

WELCOME!



Working to Reduce Poverty in America.

Parish Based Project Development Strategies

Thursday, September 25, 2025

Timothy Crawl-Bey, Senior Director Housing Strategy, Moderator

Meeting Logistics

- ✓ The meeting 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 meeting will receive an email response.



Education Initiative



Working to Reduce Poverty in America.

This Zoom meeting is part of an on-going education initiative to help build a Catholic movement in which Catholic entities use their promise, property, persuasion and power to address affordable housing. This includes housing that serves homeless, low-income families, workforce housing, seniors, persons with special needs, and veterans.

Past Sessions:

Strategies to Address NIMBY (Not in My Backyard) Issues – April 23, 2025

Church Issues: Understanding Rules and Processes of the Church – June 10, 2025

LIHTC and other Financing Sources – August 6, 2025

Upcoming Sessions:

Management Issues - long term ownership issues; integrating program, social, and health services; asset and property management plans. **November 2025 Date TBD**

Learning Lab – convening of Catholic Charities and Church leaders **January 27-28, 2026**

Zoom Meeting Presenters



Working to Reduce Poverty in America.

- **Justin Raddatz**- Catholic Charities Housing for Catholic Charities of the Archdiocese of Denver
- **William Grogan**, Planning Office for Urban Affairs of the Archdiocese of Boston and **Reverend Oscar Pratt, II**, Pastor 'St. Katherine Drexel' Parish
- **James Reynolds**- Diocesan Housing Services Corporation of the Diocese of Camden and 'Our Lady of Peace' parishioner and business administrator, **Mary Baron**



ALL SAINTS APARTMENTS SACRED LAND, LASTING IMPACT

2595
ALL SAINTS
SENIOR HOUSING

NOW LEASING

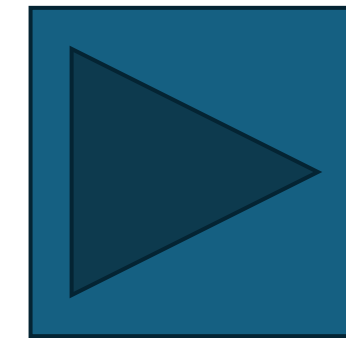
AFFORDABLE HOUSING
DEVELOPMENT FOR SENIORS
FOR MORE INFORMATION
CALL 720-632-7200

WE'RE HIRING
Join our team!
ccdenver.org/careers

HALL

Upon this rock...

- 63 senior homes, 30–60% AMI
- Prime pew-adjacent Denver site
- \$20M deal, credits did heavy lifting
- Parish owned land, not donated
- We heard it secondhand (ouch)



Left and right hand

- Formal ties, separate checkbooks
- Long lease, no land sale
- \$1.3M upfront, no discount
- We paid post-rezone value
- We took zoning leap (solo)



Our Sins

- Early confusion: no subsidies, no priority
- Full price and all effort
- COVID trimmed design ambitions
- Services planning came too late



Our Virtues

- RNOs looped in from go
- Church joined weekly OAC calls
- Deal terms shaped to fit



To summarize this homily...

- Start with financial value
- Clarify who, what, when
- Design with Catholic harmony



[Download the Guide](#)

Justin Raddatz
Catholic Charities
Housing - Denver
jraddatz@ccdenver.org

Planning Office for Urban Affairs (POUA)



Mission

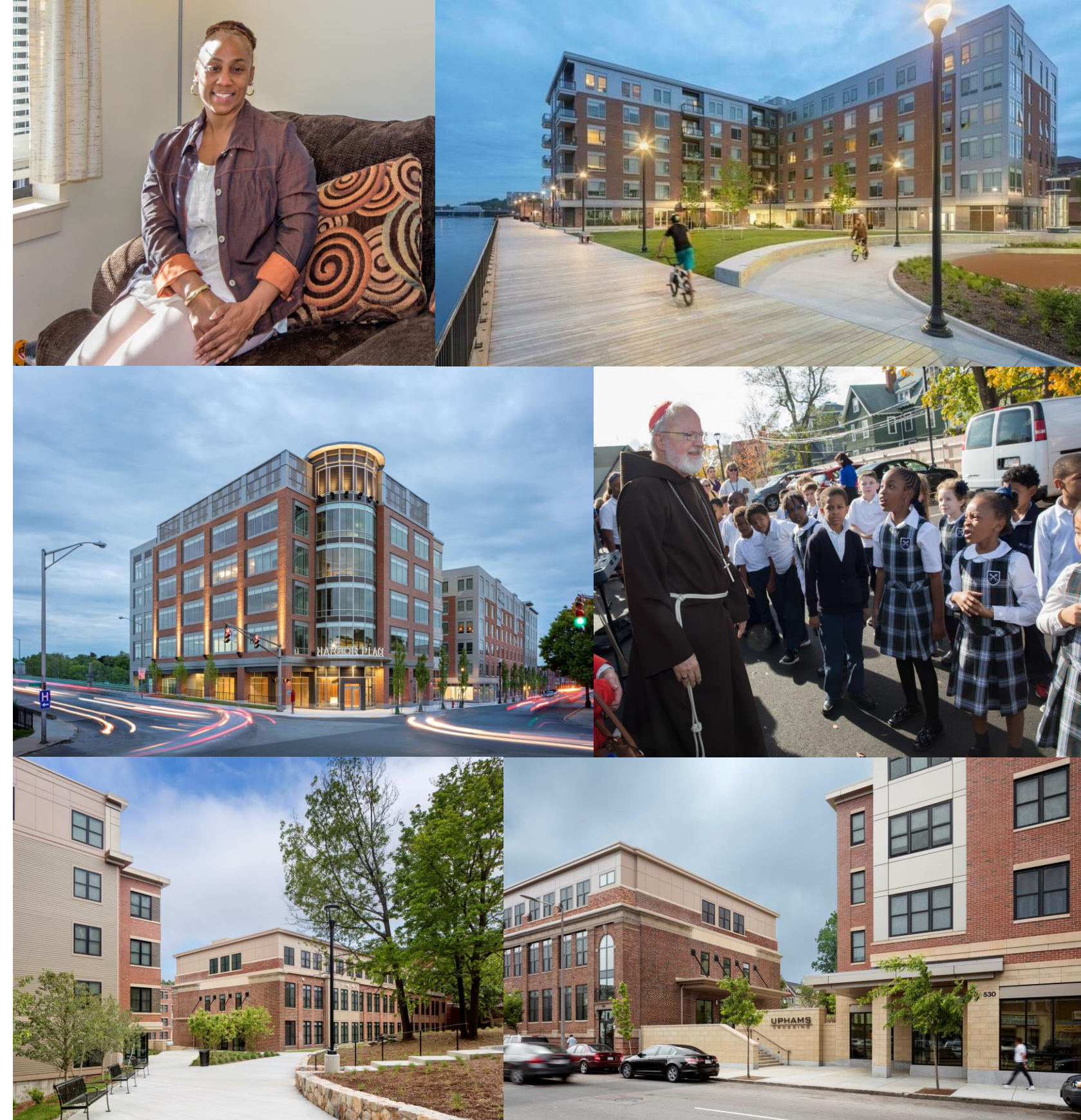
Develop high-quality housing where people can live with dignity and respect in homes that they can afford, in order to create inclusive and vibrant communities

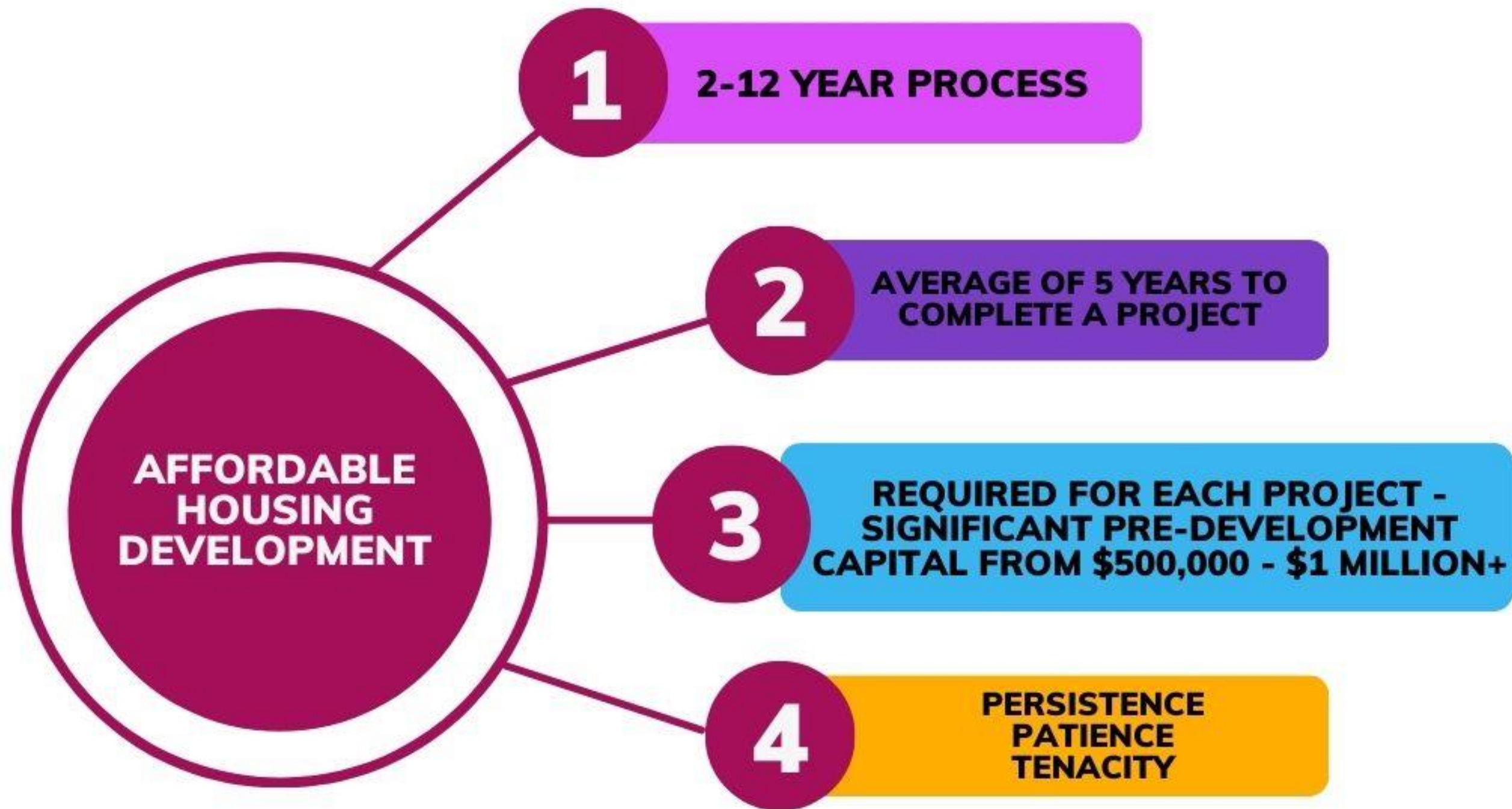
Overview

- Formed in 1969 by the Archdiocese of Boston
- Affordable, workforce and mixed-income housing
- Commercial and community development
- Neighborhood and community revitalization
- Focus on building vibrant and inclusive communities

Experience

- Completed over 3,000 units to date, with financing over \$650M
- Developed over 1,400 housing units across a variety of Boston neighborhoods
- Provided a wide range of affordable rental & homeownership opportunities throughout a variety of income levels





Uphams Crossing, Dorchester

- 80 units of housing, including 20 units for families coming out of homelessness and 60 workforce units
- Major anchor property in Uphams Corner
- Provides community space for neighborhood activities
- Focus on continuing the mission of St. Kevin's Parish



Uphams Crossing Timeline

2008

- Archdiocese of Boston closes St. Kevin's school
- Community initiates planning process around the St. Kevin's property

2010

- POUA formed partnership with St. Mary's Center for Women and Children and Holy Family Parish to acquire property from the Archdiocese of Boston
- Executed purchase and sale agreement with Archdiocese of Boston
- Held community meetings to develop site plan and design that is consistent with community planning efforts
- Obtained \$400,000 predevelopment loan from Community Economic Development Assistance Corporation
- Submitted zoning and permit application to City of Boston

2011

- Received permits and approvals from the City of Boston
- Received funding award from City of Boston

Uphams Crossing Timeline (continued)

2012

- Submitted funding application to Massachusetts Department of Housing and Community Development
- Received funding award from Federal Home Loan Bank of Boston

2013

- Received funding award from MA Dept. of Housing and Community Development
- Construction loan closing and groundbreaking

2014 - 2015

- Construction commences at beginning of 2014 and is completed in Summer 2015

2015

- Marketing and lottery for units
- Completion of construction and ribbon cutting
- Initial occupancy, stabilization and first permanent loan conversion

Beginning of 2016

- All units fully occupied, stabilized and second permanent loan conversion

Uphams Crossing



St Kevin's Development
Dorchester, Massachusetts
March 17, 2014

Uphams Crossing



Uphams Crossing Ribbon Cutting

October 29, 2015

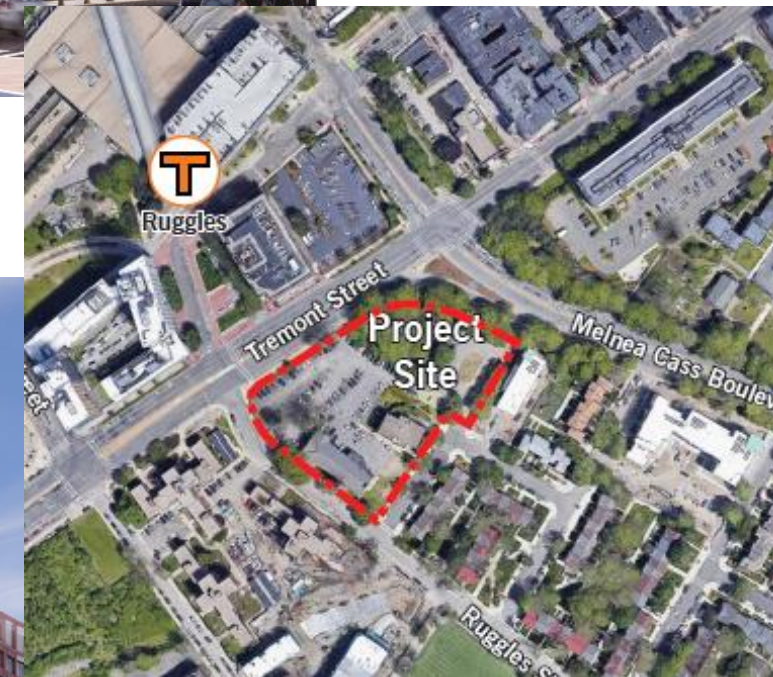


Drexel Village, Roxbury

- St. Katharine Drexel Parish is serving as the principal community partner to work with the development team, centering the project in community
- 217 mixed-income rental units across three buildings
- Will serve as the gateway to the rapidly developing Tremont Street corridor

The Project also includes:

- Renovation of the St. Katharine Drexel Parish Center
- Over 60,000 square feet of open space
- ABCD's on-site Head Start program, and comprehensive asset/wealth creation and financial education
- On-site garden that will support SKD's Food Pantry
- Public art, honoring the rich history of Roxbury



Drexel Village Project Site Plan



Drexel Village Project Rendering



Drexel Village Project Rendering



Drexel Village Project Rendering



Stonegate at St. Stephen – Phase II, Pennsauken, New Jersey



Working to Reduce Poverty in America



Benedict's Place, Cherry Hill, New Jersey



Catholic
Charities
USA®

Working to Reduce Poverty in America



Stonegate at St. Stephen – Phase III, Pennsauken, New Jersey



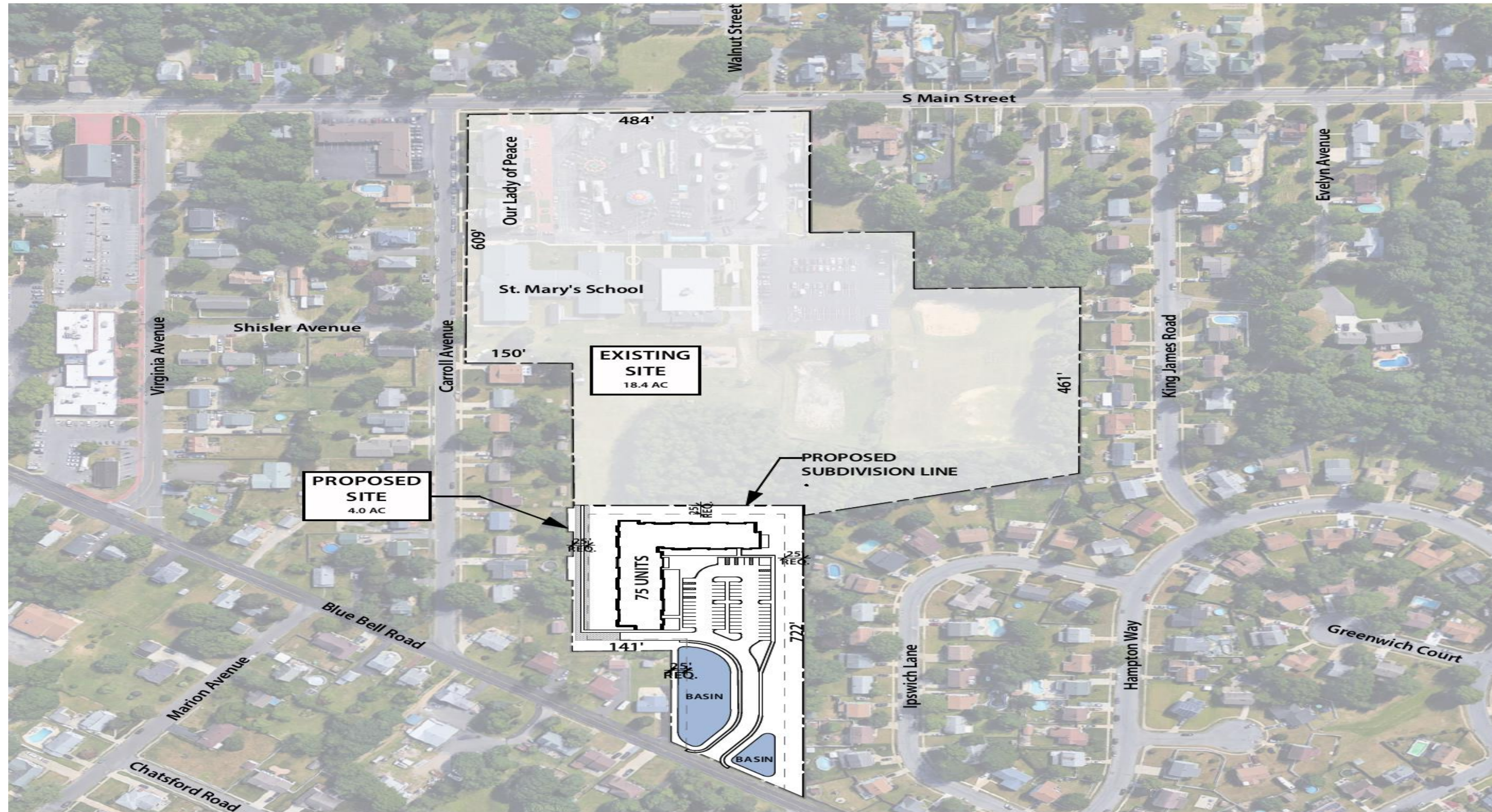
Working to Reduce Poverty in America



The Mew at St. Mary, Williamstown, New Jersey



Working to Reduce Poverty in America



Thank You!



Working to Reduce Poverty in America

Questions?



E-Mail: tcrawl-bey@catholiccharitiesusa.org