



PROJECT OVERVIEW

The new Inspiritus Campus is coming soon

The St. Paul's Lutheran Church site has served Inspiritus well as a base of operations in North Nashville for many years. The life giving services we bring to our neighbors across Middle Tennessee are more vital than ever.



Right now, we have a unique window of opportunity to transform our campus and bolster the resilient spirit of a vulnerable community in desperate need of assistance. The reimaged Inspiritus campus will expand our reach with 8,000 square feet of program space (including a revolutionized client choice market that will bring food assistance to hungry families) and 80 units of affordable housing for seniors. Construction begins in Fall 2023!

The future of Inspiritus and our community starts now.



Testimonials

"St. Paul's Lutheran was already deeply involved in the community when I arrived in Salemtown 15 years ago. I'm excited to see Inspiritus reimaging their campus in a way that will deepen that community commitment, including critically needed affordable housing."

- Freddie O'Connell, District 19 Council Member



Hunger Relief **Surviving**

- **45,000+ meals provided** to families annually
- **3,000+ individuals fed** with food boxes each year
- Food delivery to elderly neighbors and those with mobility issues
- Partnership with Second Harvest Food Bank of Middle Tennessee

Hunger Relief **Thriving**

- **More meals provided & more individuals fed** with a new first in-class Community Kitchen and Client Choice Market making it possible to provide warm meals and healthy food options
- The Client Choice Market will be a food pantry, designed like a grocery store, providing a greater sense of dignity for neighbors facing hunger
- Expanded hours will serve more working families
- A new tech lab will allow patrons to apply for jobs, housing, & benefits
- Expanded partnership with Second Harvest Food Bank of Middle Tennessee

CLIENT CHOICE MARKET & COMMUNITY KITCHEN

Stopping hunger in its tracks.

Nutritious food choices should not be a luxury.

In Middle Tennessee, 1 in 8 residents – including 1 in 7 children – are facing hunger. Households that experience food insecurity often rely on inexpensive high-calorie and processed foods, a diet that can lead to an increased risk of obesity, cardiovascular disease, hypertension, and diabetes. The new Inspiritus Market will embrace a revolutionary Client Choice Grocery Market model that will empower hungry families in our community to shop with dignity and choice. The new Community Kitchen will also add community value by ensuring that all neighbors have a place to gather together to share warm meals, uplifting conversation, & laughter.



Testimonials

“Food insecurity is at an all-time high, not only here in Nashville but across the United States and actually, the world. And we, as a United States and as Nashville, are very wealthy societies that have a lot that we can offer people. It is our job to provide people with hope. And not just to give people handouts, but hand ups.”

- Nancy Keil, CEO Second Harvest Food Bank of Middle Tennessee, Community Partner

“It helped me be more open minded and it helped me save money. I didn’t have to spend. Inspiritus is just all the way around helpful.”

- Community Member

“Inspiritus helped my family and me survive this year by giving us food boxes when our food ran low and household supplies when we couldn’t afford them. It has been a blessing. I consider this a blessing from God!!! Thank you.”

- Community Member

Affordable Housing **Surviving**

- According to a report from nashville.gov: **53,758 additional units of affordable housing** will be needed by 2030
- **1,300 vulnerable neighbors** are currently on the waiting list at Cheatham Place, a public housing community across the street from our campus
- Seniors experiencing loneliness and isolation are at a dramatically increased risk of dementia, stroke, and premature death

Affordable Housing **Thriving**

- **80 brand new apartments for seniors and individuals with disabilities** on our campus in North Nashville
- **Vulnerable seniors will have a place to call home**, a place where they can live, give & thrive!
- The campus will offer: studio, one bedroom, and two bedroom options
- Residents will have on-site access to Inspiritus Market, garden-fresh veggies, therapeutic art classes, support groups, and other Inspiritus services

AFFORDABLE HOUSING

Introducing new housing options for vulnerable seniors.

It's time to take action.

Recent studies have found that Nashville has lost 20% of its affordable housing since the year 2000. Currently, 30% of people in Davidson County are unable to afford the cost of housing. With a rising population and dwindling resources, something must be done – now. For the first time ever, Inspiritus' campus will include an affordable housing community. 80 modern apartment units will be made available exclusively to vulnerable seniors and individuals with disabilities. The apartments will be situated above 8,000 square feet of Inspiritus social services space on the ground floor, giving residents easy access to a wide-range of supportive programs.



Testimonials

"Given the pandemic, gentrification, and already existing levels of affordable housing stock in North Nashville, there is a great need for additional housing both for workforce housing and for those who are low-income."

- Dr. James Curtis Fraser, Sociologist/Research Director,
Community Impact Study, Preservation of Affordable Housing



Children **Surviving**

- **150 children & teens** from at-risk communities participate in Thrive Studios art therapy each year
- **400 therapeutic art kits** are created by Art Therapists and distributed each year
- **15,000+ youth meals** have been distributed since the program's inception

Children **Thriving**

- **More children & teens** will participate in Thrive Studios art therapy each year
- **More youth meals** will be distributed from the new Inspiritus campus
- Thrive Studios will be able to reach twice as many people as before with increased staffing, a van & a new studio
- For the first time, Thrive Studios will have its own intentionally designed art studio available for youths living in North Nashville
- Adults & seniors will soon be able to experience Thrive Studios on the new campus
- Hot meals will be served on-site to participants

ART & MUSIC THERAPY

Therapeutic art sessions promote healing, growth, and creativity.

Discovering passion and a new way to heal.

Many young people are subject to grief, isolation, trauma, anxiety, and stress, as well as additional internal and external factors that take a drastic toll on their emotional wellbeing. Many youth lack affordable health care and for those that have coverage, there remains a shortage of mental health care professionals to meet their needs. Mental health-related emergency room visits among youths aged 5-11 increased 24% in 2020 and by 30% for those 12-17. Tennessee ranks 45th in the US for access to mental health resources for youth and adults.

To combat these staggering statistics, Thrive Studios, our therapeutic arts program, gives participants in underserved communities the tools, confidence, and support they need to cope with the storms of life. While creating works of art, participants learn and develop social and emotional skills for processing trauma and overcoming challenges with the support and guidance of an art therapist.



Testimonials

"Being enough means that what other people think doesn't change my worth. I am important even on my worst days."

"I'm creative in all different ways."

"Art helps me relieve my stress, and I'm not choosing to hurt anything with violence."

- Thrive Studios Participants

Healthy Gardens **Surviving**

- **200+ raised-bed gardens** sponsored annually within Middle Tennessee
- **95,000+ vegetables** have been grown since the program began
- **638+ individuals fed** in 2021
- Each garden grows 100+ vegetables every season

Healthy Gardens **Thriving**

- **More raised-bed gardens** planted in Middle Tennessee
- **More vegetables grown** in low-income communities
- **More individuals fed** nutritious, healthy foods
- Healthy Gardens program will gain a well-equipped operations site with increased onsite training capacities to better serve Tennesseans
- Healthy Gardens will gain a rooftop communal gardening space for onsite residents

HEALTHY GARDENS

Changing lives with nutritious, sustainable food.

Inspiritus' Healthy Gardens program is the gift that keeps on giving.

Healthy Gardens provides everything a family needs to grow their own vegetables in their own garden. Not only does the program deliver better physical health by providing a source of fresh, nutritious vegetables to individuals in food-insecure areas, it also gives individuals increased emotional and mental health through newfound skills, confidence, and community connections.



Testimonials

"It seems like there's not much for older people to do. Senior citizens just don't have much money to do anything. The gardens are priceless. It belongs to you. We made everyone else want a garden. It boosts your self-esteem. It makes people feel good, because it's something they have done themselves."

"When I went to my cancer treatments, I started writing down what I wanted in my garden... and what I really wanted was to live. I've laughed out here and I've cried out here. It has helped me so much. And it's not just this garden. It's the hugs and smiles here that has helped me. They always answered my questions. This is giving something I've never had in a friend."

- Healthy Gardens Participants

Healthy Families **Surviving**

- **Women in the neighborhood** gather on a weekly basis for peer support and fellowship
- **150+ neighbors benefit** annually from access to free: meals, clothing, school supplies, household goods and toiletries, & holiday gifts
- **Families make ends meet** when they participate in Building Healthy Families. Participants can receive assistance for rent & medicine, stabilizing them in a crisis

Healthy Families **Thriving**

- **More neighbors will benefit** from supportive services and community involvement
- **Women & families will thrive** financially and emotionally through an improved Building Healthy Families program
- **Neighbors will gather** and enjoy a warm & inviting space
- Disabled neighbors will gain access to all the campus has to offer, with a building made for those with wheelchairs, walkers, and mobility concerns
- The new campus will allow for new & improved services, such as: a men's support group, grief counseling & substance abuse recovery

BUILDING HEALTHY FAMILIES

The benefits of a supportive sisterhood.

Building Healthy Families is one of Inspiritus' most impactful and personally-rewarding onsite programs.

Building Healthy Families is a multi-generational, whole-self community support group for women in under-resourced neighborhoods to develop and strengthen their emotional, spiritual, and physical health together. For the women who join, these meetings are a safe space where they can find peace, understanding, and friendship. Our group members have endured economic hardships, health disparities and racial & social injustice throughout their lives – we aim to provide them with a weekly retreat, a place where they can find the love and support they so greatly deserve.



Testimonials

"Building Healthy Families helps me not feel alone. It helps me with my anxiety as well as my depression. This program helps me find myself when I feel lost. Prayer changes everything... may God keep Inspiritus here for me. I feel safe."

"This class has taught me that me surviving is just taking it as it comes. If I don't do anything to change my problems then I'm only surviving. I want more for myself and my family."

"Building Healthy Families has helped me speak up when I feel down because I know there are people here who really care. I love coming to class every Thursday."

- Building Healthy Families Participants

Disaster Relief **Surviving**

- **Storm Survivors save up to \$50,000 in home repair costs** when Inspiritus disaster relief teams are equipped to help
- **In 2021, 561 homes were repaired or rebuilt by Inspiritus teams**, 3,632+ individuals were assisted, and 5,470+ volunteers were led
- **Inspiritus was named a Frontline Hero by Lutheran Services in America** for service efforts in 2020 & 2021

Disaster Relief **Thriving**

- **Disaster Relief teams can deploy faster & help more people** when pre-season readiness funding is donated
- **More damaged households can save** up to \$50,000 each in home repair costs when Inspiritus teams are able to help rapidly after the storm
- **Inspiritus is an essential Disaster Relief partner in Middle Tennessee.** The new Inspiritus campus in North Nashville will provide a central hub for disaster relief partners when the storms hit Middle Tennessee communities

DISASTER RELIEF

Weathering the storms of life—together.

Help is on the way whenever disaster strikes.

From time to time, natural disasters devastate communities in Middle Tennessee indiscriminately and without warning, subjecting our neighbors to lengthy periods of insecurity, disruption, and economic loss.

Inspiritus helps lead disaster relief efforts across Middle Tennessee when a storm hits, working in close partnership with: The Community Foundation of Middle Tennessee, Hands on Nashville, local United Ways, UMCOR, Community Resource Center, Tennessee Emergency Management Agency (TEMA), Nashville VOAD, and others.

Inspiritus Disaster Relief teams provide: Volunteer Management, Heavy Equipment Management, Debris Removal, Local Capacity Building, and Long-term Recovery Construction Management. We prioritize the most vulnerable and underserved communities and homeowners, especially veterans, senior citizens, individuals with disabilities, first responders, families with children and others with insufficient financial means to recover without assistance.



Testimonials

“Inspiritus was a godsend. They don’t just ‘talk the talk,’ they ‘walk the walk’ and are there for the long-run to assist in anyway they could during the very difficult and stressful tornado recovery process. They sent volunteers, supplies, and resources to help us get back on our feet. They gave us hope.”

- A Disaster Survivor in Middle Tennessee

Refugees **Surviving**

- **In 2022, 169 children & adults** were served by Inspiritus in Middle Tennessee, including 44 refugees and 125 children
- **In 2023, 300+ children & adults** are expected to be resettled or served by Inspiritus in Middle Tennessee, including 150 refugees and 150 children

Refugees **Thriving**

- **The new North Nashville campus will be a valuable hub where refugee & immigrant families and children** can access life-changing resources & community spaces
- In the years ahead, **Inspiritus expects to welcome refugees and asylees from countries such as:**

Ukraine, Afghanistan, South Sudan, Syria, Burundi, Burma, Colombia, DRC, Eritrea, Ethiopia, Honduras, Rwanda, Somalia, Vietnam, and more

REFUGEE & IMMIGRANT SERVICES

Finding a friendly face in a foreign land.

Inspiritus empowers refugee and immigrant families to thrive in our Middle Tennessee communities.

Each year, a limited number of resilient survivors are welcomed into our country as refugees, with hopes for a fresh start after fleeing life threatening wars and persecution. Inspiritus' diverse, multilingual staff and 200+ volunteer partners supported 3,042 refugees & immigrants across the Southeast US in 2022, helping remove the barriers that could prevent our newest neighbors from successfully experiencing the American dream.

Inspiritus and our local partners witness the determination and courage of refugee families as we accompany them on their journeys from surviving to thriving. To help them succeed, our teams give them access to affordable housing, furniture and clothing, job training and placement, financial and career coaching, health and medical supports, transportation to job interviews and medical appointments, healthy family enrichment, educational and literacy tutoring, and other vital resources.

86% of refugee families resettled by Inspiritus successfully become self-sufficient within 8 months arrival in the US.



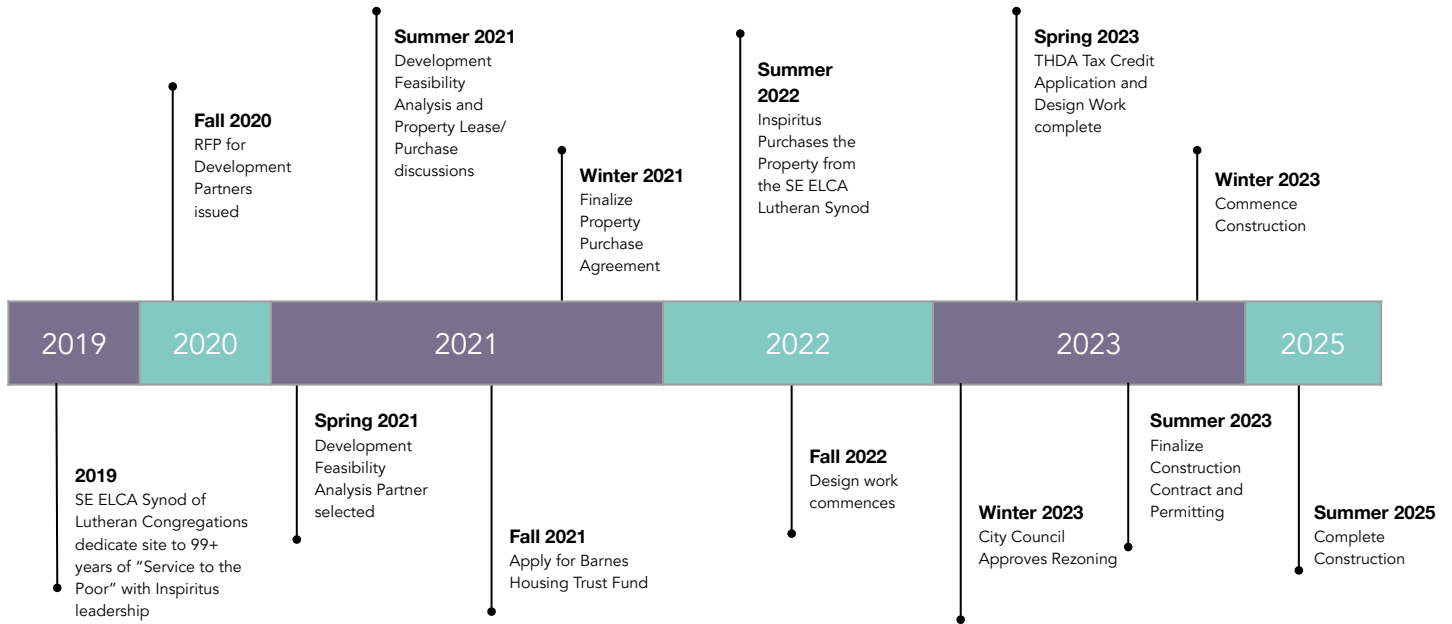
Testimonials

"I love America, and I love Inspiritus and the help they gave me. They've been so nice and kind to me. In America, I feel alive. I am so happy there are opportunities for me."

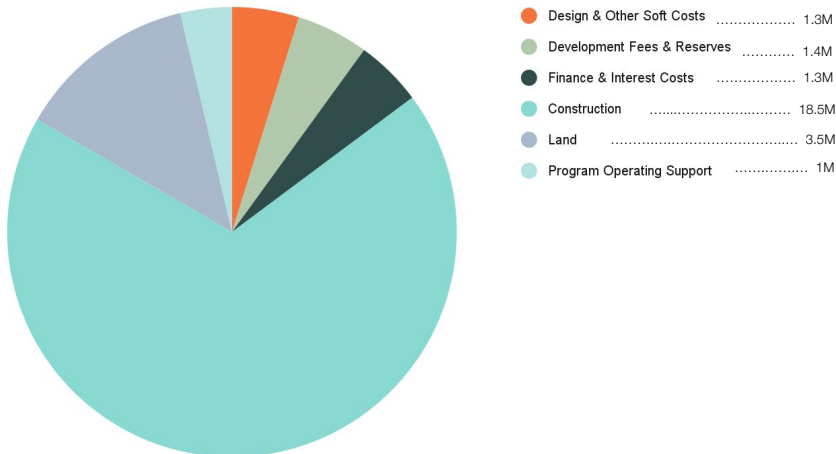
- Monica, Refugee from Liberia

FINANCIALS

A redevelopment, years in the making.



A Breakdown of Comprehensive Campaign Costs



Prospective Sources of Funding

Loan/Additional Grants	\$6,500,000
LIHTC	\$12,000,000
Barnes Fund Grant	\$2,500,000
Fundraising	\$2,500,000
Inspiritus Land Contribution	\$3,500,000
TOTAL	\$27,000,000

GIVING LEVELS AND BENEFITS

We are seeking monetary donations to help complete our campus reimagination campaign.

With uniquely-designated giving levels, you can assure that the funds that you contribute will go to support a cause that you or your organization feels strongly about — one generous donor could even get their name on the new building!

Ground Floor Public Community Space

<u>Donation Amount</u>	<u>Space/Program</u>	<u>What It Will Provide</u>
\$5,000,000.00	Campus	Entire campus, the new building will be named in the donor's honor
\$1,000,000.00	Client Choice Grocery	Equipment, loading dock/ramps, freezers, storage
\$100,000.00	Building Healthy Families Essentials Distribution Space	Essentials, personal care items
\$250,000.00	Art/Music Therapy Classroom	Children's art and music supplies
\$250,000.00	Community Meeting Room Building Healthy Families	An adjustable partition to divide the room into two 400 sq. ft. spaces
\$50,000.00	Social Services Community Office 1	Inspiritus program office space
\$50,000.00	Social Services Community Office 2	Inspiritus program office space
\$50,000.00	Social Services Community Office 3	Inspiritus program office space
\$100,000.00	Healthy Gardens Training & Supplies Space	Supplies and programming
\$250,000.00	Community Kitchen	Kitchen appliances and refrigeration
\$150,000.00	Nursing/Health Clinic	Onsite health coordinator
\$150,000.00	Technology Training Room	Computers and training equipment
Total		
\$2,400,000.00	Programs	
\$7,400,000.00	Campus + Programs	

Upper Level Residential Space

	Lounge/Community Center	Leisure space and accessories
	Rooftop	Rooftop gardens
	Fitness Center	Machinery and accessories

Exterior Space

	Ground Floor Green Space	Plants, garden supplies
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Inspiritus Campaign Cabinet:

Rev. Dr. Ann Bassett
Marc Bussone
Jim Duensing
Dr. Bill Gittens
Jenneen Kaufman
Auronda Lewers
Kate Mosely
Will Radford
Melissa Redman
Doug Werth

Janet Arning
Executive Director of Middle Tennessee

Rev. John R. Moeller, Jr.
President & Chief Executive Officer

Mission:

Inspiritus guides individuals and families on a path from surviving to thriving. We empower those whose lives have been disrupted to discover their strengths and resilience, accompanying them as they grow into vibrant contributors to their community.

Letter of Intent

Inspiritus: Comprehensive Nashville Campaign

I, _____, the undersigned Donor hereby agree to make a gift or pledge in the amount of \$_____ to Inspiritus in cash, stock in a publicly traded company, or readily marketable securities as follows:

Payments

____ This commitment will be paid during the current fiscal year ending December 31, 20__.

____ This commitment will be paid in _____ equal installments beginning _____, 20__. Please remind me in advance of each installment. (Installments can be monthly, quarterly, or annually up to 5 years.)

Name(s) _____

Address _____

Date _____

Checks should be made payable to Inspiritus and sent to:
Janet Arning, P.O. Box 60597, Nashville, TN 37206

Credit/Debit & EFT Direct Bank Transfers can be made at:
WInspirit.org/donate and select "Nashville Campaign"

Stock & Wire Transfers:

Email Kirby Nickerson, CFO: KNickerson@LSCarolinas.net

* All contributions to Inspiritus are tax deductible to the extent provided by law, and will receive an official acknowledgement letter for tax purposes.