

Faith-Based Development Initiative - Example

- **Plaza West**
- **Development Partners:** Bible Way Church (Sponsor); Golden Rule Plaza Inc.; Mission First Housing Development Corporation; The Henson Development Company
- 50 two and three bedroom units will provide affordable housing for grandparents raising grandchildren and will serve families making 30% – 60% of area median income.
- 173 units will provide affordable housing for individuals and families making less than 60% of area median income, with eleven units set aside as permanent supportive housing for Department of Behavioral Health consumers.
- **Enterprise Support:** \$32 million in Low Income Housing Tax Credit Equity, \$750K Predevelopment loan, \$61K in grants
- Opened September 2018



Faith-Based Development Initiative: Example



East of the River Clergy, Police, Community Partnership (ERCPCP) (Washington, D.C.)

- Served 30 formerly incarcerated men. Now serving 14 formerly homeless families.

Enterprise Support

- \$53,000 in grants
- \$120,000 acquisition loan
- \$945,000 - Total Development Costs
- Opened Spring 2008



Faith-Based Development Initiative: Example



The Summit at St. Martin's (Washington, D.C./Eckington)

Developed by Catholic Charities

- 178 units; 50 reserved for **Enterprise Support**
- \$10,000 Predevelopment grant
- \$11 million in Low-Income Housing Tax Credit equity
formerly homeless
Training and technical assistance
- \$28 million in Total Development Costs
- Opened October 2010

Faith-Based Development Initiative: Example



Photos courtesy of Bonstra | Haresign Architects



The Macedonian (Arlington, VA/Nauck) Development Partners

Macedonia Baptist Church and AHC Inc.

- 36 units; 5 reserved for physically/mentally disabled
- 2,000 sq.ft. commercial space, including business incubator
- Training and technical assistance

Enterprise Support

- \$3.4 million Low-Income Housing Tax Credit equity

- \$14.9 million in total development costs

--Opened Spring 2011

Faith-Based Development Initiative: Example

Matthews Memorial Terrace (Washington, D.C./Anacostia)

Development Partners

Matthews Memorial Church and The Community Builders, Inc.

Development Overview

- Residential: 99 units
 - 35 replacement units for Barry Farm
 - 32 senior units
 - 32 family units
- Community Center: 3,200 sq ft
- Total Development Cost: \$21.7 million
- Opened in February 2012

Enterprise Support

\$10,000 Predevelopment Grant
Technical Assistance



Faith-Based Development Initiative: Example

Roundtree Residences (Washington, D.C./Woodland)

- 91 unit senior housing
- Opened May 2013
- Property includes a community room, internet café and exercise room. On-site medical clinic may be added in second phase.

Development Partners

- Vision of Victory CDC (VOV), Allen Chapel AME Church
- NHP Foundation

Enterprise Support

- \$10,000 grant
- Referral to legal counsel for alley closing.
- Participated in FBDI trainings.



Faith-Based Development Initiative: Example

The Israel Manor Life Learning Center & Senior Residences (Washington, D.C./Brentwood)

- 32,000 sq. ft. community facility, with Unity Health Care, a community health provider as the anchor tenant
- 47 units for low/moderate income seniors
- Opened May 2015

Development Partners

- Israel Manor, Inc., Israel Baptist Church
- District Development Group
- Mission First Housing Group

Enterprise Support

- \$10,000 early pre-development grant
- \$500,000 acquisition loan
- Training and technical assistance



Faith-Based Development Initiative: Example

Trinity Plaza (Washington, D.C./Bellevue)

Development Overview

- 49 residential rental units targeted at residents making under 50% AMI
- 6,118 square feet of ground floor retail and office space. Pharmacy and a day care as tenants
- Opened May 2015

Development Partners

- Far SW-SE Community Development Corporation, Living Word Church
- Mission First Housing Group

Enterprise Support

- Grant support totaling \$35,500
- \$625,000 Acquisition Loan
- Training and technical assistance



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