

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

DC Housing Finance Agency
So Others Might Eat (SOME) Permanent Supportive Housing Finance Partnership

National Council of State Housing Agencies Annual Awards for Excellence
Special Needs Housing-Combating Homelessness: DC Housing Finance Agency Submission

Overview

So Others Might Eat (SOME) is a non-profit service provider in the District of Columbia, which offers food, health care, and housing services to low-income families and individuals who are either homeless, or under imminent threat of homelessness. In 2005, SOME launched an affordable housing development initiative aimed at creating 1,000 new housing units for low-income households in need of significant supportive housing services. Essential to the effective deployment of that “housing first” strategy was the identification of local and federal government resources, anchored by a strong partnership with the District of Columbia Housing Finance Agency (DCHFA).

Since 2005, DCHFA and SOME have worked together to devise a comprehensive plan to address a critical need to fulfill the non-profit’s affordable housing goal through the employment of a scattered-site development strategy focused on providing permanent supportive housing to the District of Columbia’s most housing-challenged residents.

The simultaneous implementation of two emerging affordable housing tools has yielded 346 units of affordable supportive housing distributed over eight sites within five neighborhoods throughout the District of Columbia.

The Need for Permanent Supportive Housing in the District

The District of Columbia is experiencing a high degree of homelessness; however, capacity at publicly-owned facilities is very limited. In response to that problem, District leaders have adopted a “housing first” strategy that focuses on working with the private development community and nonprofits to establish permanent housing, supplemented by the delivery of various on-site services that are intended to promote housing stability and overall well-being.

Program Detail

DCHFA and SOME’s efforts have been accomplished in two phases, SOME Scattered Site, Phase I (SOME I) and SOME Scattered Site, Phase II (SOME II).

SOME I is the scattered-site rehabilitation development of 245 units located at 350 & 360 50th St SE (76 units); 730 & 736 Chesapeake St SE (22 units); 1667 Good Hope Rd SE (43 units); 2810-2872 Texas Ave SE (48 units) and 3828-3830 South Capitol St SE (51 units) in the District of Columbia.

SOME II is a scattered-site development involving the rehabilitation of 101 units in three buildings, located at 216 New York Avenue NW & 1151 New Jersey Avenue NW (“New York/New Jersey Ave. Building”) (a single building with two entrances on a corner lot) (28 units), 2025 Fendall Street SE (30 units), and 523-525 Mellon Street SE (43 units) (collectively with SOME I, the “Project”) in the District of Columbia.

SOME I and SOME II, with their attendant services, are targeted to tenants facing challenges associated with housing instability, ranging from a lack of job readiness to homelessness and substance abuse.

Construction of SOME I was completed March 31, 2012. Construction of SOME II was completed on August 30, 2014. Understanding the urgent need to address the needs of homeless residents, SOME I and II were tenanted on a rolling basis, as individual properties were completed. All but eight of SOME I and

DC Housing Finance Agency
So Others Might Eat (SOME) Permanent Supportive Housing Finance Partnership

II's 346 units are affordable to individuals and/or families earning up to 30% of the area median income, with five of those eight intended for on-site managerial staff units.

An Effective Mix of Federal and Local Funds

Total Development costs for SOME I were \$36.5 million, financed with \$18.3 million in DCHFA-tax-exempt bond proceeds, the long-term portion of which was reissued to Freddie Mac through the United States Treasury's New Issue Bond Program (NIBP); \$10.2 million in a developer loan from SOME, Inc., the Borrower's parent company; \$11.5 million in a local deed-recording/transfer-tax-sourced Housing Production Trust Fund (HPTF) loan; and, \$6.7 million in equity raised through the syndication of Low Income Housing Tax Credits (LIHTCs). Acquisition of the SOME I properties was made possible through a blending of Local Initiatives Support Corporation (LISC) loan, Enterprise Community Loan Fund loan, local philanthropic funds, and other various DC government loan funding.

Total development costs for SOME II were \$28.03 million. SOME II was financed through a combination of \$8.25 million in a short-term and \$6.67 million in a long-term DCHFA tax-exempt loan, for a total DCHFA-financed loan amount of \$14.91 million; \$9.49 million in equity raised through the syndication of 4% Low Income Housing Tax Credits (LIHTCs); \$5.68 million in loans from the District of Columbia Department of Housing and Community Development (DHCD), which were sourced through a combination of HOME (HUD) funds and HPTF; \$4.75 million in a sponsor loan from SOME, Inc. to its subsidiary developer, and a loan from the seller of the Fendall Street building; and, \$1.45 million in deferred developer fees. SOME II also benefited from a property tax exemption made available to properties housing tenants who earn less than 60% of Area Median Income, which are owned by non-profit housing providers.

Growth in Partnerships Gained through Early Success

Because SOME I and II are fundamentally focused on the everyday "wrap-around" service needs of its residents, the Projects demand the involvement of multiple public and private partners to support its operation. That said, SOME I offered the test case for services spread across multiple properties. While the services offered at the SOME I development were wide ranging and administered by a staff of dedicated case workers, SOME (the organization) was the sole provider of tenant services at its first-phase development.

The successful launch and track record of SOME I opened the door for increased service provider partnerships in SOME II. All units in the SOME II Fendall Street building are subsidized by vouchers from the HUD/Veterans Administration (VA) supported Veterans Affairs Supportive Housing (VASH) program. The VASH program is funded by the VA and operated by the DC Housing Authority (DCHA), with social service support provided directly by the VA. The New York/New Jersey Ave. Building is subsidized by DCHA as well as The Community Partnership for the Prevention of Homelessness, which is an independent non-profit corporation that coordinates "continuum of care" services on behalf of the District of Columbia government. In addition to direct operating subsidy and embedded tenant services provided by SOME Inc., each SOME II building is eligible for a yearly District of Columbia property tax exemption made available to properties controlled by non-profit housing providers, as discussed above.

Demonstrable Success for SOME Residents

The SOME I and SOME II are designed to meet the needs of the homeless and chronically homeless. Without these units, the District of Columbia's family and adult shelter populations would be substantially higher. Many SOME I and II residents have achieved long-term recovery from severe

DC Housing Finance Agency

So Others Might Eat (SOME) Permanent Supportive Housing Finance Partnership

substance abuse and have significantly improved long-term mental and physical health stability, housing stability, financial stability, job retention, child and adult educational improvement, financial literacy and significant reductions in domestic violence for heads of households and children. As a result of SOME I and II's on-site support, 95% of residents achieve housing stability or are able to move into independent housing. They are now testaments to breaking the cycle of poverty, addiction and dependence.

Innovation

The problem of homelessness in the District of Columbia is complicated by the fact that the city is undergoing rapid neighborhood transformation marked by increased "class A" real estate development and surging housing costs.

The scattered-site development approach to the DCHFA-SOME partnership keeps the race to build affordable supportive housing in the midst of rapid economic change, competitive. Indeed, SOME I and II developments are a testament to the power of scattered site housing financing to provide much-needed services in neighborhoods in varying stages of growth and transformation, simultaneously and through a single transaction.

For example, SOME II's Mellon Street property is in the District's Congress Heights neighborhood, and sits adjacent to the St Elizabeth's Hospital "East Campus," whose pending redevelopment by the District government promises to provide catalytic economic development to the surrounding community. The New York/New Jersey Avenue property straddles the border between the North of Massachusetts Avenue (NoMa) and Historic Shaw neighborhoods, which are each areas of rapid gentrification. SOME II's Fendall Street property is located in the District's Anacostia neighborhood, which is currently experiencing burgeoning arts/cultural and residential development. While geographically disbursed, what binds each SOME II property is the provision of services that allow struggling District residents to actively participate and thrive in the city's economy. The location of these affordable properties in turn promises to enrich each neighborhood by providing the economic and social diversity needed by a rapidly-changing District of Columbia.

An Inherently Cost-effective Solution

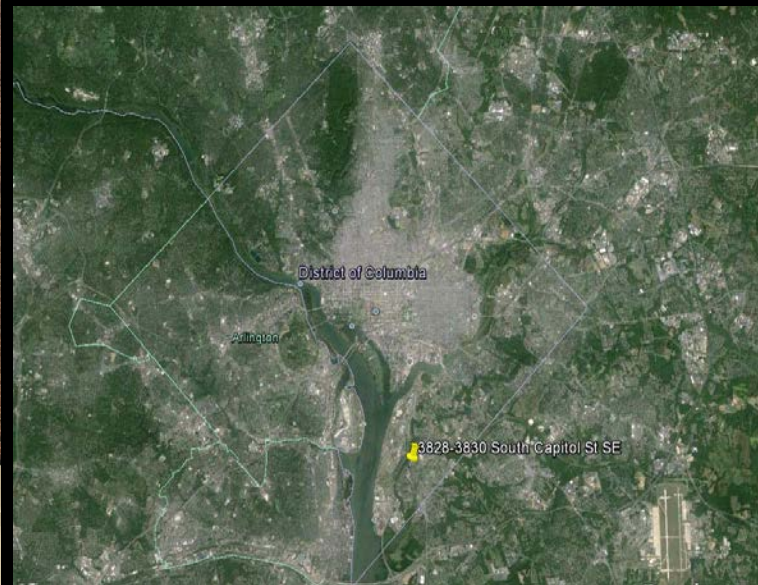
A recent study by the Washington Economic Partnership indicates that the most vulnerable chronically homeless individuals cost the District an average \$40,843 a year in emergency housing and other supportive services. By contrast, permanent supportive housing for that population costs just \$22,500 per year on average. It follows that the investment made in the construction and operation of SOME I and II offers a significantly cost effective solution to the homelessness problem in the District of Columbia.

A Solution for Areas of Rapid Change Nationwide

Jurisdictions experiencing rapid increases in housing costs, naturally face challenges of diminishing rental affordability and increased homelessness. The scattered-site development approach of SOME I and II provides State Housing Finance Agencies an opportunity to simultaneously impact multiple geographical areas in efforts to keep pace with growing areas of unaffordability. When combined with an intensive permanent supportive services regime, the scattered-site financing approach ensures a focus on those who are most vulnerable to changes in the local housing markets.



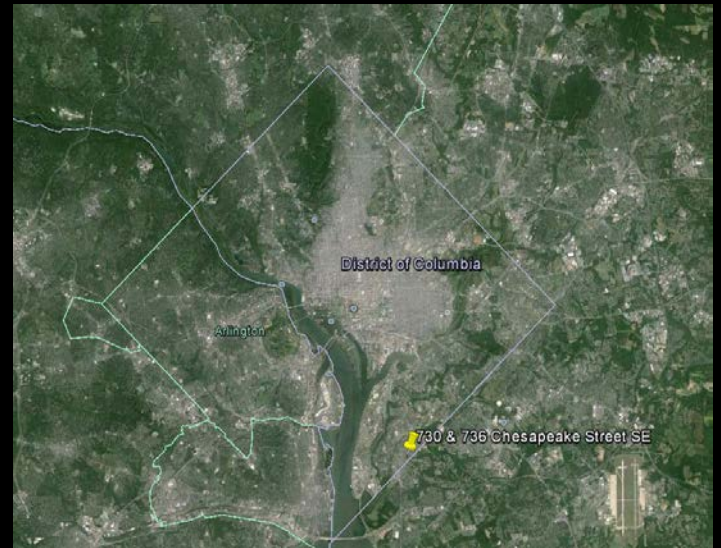
SOME I



3828-3830 South Capitol Street SE



SOME I

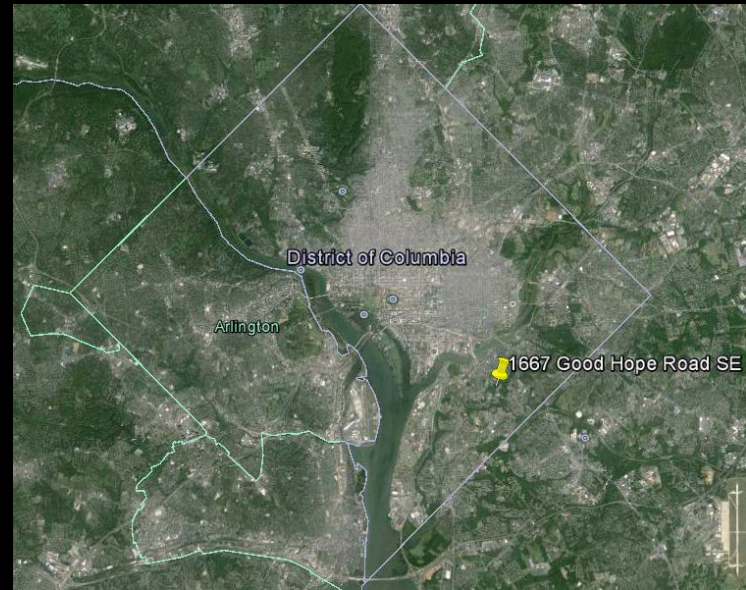


730 & 736 Chesapeake Street SE





SOME I



1667 Good Hope Road SE





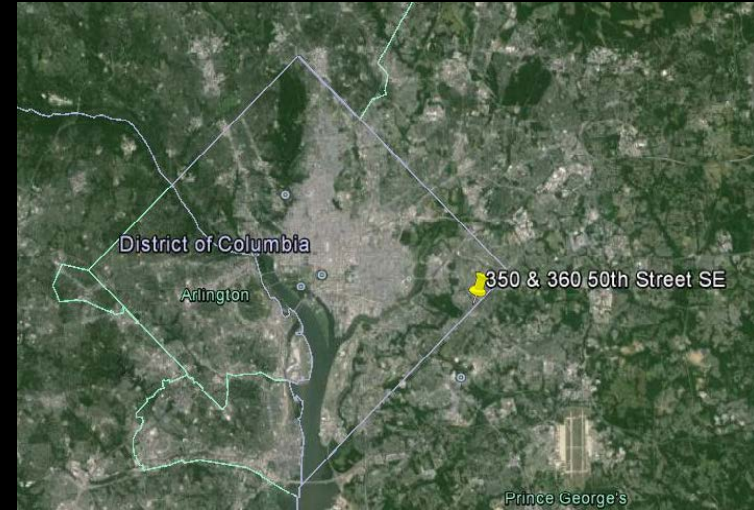
SOME I



2810-2872 Texas Avenue SE



SOME I

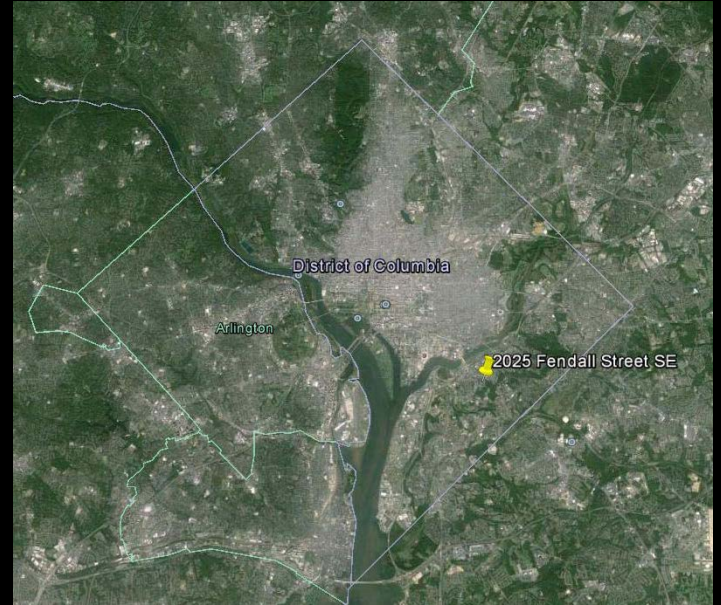


350 & 360 50th Street SE





SOME II

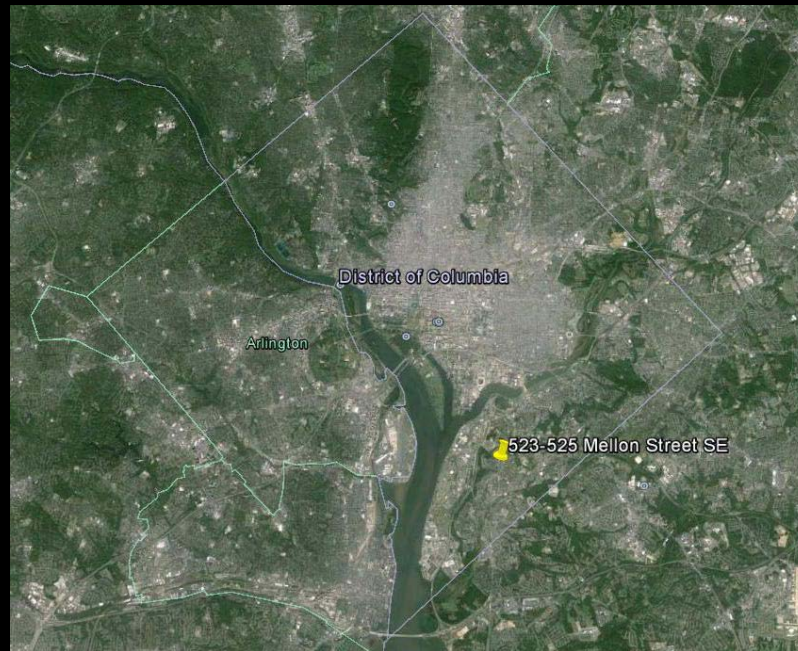


2025 Fendall Street SE





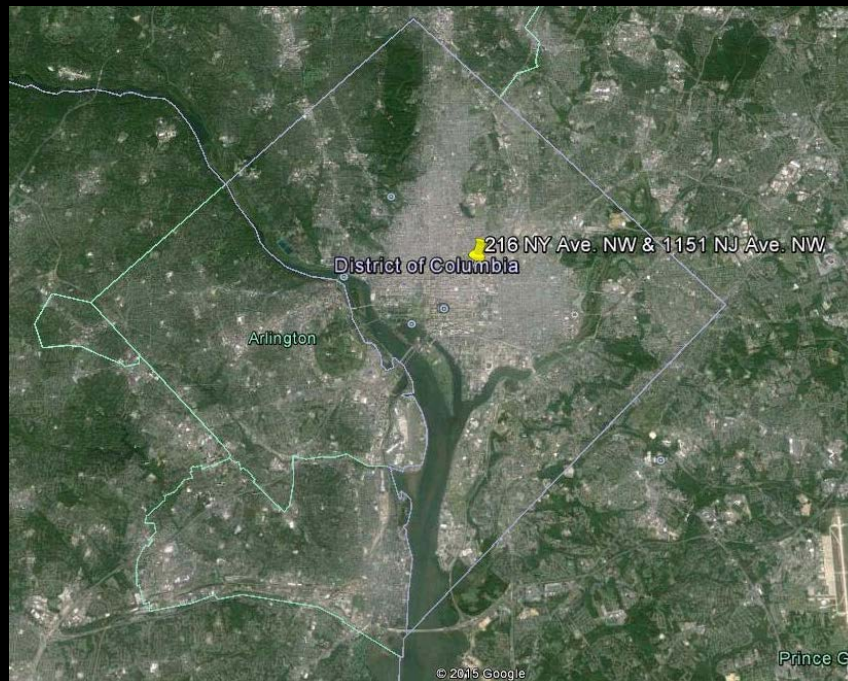
SOME II



523-525 Mellon Street SE



SOME II



216 New York Avenue NW & 1151 New Jersey Avenue NW