



# Having Faith in Your Community

## **Nadia Mian, Ph.D.**

Senior Program Director,

Ralph W. Voorhees Center for Civic Engagement;  
Lecturer, Bloustein School of Planning & Public Policy,  
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Director, Capital Solutions and Partnerships,  
Enterprise Community Partners

Housing as a Human Right: From Innovation to Impact

October 9, 2024



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# Panel

## Victoria Barreca

Director, Capital Solutions and Partnerships  
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## Nadia Mian, PhD

Senior Program Director and Lecturer  
Rutgers University

## Sajan Phillip

Principal  
Cardinal Impact Advisors

# The Beacon Center

Washington D.C.

Affordable housing

Commercial space

Sanctuary

Community space

Job creation

Social services



# St. Luke's Episcopal Church

Seattle, Washington

2 separate buildings – one  
affordable housing, one  
market rate and workforce  
housing

Space for the church

Daycare facility



# Sanctuary Lofts

San Marcos, Texas

Adaptive reuse of church  
into student housing

Additional new construction  
of student housing

Amenities including pool,  
common area and workout  
center



# St. Lucy's

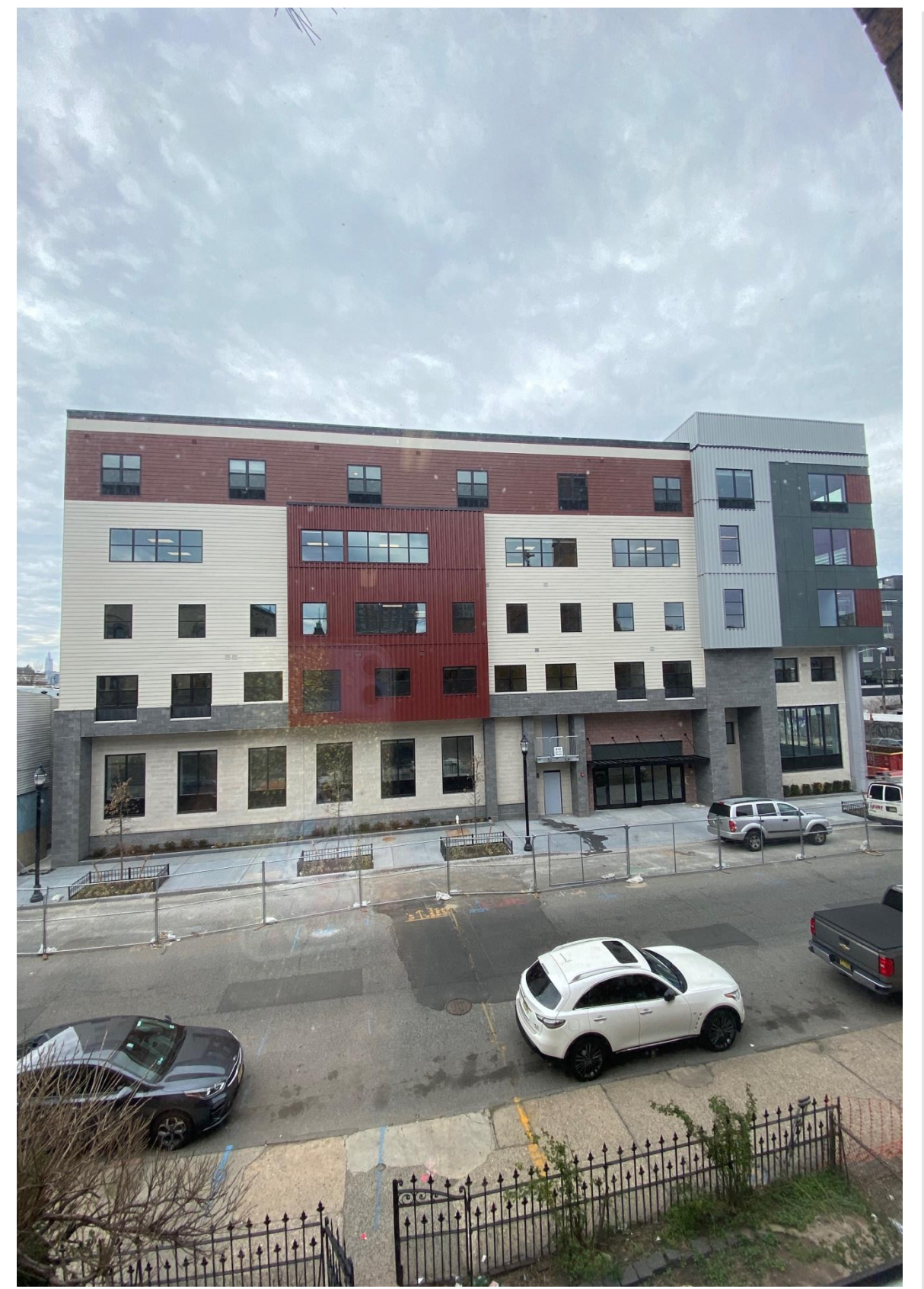
Jersey City, NJ

Shelter space

Offices for social services

Market rate housing with  
some affordable units

Preservation of façade





# Jacksonville Cathedral District

Jacksonville, Florida

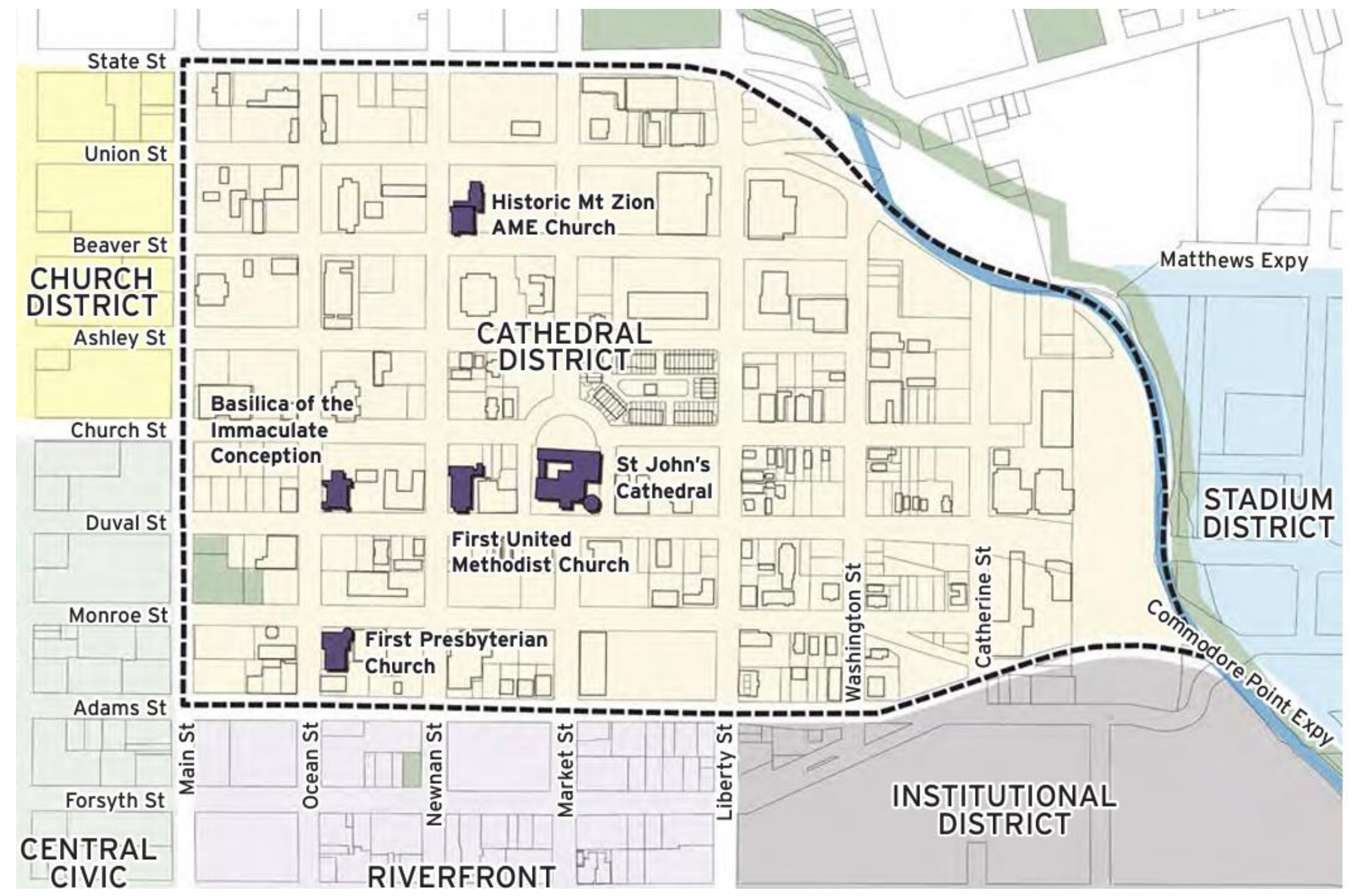
Creation of a mixed-use,  
mixed-income district  
centered around historic  
churches to revitalize  
downtown

Construction of market rate  
and affordable housing

Retail facilities

Pedestrian-friendly streets

Open space





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# **Enterprise Faith Based Development Case Study**

CHURCH OF GOD OF EAST FLATBUSH

# Ebenezer Plaza

Brooklyn, NY

Under the leadership of Bishop Nelson and in partnership with The Procida Companies, Brisa Builders and Evergreen City

Two city blocks, purchased by Church of God of East Flatbush, changed use from automotive to residential

\$12.6 million predevelopment loan from Enterprise Community Loan Fund/NYC Acquisition Fund – supported rezoning, design, third party reports, financing applications and acquisition

Construction/Permanent Funding sources include: LIHTC equity, tax exempt bonds financing, city subsidies



CHURCH OF GOD OF EAST FLATBUSH

## Ebenezer Plaza



Multi-phase, mixed-use development with 532 units of affordable housing, with more than 100 units for formerly homeless individuals and families

Ground floor commercial space and community space, state of the art ministry space for the Ebenezer Urban Ministry Center (fka Church of God of East Flatbush), community programs and activate retail





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Questions?

Thank you for attending the panel!

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# Thank you to our Speakers!

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