



So Others Might Eat

**The Building Hope Capital Campaign
Project Grant Proposal**

**NOVA Catholic Community
10000 Winnepeg Court
Burke, VA 22015-3844**

Name: SOME, Inc. (So Others Might Eat)

Contact Information:

Anna Christ, Director of Corporate and Foundation Relations; achrist@some.org

SOME

71 “O” Street, NW, Washington, DC 20001

PH: (202) 797-8806, ext. 1090; Fax: (202) 265-3849; www.some.org

Amount Requested: \$220,000

Project Title: *The Building Hope Capital Campaign*. Through this campaign, SOME is constructing a 321,708 square foot building at 4414 Benning Road NE that will feature 202 units of affordable housing, a program space for the SOME Center for Employment Training (SOME CET), a medical and dental clinic to be run by Unity Health Care and space for SOME’s administrative offices.

Target Population: SOME serves thousands of homeless and extremely low-income men, women and children each year. The individuals we serve are diverse, but share a number of common challenges. Many work but, due to lack of work experience and job skills, are unable to make a living wage. Some are seeking help with addiction. Others are living with chronic health problems – often without regular access to crucial medical care. Many suffer from severe mental illness. Nearly *all* of the people we serve are in need of affordable housing.

Our housing programs target hard-to-serve homeless families and single adults that have multiple barriers to stability and self-sufficiency. The average income of our residents upon entering our programs is just \$12,000 per year.

Issue to be Addressed: As high-end apartment construction grows, the city’s affordable housing units have diminished – in one decade DC lost half of its low-cost housing stock. Homelessness in D.C. is rising as a result of this crisis. The city’s total homeless population increased 14% since last year, and family homelessness has risen 50% since 2010. No effort to reduce homelessness can succeed without increasing the supply of affordable housing.

Furthermore, the lack of affordable rental apartments has resulted in more than half of the region’s renters paying more than 30% of their income on housing costs, leaving less money for food, medicine, and other essentials. According to the National Low Income Housing Coalition, a minimum wage worker in the District would need to work 137 hours a week to afford a fair market rent for a modest 2-bedroom apartment.

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Affordable units needed for very low-income families identified by the Community Foundation for the National Capital Region and the Urban Institute in a recent study.

The scale of this housing crisis confronting the poor is reflected in the number of calls made to SOME from people in need of housing. Typically, we receive more than **200 inquiries** every month.

Project Description: In an effort to meet the growing housing need and increase the supply of affordable rental housing in the District, SOME is developing 202 units of affordable housing as part of a mixed-use project in Ward 7, where a staggering **29%** of residents live below the poverty level. The site, located directly across from the Benning Road Metro Station, is in the heart of the Benning Heights neighborhood and will be transformed from a blighted intersection into a vibrant community hub. The 321,708 square foot LEED-certified building will be the *first facility in the District to combine affordable housing, job training and health care in a single location.*

Funds from NOVA Catholic Community will be used in the construction of the seven-story building, which will feature 30 units of ***Affordable Housing*** for families and 172 units for single adults, including 16 units designated for seniors; ***Job Training*** for 300 low-income job seekers, annually, at SOME's Center for Employment Training (SOME CET); and ***Health Care*** for 10,000 patients each year. The site will also feature three outdoor courtyards for residents, a playground and two community rooms equipped with computer labs.

Affordable Housing. Residents pay no more than 30% of their income as rent. This ensures that families have more money for food, medicine, and other essentials.

High Quality Job Training. The expanded SOME CET will prepare unemployed men and women to secure and retain jobs in fields that have established career ladders and offer opportunities for advancement. SOME CET's model enables students to seamlessly access adult basic education, career services, and support services while earning industry-recognized credentials that lead to sustainable wage employment.

Access to Quality Health Care. The Unity Health Care Center will serve approximately 10,000 patients annually. Residents, as well as those in the surrounding community, will have access to a full range of services that include family medicine & internal medicine.

On-site Programming. Benning Road will offer case management to all residents. Residents will work with case managers to create goal plans that outline financial, academic and professional goals. In addition to case management, support staff will provide the following services: clinical care coordination, benefits advocacy, community referrals, organized tenant activities and social events.

Anticipated Impact: We measure success by evaluating the number of residents who have maintained their housing, secured employment, increased wages, increased education level, and moved on to more independent housing.

Based on our current success, we project that 94% of the housing residents will maintain stable income and housing stability. This supportive environment will enable vulnerable homeless families and individuals to access the resources and develop the skills they need to live healthy and stable lives. For example, residents will have ready access to SOME CET where they can earn occupational credentials and take advantage of other program offerings like GED prep and job readiness workshops.

“Affordable housing has allowed me to stay in touch with the person I was before I became homeless and before the passing of my wife. It helped me put my life back in order.”

- Carlton, a resident at Chabraja House, one of SOME’s affordable housing programs for single adults

Beyond the residents living at the Benning Road site, other District residents will also benefit from easily accessible job training and health care. The programs offered to residents and community members will create stability, hope and opportunities those seeking to improve their lives.

Operations and Timeframes: The following timeline highlights specific benchmarks for the capital project. SOME will administer the funding provided by NOVA Catholic Community.

Project Development Timeline:

Site Acquisition	10/11/2012
Design Completion	12/15/2013
General Contractor Selected	10/1/2014
Permit Issued	3/15/2015
Close on Permanent Financing	3/31/2015
Construction Start	11/2015
Construction Completion	12/2017
Placed in Service	12/2017

Our success will be demonstrated by construction completion of Benning Road by 2017. SOME will also measure the success of the project by how closely it adheres to its budget and construction timeline.

Aligning with NOVA’s mission:

SOME shares NOVA’s commitment to social justice and the equal treatment of all of God’s people. Like NOVA, we are working for a more caring world and we demonstrate this by serving in a manner meant to restore dignity and respect to those who we are privileged to

serve. We deliver services in a spirit of compassion, with the belief that justice begins when we show hospitality to anyone in need who comes our way. Our goal is to never pass judgement, but to nourish, support, encourage, and when needed, challenge.

“If anything, our work here intensifies the message of the Gospel that we are all created equal. It’s not just theology, it’s reality. Getting to know poor and homeless people has been an extremely rewarding learning experience for me.”

- Fr. John Adams, President



A view of the front of the Benning Road project



Rendering of a family unit



Aerial view of the Benning Road project

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SOME has naming opportunities in the building, and can be flexible -- especially if there is something that speaks directly to Marie and her contributions to the community. See: <http://capitalcampaign.some.org/naming/>

Building renderings:

<http://capitalcampaign.some.org/wp-content/uploads/2015/07/Main-rendering-1200x800.jpg>

<http://capitalcampaign.some.org/wp-content/uploads/2015/07/Overview-1200x800.jpg>

<http://capitalcampaign.some.org/wp-content/uploads/2015/07/Family-Apartment-1500x800.jpg>

Benning - Total Development Uses	
Construction - Housing (including parking)*	\$34,363,922
Construction - CET / Offices / Clinic (including parking)*	\$29,698,284
Fees Related to Construction	\$6,449,847
Financing Fees	\$4,616,087
Acquisition Costs	\$5,207,585
Syndication Costs	\$875,065
Reserves	\$2,100,082
Developer Fee **	\$6,834,771
Total =	\$90,145,643

Benning - Total Development Sources	
Tax Exempt Bonds	\$8,300,000
DHCD - HPTF	\$17,947,789
LISC - Healthy Futures Fund / Debt	\$13,514,375
Low Income Housing Tax Credits	\$20,126,769
Deferred Developer Fee	\$4,222,122
SOME Contribution	\$19,997,196
NMTC - Loan B (US Bank)	\$6,037,392
Total =	\$90,145,643

Housing Development Uses	
Construction - Housing (including parking)	\$34,363,922
Fees Related to Construction	\$3,106,130
Financing Fees	\$2,586,279
Acquisition Costs	\$2,916,250
Syndication Costs	\$808,565
Reserves	\$1,378,865
Developer Fee (49% Deferred)	\$5,934,963
Total =	\$51,096,974

Housing Development Sources	
Tax Exempt Bonds	\$8,300,000
DHCD - HPTF	\$17,947,789
Housing Contribution - SOME	\$1,400,100
Low Income Housing Tax Credits	\$20,126,769
Deferred Developer Fee	\$3,322,316
Total =	\$51,096,974

Marie Pinho's Bequest

A grant from NOVA Catholic Community will support the construction development of affordable housing units at the Conway Center.

Total: \$220,000

Commercial Development Uses	
Construction - CET / Offices / Clinic (including parking)	\$25,698,284
Fees Related to Construction	\$3,341,717
Financing Fees	\$2,029,808
Acquisition Costs	\$2,291,335
Syndication Costs	\$66,500
Reserves	\$723,217
Developer Fee	\$899,808
Total =	\$39,048,669

Commercial Development Sources	
NMTC - Loan A (SOME)	\$14,739,128
NMTC - Loan B (US Bank)	\$6,037,392
LISC - Healthy Futures Fund / Debt	\$13,514,375
Other SOME Equity	\$3,857,968
Deferred Developer Fee	\$899,806
Total =	\$39,048,669

* Construction Costs assume current \$60.9 million contract before value engineering and subcontractor buyout savings as well as a contingency of 5%
 ** \$2.9 million of the total developer fee is deferred and paid from operating cash flow if available and used to offset social service related expenses.