

MATTHEWS MEMORIAL TERRACE



Appendix 1 Project Narrative

Table of Contents

Introduction		
Important Project Highlights	2	
Applicant	4	
Matthews Memorial Baptist Church	4	
The Community Builders, Inc		5
The Project	6	
Site Location	6	
Overall Project Description	6	
Site Location	7	
Overall Project Description	7	
Residential Building	8	
Community Services Building	10	
Project Open Space	10	
Environmental Benefits	11	

INTRODUCTION

Matthews Memorial Terrace, a joint venture between Matthews Memorial Housing, Inc. a, non-profit housing entity formed by Matthews Memorial Baptist Church, and The Community Builders, Inc. (TCB), is a proposed 99 unit affordable residential project to be located on the campus of Matthews Memorial Church. The project brings together a landmark institution in the community, Matthews Memorial Baptist Church, with a nationally known non-profit affordable housing developer, The Community Builders, Inc, to produce a high quality transformational affordable housing project in the Barry Farm community.

Important project highlights:

It is important emphasize several important elements of the Matthews Memorial Terrace project.

The Project is part of Phase I Implementation of New Communities Initiative for Barry Farm

Matthews Memorial Terrace will be part of the Phase I implementation of the Barry Farm/Park Chester/Wade Road Redevelopment Plan which is part of the City's New Communities Initiative being implemented by the Office of Deputy Mayor for Economic Development (DMPED). Thirty four Public Housing Replacement Units will be provided in the project. Excerpts from this plan pertaining to the Matthews Memorial Church property are attached to this section. Bishop C. Matthew Hudson participated in the formulation of this plan as a member of the Barry Farms New Communities Executive Committee Advisory Council.

The DMOPED has committed \$6.12M in New Communities Initiative Funding to the project, based on the provision of 34 Public Housing Replacement Units.

Redevelopment Plan documentation and the DMOPED financing commitment is contained in **Exhibits E and W** respectively.

Extensive Support Services to the project to be provided by Matthews Memorial Baptist Church.

The Church will be developing, concurrently, with the Matthews Memorial Terrace project, a Community Services Building that will house in new quarters the extensive services that are now being provided in other buildings onsite. These two projects together comprised the recently approved PUD zoning application for the project.

The services provided by the Church are extensive and are currently being provided to the Barry Farm community. They will also form the basis of the service program for the tenants of Matthews Memorial Terrace and a strong component of the Human Capital Services envisioned in the Barry Farm Plan. These services are discussed in detail in **Exhibit S**.

Community Support

Community support for the project has been very strong. The project has been presented to and formally supported during the recently completed zoning process by ANC 8C, ANC 8A, Councilmembers Marion Barry and Kwame Brown, Ward 8 Business Council, Anacostia Coordinating Council, and the Barry Farms New Communities Executive Committee Advisory Council.

The PUD application was approved unanimously by the District of Columbia Zoning Commission on May 11, 2009.

Evidence of support and the zoning approval are contained in **Exhibits R and D** respectively.

“Shovel Ready” Status of the Project

The development team has been working diligently on the project for over 18 months. Using its own resources it has funded feasibility, schematic design, and the zoning submittal, processing and approval process. Approval of the PUD zoning was achieved on May 11, 2009. Design Development drawings are approximately 30% complete and require 3 months to complete. Third party permit reviewers and expeditors will assist in shortening the timeframe for permitting enabling an anticipated closing and construction start in Q4 of 2009.

Additional important highlights:

- Matthews Memorial Housing, Inc., the non-profit housing arm of Matthews Memorial Baptist Church, whose mission is to provide affordable housing to the community, will have first right of refusal for the property, for a price limited to outstanding debt and exit taxes, at the end of the 15 year compliance period.
- The project is located in Qualified Census Tract 74.1.

THE APPLICANT

Matthews Memorial Terrace Limited Partnership is a limited partnership formed between Matthews Memorial Baptist Church (“**Matthews Memorial**” or “**Church**”) and The Community Builders, Inc. (“**TCB**”) for the purpose of owning, developing, and operating Matthews Memorial Terrace, the proposed residential building. The General Partner of this Limited Partnership consists of Matthews Memorial Terrace, Inc. an entity formed by TCB, with a 70% interest, and Creative Opportunities Ventures, Inc. (COVI) an LSDBE development entity formed by Matthews Memorial Church with a 30% interest.

The Church will concurrently develop, own, and operate the community services building to be co-located on the site. The Community Builders, Inc. is assisting the Church in the development services required for the community services building. The Church will continue to own all of the land, and Matthews Memorial Terrace Limited Partnership will lease the land for the residential building from the Church.

Matthews Memorial Baptist Church

Matthews Memorial Baptist Church, established in 1921, has been a stabilizing force in the Barry Farm community for over 85 years. Reverend C. Matthew Hudson, Jr., D.Min., became the eighth pastor to lead the church when he was installed on Sunday, March 26, 2006. Matthews Memorial currently has approximately 1,300 active members and runs over 60 ministries, providing services that support members of the community from different ages, genders, and family types.

In particular, Matthews Memorial operates several large ministries. Matthews Memorial Baptist Church Child Development Center has been in existence since 1964 and serves 100 pre-school students and has a staff of 17. In existence since 1998, Urban Families House of Hope is

a social services ministry that meets the many needs of Ward 8 residents. Matthews Memorial Baptist Church Senior Citizens' Center focuses on enriching the lives of senior citizens, the homebound, and the disabled. The Ministry of Social, Political, and Economic Development includes Matthews Memorial Housing, which was formed in 1984 to provide affordable housing.

The Church has been an important presence in Anacostia almost from its inception. The child development center is the oldest in Ward 8 and is accredited by the National Association for the Education of Young Children. Also, as one of the largest congregations in Ward 8, the Church holds a particular political and social prominence in the District. Most political activity in Ward 8 includes the Church; for example, Councilmember Marion Barry frequently uses the Church for making public addresses, and the Church regularly hosts voter registration drives. Almost all community meetings, including many sponsored by the Office of Planning, and most recently DHCD, occur at the Church, and many community groups rely on the Church as a resource. The Church is actively involved in all aspects of revitalizing, stabilizing, and rehabilitating Anacostia. The Church serves on the board of the New Communities Initiative and on the board for the redevelopment of Poplar Point. The Church also plays a key role in the Far Southeast Family Strengthening Collaborative and hosts job fairs and health fairs for the benefit of the Anacostia community.

The Community Builders, Inc.

The Community Builders, Inc., formed in 1964, is a nonprofit organization whose mission is to build strong communities where people of all incomes can achieve their full potential. TCB achieves its mission by developing, financing, and operating high quality affordable, rental and for-sale mixed-income housing. As part of this function, TCB coordinates access to support services and asset-building activities critical to the communities it serves. TCB focuses primarily on meeting the needs of lower income people not effectively served by the market. TCB specializes in redeveloping large-scale public and assisted housing projects; transformation of distressed housing projects into anchors for multifaceted revitalization efforts; and recapitalization of affordable housing units faced with market-rate conversion, obsolescence, physical deterioration, and financial distress.

Since its inception, TCB has developed, owned, and managed thousands of units of affordable and mixed-income residences in 14 states, including 16 HOPE VI projects. Respecting the importance of neighborhood continuity, TCB works in collaboration with neighborhood groups, residents, public and private agencies, and philanthropic organizations. By becoming a long-term stakeholder in the neighborhood, TCB creates effective local implementation teams that combine neighborhood understanding, technical skills, and managerial ability. TCB's Mid-Atlantic regional headquarters, where the Matthews Memorial Terrace project is being managed, is located in the District of Columbia.

Since its founding, TCB has developed over 20,000 housing units and 400,000 square feet of commercial/retail space, completed nearly 300 affordable and mixed-use housing developments, and assembled \$1.9 billion in project financing. Currently, TCB's annual budget is over \$40 million per year, managing over 8,750 units in over 90 developments across the Northeast, Midwest, and Mid-Atlantic. The diversity of TCB's portfolio and pipeline has enabled it to develop expertise in a multitude of financing tools and capital restructuring strategies.

THE PROJECT

Because Matthews Memorial Terrace and the Community Services building are co-located on the site, are part of the same PUD zoning approval and will have a symbiotic relationship with regards to tenant services, they are discussed together in this section. The LIHTC and associated financing request is for the residential building only.

Site Location

The overall Subject Property consists of approximately 79,892 square feet of land area and is mid-block, bounded by Martin Luther King Jr. Avenue, SE to the west and Dunbar Road, SE to the east. The Subject Property is currently improved with one two-story duplex, two three-story houses, one two-story house, and an asphalt parking lot. The site also contains parking for Matthews Memorial Baptist Church.

The site is located in Advisory Neighborhood Commission ("ANC") 8C in the Barry Farm neighborhood in Southeast D.C. The area surrounding the PUD site is primarily moderate

density residential and is predominantly characterized by row houses and garden apartments. The site is adjacent to Matthews Memorial Baptist Church to the north and the Parkway House (a 110 unit multifamily building) to the south. Directly across Martin Luther King Jr. Avenue from the Subject Property are several three-story garden style apartment buildings and detached single family dwellings. Commercial uses exist further north across Martin Luther King Jr. Avenue. The site is located approximately ¼ mile from the Anacostia Metro station, and Suitland Parkway is to the east.

The area is poised for very significant investment in the near future. The site is within walking distance from headquarters for the U.S. Department of Homeland Security on the former St Elizabeth's Hospital campus. The Homeland Security project consists of over 10 million square feet and up to 22,000 employees at a cost of approximately \$4.1 billion. The District of Columbia Great Streets Initiative on Martin Luther King Jr. Ave is also located near the site. The Sheridan Terrace HOPE VI project is located directly across Suitland Parkway from the site.

Please see **Exhibit F** for a Site Maps and Pictures of the area and directions to the site from DHCD offices.

Overall Project Description

The overall project will contain two buildings: a residential building, Matthews Memorial Terrace and a Community Services Building. Both are described in greater detail below. The plans, elevations and drawings of the proposed project are attached as **Exhibit U**. The residential building occupies 80 feet of frontage along Martin Luther King Jr. Avenue and will be four (4) stories tall. Situated north of the residential building, the community services building will occupy 53 feet of frontage on Martin Luther King Jr. Avenue and will be three (3) stories tall. The residential building will contain approximately 107,516 square feet of gross floor area, and the community services building will contain approximately 13,086 square feet of gross floor area.

Residential Building

The building's design utilizes the site's sloping topography for a terrace level over the structured parking. All of the required parking for the residential building will be contained in the structured parking below the building. There will be ingress and egress easements with the Church as well as cross easements for parking on the overall Church campus.

The residential building's exterior will feature a rusticated stone base, a combination of cementitious siding, and a panelized system. The materials will feature lighter colors on the projecting bays and the fourth floor, which will act to lighten the building and reduce the perceived size and height of the building. The adjacent community services building will have a façade with a stone base similar to the residential building.

The 2008 Enterprise Green Criteria were utilized in a Green Charrette during the design process and the findings of the this Charrette were incorporated into the project design and specifications. The summary of the Charrette and green elements that are incorporated into the design are included in **Exhibit GB**.

The project has been designed to achieve a high quality that is reflective of the best elements of the surrounding neighborhood. The massing, materials, and shape of the design will allow the new building to blend with the surrounding architectural styles and to act as a transition from both the larger structure of Matthews Memorial Baptist Church building and nearby apartment buildings to the neighboring row houses. The massing is a reflection of the character of the row houses and architectural styles of Anacostia. The bay projections, ornate cornice molding, and building materials thoughtfully weave the building design into the neighborhood.

The varied exterior building materials allow the building to integrate into the eclectic neighborhood. The exterior will feature autumn red fiber cement siding, metallic silver paneling, sandstone blocks, hammered St. Thomas tan cast stone, smooth whitestone cast stone, and smooth pebble cast stone. The façade will also feature two types of moulding cornices.

One of the project's significant design features is the use of the natural landscape to create very little cut and fill and to add public space and an entrance to the garage at grade. The projecting bays and recessed courtyards of the new building will not only provide architectural interest and variety to the structure, but they will significantly add to the attractiveness of the site and better incorporate the current parking surface and detached two story family homes. Ornamental trees and evergreen plantings will combine with the courtyards to provide outdoor

living spaces and passive recreation for the residents and a substantially improved streetscape for the surrounding community.

The residential building will include a community room, a meeting room with kitchen facilities, and a terrace level courtyard that functions as a green roof over the parking structure. In addition to the main lobby along Martin Luther King Jr. Avenue, an additional main entrance will be located on the terrace level.

The residential building will provide 99 units of housing for three different target populations: seniors (62 and older), families qualifying for public housing (those relocated from public housing nearby), and other families whose incomes are below 60% of the area median income. Approximately 1/3 of the residential units is programmed for each target population.

To keep senior residents close to the ground floor and to maximize their mobility in and out of the building, the senior housing will occupy a designated area that includes the entire terrace level of the building and approximately one-half of the ground floor level. The seniors' units corridors will be secured separately within the building, requiring key fobs for access via elevators or doorways.

The remainder of the building will be designated as family units in which both public housing and low-income families will be interspersed throughout. There will be 34 Public Housing Replacement Units provided as part of the Barry Farm New Community Initiative, for displaced residents of the Barry Farm public housing community.

The building will be managed with on-site staff that will provide normal tenant services, project maintenance and tax credit compliance services. In addition, there will be supportive services provided to seniors and family households alike both within the building and in the adjacent Community Services Building. The services will be run by Matthews Memorial Church through its Urban Families House of Hope program and their Seniors Program. It is important to note that these programs are funded and operational today and will be available and programmed specifically to the future residents of Matthews Memorial Terrace at no cost to the project. Although a full plan for programming of the facilities within Matthews Memorial Terrace has not yet been fully developed, the initial plan is for the multi-purpose community room, which will be located on the terrace level, to be utilized as a senior daycare center on weekdays until the afternoon, when it will be opened up to other uses. The community room will also be available to be reserved for special occasions in afternoons, evenings, and weekends.

Community Services Building

While not part of the LIHTC request, an important component of the project will be the Community Services Building. The Community Services Building is designed to provide state-of-the-art facilities for the many services that the Church already provides. This new building will replace the four aging buildings that currently house many of the Church's services and will allow the Church to continue providing and expand these many services that are vital to the community. The proposed Matthews Memorial Community Services Center ("MMCS") will contain a community meeting room, a dining room, a social services center, a bookstore/café, and a medical clinic. The community meeting room on the first floor will be available to all community-related organizations. Because the Church is so intimately involved in the local community, this space will allow the Church to better facilitate the need for community meeting space and to accommodate numerous Church and community organizations. The second floor dining room will operate as a restaurant open to the public during limited hours.

The third floor of the community building will contain a social services center and a medical clinic. The social services center will house the Community Development Corporation and the Urban Families House of Hope ("UFHH"). UFHH will provide marriage/relationship counseling, job-searching resources, housing references, parenting skills training, crisis intervention, budgeting classes, a fatherhood initiative program, and other related services. The medical clinic will be leased to a doctor and will provide enough space for the doctor, one nurse, one licensed therapist, and one receptionist. The medical clinic will provide medical services to a neighborhood severely lacking in such services.

Project Open Space

As shown in the detailed plans, elevations, and renderings included in **Exhibit U**, the proposed project creates significant open space on the Subject Property. The project is designed to take advantage of existing topography of the site which enables the structured parking to be at grade. This situation creates the opportunity to provide significant open space on the site between the residential building and the community services building. This open space will offer publicly accessible sidewalks between the two buildings and the church facilities to the north. It will be landscaped and have seating, and, due to its location and grade differential

from the street, it will provide an intimate and secure setting protected from the noise and bustle of Martin Luther King Jr. Avenue. The proposed project has been designed to provide residents and their guests with spaces for entertainment, gathering, relaxation, and necessary services, including the terrace, the community room, and the community services center.

Environmental Benefits

The development is designed to meet or exceed the Green Communities Initiative standard. Features will include numerous environmentally appropriate elements, including the following: a green roof on both the community services building and the underground parking structure; green exterior materials on both buildings; Energy Star rated HVAC for heating and cooling for both buildings; and Energy Star rated kitchen appliances. In addition, the site is located on major transit routes with bus stops at the site, and it is within walking distance of the Anacostia Metro station, which meets the Smart Growth aspects of green development. We believe that the building will meet the requirements for a US Green Building Council Leed Silver Certification and are currently evaluating whether to certify the project.