

# Lombard Street Renewal

Possibilities: Faith, Land, and Housing  
Saturday, April 29<sup>th</sup>, 2017 | Warner Pacific University

St. Andrew &  
All Souls  
Episcopal  
Church

+

University Park  
United  
Methodist &  
St. Johns  
Community  
Church

with Rob Justus of  
Home First  
Development



**HomeFirst**

DEVELOPMENT PARTNERS

233

Affordable units since  
2011

311

Units currently in the  
works

\$90,230

Average cost per unit

\$21M+

total budget

Our model is based on free market, mission-driven principles that allow us to build quality affordable housing at nearly **1/3 the cost and 1/3 the time.**

# Building Principles

- Durability
- Energy Efficiency
- Water Conservation
- Indoor Air Quality and Ventilation
- Minimizing Environmental Impacts



143rd/Fern Grove



**HomeFirst**

DEVELOPMENT PARTNERS

# Services

## Pre-Development

- Project Feasibility Assessment
- Survey / Environmental
- Community outreach
- Site Acquisition

## Design & Permitting

- Project Design
- Project Permits
- Green Materials Evaluations
- Engineering

## Finance Support

- Pro-Forma / Budget Development
- Bank Financing Proposals
- Tax credit application
- Loan/Grant application

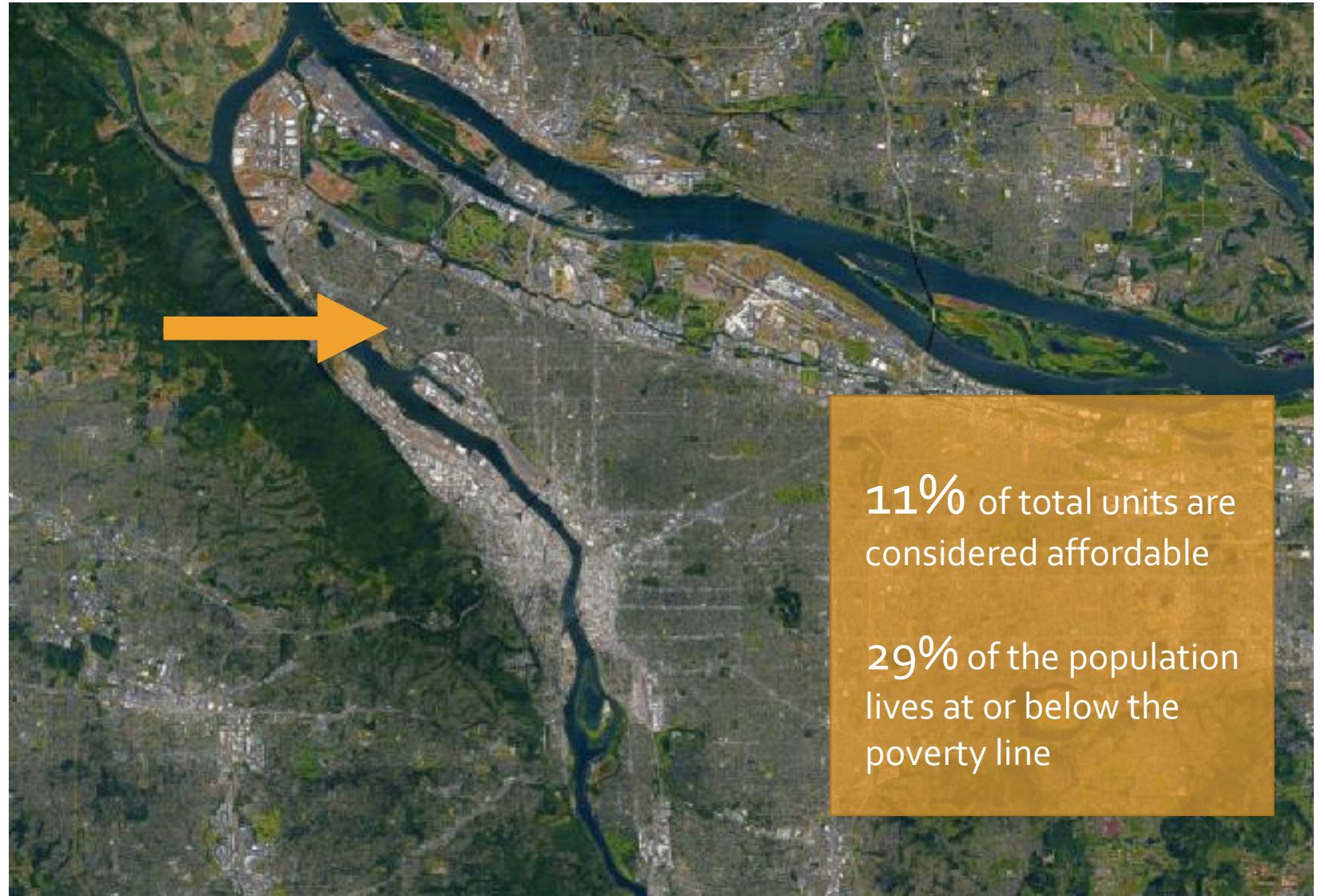
## Construction

- Vendor Selection/ MWESB Consideration
- Site Management
- Budget Management



# "St. Johns" 2016 State of Housing

- 31,244+ people (2014)  
11,562 housing units (2015)
- 3,964 are multifamily units
- 1,326 are regulated affordable
- Poverty rates by race
  - 20% White
  - 63% Black
  - 32% Asian
  - 40% Hispanic-Latino
  - 53% Hawaiian-Pacific Islander



11% of total units are considered affordable

29% of the population lives at or below the poverty line

# Building Beloved Community



7600 N Hereford Ave







*Your ancient ruins shall be rebuilt;  
you shall raise up the foundations of  
many generations;  
you shall be called the repairer of the breach,  
the restorer of streets to live in.*

*Isaiah 57:12*

**Why  
Affordable  
Housing?**

# Project Concept

- 24 one-bedroom units
- <60% AMI or ~\$700/month



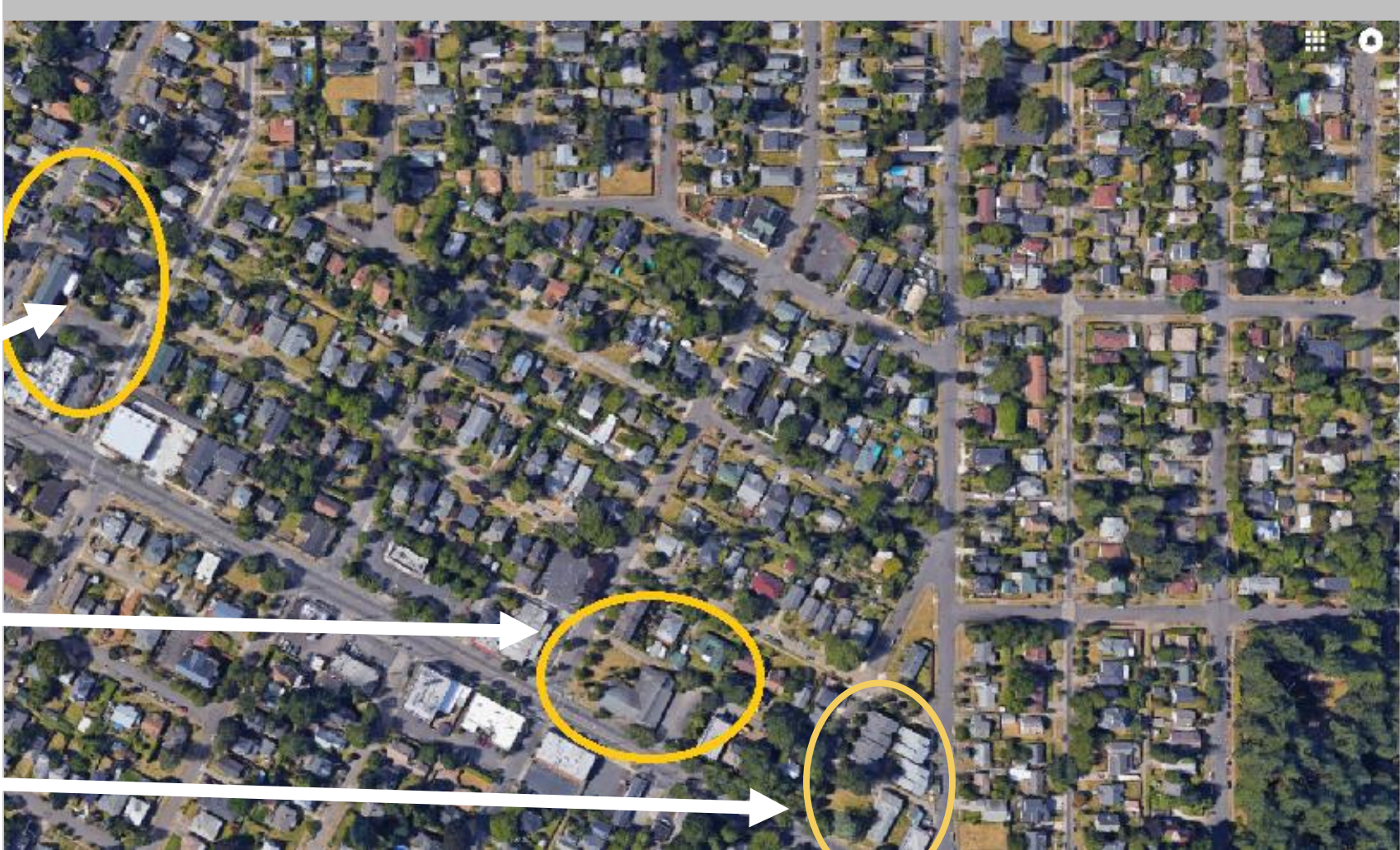


N Lombard  
Street

St. Andrews & All  
Souls

University Park United  
Methodist & St. Johns  
Community Church

Rivergate Community  
Church





## University Park United Methodist & St. Johns Community Church

“We believe our  
affordable housing  
project will be a  
reflection of the  
Kingdom by welcoming  
the stranger and  
providing hospitality to  
our housing-insecure  
neighbors.”



4775 N Lombard St.

# “The Foundry Project” Timeline

2014

Congregational discernment and decision made  
Proforma completed

2015

Land survey & market analysis performed  
Initial architectural drawings rendered

2016

Ground lease secured  
Congregational Task force assembled  
Bell Tower LLC. created  
Parsonage sold

2017

Beginning permit stage with the City  
Loan and grant applications submitted



# Project Concept

- 26 units with capacity for 80 residents  
13 1<sup>st</sup> floor one-bedroom units & 13 townhouse style two-bedroom units
- 60% AMI or ~\$800/month
- No strings attached relationship- site will be professionally managed



MINI 2 BEDROOM UNIT  
LEVEL 1 - 376 SF



# Our Vision

Current Street View



Initial Rendering

