

An aerial photograph of a suburban neighborhood. The houses are arranged in a grid-like pattern with winding streets. The houses have various roof colors, including grey, brown, and white. There are many green trees scattered throughout the neighborhood, and some houses have swimming pools in their backyards. The overall scene is bright and clear, suggesting a sunny day.

Congregations and Affordable Housing

Hosted by: VICPP, VEREP, and Central UMC

Sponsored by: Virginia Housing and NAVAHA

Welcome!





VIRGINIA EPISCOPAL REAL ESTATE PARTNERS

- Related organization to the Episcopal Diocese of Virginia.
- Formed in 1959 as Virginia Diocesan Homes to promote senior housing.
- In 2024, VEREP (“V-Rep”) changed our name.
- VEREP provides technical assistance and access to grant funding for congregations seeking to use their existing real estate to increase:
 - **discipleship,**
 - **community impact, and**
 - **financial stability.**

Co-Sponsor Congregations & Affordable Housing Series

Oct. 2024

Nina Janopaul, President
Art Bowen, Asst. Treasurer
Kat Turner, Secretary

VEREP CURRENT WORK

4

Christ Ascension, Richmond

- Secured grant from Virginia Housing for appraisal, title review, zoning analysis, market and feasibility studies. Evaluated options, including affordable rental and homeownership for 2-acre campus

Iglesia Santa Maria, Falls Church

- Provided “dashboard” analysis of current condition and possible next steps

Trinity, Arlington

- Provided “dashboard” analysis of current condition
- Beginning process of discernment and predevelopment studies for possible new senior affordable housing

Advisor Network

- In 2023, conducted an RFP to identify nonprofit developers and consultants available for pro bono and for-fee consulting work to congregations



Christ Ascension
Richmond

WHY MISSION REAL ESTATE?

5

- **Love Your Neighbor As Yourself** (Leviticus 19:18): How might we share the gift of our real estate with our neighbors? Can we grow disciples of God by sharing our resources with others outside our congregation?
- **Act justly and love mercy** (Micah 6:8); Can we use our real estate assets to create a more just and merciful world?
- **Sustain our mission:** Do we have the financial resources to carry out our mission? Are our aging buildings limiting our ability to serve God? Could a new use create financial sustainability?
- **Parable of the Talents** (Matthew 25: 14 – 30): Are our underutilized spaces a buried talent? Are we being good stewards of what God has given us?



Central United Methodist
Church



PURPOSE OF WORKSHOP

Outline Steps for creating housing on faith property:

- **Discernment—**
 - learning about community needs, congregational history, real estate opportunities and building consensus within the congregation
- **Development—**
 - defining real estate potential for housing or other uses, making financial projections, recruiting partner with capacity and integrity, executing approvals, financing and construction
- **Operations--**
 - Living into a new era, building mission in partnership with residents and service providers

Introduce leaders with experience in this work.

- Speakers available in the Expo for questions and more information

VICPP and VEREP are preparing a video from this series of workshops that will be posted on our websites.



Senseny Place,
Winchester

RESOURCES

- **VEREP Website:**

- <https://episcopalvirginia.org/organizations/homes/>

- **Contact:** VEREP@EpiscopalVirginia.org

- **Virginia Examples:**

- Arlington Presbyterian: <https://incarnation.org/>

- Resurrection Episcopal:
<https://www.welcometoresurrection.org/about-us>

- Central United Methodist:
<https://www.cumcballston.org/from-dreams-to-reality/>

- **National Resources:**

- Trinity Wall Street Mission Real Estate: [Trinity MRED](#)

- Enterprise Faith Based Dev. Initiative: [Enterprise FBDI](#)

- Notre Dame's Fitzgerald Inst. for Real Estate: [FIRE Aff Hsg](#)



**Church of the Resurrection,
Alexandria**

Virginia Interfaith Center for Public Policy

Virginia's oldest and
largest faith-based
advocacy network



Virginia Interfaith Center for Public Policy is known for its



EFFECTIVE ADVOCACY –
WINNING REAL IMPROVEMENTS
FOR PEOPLE IN VIRGINIA



MULTI-RACIAL, MULTI-FAITH
AND MULTI-GENERATIONAL
ENGAGEMENT



BI-PARTISANSHIP – KINDNESS
AND RESPECT TO ALL



CIVIC ENGAGEMENT – SEEKING
100 PERCENT VOTING
CONGREGATIONS

Issue Focuses

Affordable
Housing

Criminal
Justice
Reform

Health Equity

Working
Family
Supports

Housing issue focuses

- **Faith in Housing bill: Making it easier for faith communities to build affordable housing**
- **Increasing funding for affordable housing**
- **Increasing protections for tenants**

Join us in advocacy!

tinyurl.com/vicpp-signup



Faith communities want to help

- Many faith communities already do outreach supporting people struggling with housing in their area.
- Congregations are first responders to families' requests for financial help (including rental assistance).
- Attendance at faith communities has declined in recent decades and accelerated since the pandemic.
- More than 30 congregations are at some stage in considering or developing affordable housing.



Connect with us

- Rev. Dr. LaKeisha Cook, Co-Director
 - LaKeisha@virginiainterfaithcenter.org
- Sheila Herlihy Hennessee
 - Housing lead
 - Sheila@virginiainterfaithcenter.org

www.virginiainterfaithcenter.org



Virginia Housing


Fundamentals of Affordable Housing

George Mason University

October 11, 2024



Agenda

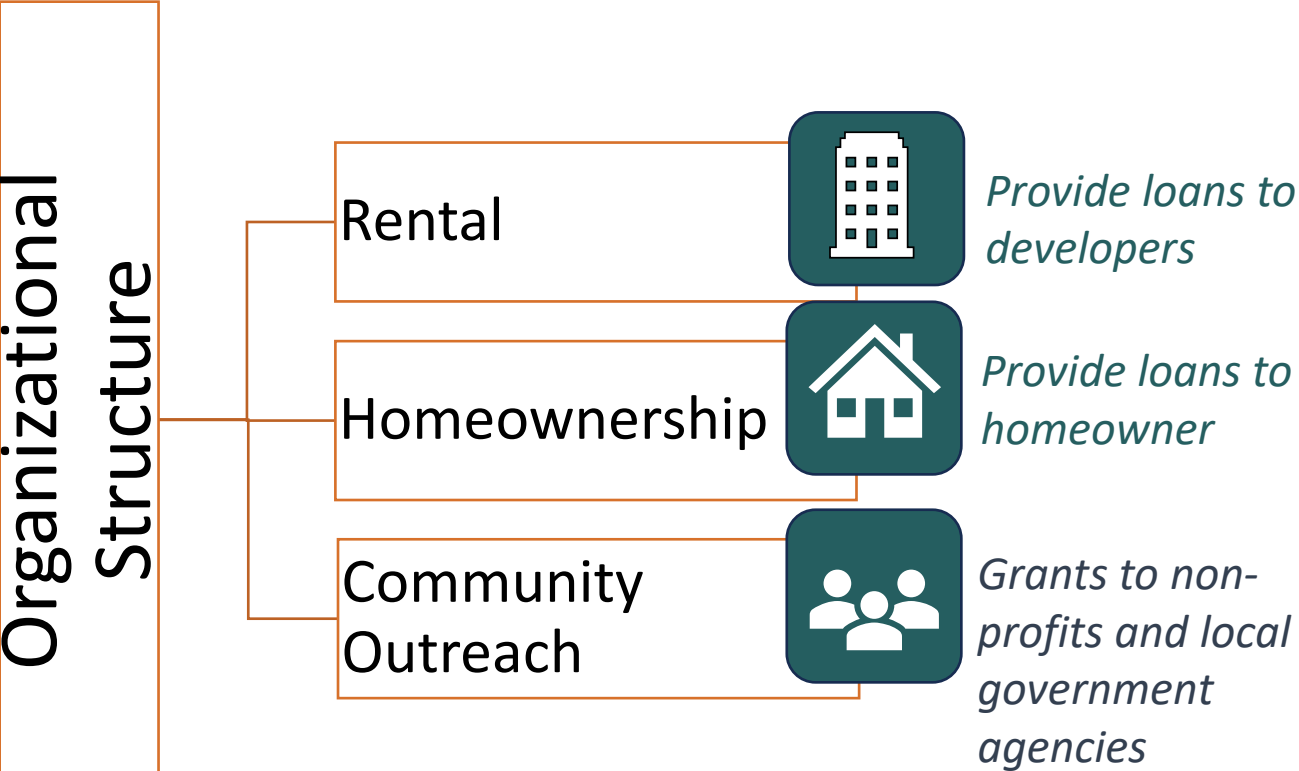
- Virginia Housing overview
 - Division Resources
 - Partnership opportunities
 - Resource recap
- 

About Virginia Housing

Our Mission

Helping Virginians attain quality, affordable housing. While receiving no taxpayer dollars, we've worked in partnership with public and private sectors to build programs and communities that transform how thousands of Virginians live, while strengthening the economy.

Organization Structure



Local Government

Nonprofit Developers

Supportive Housing

Public Housing Authorities

Faith based Organizations

Economic Development Authorities

Strategic Goals: Opportunity 2025

1

Strategic Goal:

Address state housing needs by partnering with the Housing Delivery Network

2

Strategic Goal:

Address the unmet rental needs of low-income and critical needs populations

3

Strategic Goal:

Strengthen homeownership for first-time homebuyers in Virginia

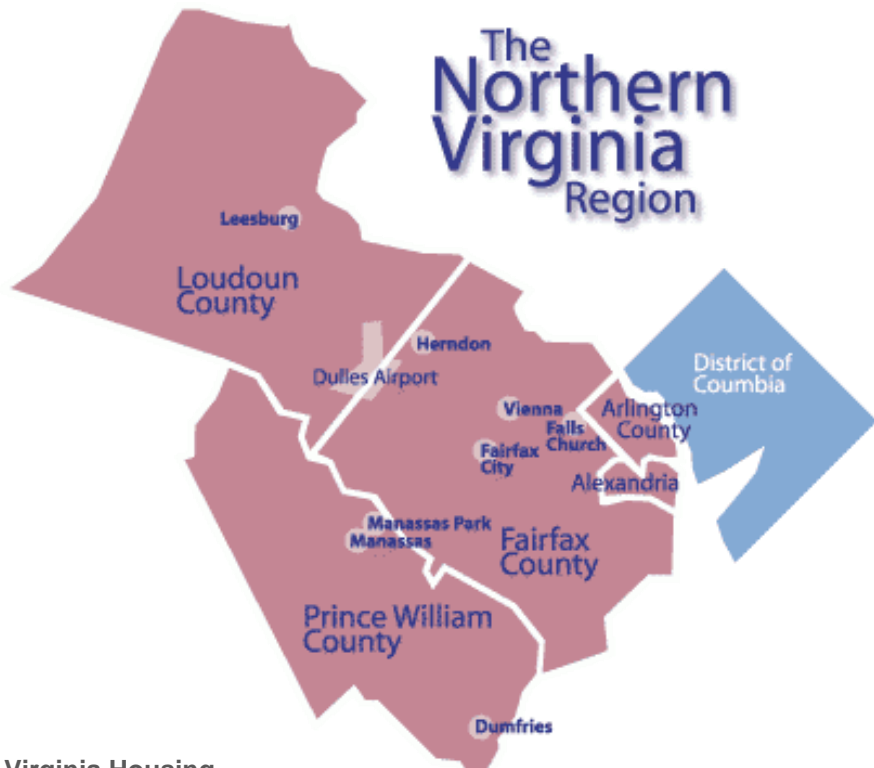
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Strategic Goal:

Deliver superior, long-term financial operational performance to strengthen achievement of mission

Expanded Presence in Northern Virginia

- Unique development and revitalization opportunities.
- Expansion of regional staff in Community Outreach and strengthening partnerships with Homeownership and Rental.





Community Outreach

Community Outreach Efforts

- **Guide** partners to appropriate Virginia Housing resources
- **Support** affordable housing planning and project development activities
- **Participate** in stakeholder meetings
- **Promote** Virginia Housing at conferences & events
- **Connect** partners with other resource agencies



Partner Education Events

Community Impact Sessions

- We offered **six in-person interactive sessions** across the Commonwealth
- Designed to **educate and support** our partners in providing affordable workforce housing within their communities.



Community Resource Connection Series

- Web-based series began in Spring 2024 and is designed to educate partners on various housing and **community development topics**

Community Outreach Resources

REACH *Virginia:*

Resources
Enabling
Affordable
Community
Housing in
Virginia

We contribute a large portion of our net revenues every year into our REACH *Virginia* program to help meet critical housing needs including:

- Workforce housing and low-income rental units
- Grants for housing counselors
- Revitalizing, stabilizing and sustaining communities
- Making homes more accessible
- Helping first-time homebuyers make their down payment
- Helping our nonprofit partners increase their capacity
- Providing shelter for homeless individuals

REACH *Virginia*

Capacity Building Grant – Provides funding for nonprofits and local government entities to enhance their organizational goals to address the housing needs of low and moderate income households.

Housing Counseling and Education Grants - Provides Virginia Housing and federal funding to HUD-approved Housing Counseling Programs

Community Impact Grant – Offers local governments resources towards community revitalization

Community Engaged Planning

- Market Analysis
- Multi-Cultural Materials
- Innovative Demonstration
- Stabilization and Deconstruction

► Rental Predevelopment Loan Fund

- **Eligible costs** – most due diligence activities
- **Eligible project types:** Revitalization, Supportive Housing, and projects addressing Homelessness
 - **Revitalization Projects:** Qualified Census Tracts (QCTs), Virginia Main Street, Virginia Enterprise Zone, locally designated zone, Difficult to Develop Areas
- **Zero percent interest** for up to 36 months



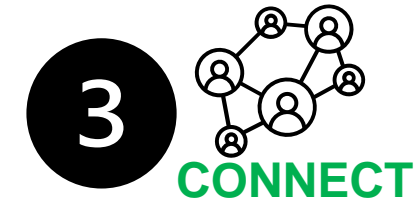
Virginia Housing faith-based partnerships



- **Community Impact Session**
(VA Housing Resource)
- **Community Resource Connection Series**
(Topic based)



- **Project Planning grants**
 - Preliminary A/E Report
 - Impact Study
 - Feasibility Study
 - Title Search & Boundary Survey
 - Site Planning
 - Economic Market Analysis
 - Area Market Study



- **Social Capital**
 - Supportive Housing providers
 - Non-Profit developers
 - For Profit developers
 - Joint Venture opportunities



Homeownership Programs and Resources

Homeownership Resources

Northern Virginia Limits

Sales Price Loan Limit:
\$750,000

Area	Grant Programs Down Payment / Closing Cost Assistance			Standard / Bond Programs with or without Plus Second Mortgage		
	Household Income Limit All Household Member Income		Sales Price / Loan Limit	Household Income Limit All Household Member Income		Sales Price / Loan Limit
	2 or Fewer People	3 or More People	All Household Sizes	2 or Fewer People	3 or More People	All Household Sizes
Washington Arlington Alexandria	\$141,000	\$164,000	\$750,000	\$176,000	\$205,000	\$750,000
Richmond	\$86,000	\$99,000	\$500,000	\$107,000	\$123,000	\$500,000
Charlottesville	\$84,000	\$97,000	\$475,000	\$105,000	\$121,000	\$475,000
Norfolk Virginia Beach Newport News	\$84,000	\$97,000	\$475,000	\$105,000	\$121,000	\$475,000
Culpeper Rappahannock Warren	\$88,000	\$103,000	\$650,000	\$110,000	\$129,000	\$650,000
All Other Areas of Virginia	\$80,000	\$92,000	\$450,000	\$100,000	\$115,000	\$450,000

- Down Payment Assistance Grant
- Closing Cost Assistance Grant
- Home Loans
- Virginia Housing Plus Second Mortgage
- Military and Veteran Programs




Multifamily / Rental Resources



Strategic Markets

Construction and permanent financing to help provide housing for the most vulnerable in our community

- The Homeless Population
 - People with Disabilities
 - Seniors
 - Underserved markets and smaller revitalization initiatives.
- 

Department Resource Breakdown by Phase

The 5 PHASES OF A CONSTRUCTION PROJECT



1. Pre-Design (Project Initiation) Evaluate the projects requirement, objectives and feasibility



Community Outreach

Resource:
Community Impact Grant



2. Design (Pre-Construction) Create a plan for the projects design and a detailed project road map



Rental



Community Outreach

Resource:
Tax Credit Application meeting
Community Impact Grant



3. Procurement Coordinate acquisition of all materials and services needed for construction



4. Construction & Monitoring oversee construction and daily operations



Rental



5. Post Construction (Close Out) Survey the project and finalize all documentation



Home-ownership



Community Outreach

Resource:
Homeownership Programs
Event Sponsorship

NOVA Community Outreach Contacts

Kanesha Brown

Community Outreach Regional Manager Northern Virginia

Kanesha.Brown@VirginiaHousing.com

John Payne

Special Advisor to Community Outreach

John.Payne@VirginiaHousing.com

Ayan Addou

Strategic Housing Officer

Ayan.Addou@VirginiaHousing.com

Thank you!





Northern Virginia Affordable Housing Alliance

NVAHA's mission is to increase supply of and equitable access to affordable housing in Northern Virginia through education, advocacy, and community partnership.

- ✓ Advocating for public policies and adequate financial investments to develop and preserve housing that's affordable
- ✓ Building political will to advance affordable housing
- ✓ Partnering with underserved communities to lift their participation in our civic discourse
- ✓ Calling for the deconstruction of land use systems and policies that perpetuate inequities
- ✓ Conducting research and providing technical assistance on housing needs and policies

Advocates role - what can we do?

TIE TO HUMAN SERVICES

- Stable housing, with services is critical
- Need for Permanent Supportive Housing

AFFORDABLE HOUSING IS ECONOMIC DEVELOPMENT

- Local resources for housing are an investment
- Job growth requires housing at all affordability levels

POLICY, LAND USE & ZONING

- Density Bonus/Inclusionary Zoning
- Parking Reductions

SPEAK UP

- Local Budgets & Land Use Decisions
- State Resources & Legislation

Chesterbrook Residences

Senior affordable housing developed by Lewinsville Presbyterian Church, Immanuel Presbyterian Church, and Temple Rodef Shalom



Church at Clarendon, vPoint Apartments





Meeting the diverse housing needs of
Northern Virginia communities
through alliances that are locally
responsive and regionally united.

Collaborate. Inform. Act.

Let's Keep in Touch!

www.nvaha.org/keep-in-touch

- * Free Lunch & Learn Programming
- * Housing in Action Newsletter
- * Advocacy Opportunities
- * Rising Housing Leaders Program

Jill Norcross
Executive Director

jill.norcross@nvaha.org



FAITH BASED AFFORDABLE HOUSING IN ALEXANDRIA



Congregations and Housing
Helen McIlvaine, Housing Director
Helen.McIlvaine@alexandriava.gov
October 29, 2024

2013 Housing Master Plan



- **Housing for All**
- **Housing options** at all incomes, life stages, and abilities
 - ✓ Healthy and safe
 - ✓ Energy efficient
 - ✓ Accessible
- **Citywide distribution** of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with **strong access to transit, jobs, and services**



HMP Target: 2,000+ Committed Affordable Units by 2025
COG Regional Housing Initiative
+2,250 more CAUs/WFUs by 2030

2013 Housing Master Plan



- Recommendations included call to faith communities to participate in creation of affordable housing
- Consistent with repair of the world
- Faith communities
 - Own land (126+ acres)
 - Familiar with need from work in the community
 - Synergy with mission
 - Located in every neighborhood
 - Are evolving



2021 ALL Alexandria Resolution: commitment to Racial and Social Equity



The Alexandria Faith Based Development Experience

- Five churches to date, 550+ units (HMP is “on track”)
- Also, ARHA acquisition/preservation of Pendleton Park Apartments from Third Baptist Church (after 40 years)
- All church partners are still operating
- Interest from many denominations (ongoing)

- Four selected a nonprofit development partner to work with and one created a nonprofit to develop and operate
 - *Technical and financial support from City, VH and other funders through development and construction processes*

- Besides technical assistance, Alexandria provides predevelopment and permanent (gap) funding

Beasley Square Shiloh Baptist Church & Harambee



St. James Plaza St. James UMC & AHC



The Spire

Church of the Resurrection & AHC



The Waypoint at Fairlington

Fairlington Presbyterian & Wesley Housing



Olde Towne West Alfred Street Baptist Church & TCB





The City's Role and the "Ds" of Successful Faith Communities

Housing is glad to be the first call (facilitate introductions and help congregations navigate process), but "pre-work" is key:

- **Discernment** – What are we called to do?
- **Development potential** – What can we do?
- **Decision-making** – How does our faith community hierarchy make decisions about land and projects?
- **Deputize steering committee** – these are the project leaders and communicators to congregation and locality
- **Delegate day to day** and most decisions
- **Development partners** – select for fit and experience: this is a long-term relationship
- **Development agreement** and team, including attorneyss and other professionals



The Alexandria Experience – Challenges for Faith Communities

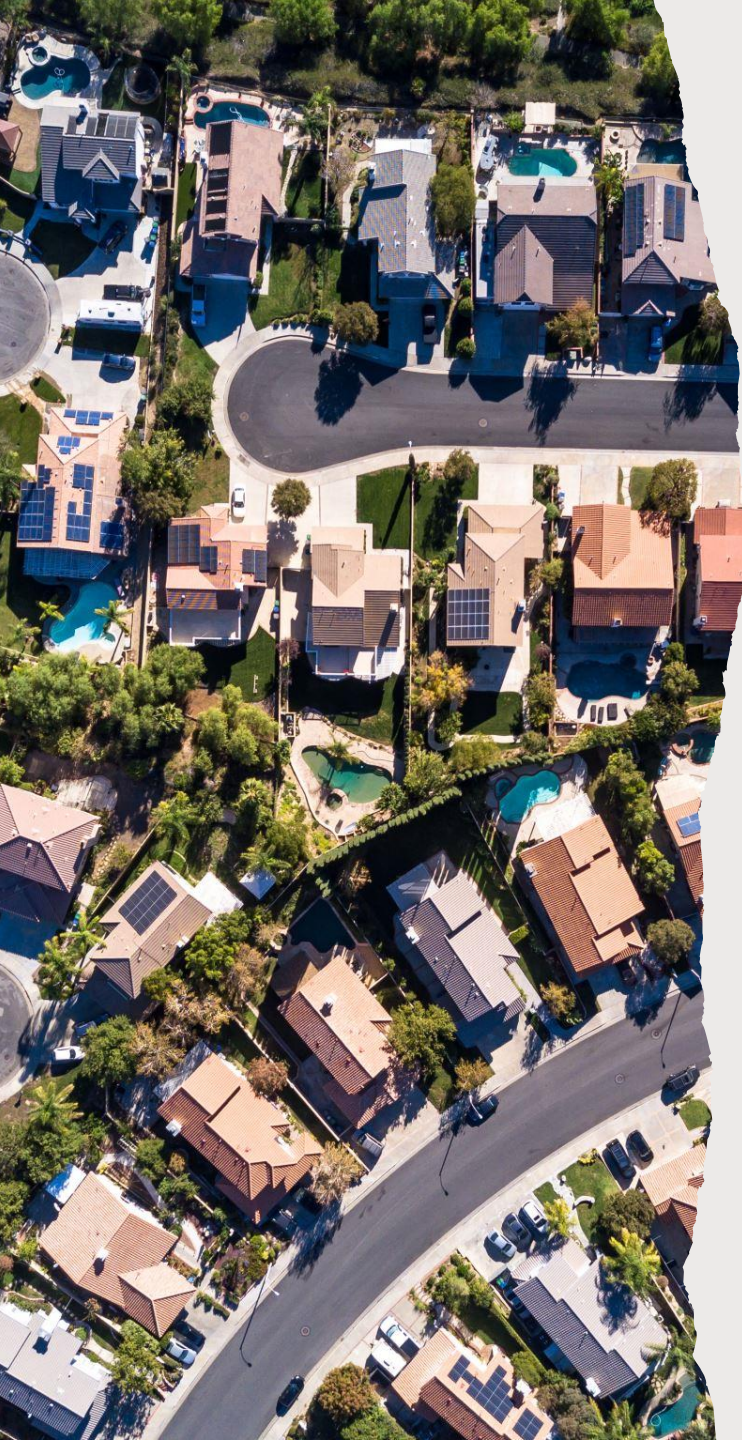
- Keeping congregation informed, engaged, and supportive through change
- Understanding the time and cost of the development approval and project funding processes
- Managing risk, relocation, and expectations
- NIMBY-ism and continuing to love thy neighbors/Proposed Faith in Housing
- The “after” (project) life

Questions? Contact Us!

Office of Housing
421 King Street, Suite 215
703.746.4990

alexandriava.gov/Housing





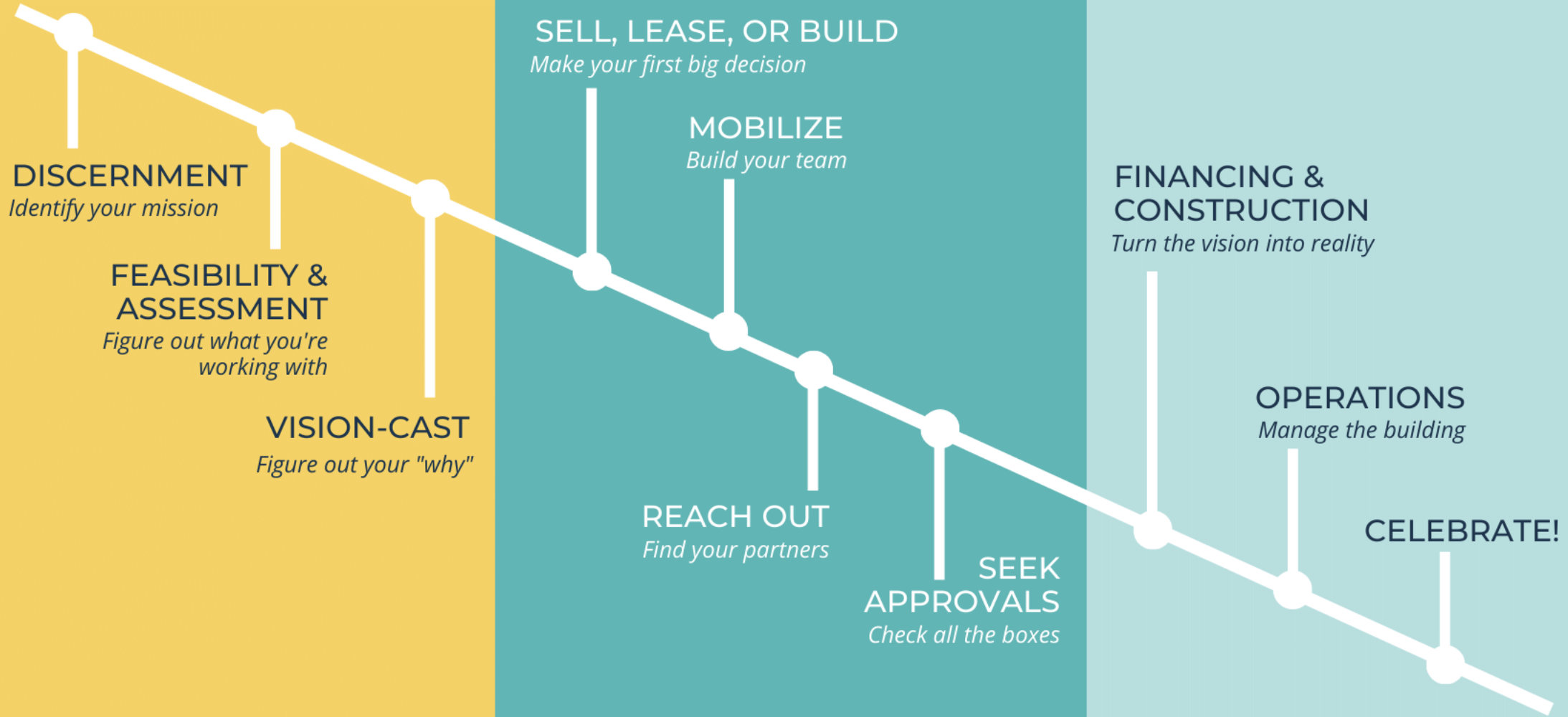
Discernment

Rev. Jo Besler
Episcopal Church of the Resurrection

Phillip Faig
Old Town Church, Alexandria

Gene Cross
Congregational Consultant

HOUSING DEVELOPMENT 101





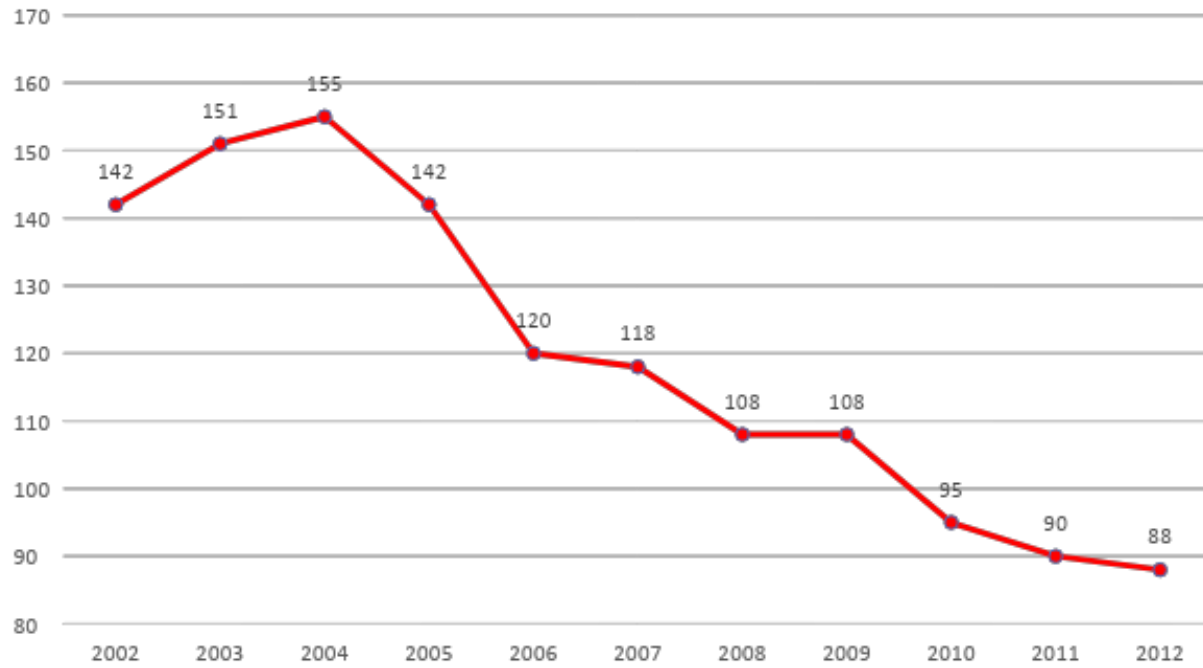
Episcopal Church of the Resurrection & “The Spire”

**Serving the West End of
Alexandria, Virginia**

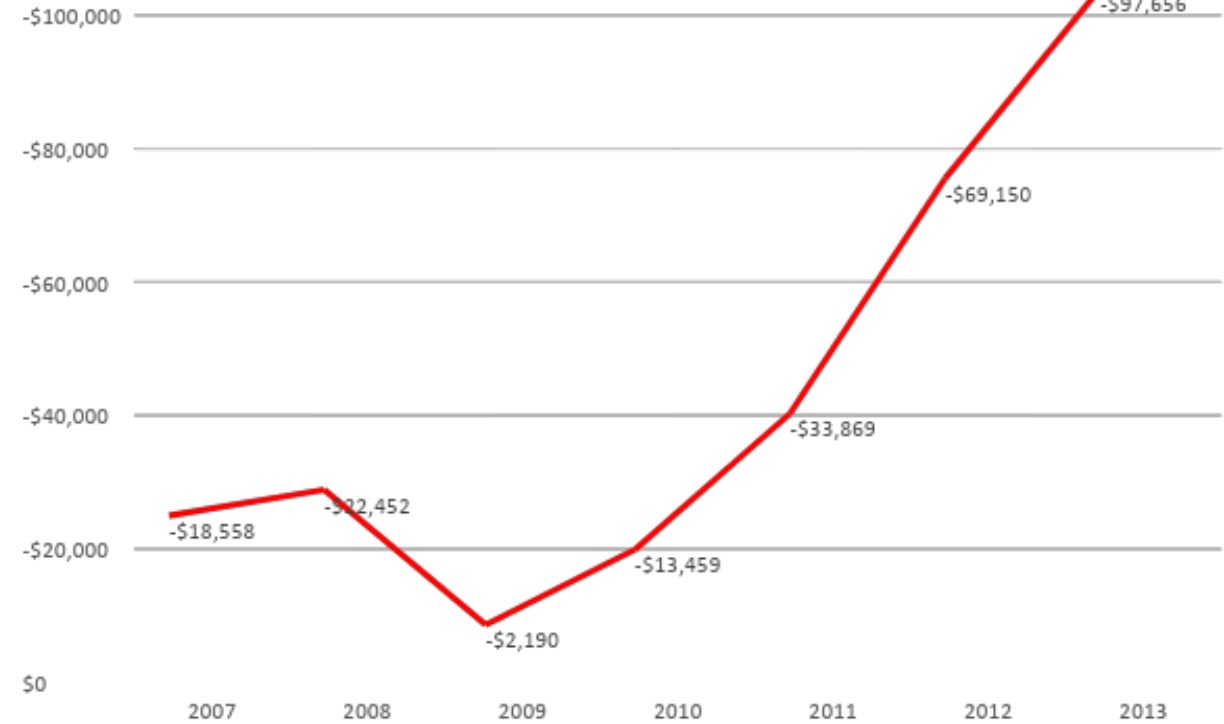


Our “situation” in 2012

Average attendance



Operating Deficit



We spent all of 2013 discerning

2013

By December 31, 2013, Church of the Resurrection will have embarked on a course of action that will preserve the values and missions of the congregation as a transformed and sustainable parish.

Workgroups!

Outcome: An interim decision to “leverage our property to achieve greater impact in meeting community needs.”

2014

18,218

We held *a lot* of Forums to gather and explore ideas

Our neighbors needed housing

1,749

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017

2000-2017 Market-Affordable Trends in the City of Alexandria.

Source: Office of Housing, 2000-2017 Annual Point-in-Time Survey of Market Affordable Rental Units in Private Apartment Properties with 10 or More Units

**We had
more
Forums and
meetings
and a lot of
votes along
the way**

Joint development
agreement with AHC

Environmental and
property assessments

First of three
congregational votes

Congregational "go/no
go" decision

Search for an "interim
home."

Interim Concept 1 approval

No easement from GHA; City
budget hearings; design
reviews/hearings; construction
details!

Second of three congregational
votes

2015

2016

2017



Over 92-99% of us said consistently “yes” to gifting our community with affordable housing

Timeline

2018

Obtained LIHTC after City Council and Diocesan (Bishop and Standing Committee) approvals.

Third of three congregational votes.

Deconsecrated church/ moved to VTS (admin and worship) and St. James UMC (food pantry).

2019

Demolished church; hired construction manager; went to closing (\$\$\$\$); interviewed construction companies for the church; worshiped online (COVID).

Fall of 2018



**Our
walk-
through
surprise**



Timeline

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April 2019





1220

Resurrection Works
Welcome
9 AM Wednesdays
resurrection.org

2020
2021

Built new church.
Planned for fit-out
of the church.
Used 13 different
worship locations
(COVID).

Moved during Holy
Week.

Grand opening,
consecration of
building, and Easter
Vigil on Holy
Saturday.

I will never waver
Stand
www.nobuy.org

**Two
days
before opening
(aka Maundy
Thursday)**



Opening Day Holy Saturday 2021



**One day
after
opening
(aka Easter
Sunday)**



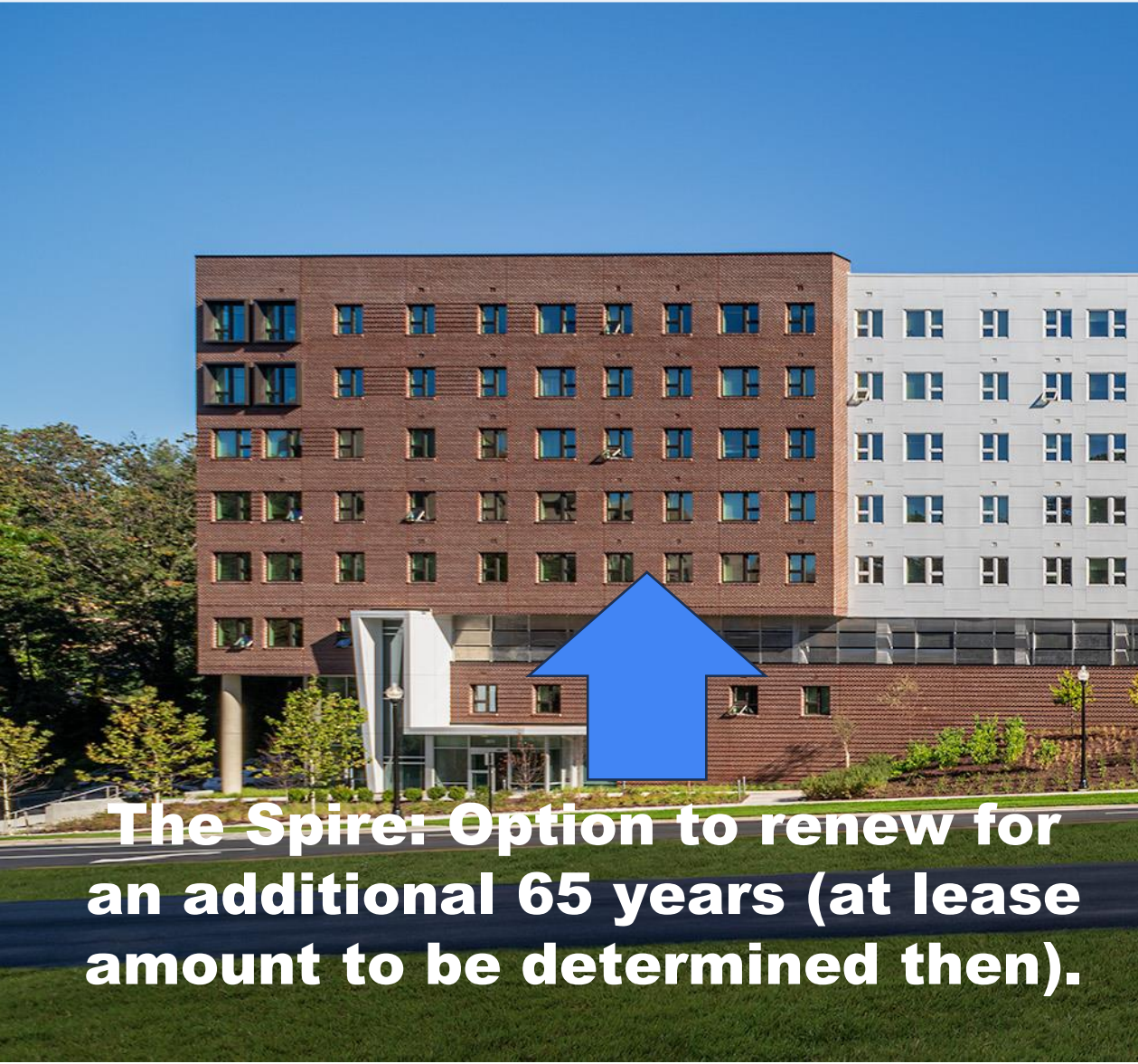
**Now, 113 families have housing where there was none,
and the church is right-sized and living into its mission**



**The Spire: 113 units of
affordable housing
for at least 65 years**

**The Church: A new church that
continues to serve the community
built with the ground lease money.**

Now, 113 families have housing where there was none, and the church is right-sized



The Spire: Option to renew for an additional 65 years (at least amount to be determined then).

2022-2024

Are living “the values and missions of the congregation as a transformed and sustainable parish.”

Many outreach missions (including ESOL for Spire residents).

Balanced budget every year but one since 2013.

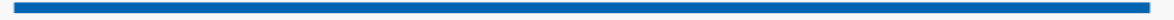
Average Sunday attendance: 72, including new members.



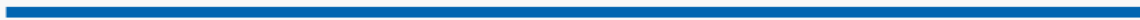
BUILDING FOR *Hope*

Repurposed Facilities | Renewed Congregations | Community Good

B4H is an initiative of Old Town Community Church supported by a generous grant by Lilly Endowment Inc.



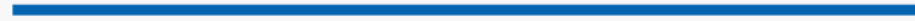
The vision of Building for Hope is to create a movement of sustained revitalization through creative, community-based uses of underutilized church facilities.



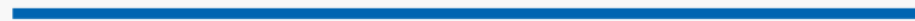
B4H is a congregational discernment journey through which a congregation will discover the convergence of their:

- 1) Underutilized physical assets;*
- 2) Congregation's passion for mission;*
- 3) Neighborhood's need.*





This journey will lead to the discovery of a social enterprise that will meet the neighborhood's need and provide the necessary financial resources.



B4H is a 2-year cohort-based learning experience with 12 churches per calendar year.

Year 1 features:

- 3 gatherings in Old Town Alexandria
- Coaching
- Virtual connections with the cohort



Year 2 Features:

- Continued coaching
- Connections with subject specific mentors
- Virtual connections with the cohort



For more information reach out to:
pfaig@buildingforhope.org

Evolution of our building

1930's



1950's



2015



What did we set out to do?

- Solve building infrastructure issues
- Provide worship space
- Kinhaven School space
- Flexibility for future
- Sustainable for future
- Meet mission needs
- Retain the church's presence



Central United
Methodist
Church

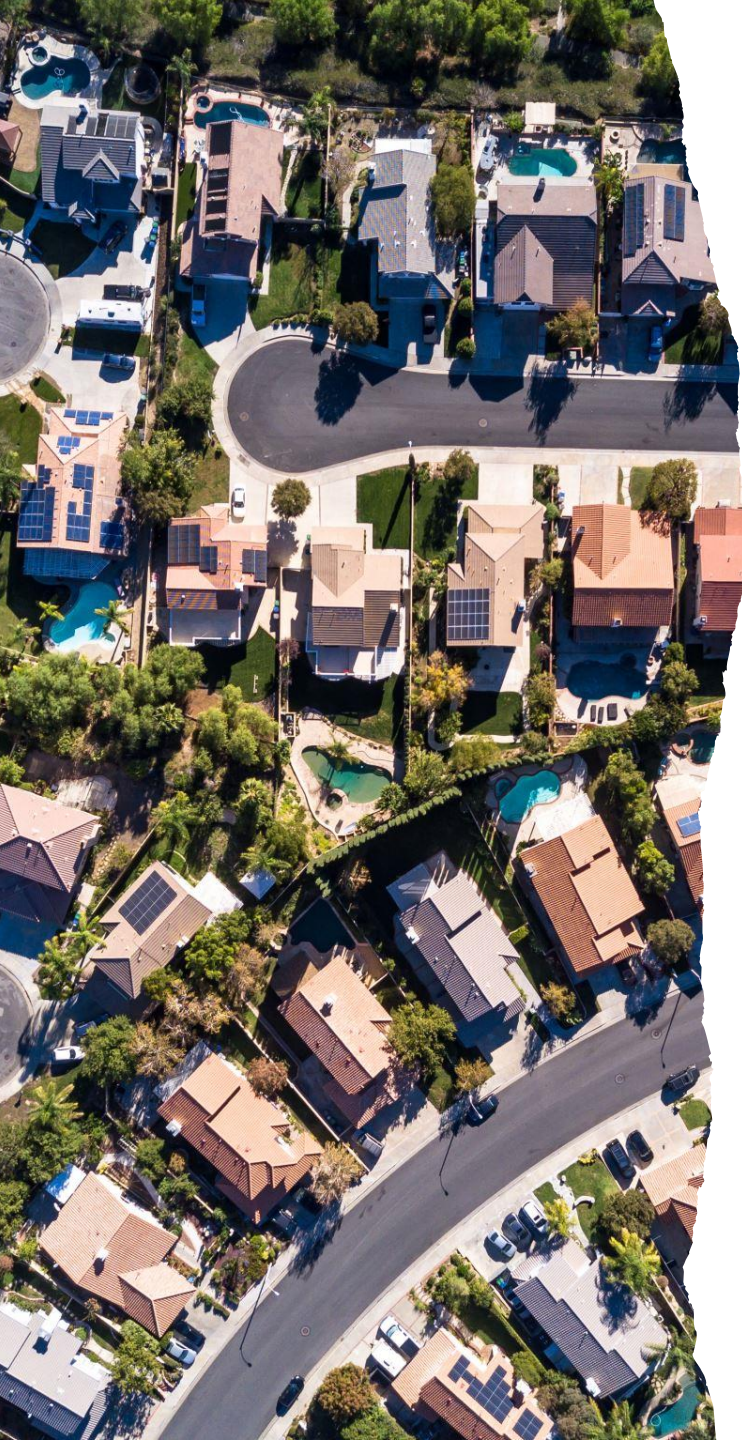
Central United Methodist Church Project Timeline



- March 2007 Prayer walk with Bishop Peter Storey
- August 2007 Building Committee begins to form
- April 2013 Congregation Survey & Space
- November 2013 Request for Information (RFI) issued
- July 2014 Rev. Cobb retires and Rev. Harrison-McQueen Appointed
- March 2015 Request for Proposal (RFP) issued
- June 2015 90 Days of Prayer launch
- October 2015 Initial Developer selected
- February 2017 Site Plan Approved by Arlington County
- 2017 & 2018 Financing Applications Unsuccessful
- June 2020 Arlington Partnership for Affordable Housing selected as new developer
- December 2021 Ground Breaking with APAH
- March 31, 2024 Grand Opening Easter Sunday, 10:30 a.m.

Central's Vision 2024





Discernment

Panel Discussion

Moderator: Jill Norcross

Development

Carmen Romero

True Ground Housing Partners

Pr. Sarah Harrison-McQueen

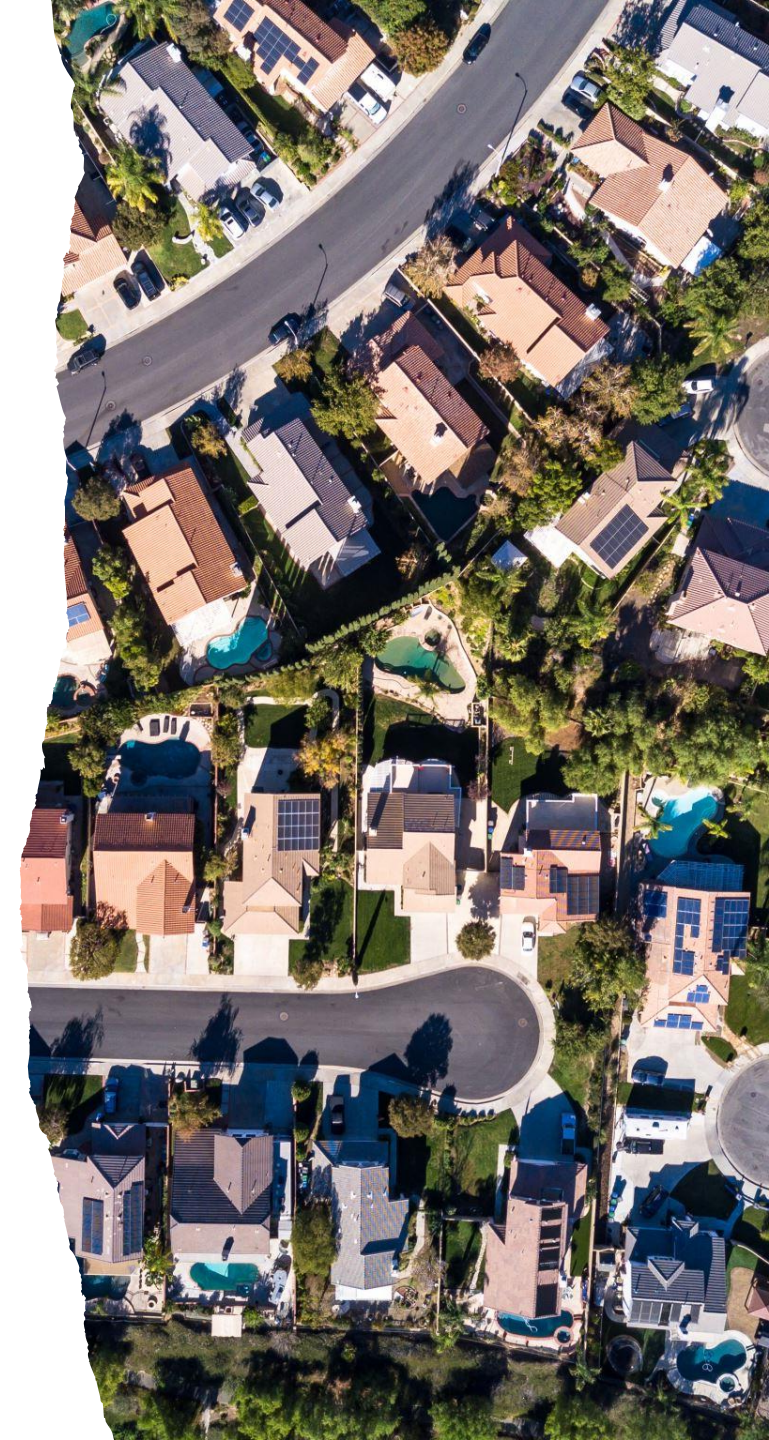
Central United Methodist Church

Kamilah McAfee

Wesley Housing

Pr. Juli Wilson-Black

Fairlington Presbyterian Church





Congregations and Affordable Housing

October 29, 2024

About True Ground Housing Partners

- **Mission-driven**, innovative housing developer
- **Owns** over 2,800 homes with over 1,400 units in active pre-development
- **Focused** on 30% to 60% AMI, including 10% Permanent Supportive Housing
- **Promotes** opportunity and stability for residents
- **Operates** throughout the DMV with projects in 5 jurisdictions
- **Committed** to racial justice



True Ground Housing Partners Board



Board of Directors includes:

- Rich Jordan, Potomac Investment Properties
- Matt Birenbaum, AvalonBay
- Keiva Dennis, PNC Bank
- Andy Van Horn, Dweck Properties
- Buzz Roberts, National Association of Affordable Housing Lenders (retired)
- John Green, Blackstar Real Estate Partners
- Tannia Talento, Former Arlington Public School Board Chair



True Ground Housing Partners Staff Leadership



Carmen Romero
President and CEO



Mike Chiappa
Senior Vice President of Real Estate



Garrett Jackson
Director of Philanthropy and Communications



Marquan Jackson
Vice President of Resident Services



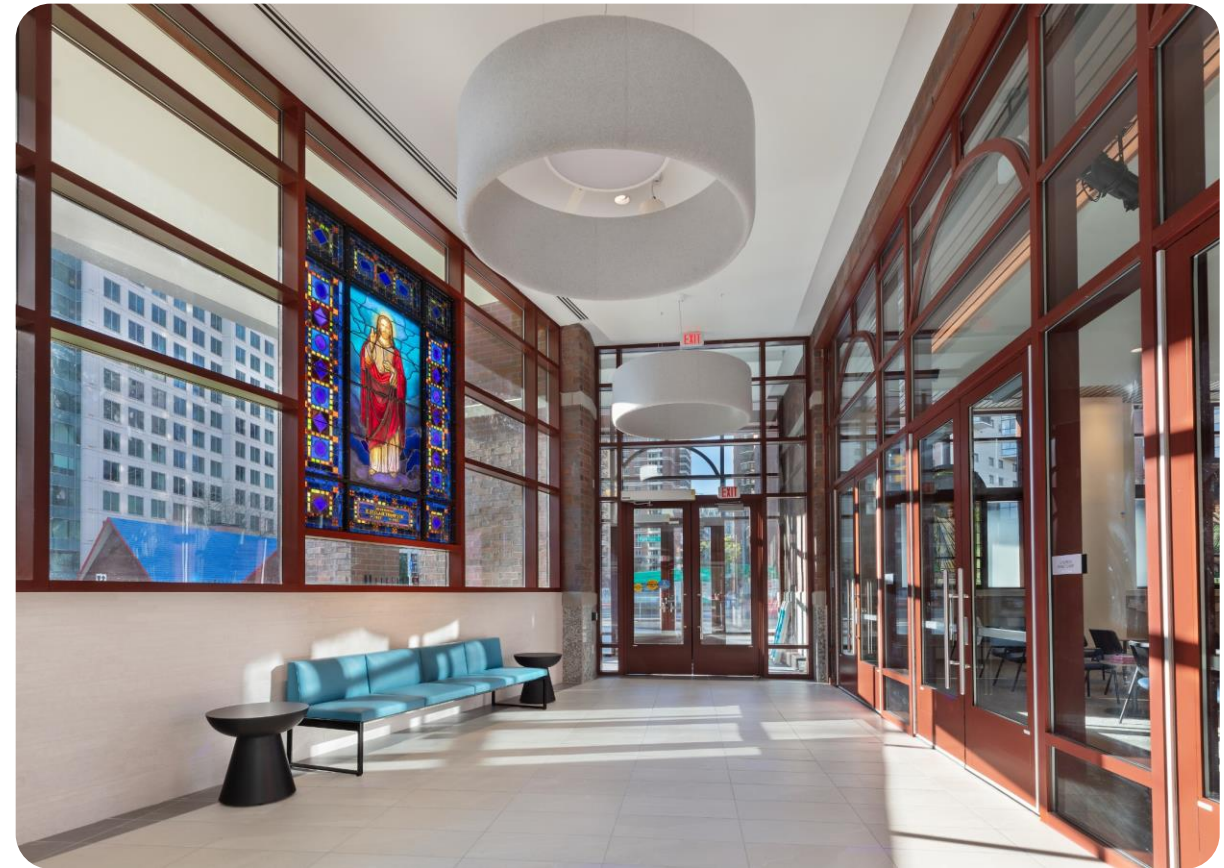
Kyle McCandless
Chief Financial Officer



Kim Painter
Vice President of Talent and Collaboration

Unity Homes: A Faith Based Partnership with Central United Methodist Church

- 144 affordable units across from Ballston Metro
 - 108 – 1 Bedrooms
 - 24 – 2 Bedrooms
 - 12 – 3 Bedrooms
- Partnered with Central United Methodist Church to acquire their property to co-locate a new church facility and daycare with affordable housing
- 4% LIHTC Financing
- Subordinate Financing with Virginia Housing and Arlington County



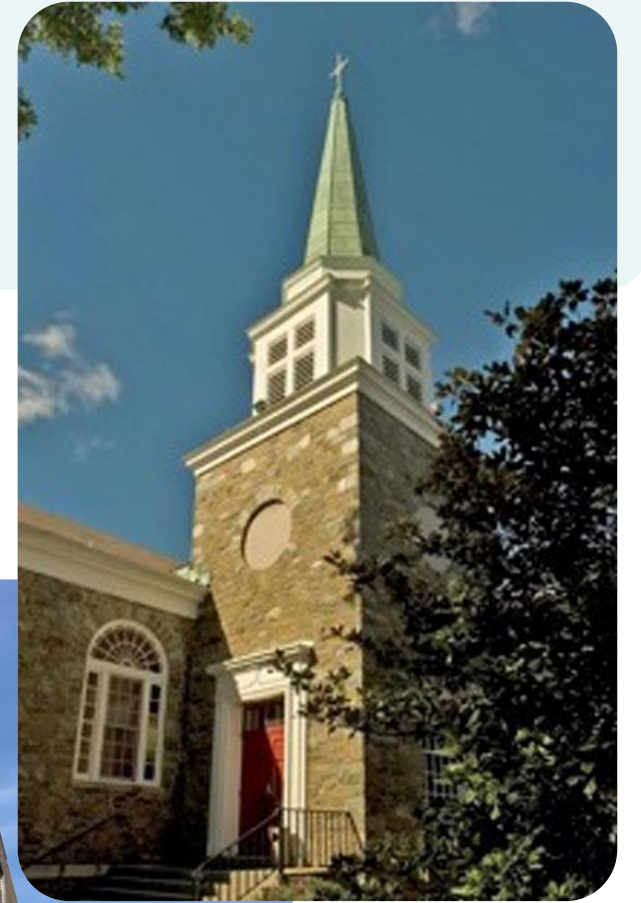
Project Sources and Uses

<u>SOURCES</u>	Residential	CUMC	TOTAL	PER UNIT (RES)
AHIF	\$ 19,065,000	\$ -	\$ 19,065,000	\$ 132,396
VHDA Permanent Loan	\$ 12,800,000	\$ -	\$ 12,800,000	\$ 88,889
Deferred Developer Fee	\$ 1,625,000	\$ -	\$ 1,625,000	\$ 11,285
Tax Credit Equity	\$ 27,611,746	\$ -	\$ 27,611,746	\$ 191,748
Amazon REACH Grant Proceeds	\$ 8,750,000	\$ -	\$ 8,750,000	\$ 60,764
Virginia HTF	\$ 900,000	\$ -	\$ 900,000	\$ 6,250
CUMC Sales Proceeds	\$ -	\$ 10,110,000	\$ 10,110,000	\$ -
Church Fundraising	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -
Church Dev Fee	\$ -	\$ -	\$ -	\$ -
TOTAL SOURCES	\$ 70,751,746	\$ 14,110,000	\$ 84,861,746	\$ 491,332
<u>USES</u>	Residential	CUMC	TOTAL	PER UNIT (RES)
Acquisition	\$ 10,518,000	\$ 2,623	\$ 10,520,623	\$ 73,042
Construction	\$ 41,436,279	\$ 10,482,869	\$ 51,919,148	\$ 287,752
Soft Costs	\$ 10,227,540	\$ 3,441,825	\$ 13,669,365	\$ 71,025
Financing Costs	\$ 3,152,383	\$ 92,039	\$ 3,244,421	\$ 21,892
Developer Fee & Reserves	\$ 5,417,543	\$ 90,644	\$ 5,508,188	\$ 37,622
TOTAL USES	\$ 70,751,746	\$ 14,110,000	\$ 84,861,746	\$ 491,332



Arlington Presbyterian Church: From Vision to Reality

- Faith-based partnership at Gilliam Place born out of the **Arlington Presbyterian Church (APC)**'s vision to serve neighbors and community need for affordable housing
 - Declining attendance and limited cash
 - Leveraged underutilized site (1.5-acre site largely covered by surface parking)
- Multi-year process to attain necessary approvals from church and county
- After exploring multiple options, church decided on master lease structure
 - ✓ APC returned to site as tenant of ground floor retail, with flexible worship space
 - ✓ Kept most sales proceeds to fund mission
- Project broke ground in 2017 and was completed in 2019
- Relocation of Funshine Daycare to Macadonia Baptist Church
- See church journey at: <https://incarnation.org/>



Our Vision for Clarendon Presbyterian Church

- In the conceptual stages
- A new smaller church space for church and community uses
- A new modernized space for innovative onsite childcare through the Clarendon Child Care Center which has operated at the church for over 60 years
- Separate affordable housing run by True Ground Housing, open to all seniors, with design elements and programming that would be welcoming to LGBTQ seniors.



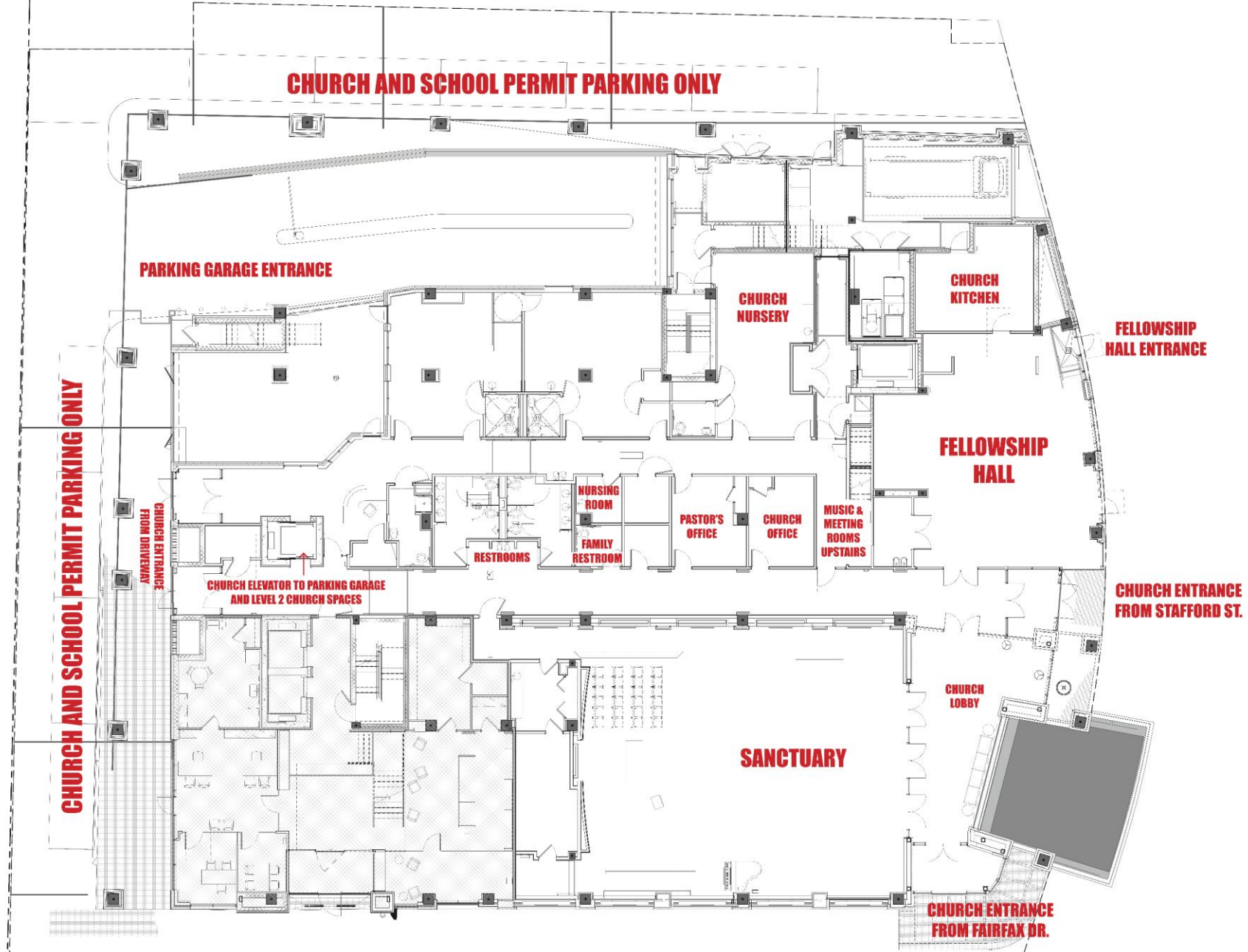


Thank you!

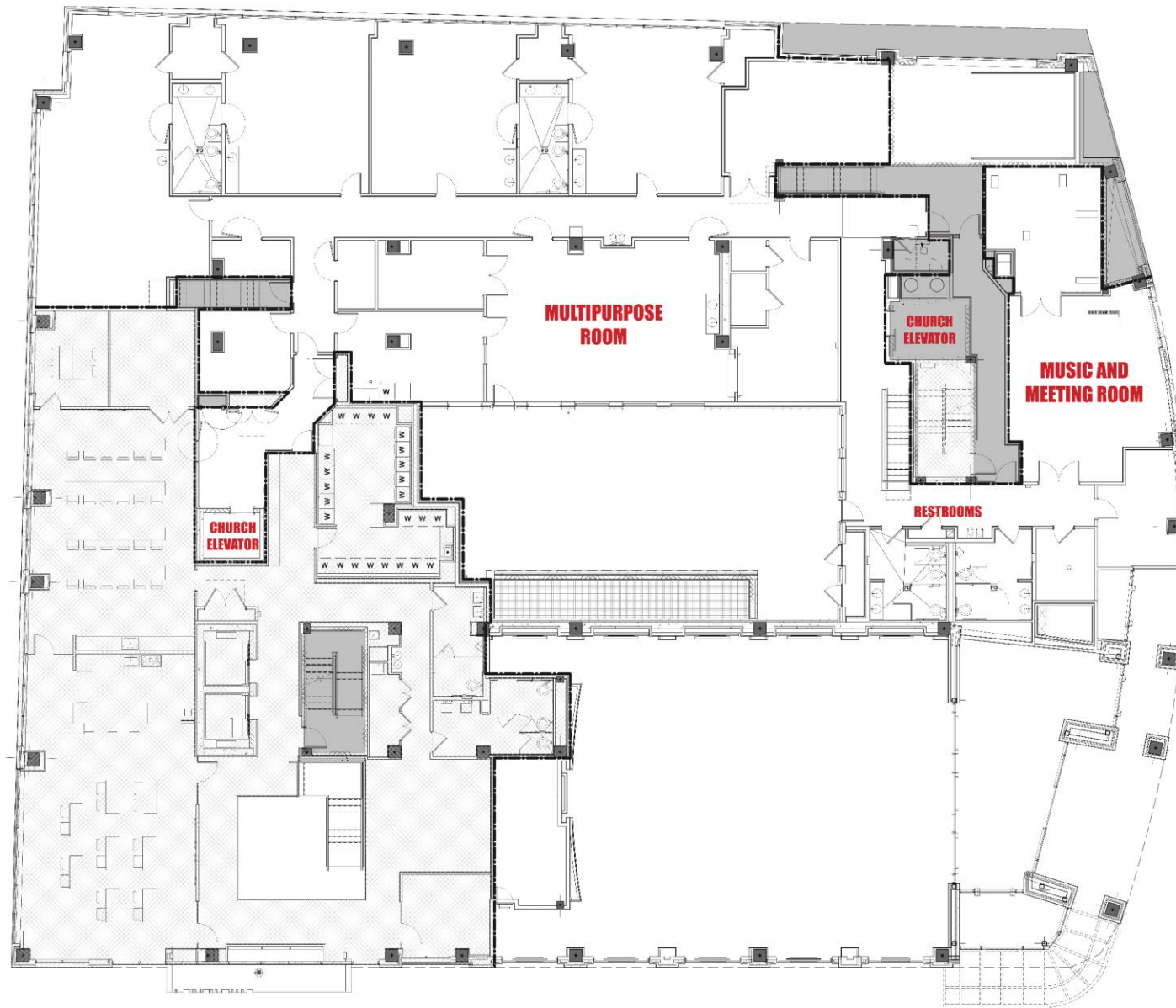
Carmen Romero, President and CEO
cromero@truegroundhousing.org

Rev. Sarah Harrison-McQueen

Central United Methodist Church



LEVEL 1



LEVEL 2



Congregations and Affordable Housing

Kamilah McAfee
President & CEO



Our Mission & Faith Roots

Wesley Housing *builds up* the lives of our most vulnerable community members by creating and operating healthy, supportive, stable, affordable housing communities and providing supportive resident services.

Founded in 1974 based on a study of social justice issues by the local districts of the United Methodist Church.



The Waypoint - Opportunity

- **Fairlington Presbyterian Church (FPC)** selected Wesley Housing through an RFP process to partner in the development of affordable housing on the Church's underutilized parking lot
- DSUP approved by the City of Alexandria with FPC as co-applicant

Funding sources:

- 9% tax credit equity: \$18M
- 1st mortgage: \$10.5M
- Alexandria City loan: \$7.6M
- Virginia Housing Trust Fund: \$700K
- Alexandria Rent Subsidy: 9 units



The Waypoint - Outcomes

Unit Features:

- 9 fully accessible ADA compliant units
- 100% Universal Design

Amenities:

- Community room
- Computer room/business center
- On-site laundry facilities
- Shared courtyard plaza
- Playground access
- Free in-unit and common area Wifi



Size	30% AMI	50% AMI	60% AMI	Total
Studio	1	1	1	3
1 BR	3	4	5	12
2 BR	3	23	23	49
3 BR	2	7	8	17
Total	9	35	37	81

Senseny Place- Opportunity

- **St. Paul's on-the-Hill Episcopal Church** selected Wesley's proposal to develop AH on Church site
- Designated land-use changed/ project approved by the Board of Supervisors

Funding sources:

- 9% tax credit equity: \$9.7M
- 1st mortgage: \$3.3M
- HUD Section 202: \$1.9M
- Virginia Housing Trust Fund: \$1.6M
- Project Rental Assistance Contract: 11 units



Senseny Place- Outcomes

Unit Features:

- 7 fully accessible ADA compliant units
- 100% Universal Design

Amenities:

- Community rooms
- Exercise room
- On-site laundry facilities
- Community garden
- Free in-unit and common area Wifi



Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total
1 BR	5	24	6	8	0	43
2 BR	1	2	2	7	8	20
Total	6	26	8	15	8	63

Thank you.

Kamilah McAfee

(703) 642-3830

KMcAfee@whdc.org

wesleyhousing.org
@wesleyhousing





the
waypoint
at fairlington

















restrictions and covenants which shall run with the land and shall be binding upon all subsequent owners and enforceable by the parties of the first part and all subsequent owners of the property or any part thereof:

- (1) That for a period of Twenty years from the date of this deed, the said land shall be used only for religious purposes, that is, for the erection thereon of a Church, educational building and parsonage, and such other buildings as would be strictly for religious purposes, all to be built of red brick, stone or other fire resisting construction; plans are to be approved by Vendors herein named, their successors or assigns, prior to the erection of any and all of the improvements to be erected on said land.
- (2) That said land or any part thereof, or any interest therein, shall never be occupied by, sold, leased, devised, conveyed or in any manner alienated to any person not a member of the Caucasian Race.

TO HAVE AND TO HOLD the said premises above described unto the said parties of the second part, their successors and assigns forever.

The parties of the first part covenant with the parties of the second part that they have the right to convey this property to them; that there are no encumbrances against the same; that they shall have quiet and peaceable

SUPPORT THE FAITH IN HOUSING ACT

FREE TO SERVE, FREE TO BUILD: CUT THROUGH THE RED TAPE!

Be part of a powerful movement for change! We're on a mission to pass the "Faith in Housing" legislation which cuts red tape and removes barriers for congregations that feel a missional call to create desperately-needed affordable housing on their own land. Virginia has a serious housing shortage; it needs to make building affordable housing easier, not harder, for congregations who are willing to generously serve their communities.

We have a small window before the 2025 General Assembly January-February. Don't miss out on the opportunity to tell your state legislators to support this common-sense legislation to address our housing crisis and support faith communities!



Email your legislators



Join VOICE's campaign!



YES IN GOD'S BACKYARD!



voice@voice-va.org

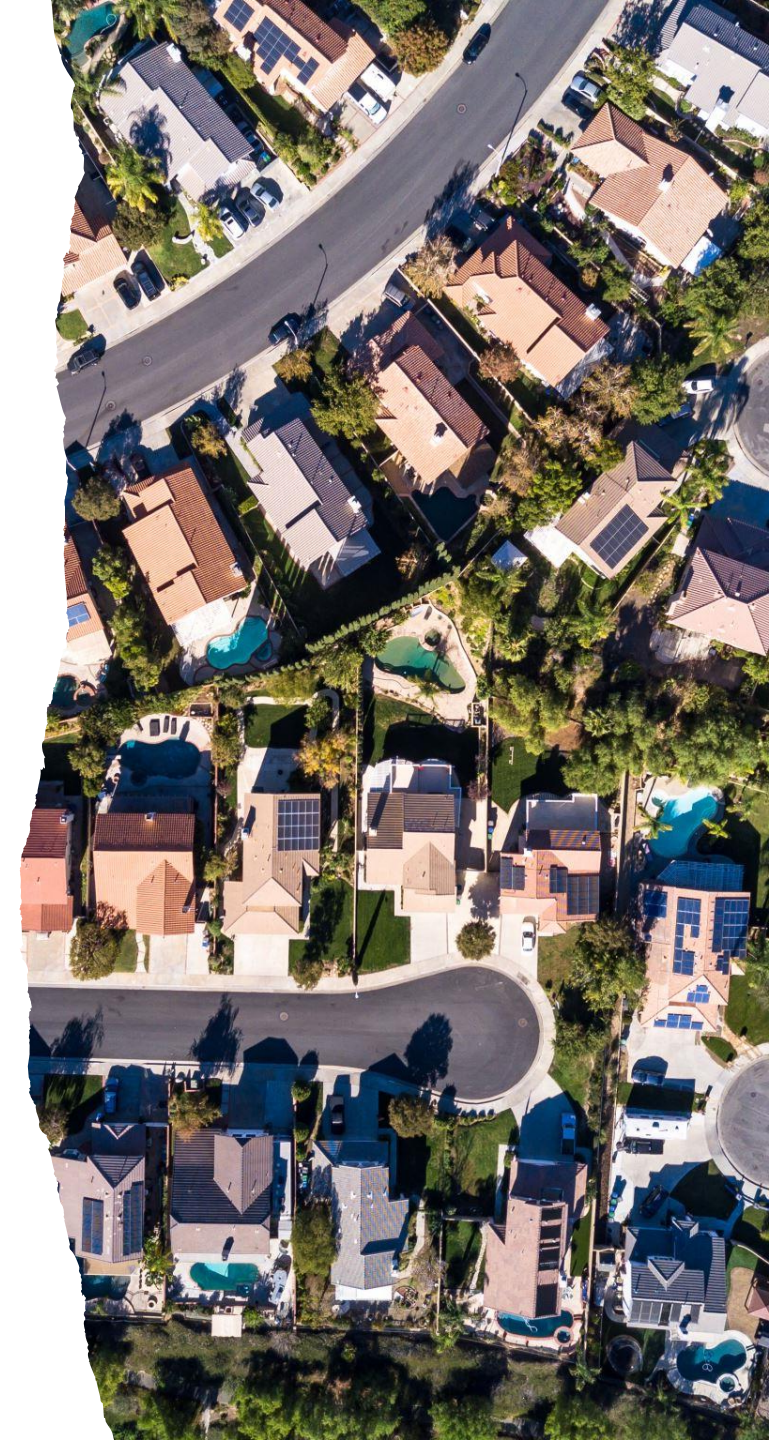


voice-va.org

Development

Panel Discussion

Moderator: Nina Janopaul



Operations

Kat Turner
Episcopal Church of the
Resurrection

Rev. Ashley Goff
Arlington Presbyterian

Michael Spotts
Habitat for Humanity





CHURCH OF THE RESURRECTION:
POST DEVELOPMENT

October 29, 2024



**Over 90% of us said consistently
“yes” to gifting our community
with affordable housing**







**Finding (free)
office/mission space**



Even during the pandemic

Resurrection Children's Center









2022 Vestry Goal

Enhance relationships with West End neighbors especially with the residents of The Spire, Goodwin House, and St. James Plaza.













the
SPIRE
Grand Opening

GRAND OPENING GRAND OPENING

the
SPIRE
Apartment Community



English for Speakers of Other Languages



Living our name: Church of the Resurrection



PREVIOUS
ARLINGTON
PRESBYTERIAN
BUILDING

Zero homes in this version
of APC



DEMOLITION
OF THE
BUILDING



NOW 173 HOMES
ON THE LAND.



APC IS
LOCATED ON
ENTRY LEVEL
OF GILLIAM
PLACE



APC WORSHIP SPACE



APC NOW.....





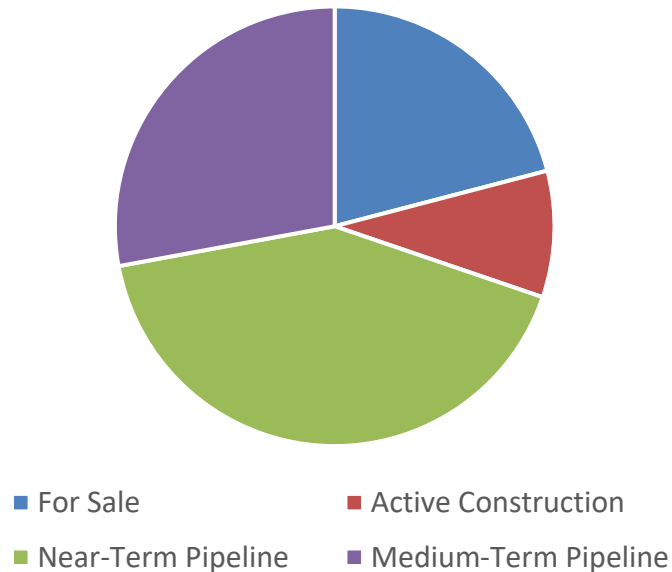
We build strength, stability, self-reliance, *and* shelter.

Partnerships with Congregations to Support Affordable Housing

October 29, 2024

About Habitat DC-NOVA

Current Pipeline: 53 total units



- *Our Mission is to reduce poverty and housing instability in the national capital area by creating and preserving decent, affordable, and energy-efficient homes for local residents with low and moderate incomes.*
- 300 homes built
- 235 repairs completed
- More than 50,000 volunteers engaged
- Service area: District of Columbia, Arlington and Fairfax Counties, & Cities of Alexandria, Fairfax, and Falls Church



Real Estate Partnerships

Capital/Fundraising

Volunteer Engagement

Real Estate Partnerships

- Development at a range of scales
- Support for maintenance of existing real estate assets
- Leveraging partnerships with other faith-based nonprofits



Description

- *Location:* 10723 Main Street, Fairfax City, VA
- *Project Dates:* 2024-2026
- *Specs:* Ten 4 br/3b.5 ba townhomes
- *Additional features:* solar panels, 2 units for transitional housing partnership
- Habitat DC-NOVA has joined a partnership with Fairfax Presbyterian Church (FPC), HomeAid National Capital Region, and HomeStretch to redevelop a portion of the church's parking lot into ten townhomes. FPC will provide the land through a long-term ground lease, HomeAid will provide no- to low-cost site work and materials, and Habitat DC-NOVA will be the primary builder. Eight townhomes will be sold affordably to low-income families through the Habitat homeownership program, and two homes will be sold to HomeStretch for the purposes of transitional housing for families.



Description

- *Location:* Arlington, VA
- *Project Dates:* 2024-2025
- *Specs:* Single-family home serving adults with intellectual disabilities and caregivers
- In partnership with L'Arche of Greater Washington, HomeAid National Capital Region, and Arlington County, Habitat DC-NOVA will redevelop the historic Reevesland Farmhouse to accommodate adults with intellectual disabilities and their caregivers. A new, historically compatible wing will be added to accommodate 4 residents and 2 caregivers, and the existing farmhouse will be restored and renovated to meet the needs of the residents.



Capital/Fundraising

- Campaigns to support projects/nonprofits
(Example: *FPC Sacred Homes Program*)
- House sponsorships

Volunteer Engagement

- Homebuilding
 - Habitat DC-NOVA's "Sandlot"
 - Organized build days (Habitat, Rebuilding Together)
- Education
- Advocacy
 - Example: *VOICE*

Operations

Panel Discussion

Moderator:
Kat Turner





Join us at
the Expo!

