



2020 New Markets Tax Credits Year in Review

Throughout 2020, Capital for Compassion consulted on closings of New Markets Tax Credits for 10 projects, resulting in community facilities across the country receiving a combined \$23.6 million in development funding to expand vital services in low-income communities.



Wheeler Mission: Building for Change Indianapolis, IN

Wheeler Mission was founded in 1893 to provide shelter and services to homeless individuals in the Indianapolis metropolitan area. Today, it is the largest ministry of its kind in the state of Indiana. The Building for Change project rehabilitates and expands Wheeler

Mission's Center for Women and Children with an 80 percent increase in emergency shelter, family services, childcare, and transitional housing services. The completed 90,826 square foot facility will have a 385 bed capacity, improved bathroom and laundry facilities, a commercial kitchen with communal dining rooms, meeting rooms, community rooms, library/quiet areas, children's play areas, and expanded medical and dental services. Supportive resources available to residents include addiction recovery, counseling, job training, parenting classes, life skills, financial literacy, and social enterprise initiatives. New Markets Tax Credits are providing \$1.7 million in funding for the \$10.2 million project.

For more information, visit wheelermission.org

Union Gospel Mission of Salem: Hope Has a New Address - Salem, OR

Union Gospel Mission of Salem opened in 1953 to offer food, clothing, shelter, and spiritual help to the homeless and hungry. It is now the largest provider of meals and shelter in the Salem metro area, with four locations and over 300 beds serving homeless men, women, families, and individuals transitioning



from incarceration. A new 58,282 square foot facility will increase the number of homeless men served each year by 20 percent, with a total capacity of 305 beds for emergency shelter, transitional housing, and the recovery program. Services offered to residents are expanding as well, including career development training, counseling and case management services, educational training, clothing, and referrals to long-term recovery programs. Mental health services are also being added as a resource available to residents. Additionally, communal dining room capacity is increasing by 200 percent, which eliminates the need for each meal to be served in multiple shifts due to limited capacity.

New Markets Tax Credits are funding \$2.3 million of the \$13.0 million project. Capital for Compassion also delivered \$2.0 million in project financing through an Affordable Housing Program grant.

For more information, visit ugmsalem.org



Kalamazoo Gospel Ministries: A Shelter From Their Storm - Kalamazoo, MI

Kalamazoo Gospel Ministries is the largest provider of homeless housing and services in the southwest Michigan area. Founded in 1933 as a Depression-Era soup kitchen, it now provides residency-based recovery programs, services for the mentally ill, supportive services, and aftercare in a multi-campus, comprehensive ministry. A Shelter From Their Storm

demolishes, replaces, and expands a facility for homeless women and children, fathers with children, LGBT youth, and persons who have suffered abuse. Though located in a historic district, the old building is not a historic building, nor is it consistent with the aesthetic of the neighborhood. The newly constructed and rehabilitated 65,045 square foot building's design complements the historic district in which it is located, and features 242 beds, multipurpose rooms, community rooms, a medical recovery room, day room, offices, reading room, and an elevator for increased accessibility. Services offered to residents will include case management, mental health services, counseling, tutoring, daycare, job training, legal assistance, housing referral services, literacy classes, parenting classes, and a health clinic for medical and dental care.

This \$12.3 million project is receiving \$2.2 million from New Markets Tax Credit funding, and an Affordable Housing Program grant for which Capital for Compassion provided consulting services is contributing an additional \$1.5 million.

For more information, visit kzoogospel.org

Union Rescue Mission: Angeles House Los Angeles, CA

Union Rescue Mission began serving the Los Angeles community in 1891 by using wagons to deliver food and clothing to those in need. Services have since expanded to offer a total of 1,230 beds at two locations for emergency shelter, transitional, and permanent supportive housing to individuals and families in Los Angeles, with additional capacity for emergency use. The Angeles House project is constructing a new 74,866 square foot facility to assist homeless families with transitional housing and supportive services. Angeles House will have a 374 bed capacity, commercial kitchen, communal dining, administrative and case management office space, computer lab, classroom, daycare facility, medical and dental clinic, and a recreational, educational, and multipurpose space. Annual services offered to residents will include 50 families placed into permanent housing, 40 families provided with legal assistance, 750 dental procedures and cleanings, and 2,000 mental health assessments, evaluations, and follow up treatments. Recovery program services, case management assistance, transportation, daycare, job training, employment placement, and education classes will be provided as well.



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New Markets Tax Credits are financing \$6.1 million of the \$35.6 million project. Capital for Compassion also helped the Angeles House project receive \$1.15 million from an Affordable Housing Program grant.

For more information, visit urm.org



Light of Life Rescue Mission: Opening New Doors Pittsburgh, PA

Light of Life Rescue Mission has provided food, shelter, and life-transforming recovery services for the homeless in the Greater Pittsburgh area since 1952. The Opening New Doors project improves accessibility by relocating and consolidating three current sites to two optimal sites. In the first phase, a portion of Light of Life's services will relocate

to a new site in an area closer to those in need of assistance. This location will serve homeless men, women, and children with a 24,607 square foot, 50 bed overnight shelter, meal service through a commercial kitchen with communal dining, case management, housing referrals, employment readiness, job search functions, outreach, connection to community resources, chapel, prayer room, and a playroom.

Capital for Compassion's consulting services helped the \$7.5 million project obtain \$1.6 million through New Markets Tax Credits for the first phase, as well as an Affordable Housing Program grant of \$749,999 for the second phase. This second phase will renovate and expand an existing site, adding a third floor and space for classes and recreation for the long-term recovery programs.

For more information, visit lightoflife.org

Mobile Loaves & Fishes: Community First! Village Phase 2 - Austin, TX

Mobile Loaves & Fishes was founded in 1998 to provide meals and clothing to the homeless in Austin, Texas. In 2015, it opened the first housing at Community First! Village, a 51 acre planned community with affordable, permanent housing for individuals coming out of homelessness. This is the largest community-based model of its kind in the country. The Village is a holistic approach addressing homelessness, providing community for residents, jobs, a market, walking trails, and a health resource center. It also offers micro-enterprises including woodworking and metalsmith shops, pottery studio, organic farm, and screen printing business.



Phase 2 includes 103 park model homes and 207 micro homes, seven of which are 3D printed. An 8,400 square foot community building includes common areas, computers, counseling space, addiction recovery meetings, therapeutic activities, music workshops, meal space, game nights, recreation space, porches, and offices. Also included are an 8,000 square foot entrepreneurial hub where residents can earn a dignified income, a 2,100 square foot aquaponics facility, seven community kitchens, seven laundry and bathroom facilities, a bus stop, community gardens, outdoor movie theatre, amphitheater, nature preserve, community meeting space, salon, art house, and Wi-Fi. Residents receive case management, counseling, mental health, addiction recovery, financial literacy, legal services, and educational services.

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New Markets Tax Credits are contributing \$2.2 million and an Affordable Housing Program grant assisted on by Capital for Compassion is adding \$750,000 to fund the \$18 million project, which is the second phase of a \$60 million ten-year plan to complete 1,000 affordable housing units at Community First! Village.

For more information, visit mlf.org



Dallas Mission for LIFE: Dallas LIFE

Dallas, TX

Dallas Mission for LIFE opened its doors in a small storefront in 1954, offering a 25 bed capacity to provide shelter and hot meals to men in need. Since then, relocation and expansions have added services for women and children, education and recovery services, and long-term programs for seniors and

individuals with mental health issues. The current recovery program graduates over 50 people each year, providing connections to employment, restoration with family members, and assistance with transitioning into independent housing. This project rehabilitates and expands the existing facility that provides emergency shelter, transitional housing, and supportive services for homeless men, women, children, and veterans. When construction is completed, the 109,540 square foot facility will include exterior building improvements, 300 beds, common bathroom and laundry facilities, commercial kitchen, communal dining room, classrooms, conference rooms, counseling rooms, storage, daycare, a barber, clothing exchange, convenience store, medical/dental/vision clinic, office and administrative space, and a chapel. Each year, the new facility is expected to provide 100 job placements, daycare for 40 children, 400,000 meals, 24,200 hours of classes, 400 medical/dental/vision appointments, substance abuse recovery for 100 persons, mental health services, counseling, legal aid, and Veterans Administration assistance.

Capital for Compassion delivered \$1.1 million in financing for the \$12.5 million project through New Markets Tax Credits, as well as \$1.8 million through an Affordable Housing Program grant.

For more information, visit dallaslife.org

Atlanta Mission: Restoration House

Atlanta, GA

Atlanta Mission is the city's oldest, largest, and most innovative homeless services provider, opening in 1938 as a soup kitchen and now serving as many as 1,000 men, women, and children every day with shelter, meals, and recovery services.



The Restoration House project constructs the first ever low barrier shelter for women and children in Atlanta, which means that it accepts anyone into the facility as long as there is space, and they are not a risk to themselves or others. The completed 44,399 square foot Restoration House will have 102 beds, commercial kitchen, communal dining area, case management rooms, conference rooms, administrative offices, volunteer work rooms, break area, childcare area, two classrooms, and space for donation drop offs. Resources available to residents include emergency shelter, case management, counseling, employment training, life skills classes, resource referrals, clothing closet, and children's activities. Additionally, an onsite medical clinic for mental and physical health care will have exam rooms, counseling rooms, a reception/waiting room, restrooms, administrative office, and medical file storage room. Both Atlanta Mission program participants and local community residents can benefit from services at the clinic.

New Markets Tax Credits are providing \$3.0 million in funding for the \$17.5 million project, and an Affordable Housing Program grant consulted on by Capital for Compassion is adding \$500,000.

For more information, visit atlantamission.org



Bridgeport Rescue Mission: Community Care Center - Bridgeport, CT

Bridgeport Rescue Mission was founded in 1993 by a couple distributing meals from the back of their station wagon, and soon expanded into an old recreational vehicle with a mobile kitchen. The organization has since grown to offer shelter and supportive services to those in need, operating three facilities that host over 100 people each night. This Community Care Center

project is the acquisition of a new site for expansion and consolidation of the mission's services. Construction at the new site will include rehabilitating and adapting a former nursing facility with a focus on residential recovery for men, women, and children. The completed 60,599 square foot center will have 150 beds, commercial kitchen, communal dining facilities and food court, office and administrative space, a mercantile area with a grocery and clothing store, classroom space, and a clinic. Services offered to residents will include case management, addiction recovery, employment training, counseling, housing referrals, clothing distribution, meals, and a food pantry.

New Markets Tax Credits are funding \$2.2 million of the \$14.8 million project, and an Affordable Housing Program grant consulted on by Capital for Compassion is delivering an additional \$2.5 million.

For more information, visit bridgeportrescuemission.org

Merced Rescue Mission: Village of Hope Phase 1 - Merced, CA

Named a 2020 California Nonprofit of the Year, Merced Rescue Mission serves individuals in Merced County who are homeless, have been incarcerated, or are imprisoned by addiction, at over 20 locations.

Phase 1 of the Village of Hope involves construction of four buildings to provide medical respite for homeless residents and apartment buildings for homeless veterans and homeless families. One building will provide 32 beds for individuals discharged from the hospital, shared bathrooms, shared laundry facilities, resident lounges, a commercial kitchen, communal dining area, sobering rooms, a clinic, office and administrative space, conference rooms, and common rooms. A second building will have 10 beds for veterans, shared laundry facilities, resident lounge, private bathrooms, private bathing facilities, and a cooking area. The third building will have 10 beds for families, shared laundry facilities, resident lounge, private bathrooms, and a cooking area. A fourth building will have a workshop and storage space. An onsite clinic will provide healthcare services for residents and the local low-income community. New Markets Tax Credits are financing \$1.2 million of the \$8.6 million Phase 1 project. A future Phase 2 is expected to add four more buildings with 72 beds to the Village of Hope.



For more information, visit mercedcountyrescuemission.org

About Capital for Compassion

Capital for Compassion is a for profit company that helps nonprofits across the United States access tax credits and affordable housing grants for development projects that deliver significant empowerment and supportive services to low-income residents who are often homeless and have special needs.

CapitalForCompassion.com