

THE COMMONS AT STANTON SQUARE

Washington, D.C.

PROJECT SUMMARY

Development of a community campus in Hillside

Martha's Table will use \$28 million of New Markets Tax Credit (NMTC) financing to construct its new 40,000 SF headquarters in Washington, D.C.'s Hillside neighborhood. The project will allow Martha's Table to increase the number of people it serves by 40,000 a year.

As a nonprofit organization, Martha's Table's mission is to ensure a bright future for children through education and family support services. It provides full-day, early childhood education to kids up to three years old and afterschool programming for children in elementary school. It also increases access to fresh, healthy foods and runs pop-up farmers markets in schools with free seasonal produce. Through its Healthy Connections program, Martha's Table matches middle and high school students to service, leadership, and work opportunities. Martha's Table engages the families of its students, through home visits and parenting classes, to foster strong school-home relationships.

Martha's Table has served D.C. children and their families since 1979. It currently operates out of a 26,000 SF facility in Northwest D.C. By constructing the new facility in Southeast D.C., Martha's Table will be more accessible to the majority of the clients it serves.

BACKGROUND

The new headquarters for Martha's Table is part of a larger campus called the Commons at Stanton Square, a collaboration between Martha's Table, Community of Hope (COH), the Horning Family Fund, and the Horning Brothers, a developer. The Commons will be a single campus where children and families receive social services, education programming, and healthcare. COH, a federally qualified health center (FQHC), will occupy 13,000 SF of space. The COH portion of the space received separate NMTC financing through LISC's Healthy Futures Fund, which encourages FQHCs to co-locate with non-clinical service providers like Martha's Table. By sharing the building, Martha's Table and COH will coordinate services in one of D.C.'s most under-resourced neighborhoods where more than 30% of residents live in poverty. A subsequent phase of development will include affordable housing and transitional/supportive housing adjacent to the Commons at Stanton Square.

The project was made possible by the Horning Family Fund, which donated the land and \$9.3 million towards the Commons. The NMTC financing helped to fill the gap between the lead gift and Martha's Table's other fundraising efforts.



KEY DETAILS

BASICS

LISC New Markets Tax Credit Allocation: **\$5 million**
Total Development Cost: **\$29.1 million**

STAKEHOLDERS

Sponsor
Martha's Table

Developer
The Horning Brothers

LISC Program
DC LISC

Investor/Co-CDE
Morgan Stanley

CDE Financing Partners
Capital Impact Partners
City First

Other Financing Partners
Horning Family Fund
Sandy Spring Bank

NEED

- 31.7% poverty rate
- Family income 33.5% of the area median
- Unemployment 1.9x the national rate

IMPACT

- 44,000 SF community facility
- 30 permanent jobs created
- 350 construction jobs created

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