

Webinar

SERIES

CATHOLIC CHARITIES USA
Innovation
CHALLENGE 

Webinar Logistics

- ✓ The webinar is being recorded and will be forwarded to registrants. The webinar will also be available on the CCUSA website.
- ✓ Your phone line or computer speakers are muted.
- ✓ You may use the 'Chat' feature for comments or questions during the presentation.
- ✓ We will have time for Q & A at the end and will open the lines at that time.
- ✓ All questions not addressed during the webinar will receive an email response.



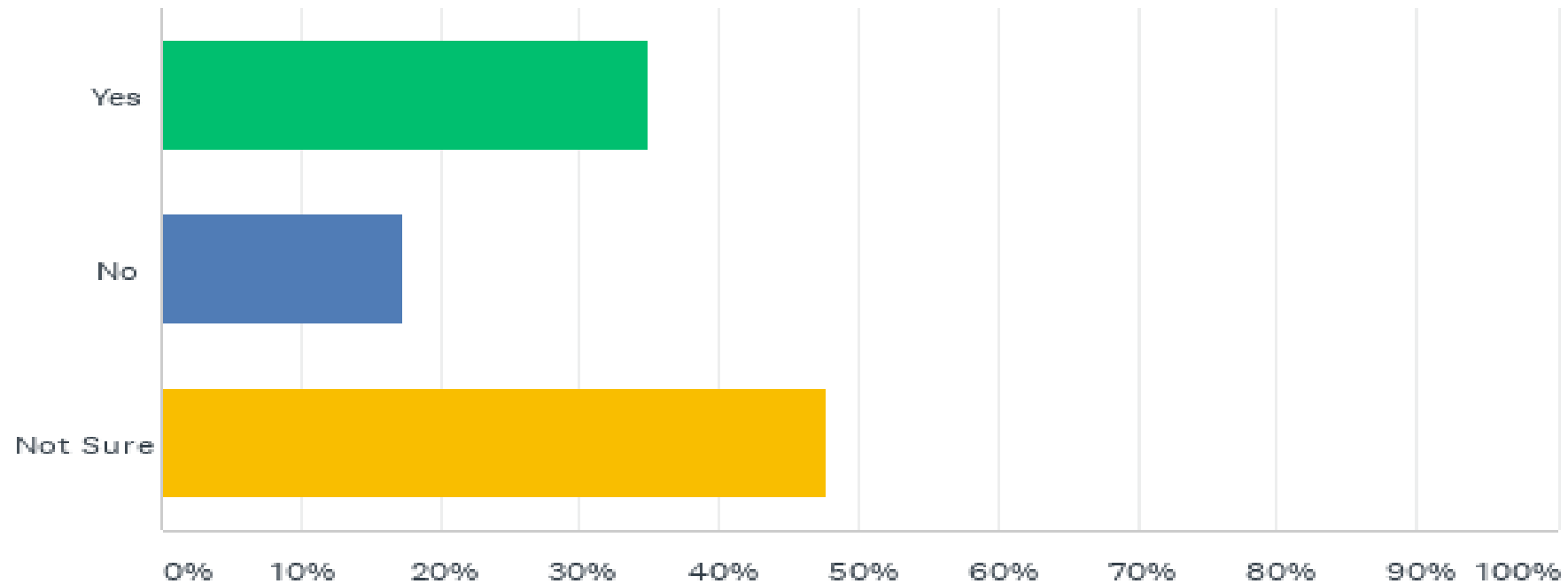
Intersection of Housing & Parish Social Ministry: Lessons in Parish Partnerships Part 2

Wednesday, August 12, 2020

*Timothy Crawl-Bey, Moderator
CCUSA Senior Director, Housing Strategy*



Q5: Does your agency have access to surplus church property that can be used for affordable housing development?



ANSWER CHOICES	RESPONSES
Yes	34.92% 22
No	17.46% 11
Not Sure	47.62% 30
TOTAL	63



Today's Panelists

Heather Huot currently serves as Director of Catholic Housing and Community Services (CHCS), a social service organization of the Archdiocese of Philadelphia that works to support older adults throughout the Philadelphia region and their choices to live independently in their communities. Ms. Huot began her career in homeless services, committed to providing stable housing for vulnerable populations. She took on oversight of senior housing for CHCS in 2015 and moved into the role as Director in 2020. Ms. Huot has been a part of the team that has successfully put three of CHCS' senior affordable developments into operation and is working with two developments currently in pre-development. She has expanded CHCS' community-based care management program, now operating in all five Philadelphia-region counties. She earned a B.A. from Boston College in Elementary and Special Education and a Masters of Social Work from the University of Pennsylvania.





Today's Panelists

Prior to being named Vice President, Social Enterprise and Workforce Development, **Steven (Steve) E. Bogus**, MSW was Vice President Development for Catholic Charities USA. Prior to joining CCUSA in the spring of 2017, Steve had over 35 years of experience in the Catholic Charities network including serving as CEO of two agencies, CC Maine (1989-1993) and CC Louisville (1998-2017). He has been involved in leadership with CCUSA's Council of Diocesan Directors and served on CCUSA's Board of Trustees, while a diocesan director. He also has an interest in Social Work education with experience in both classroom and field instruction. During his time at Catholic Charities Louisville, the agency co-developed eight apartment projects for low-income seniors, consistently was among the top 5 refugee resettlement agencies in the CC Network, and started three social enterprises.





Today's Panelists

Monsignor Michael Boland was the President/CEO of Catholic Charities of Chicago for 30 years which served over a million people a year in the Archdiocese at 282 locations. He was also the Chairman of the Catholic Charities Housing Corporation which built over \$600 million of housing for low-income seniors, assisted living apartments, a campus for victims of domestic violence and their children, a short-term rehab residential building which also had out patient services, and a home for retired priests. He is now an Executive Consultant to CCUSA.

Parishes and Affordable Housing



Catholic Housing and Community Services
ARCHDIOCESE OF PHILADELPHIA

Who We Are

We support seniors and their choices to live independently and with dignity.



Housing Portfolio

Current Buildings:

- Casa Carmen Aponte: 35 apartments
- St. John Neumann Place: 75 apartments
- Nativity BVM Place: 63 apartments
- St. Francis Villa: 40 apartments
- St. John Neumann Place II: 52 apartments

Current Projects in Development:

- St. Rita Place and Cascia Center
- St. Joseph Place



St. John Neumann Place



- Opened in 2008
- Repurposing of St. John Neumann High School
- 75 one bedroom units



St. John Neumann Place



- Opened in 2008
- Repurposing of St. John Neumann High School
- 75 one bedroom units



Nativity BVM Place



- Opened in 2015
- Repurposing of Nativity BVM elementary school
- 63 one bedroom units



Nativity BVM Place



- Opened in 2015
- Repurposing of Nativity BVM elementary school
- 63 one bedroom units



St. Rita Place



- Under Construction
- Vacant lot adjacent to National Shrine
- 46 one bedroom units



St. Rita Place



- Under Construction
- Vacant lot adjacent to National Shrine
- 46 one bedroom units



St. Joseph Place



- In Development
- Two vacant elementary school buildings
- 50 one bedroom units



St. Joseph Place



- In Development
- Two vacant elementary school buildings
- 50 one bedroom units



CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- **CCL's roles in housing development**
 - **CO-DEVELOPER – anchored by internal designated staff**
 - AGENCY FIDUCIARY RESPONSIBILITY (risk/reward and fund development)
 - PARISH ENGAGEMENT (PSM) -**relationships** and diocesan connections
 - SOCIAL ENTERPRISE – **program-generated revenue**, prioritize impact, server under-resourced populations

CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- **PARTNERS**

- **DEVELOPMENT PARTNER (co-developer) – Housing Partnership, Inc. (HPI)**
- (ARCH)DIOCESE
- DESIGN/DEVELOPMENT – architect, engineering, construction contractor, attorney, consultants
- INVESTORS – government, private, consultants
- REGULATORS – planning & zoning, historical districts, consultants
- COMMUNITY – parishes, neighbors, beneficiaries

CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- **VIDEO:** What to look/listen for ---
 - Types of construction?
 - What types of financing?
 - What is CCL's niche? Can you think of other niches for your communities?
 - How many projects did it take to get CCL to the core purpose of ADAPTIVE RE-USE?
 - What are the benefits to the (arch)diocese?
 - What are the benefits to the parishes?
 - What are the benefits to CC Louisville?
 - Why do you think the last project was so much more expensive than the others? (Hint: it's not a bad thing.)

CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- What about the **co-developer relationship**, simply put
 - CCL brought the parish & diocesan relationships and the PROPERTIES
 - HPI brought the development experience and professional relationships
 - Shared development fees (50% - 50%)
- **Housing Partnership, Inc. (HPI)**
 - Nonprofit 501 (c) (3) – Equal Housing Opportunity
 - Affiliates:
 - National Low-Income Housing Coalition
 - NeighborWorks America
 - International Housing Partnership
 - Housing Partnership Network

CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- **Types of construction**

- 3 of first 4 were new construction on property purchased from archdiocese/(parish)
- 5 of the 8 were ADAPTIVE RE-USE
- The 8th project included re-use of adjacent un-used convent for HPI offices and community meeting spaces

CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- **Types of financing**

- Foundational – HUD 202
- Tax credits – primarily historical and low-income
- Various gap financing from public and private sources

- **CC Louisville's niche**

- Low-income housing for seniors
- Adaptive re-use of land and buildings

CATHOLIC CHARITIES OF LOUISVILLE - A 20-Year Story

- **Benefits to parishes and the (arch)diocese**
 - Sale of unusable parish property (CASH)
 - Sense of “ownership” with expenses off the books
 - Positive neighborhood/community relations
 - Reconnection: several residents live where they went to school
 - Parish lives on even if closed or limited services
- **Benefits to Catholic Charities Louisville**
 - Mission Accomplished: 206 safe seniors
 - Revenue pays gopher & adds to general fund
 - Parish relationships enhanced

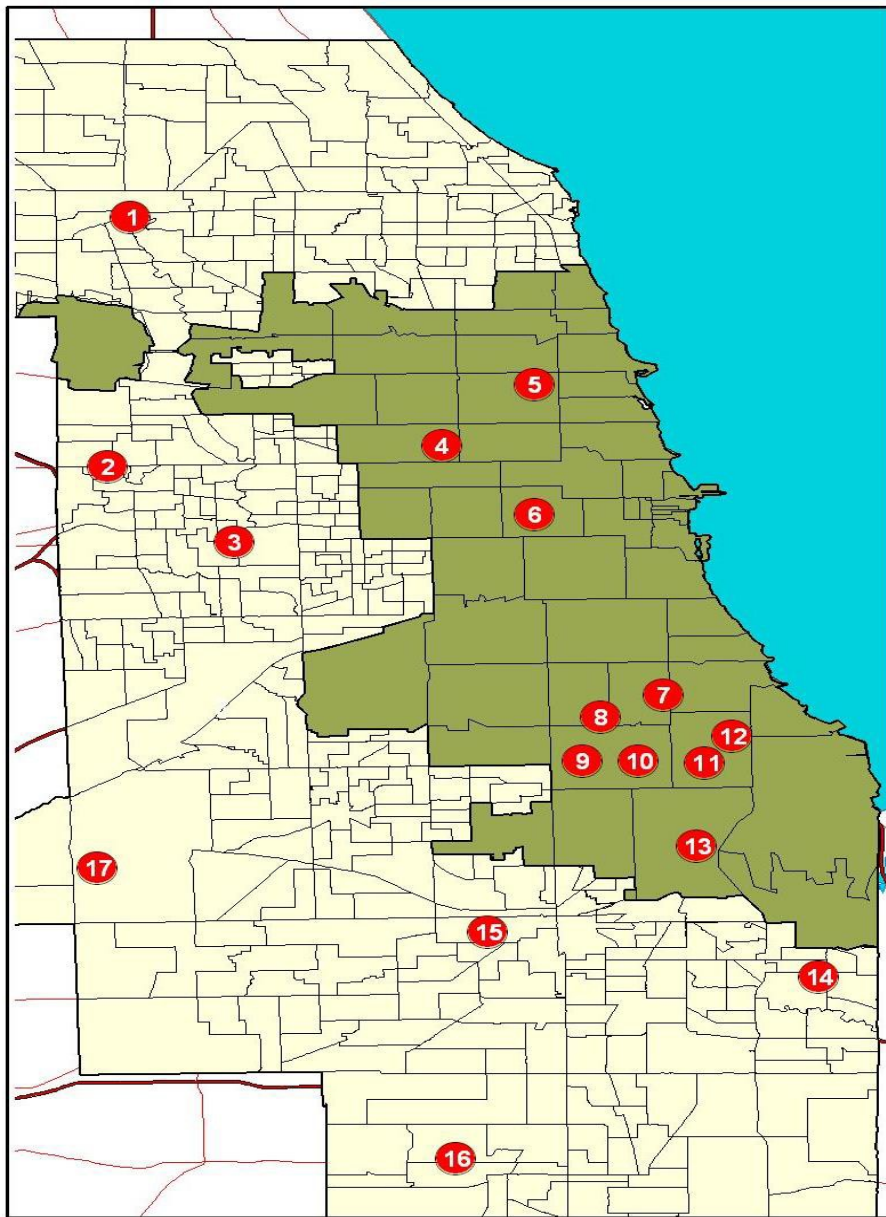
Division of Residential Housing & Catholic Charities Housing Development Corporation



Construction Projects

<u>Type</u>	<u>Number</u>	<u>Units/ Beds</u>	<u>Cost</u>
Affordable Senior Housing	23	1,498	\$145,611,000
Affordable Adult Special Needs	5	241	\$ 24,327,000
Assisted/Supportive Living	2	101	\$ 12,100,000
Licensed Nursing Facilities	4	356	\$ 30,884,000
Market Rate Senior Housing	2	452	\$ 44,031,000
Medical Clinic	1	---	\$ 4,340,000
Water/Sewer Improvements	<u>1</u>	<u>---</u>	<u>\$ 2,700,000</u>
Totals:	38	2,648	\$263,993,000

CATHOLIC CHARITIES HOUSING DEVELOPMENT CORPORATION PROPERTIES



- | | |
|--|--|
| 1- Frances Manor
1270 E. Golf Rd.
Des Plaines
IL 60016
- 75 units | 11- St. Ailbe Faith
Apartments/
St. Ailbe Love
Apartments
9240 S. Kimbark Ave.
Chicago
IL 60619
- 152 units |
| 2- Donald W. Kent
Residence
126 S. Wolf Road
Northlake
IL 60164
- 72 units | 12- St. Ailbe 811
Housing *
9101 S. Harper
Chicago
IL 60619
- 6 units |
| 3- Bishop Goedert
Residence
Roosevelt & 5th Ave.
Hines
IL 60141
- 70 units | 13- Roseland Manor
11717 S. State
Chicago
IL 60628
- 60 units |
| Cooke's Manor *
Bldg 14
Hines
IL 60141
- 40 units | 14- Bernardin Manor
1700 Memorial Dr.
Calumet City
IL 60409
- 180 units |
| 4- Bishop Conway
Residence
1900 N. Karlov
Chicago
IL 60639
- 37 units | 15- St. Peter
Claver Courts
14115 S. Claire
Robbins
IL 60472
- 70 units |
| 5- St. Vincent de Paul
Residence
4040 N. Oakley
Chicago
IL 60618
- 86 units | 16- Lawrence Manor
21425 Southwick Dr.
Matteson
IL 60443
- 119 units |
| 6- Matthew Manor/
Ozanam Village
271 N. Albany
Chicago
IL 60612
- 120 units | 17- St. Francis
of Assisi
12218 S.
Will Cook Rd.
Palos Park
IL 60464
- 81 units |
| 7- Tolton Manor
6345 S. Stewart
Chicago
IL 60621
- 80 units | Holy Family
Villa
12220 S.
Will Cook Rd.
Palos Park
IL 60464
- 99 beds |
| 8- St. Brendan
Apartments/
Hayes Manor
6718 S. Racine
Chicago
IL 60636
- 125 units | Bishop Lyne
Residence
12230 S.
Will Cook Rd.
Palos Park
IL 60464
- 18 apartments |
| 9- St. Sabina Elders
Village
1222 W. 79th St.
Chicago
IL 60620
- 80 units | |
| 10- St. Leo
Apartments *
7750 S. Emerald
Chicago,
IL 60620
- 141 units | |
| Pope John Paul II
Residence*
7741 S. Emerald
Chicago
IL 60620
- 14 units | |
| Auburn Gresham
Clinic
7731 S. Halsted
Chicago
IL 60620 | |

Innovation

- Built 5 Campuses
- 2 Senior Centers
- 2 Adult Day Service Sites



MISSION

The Division of Residential Housing is committed to affirming human dignity through affordable housing and caring communities.

Vision

- Catholic Charities Administration
- CCHDC
- Local Parishes
- Community Voices
- Local Officials

Entities

Sponsor: CCHDC

**Owner: 20+ separate legal entities
(corporations, LLC, Limited
Partnerships)**

Property Manager: CCHDC

Former Uses of Land

- Land

PROJECT	DONOR	FORMER USE	CURRENT USE
St. Francis	Archbishop	Farm	Senior Housing
Pope John Paul II	Archbishop	Rectory	Housing for the Disabled
St. Vincent	Advocate Health Systems	Hospital	Senior Housing
Kent	City of Northlake	Urban Blight	Senior Housing
Goedert	Veterans Administration	Psychiatric Hospital	Senior Veterans Housing

Funding Sources

- HUD 202 – Elderly Housing
- HUD 811 – Housing for the Disabled
- State Energy Grant
- State Donation Tax Credits
- Federal Home Loan Bank of Chicago
- Private Donations
- Catholic Charities

Experienced Development Team

- Architect / Engineers
- Attorney
- Funding Consultant
- Contractor
- Environmental Engineer
- Archaeological Consultant
- Surveyor
- Appraiser
- Fiscal Impact Consultant
- Traffic Impact Consultant
- Other Specialty Consultants

Key Elements of the Proposal

- Evidence of need
- Support from Community / Public Officials
- Proximity to Amenities
- Preliminary Drawings
- Environmental and Archaeological Analysis
- Developer Equity
- Applicants Experience
- Experienced Team Members

Coordination

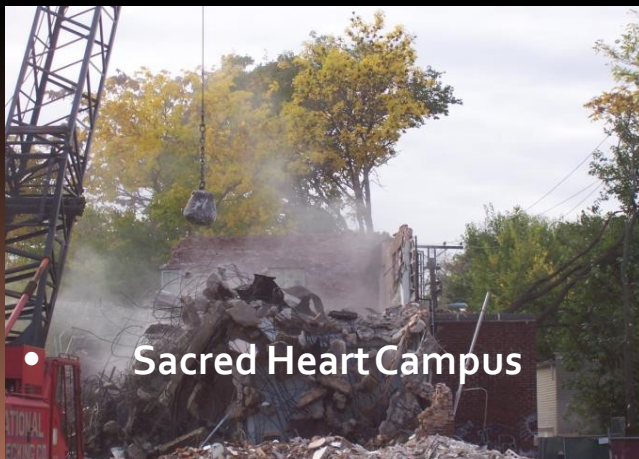
- Acknowledgement of Award
- Budget / Schedule / Drawings
- Contractor's Price
- Negotiated Construction Contract
- Legal and Financing Documents
- Final Approval from HUD
- Team Coordination
- Permits
- Governmental Approvals
- Financing Confirmation
- HUD Review and HUD Closing

The Construction Process

- **A Working Team**
 - **Development / Operations / Design**
 - **General Contractor**
- **Clear Concise Project Scope**

Demolition / Site Preparation

- Discovering the Unknowns
- Confirming Site Improvements - Buildings
- Confirming Sub-surface conditions
- Demolition Scope / Site Preparation



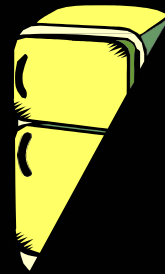
Rehab-Construction

- Discovering the Unknowns
- Pre-Construction Meeting
- Confirming the Scope
- Selective Demolition
- Construction Progress Meetings
- Pay Request Meetings
- Substantial Completion
- Building Turn-Over
- Post Construction Inspections



• Pope John Paul II

Daily Responsibilities



- **23** Buildings
- **45** Elevators
- **52** Air handlers
- **92** Boilers
- **1377** Window air-conditioners
- **1377** Refrigerators
- **1377** Electric stoves
- **1377** Bathtubs
- **1660** Toilets
- **2754** Emergency pull cords
- **5000+** Faucets





Holy Family Villa



Bishop Conway Residence



ST. LEO RESIDENCE

FRANCIS CARDINAL GEORGE, O.M.I.
Archbishop of Chicago

REV. MICHAEL BOLAND
Administrator of Catholic Charities



COMPASSION IN ACTION SINCE 1917

DEDICATED 2007



THANK YOU!



Questions can be directed to: tcrawl-bey@catholiccharitiesusa.org