



To: Edward W. Rybka, Chief of Regional Development
Mayor's Office

From: Michiel Wackers, Director
Community Development

Subject: Hitchcock- \$1M CARES Act CDBG Request

Date: November 10, 2021

Hitchcock Center for Women (HCFW) provides treatment and recovery services for women experiencing substance abuse issues. Since 1992 its home has been the former St. Mary's Seminary, built in 1924. Today, its home is technologically obsolete, suffering from age and deferred maintenance with a limited life expectancy. To maintain the important role of the Hitchcock Center for Women in the wellbeing of women who find themselves homeless, and suffering from substance abuse issues, a new path forward is required.

Hitchcock Center for Women has teamed up with The Finch Group. The building proposed, to be built on land already owned by Hitchcock, is directly across from the new, highly rated Wilson Elementary School. Together, Hitchcock and TFG are proposing a new comprehensive building containing updated and state of the art treatment facilities and Recovery Housing. One of the ways to fund a portion of the new building is to use Low Income Housing Tax Credits to support Recovery Housing. In this manner Hitchcock can offer longer term supportive housing for the graduates of its treatment program.

The Programmatic treatment portion of HCFW requires funding outside of OHFA's LIHTC program. Hitchcock is turning to the City, County and State to provide the needed funds.

The Residential Treatment program offers the most intensive level of care, where women receive daily group and individual sessions, case management support, addiction, and trauma education. The groups and sessions focus on understanding addiction, awareness of consequences of use, understanding triggers to using as well as developing the tools needed to avoid relapse.



Currently, the treatment center serves 223 women and 23 children.

- 95% of the women are unemployed.
- 50% are Caucasian/White.
- 44% are African American/Black
- 6% identify as Other.
- 8% identify as homeless.

The following table shows the identified Costs not Low Income Housing Tax Credit eligible:

Source	Amount
Acquisition of Land	\$500,000
Hard Cost Construction	\$7,823,280
Hard Cost Construction Contingency	\$625,862
Architect/Design, inspection Engineering	\$337,618
Environmental Studies	\$11,862
Land Surveys	\$5,475
Legal	\$50,000
Title & Recording	\$41,062
Real Estate Taxes	\$8,212
Insurance	\$27,374
Soft Costs	\$12,500
Total Source Committed or Identified	\$9,443,246

Under CDBG CARES Act this is eligible as a public facility.

Recommendation

From available funds, the Department of Community recommends an award of \$1,000,000 in CDBG CARES Act funding.

These funds are authorized under 469-2020, the Department of Community Development will issue a conditional award, subject to underwriting, compliance and contracting requirements, with construction to begin no later than June 2023.

This allocation will require that the City update its Annual Action to allow CARES Act funding to be used for public facilities.

_____ Approved _____ Denied _____ More Information Required

Edward W. Rybka, Chief of Regional Development

Date