

WELCOME



Working to Reduce Poverty in America.

**Intersection of Housing and Parish Social Ministry:
Ongoing Lessons in Parish Partnership**

Wednesday, April 6, 2022

Timothy Crawl-Bey - CCUSA Senior Director, Housing Strategy

Webinar Logistics

- ✓ The webinar is being recorded and will be available to all attendees and registrants
- ✓ 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.



HCoP Resources



Catholic
Charities
USA®

Working to Reduce Poverty in America.

CCUSA Affordable Housing Gap Loan
Pilot Program
gaploans@catholiccharitiesusa.org



Facts on Affordable Housing Crisis



Working to Reduce Poverty in America.

- 1. One in four renters pay over half their income in rent;**
- 2. Not one state has an adequate supply of affordable housing for the lowest income renters;**
- 3. There are roughly 40 million households in danger of becoming homeless;**
- 4. 49% of Americans say that the availability of affordable housing is a major problem in their community;**
- 5. The United States has an estimated shortage of 7 million affordable rental homes.**

Sources: Mercy Housing, Pew Research Center, National Low Income Housing Coalition

Today's Panelists



Working to Reduce Poverty in America.

James Reynolds - Executive Director of The Diocesan Housing Services Corporation of the Diocese of Camden (DHSC), NJ

Malissa Geer, MNLM – Senior Director of Philanthropy at Catholic Charities Community Services, Phoenix, AZ.

Sarah Hamilton – Resident Services Supervisor at Catholic Charities Community Services, Phoenix, AZ.

Charles Hall – Vice President of Housing, Commonwealth Catholic Charities, Richmond VA.



DIOCESAN
HOUSING SERVICES
CORPORATION
of the Diocese of Camden, Inc.

PARISH PARTNERSHIPS

A CASE STUDY



Stonegate at St. Stephen – Phase II

- 68-unit Senior Project
- \$15.3 Million Total Dev. Cost
- Funding:
 - 9% LIHTCs
 - County HOME
 - NJ Special Needs Housing Trust
 - Small conventional mortgage
- Construction Start – June 2018
- Occupancy – February 2020



Parish Partnership

- Developed on parish land where there was an unoccupied convent.
- \$400,000 purchase price included in financing structure
- First confirm no Diocesan objections or impediments
- Initial contact – parish priest
- Once priest expressed interest in pursuing, subsequent dialogue and negotiation was with full parish council
- Financial incentive was key
- Other “goodies” included repaving a portion of parish driveway; replacing parish streetlights; and early communication of housing opportunity for parish members



Conflicts and Resolutions



Construction staging, noise, etc. and occasional minor damage to Parish parcel during construction

Misaligned priest expectations

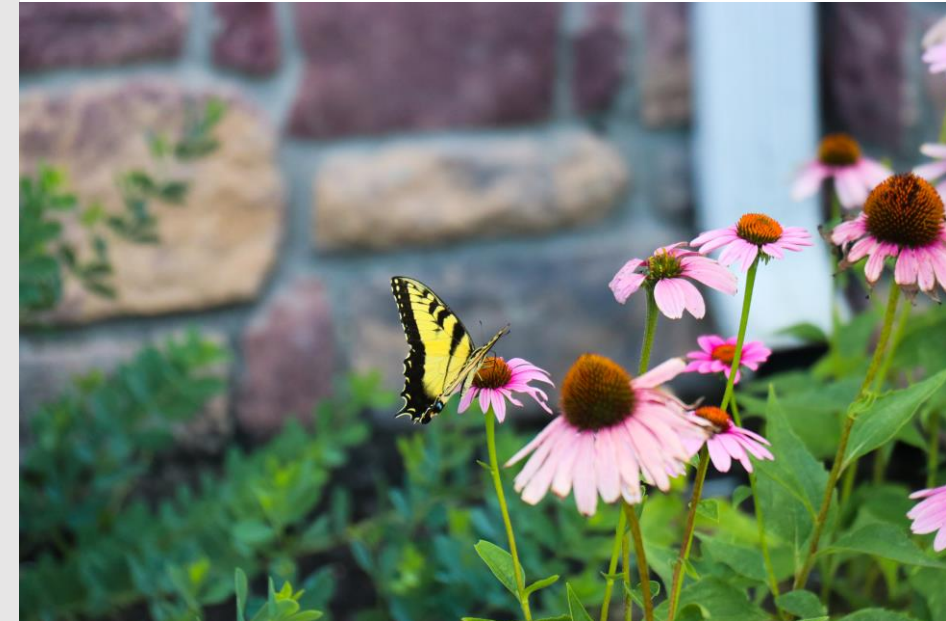
Cantankerous parish maintenance man



Parish priest on speed-dial with both executive director and on-site project superintendent

Additional \$\$ payment to parish

Kill 'em with kindness



Parish and Housing Intentional Communities of Practice



Malissa Geer, MNpS
Senior Director
Community, Faith & Volunteer Engagement
Mgeer@cc-az.org | 602-826-6943



Sarah Hamilton, MA
Program Manager
Resident Services
Shamilton@cc-az.org | 480-392-5006



Catholic Social Teachings

Principles, Values & guidelines for action and enables us in our struggle to live our faith in justice and peace



While we do not provide services that are contrary to the teachings of the Catholic Church,
We respect the religious beliefs and values of all clients, staff and volunteers.

Parish Engagement at EVERY STEP!

Resident Services at Affordable Housing

Provides support and resources for residents in Catholic Charities' affiliate Housing for Hope affordable housing communities for low-income individuals and families to thrive with the support of partnering agencies and volunteers.
Central AZ 602-650-4867



current needs:

- Craft Items (coloring books, crayons, construction paper, stickers, play dough)
- Board Games
- Puzzles

Volunteer opportunities: Afterschool study and play, gardening, parish and partnership development, host donation drives and promote our essential items Amazon Wishlist



Housing in Northern Arizona

Provides temporary safe, affordable housing for women and men who face homelessness upon release from jail following a minor drug or alcohol related offense. Provides shelter, permanent supportive, jail re-entry, or rapid rehousing services through coordinated entry. Residents are empowered to self-advocate, and set and build resources to achieve their goals. Northern AZ 928-774-9125



current needs:

- Household Products (toilet paper, paper towels, cleaning products)
- Cleaning Products
- Craft Items (coloring books, crayons, construction paper, stickers, play dough)

Volunteer opportunities: host donation drives, promote outdoor and essential needs on our Amazon wish list, offer Life Skills classes

Legacy Foundation Center for Help & Hope

Located in Bullhead City, Arizona, this shelter provides basic necessities, meals, case management for families experiencing homelessness in the A-SI overnight beds opening in 2020! Northern AZ 928-758-4872



current needs:

- Water
- Shampoo
- Deodorant
- Hygiene products
- clothes

Volunteer opportunities: Meal planning, prep and service, landscaping, welcome and assist visitors and guests, host and promote essential donation drives and Amazon Wishlists, donate to the No Longer Homeless Campaign

MANA House -Marine

Provides a transitional living center for housing, case management, individual support for all veterans. Central AZ 602-254-4141



current needs:

- Men's athletic socks
- Boats and briefs (all sizes)
- *all donations must be new and in the original packaging

Volunteer opportunities: Office and virtual support, host donation drives and promote our essential items Amazon Wishlist

PATH- (Projects for Assistance in Transition from Homelessness)

Utilizes specially trained staff and volunteers to connect with individuals experiencing serious mental illness and homelessness and provides referrals for treatment, resources and assists finding shelter and housing. Northern AZ 928-446-0881



current needs:

- Cleaning Paper (toilet paper, paper towels, napkins, paper plates, paper cups)
- Hygiene Products
- Men's Clothing (shirts, pants, shorts, socks)

Volunteer opportunities: Outreach and virtual support, host donation drives and promote our essential items Amazon Wishlist

Housing for Hope

Our affiliate Housing for Hope is a 501c3 non-profit organization whose mission is to provide safe, beautiful, and affordable housing communities for families, seniors and individuals in Arizona. Central AZ 602-749-4468 Northern AZ 928-774-9125



current needs:

- Craft Items (coloring books, crayons, construction paper, stickers, play dough)
- Board Games
- Puzzles

Donate to Housing for Hope directly or through the Arizona Charitable Giving Tax Credit opportunities! QCO Code: 21997



What we “develop”:

Parish and Affordable Housing Communities



- **Community, Parish and Social Engagement:** While all services seek to offer social interaction the primary purpose of social engagement activities is to build relationships between residents, staff, and fellow residents to instill community culture, values, and increase positive interpersonal interactions to...

• **LOVE OUR NEIGHBOR!**

Affordable Housing Parish Communities



- *Goodyear Homes* are **8 SINGLE FAMILY HOMES** used for affordable housing (NSP)
 - *The Gerard House* in Phoenix is permanent supportive housing for **11 SINGLE MOTHERS** (CDBG)
 - *St. Lawrence House* in Goodyear is transitional housing for **5 HOMELESS YOUTH** (County CDBG)
-
- *Desert Willow* in Tempe has **57** units *FAMILIES* (LIHTC)
 - *Ironwood Village* in Glendale has a total of **95** units serving *FAMILIES* (LIHTC)
 - *Laurel Tree* in Phoenix has **70** units for *FAMILIES* & 18 units for *SERIOUSLY MENTALLY ILL* (LIHTC)
 - *Verde Villas* in Phoenix has **36** units for *FORMERLY HOMELESS* and *VETERANS* (NSP/HOME)
 - *Rosewood Court* in Phoenix has **50** units for *FAMILIES/VETERANS*; **35** units for *SENIORS/DISABLED* (LIHTC)
 - *St. Michael's Crossing* in Phoenix permanent supportive housing for **10 HOMELESS VETERANS** (AZ HOME)
 - *St. Bernadette's Place* in Phoenix is transitional housing for **10** for *HOMELESS YOUTH* (CDBG/private)
 - *Acacia Heights II* in Phoenix will be **66** units for *FAMILIES* (LIHTC)
 - *Mesquite Terrace* in Phoenix will be **297** units for *FAMILIES* with preference for *VETERANS* (Bonds/LIHTC)



The Spirit of the “Good Samaritan”

- Resident Services *recognizes* the human dignity of each of our community members.
- We *identify existing assets in our parish communities and surrounding areas*, in order to *cultivate* safe environments where positive change is encouraged.
- We *aim* to establish strong communities that build upon existing programs through *partnership with service providers and parishes*.
- We *bridge* our residents to *information, experiences, resources and relationships* that promote wellbeing that is both *beneficial for residents, property and parishes alike*.



Resident Services at Affordable Housing

Provides support and resources for residents in Catholic Charities' affiliate Housing for Hope affordable housing communities for low-income individuals and families to thrive with the support of partnering agencies, parishes and volunteers.



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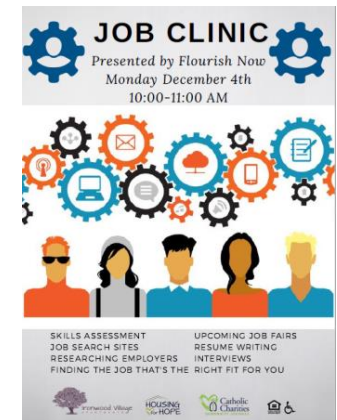


Volunteer opportunities: Afterschool study and play, gardening, parish and partnership development, host donation drives and promote our essential items Amazon Wishlist

What we do:

Social Services/ Ministries

- **Resident appointments:** This service for families and veterans will provide assessment and referral for services such as VA benefits (including medical services), job search and training, vocational rehabilitation, public benefits, and other appropriate services provided by partner agencies identified in this application. Our goal is to plan, secure, coordinate, monitor, and advocate for unified services with organizations and personnel on behalf of individuals and families.
- **Before and After School:** Social engagement and personal development services specifically for youth under age 18. Activities for school-age children are supervised and structured, including literacy development, academic enrichment, mentoring, homework help, computer lab, playground activities, arts and crafts, educational videos, and healthy snacks.
- **Financial Literacy:** Personal development and educational support activities related to money & resource management and use. *Examples include financial education and empowerment through group classes and individual 1:1 financial coaching, including budgets and money management, credit, loans, and setting goals/personal action plans.*
- **Computer Lab and Training:** Computer lab and skills development facilitated by specific computer lab hours and skills available for self-led resident use.



What we do:

Social Services/ Ministries



- Counseling and Support Groups:** Providing space for support topics, groups, and community resourcing with staff availability for individual appointments and referrals. The services are, but not limited to, resident focus groups, weekly and monthly events to inspire positive conversations, and opportunities for clients to acquaint themselves with neighbors.
- Parenting:** Personal development for parents that include parent skills education or parent present activities to facilitate positive parent/child engagement opportunities.
- Health and Wellness:** Development of physical health and wellness habits and access by providing healthful resources or activities. Various services will be offered that allow clients to improve overall wellness and empowerment in their everyday lives.
- Job Skill and Training:** Personal Development of employable or transferable skills, both soft skills (interpersonal and professional skills) and hard skills (ie resume writing, computer literacy) training.
- Food Pantry:** Offering of free or greatly subsidized resources including food and hygiene items to give residents access to healthy and essential items.

Supportive Services and Ministries' Impact



FRIDAY MARCH 12
10:00AM-11:30AM

FREE FOOD BOXES

Ironwood Village Apartments
6738 N. 45th Avenue
Glendale, Arizona 85301
Located behind the leasing office
on the basketball court
Cross Streets:
South of Glendale on 45th Avenue

PLEASE WEAR A MASK AND
BRING IDENTIFICATION

More info: Espano@cc-az.org or 480.528.0619



Resident Services Specialists provide services and activities in collaboration with volunteers and community partners. Personalized one-to-one support is provided in order assist in the facilitation of activities in connection to resources and navigation of services. Focus is placed on accessing unmet needs through day to day interactions with residents, as well as requesting direct feedback. The incorporation of programs and services help to increase resident's self-sufficiency and encourage involvement within the community.

1,368 INDIVIDUALS ATTENDED 649 JOB SKILLS AND TRAINING CLASSES	843 BEFORE AND AFTER SCHOOL EVENTS SERVED
478 INDIVIDUALS ATTENDED 564 COMPUTER AND SKILLS TRAININGS	3574 YOUTH BETWEEN THE AGES OF 5-17
1,754 INDIVIDUALS ATTENDED 140 SOCIAL EVENTS	139 SENIORS WENT ON 50 SHOPPING TRIPS
459 VOLUNTEERS SERVED 2,511 HOURS	152 MOBILE FOOD PANTRY EVENTS SERVED
1,862 INDIVIDUALS ATTENDED 368 FINANCIAL EDUCATION CLASSES	1,595 INDIVIDUALS AND FAMILIES
834 INDIVIDUALS ATTENDED	2,086 INDIVIDUALS ATTENDED 383 HEALTH AND WELLNESS EVENTS
517 RESOURCE APPOINTMENTS	

YOU CAN MAKE A DIFFERENCE
In Our Communities Too

- Volunteer
- Become a Partner
- Sponsor an Event

Catholic Charities Mission: "Helping our communities most vulnerable with solutions that permanently improve lives."

We need you!

How we do it all: Partners!




CALLING ALL VOLUNTEERS!

Ironwood Village Food Pantry | Friday, January 14th
8:30-11:30AM

6738 N 45th Ave
Glendale, AZ 85301
Contact Sarah Hamilton for more information
shamilton@cc-az.org





- AmTrust Bank
- Changing Hands Bookstore
- Creighton University
- Free Arts of Arizona
- Friendly House
- International Rescue Committee
- Local First Arizona
- Local schools
- Missio Dei Communities**
- St. Mary's Food Bank
- St. Theresa Parish**
- UnitedHealth Care
- US Census Bureau

How we do it all: Invite!



Volunteer Opportunities

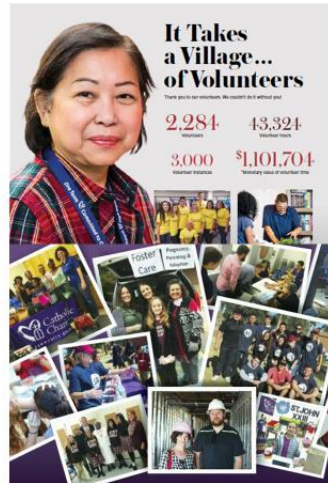
Help our community's most vulnerable with solutions that permanently improve lives

Join our volunteer, intern, or sponsored participant teams

Individual & group service projects are welcome

Activities from home

Recognition and celebration



Refuge Café

The Refuge Café is a social enterprise of Catholic Charities. **602-265-1725**

Serving handcrafted coffee and scones

Meeting space available

Selling hand-made products from local refugee artisans

Days & Hours
Mon-Fri
7-11 am

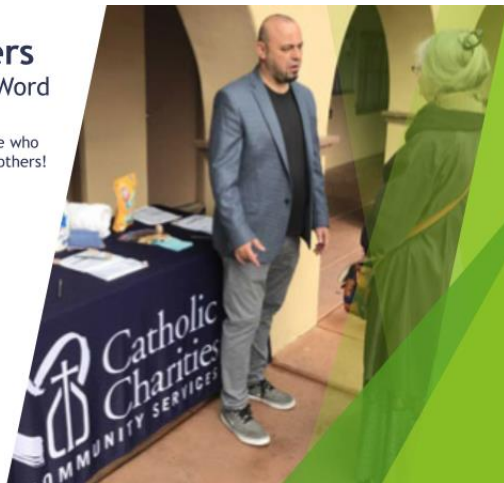
Champion Volunteers

Join the Cause | Spread the Word

A Champion at Catholic Charities is someone who learns about what we do and shares it with others!
Become a Champion volunteer!

For the next training call **602-650-4832** or email VolunteerInfo@cc-az.org

1. Material
2. Bulletins/flyer
3. Have a table of resources (2)



Miracle Projects

(in-kind drives/Amazon Wishlists/service projects)

Miracle Projects are an opportunity for parishioners, youth students, individuals, and families to live out their faith and to make a difference in the community by doing something they love. Any questions? call or email VolunteerInfo@cc-az.org Central and Northern AZ **602-650-4832**



Best Seller

Fruit of the Loom Men's Coolzone Boxer Briefs (Assorted colors)
 ★★★★★ ~ 10,232
 \$22.09 prime
 Fit Type: Regular Leg | Size: Large | Color: 7 Pack - Stripe/Solid
 2 Used & New from \$22.09

Priority: Highest Needs 10

Added April 7, 2020

[Add to Cart](#)

[Buying this gift elsewhere?](#)

Hanes Men's Comfortblend Max Cushion Crew Socks 6-Pack
 ★★★★★ ~ 1,854
 \$8.24 prime
 Price dropped 25% (was \$11.02 when added to List)
 Size: Shoe Size: 6-12 | Color: White
 9 Used & New from \$8.24

Priority: Highest Needs 25

Added April 7, 2020

[Add to Cart](#)

[Buying this gift elsewhere?](#)

Pull-Ups Learning Designs Boys' Training Pants, 3T-4T, 66 Ct
 ★★★★★ ~ 1,334
 \$25.02 prime
 Size: 3T-4T (66 Count)
 5 Used & New from \$25.02

Priority: Highest Needs 10

Added April 7, 2020

[Add to Cart](#)

[Buying this gift elsewhere?](#)

Call to FAITH in Action



Refer someone in need to CCCS your program of choice by calling 1-855-316-2229 or visiting www.catholiccharitiesaz.org

Donate to your program of choice by calling 1-855-316-2229 or visiting www.catholiccharitiesaz.org

Volunteer We are always looking for volunteers to help us assist the community. Volunteer for your program of choice by visiting www.catholiccharitiesaz.org/volunteer

Join Our Team Looking for a part-time or full-time work that fulfills your passion? We have a home for you at one of our offices. To see our current job openings, visit www.catholiccharitiesaz.org/employment

DONATE | VOLUNTEER | JOIN OUR TEAM



Commonwealth Catholic Charities
We  The Power of Hope Every Day™

Saint Elizabeth Apartments

Commonwealth Catholic Charities Housing Corporation

a subsidiary of Commonwealth Catholic Charities

April 5, 2022



Overview of Commonwealth Catholic Charities



225

STAFF



31

PROGRAMS



11

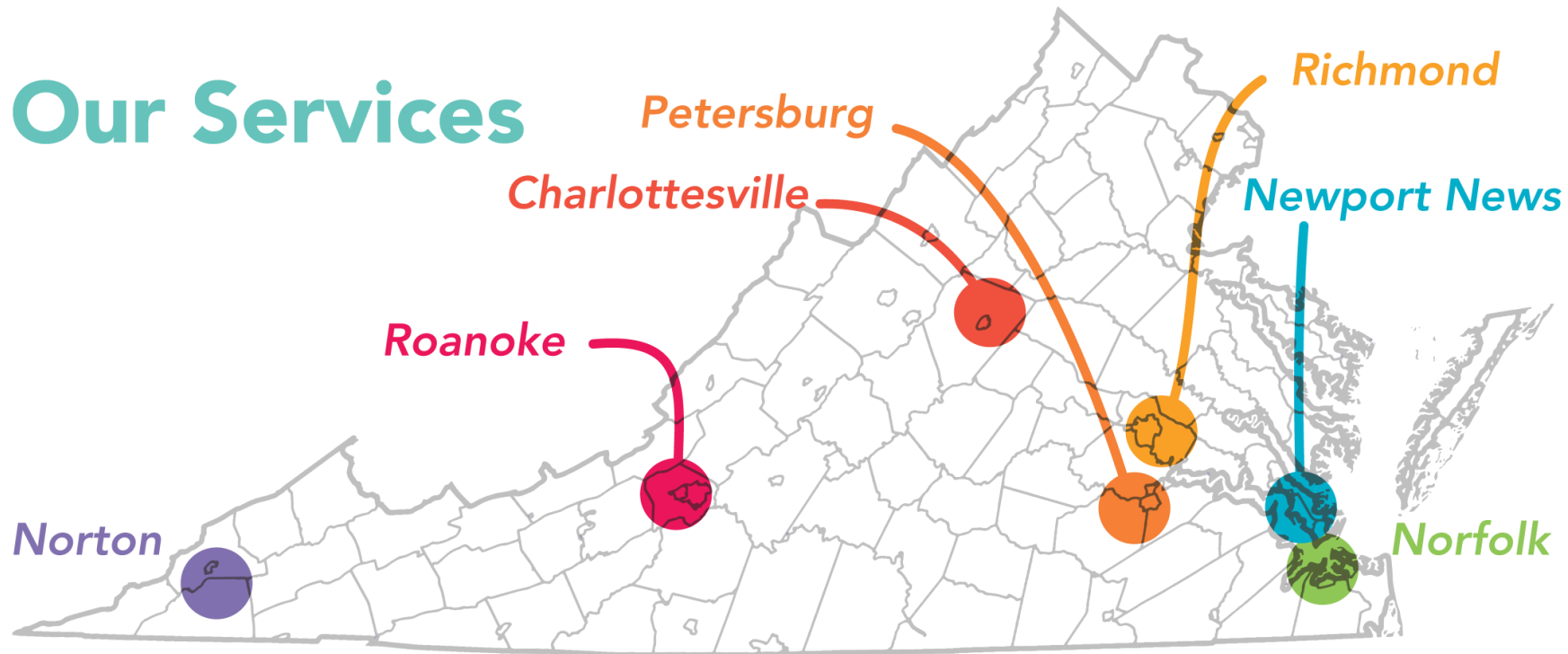
LOCATIONS



1

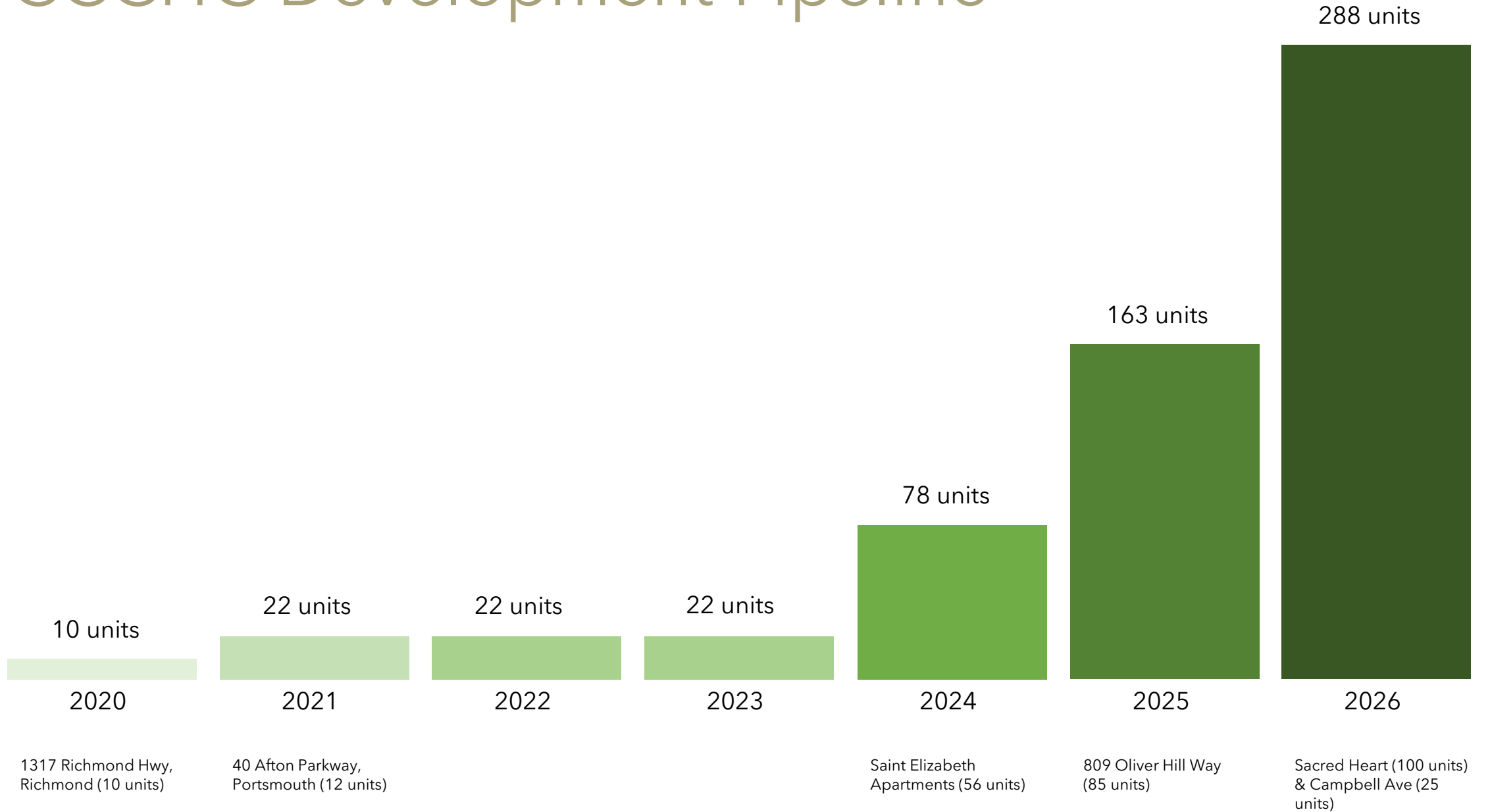
MISSION

Our Services



Charlottesville	Adoption • Counseling • Pregnancy Counseling • Waiver Services
Petersburg	Financial Coaching • Guardianship • Housing & Shelter • Pregnancy Counseling • Waiver Services
Richmond	Adoption • Baby Clothes & Diapers • Counseling • Food Pantry • Financial Coaching • Guardianship Housing & Shelter • Immigration & Citizenship • Interpreter Services • Job Skills & Development Pregnancy Counseling • Refugee Resettlement • Rent & Utilities • Waiver Services • Youth Hub
Roanoke	Adoption • Baby Clothes & Diapers • Financial Coaching • Food Pantry • Foster Care Immigration & Citizenship • Interpreter Services • Job Skills & Placement • Refugee Resettlement Rent & Utilities • Senior Services
Newport News	Financial Coaching • Immigration & Citizenship • Interpreter Services • Job Skills & Placement Refugee Resettlement
Norfolk	Housing & Shelter
Norton	Adoption • Counseling • Financial Coaching • Foster Care • Job Skills & Placement Pregnancy Counseling • Rent & Utilities • Supportive Housing

CCCHC Development Pipeline



Saint Elizabeth Catholic Church

The Parish of St. Elizabeth of Hungary was established on July 3, 1923, and is located in the Highland Park neighborhood of Richmond, Virginia, a racially and economically diverse Catholic community.

Saint Elizabeth's has strongly supported affordable housing that meets the needs of the community and understands that housing is both a fundamental need and right. Partnering with CCC has enabled the parish to not only make a difference in its community but also expand and deepen the Catholic presence in Highland Park.

In order to facilitate the development of the Saint Elizabeth Apartments:

- CCC built relationships with key church leaders and let them lead the conversation with Church councils
- Saint Elizabeth ultimately built a project team that championed the project for us both internally and throughout the community



Saint Elizabeth Apartments and Saint Elizabeth Catholic Church



Saint Elizabeth Apartments and Saint Elizabeth Catholic Church



3,200-SF Three Story
Multi-Family Dwelling
with 3-4 apartments
(typ. of 14)

Fourquare Lane

Saint Elizabeth Catholic Church

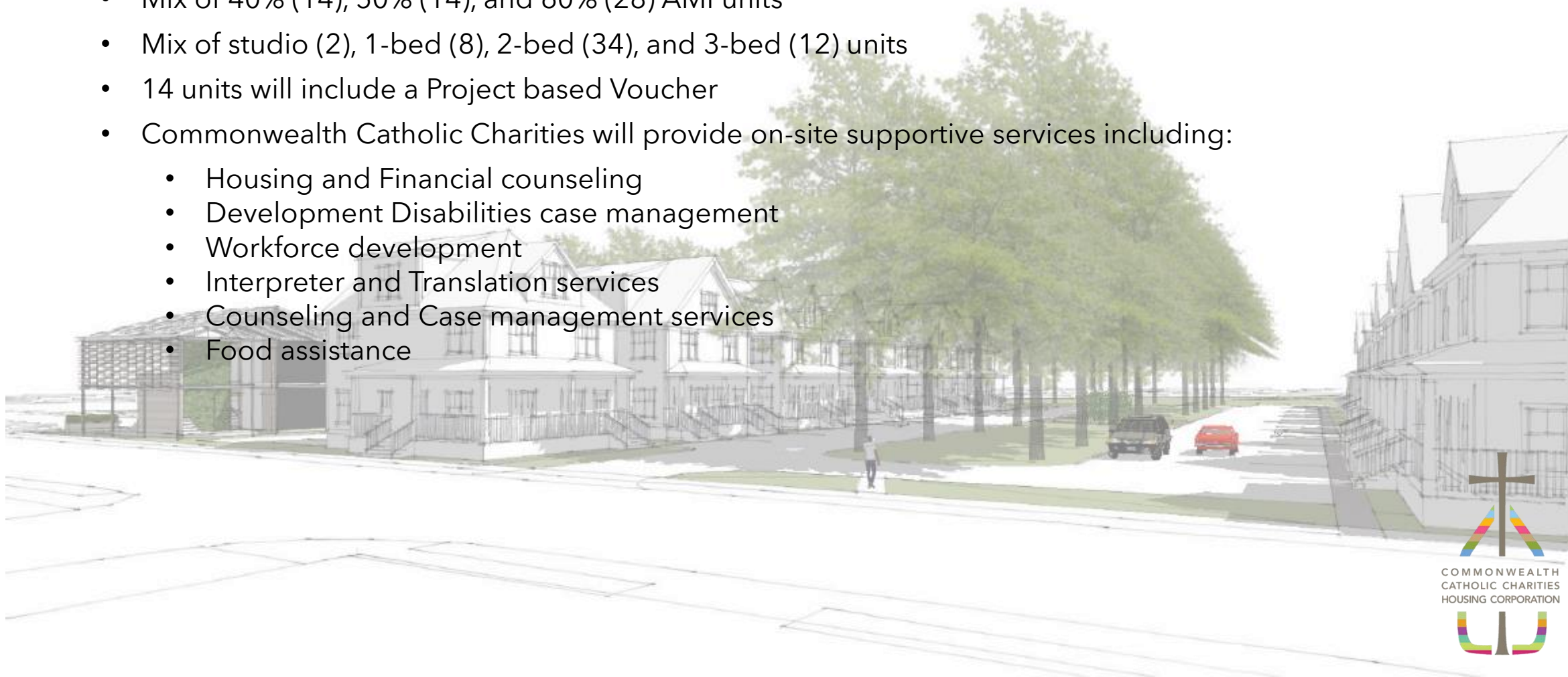
Path to School



Project Overview

Saint Elizabeth Apartments

- Located in the Green Park neighborhood of Richmond, Virginia
- Includes 56 apartments across 14 buildings
- Mix of 40% (14), 50% (14), and 60% (28) AMI units
- Mix of studio (2), 1-bed (8), 2-bed (34), and 3-bed (12) units
- 14 units will include a Project based Voucher
- Commonwealth Catholic Charities will provide on-site supportive services including:
 - Housing and Financial counseling
 - Development Disabilities case management
 - Workforce development
 - Interpreter and Translation services
 - Counseling and Case management services
 - Food assistance



Sources & Uses

Sources	Amount	Uses	Amount
Acquisition	\$1	VHDA Taxable Debt	\$1,950,000
Construction	\$10,043,956	VHDA REACH	\$1,100,000
Financing Costs	\$862,655	VHDA Match	\$250,000
Soft Costs	\$2,269,860	National Housing Trust Fund	\$500,000
Developer Fee	\$1,100,000	Virginia Housing Trust Fund	\$800,000
Total	\$14,276,472	City of Richmond Housing Trust Fund	\$500,000
		FHLB Affordable Housing Program	\$350,000
		LIHTC Equity	\$8,354,764
		Developer Equity	\$839
		Deferred Developer Fee	\$470,869
		Total	\$14,276,472

Project Benefits

St. Elizabeth Parish:

- Developer Fee and Cash flow (approx. \$450,000) to support the development of a new parish center
- Acquisition of adjacent City parcel (preservation of existing parking)
- Expanded relationship with community groups
- Potential housing units for parishioners

CCCHC:

- Completion of 1st LIHTC project as the general partner
- Developer Fee and Cash flow to fund future developments

CCC:

- Housing availability for priority client populations (refugees, homeless youth, etc.)
- Opportunity to expand supportive services reach

Diocese

- Expanded Catholic presence in the neighborhood, on this historically Catholic site
- Disposition of underutilized/vacant property
- Investment in mission & a community that has been subject to disinvestment
- Goodwill from Saint Elizabeth Parish



Lessons Learned

This was the third time a non-profit had tried to develop the vacant land adjacent to the church.

Lower Density

- 56 Units. Previous proposals desired 80-120 units.

Preserves Neighborhood character

- Resembles the surrounding architecture (early to mid-century Foursquare)
- No institutional or imposing buildings.

Parking

- Screened and plentiful. 1.5 spaces per unit

Community Engagement

- Held 15 distinct engagement opportunities with the local community.

Community Amenities

- Preserves existing wetlands and green space.
- Creation of a multiuse path connecting nearby amenities.

3,200 SF Three Story
Multi-Family Dwelling with
3-4 apartments (typ. of
14), 56 units and 86
spaces total

Fourquare Lane

13
spaces

13
spaces

14
spaces

10
spaces

12
spaces

24
spaces

Existing Church Parking

Community
Outdoor Space

Park & Garden

Path to School



THANK YOU!



Catholic
Charities
USA®

Working to Reduce Poverty in America.



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



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