workshops, and small business support, the Hub will provide pathways for neighborhood entrepreneurs and justice-impacted individuals to thrive.
- **Foster Community and Belonging:** Collaborative programming, restorative justice circles, and neighborhood engagement initiatives will promote trust, understanding, and mutual support between residents.
- **Support Healthy Living:** The food pantry and community fridge will address food insecurity, benefitting justice-impacted individuals and neighborhood families alike, while connecting the community to local gardens and sustainability efforts.

By intentionally integrating the needs of both justice-impacted individuals and the broader Monroe Park neighborhood, The Dismas Hub will serve as a model for reentry and community connection, creating lasting, systemic change.

Planned Features and Programming

1. **Affordable Housing:**
 - Two upstairs 2-bedroom apartments will provide transitional housing for alumni residents at \$1,000/month each.
2. **Economic Empowerment Programs:**
 - **Entrepreneurship Bootcamp:** In partnership with the University of Notre Dame, this program will equip residents with business and entrepreneurial skills.
 - **South Bend Opportunity Fund for Small Businesses:** Microloans, mentorship, and funding for justice-impacted entrepreneurs.
 - **Notre Dame Federal Credit Union Financial Literacy Program:** Workshops on budgeting, credit repair, and debt management.
 - **Special Savings and Homeownership Classes:** Help participants build savings and work toward purchasing a home.
 - **Subsidized Office Rentals:** Four affordable office spaces rented to justice-impacted individuals starting small businesses, with shared access to high-speed internet, utilities, and a conference room.

3. **Mental Health and Recovery Support:**
 - **Certified Peer Recovery Coaching & NA/AA Meetings:** Professional coaching and group support for substance use and mental health challenges.
 - **Dustin's Place (Grief Counseling):** Group and individual counseling sessions for trauma and loss recovery.
4. **Community Resources:**
 - **Food Pantry and Community Fridge:** Stocked with fresh produce from local gardens, supporting residents and neighbors.
 - **Conference Room:** Flexible space for workshops, board meetings, and neighborhood events.
5. **Restorative Justice and Community Engagement:**
 - **Restorative Justice Circles:** Community-building circles to address harm and foster reentry success.
 - **Neighborhood Meetings:** Hosted in the conference room to engage Monroe Park residents.
 - **The Dismas Way Podcast:** Educating the public, reducing stigma, and amplifying the voices of justice-impacted individuals.

Projected Impact

In its first year, The Dismas Hub will serve over 500 unique community members, with a specific focus on those with justice involvement.

Key Outcomes in Year One:

- Serve over 500 unique individuals, including justice-impacted individuals and Monroe Park residents.
- Provide transitional housing to 4–8 alumni residents in two 2-bedroom apartments.
- Deliver over 20 workshops focused on economic empowerment, recovery, and community building.
- Host neighborhood events and restorative justice circles to strengthen community connections.

Strategic Partnerships

To maximize the reach and effectiveness of The Dismas Hub, we will collaborate with our neighbors and with local reentry and justice-related programs, including:

- Monroe Park Neighborhood Association
- South Bend Community Reentry Center
- Michiana Community Corrections
- Ducomb Center

- Parole & Probation Services

These partnerships will ensure that justice-impacted individuals across the region have access to vital resources, recovery coaching, and skill-building opportunities.

Budget Overview

Property Acquisition and Upfront Costs

Item	Estimated Cost
Purchase Price	\$375,000
Real Estate Attorney/Closing Costs	\$10,000
Initial Cosmetic Work (painting and cleaning)	\$5,000
Signage	\$5,000
Office Furniture & Equipment	\$10,000
Miscellaneous/Contingency	\$10,000
Total Acquisition/Upfront Costs	\$438,500

Annual Building Costs

Item	Estimated Cost
Commercial Liability Insurance	\$7,500
Utilities (electric, water, internet)	\$12,000
Maintenance & Repairs	\$6,000
Total Annual Building Costs	\$25,500

Programmatic Costs

Item	Estimated Cost
Hub Manager Salary	\$45,000
Marketing & Outreach	\$5,000
Programming Partnerships	\$25,000
Total First-Year Costs	\$75,000

Revenue Sustainability Plan

Revenue from the apartments and office rentals will generate \$36,000 annually, offsetting operational costs:

Revenue Source	Monthly Income	Annual Income
Apartment Rentals (2 units @ \$1,000 each)	\$2,000/month	\$24,000
Office Rentals (4 offices @ \$250 each)	\$1,000/month	\$12,000
Total Revenue	\$3,000/month	\$36,000/year

This revenue, combined with a \$25,000 offset from the current Program Manager role, reduces the net annual cost to \$39,500 for both building and programming expenses.

Next Steps

1. **Secure Funding for Acquisition:** Finalize funding to purchase the property by April 15, 2025.
2. **Complete Initial Updates:** Finish painting, cleaning, and signage installation by May 15, 2025.
3. **Grand Opening:** Host a ribbon-cutting event and launch phased programming on June 1, 2025.

The Dismas Hub will empower individuals, strengthen families, and enrich the Monroe Park neighborhood by addressing housing, mental health, economic empowerment, and community building needs. By leveraging strategic partnerships and ensuring sustainability, we aim to create a thriving, inclusive space that drives transformation and resilience.

Thank you for partnering with us in this impactful mission.