



Mabee WholeLife® Service Center Will Transform Community, Enrich Lives of Women, Youth & Families

HOUSTON, November 2, 2016 – The Corporation for Supportive Housing (CSH), Capital One, and the City of Houston have partnered to provide financing for The Women's Home (TWH) Mabee WholeLife® Service Center in Houston, using an innovative financing structure that will make a tangible difference in one of the cities' most needy areas.

The new 30,000 SF, LEED Silver Certified facility will offer low-income women and families comprehensive supportive services that currently don't exist in the neighborhood. The services will include a Federally Qualified Health Center (FQHC) operated by Spring Branch Community Health Center; after school/summer enrichment programs for children provided by the YMCA of Greater Houston; counseling services to at-risk youth and adults provided by DePelchin Children's Center and The Women's Home; and adult education/workforce development programs provided by Memorial Assistance Ministries.

“The Women’s Home is proud of being able to leverage private dollars with City of Houston funds and a New Markets Tax Credit allocation,” said Paula Paust, Executive Director of The Women’s Home. “This blending of private, government and public funding is an important financing model that can be used to improve neighborhoods.”

When fully operational, the new WholeLife Service Center will directly serve 2,600 low-income residents of the Spring Branch East Community, where nearly half of the population has incomes at or below the poverty level. The WholeLife Service Center will provide afterschool programs for students at Treasury Forest Elementary School located across the street from the center, and support services to residents of two nearby housing developments operated by TWH: an 87-unit housing community completed in 2011 where 25 units are dedicated to homeless individuals within Houston's Coordinated Access System (HCAS), and a recently completed 84-unit community for families where 40 units are part of the HCAS response to quickly and effectively house families struggling through homelessness.

The total cost for the WholeLife Service Center is \$10.7 million and was funded in part by a \$1.63 million federal Community Development Block Grant (CDBG) through the City of Houston, and capital campaign pledges from private foundations and individual donors totaling more than \$5.0 million. CSH provided \$9.0 million in a New Markets Tax Credit (NMTC) allocation and Capital One provided \$1.0 million to raise the NMTC equity

necessary to fill the project's financing gap. This project is the first time that the City of Houston has been involved in a NMTC transaction by providing a CDBG Grant that was leveraged in a NMTC structure.

“CSH is eager to invest in projects where we know the whole community will benefit,” said Deborah De Santis, President and CEO of CSH. “The new WholeLife Service Center will transform an entire neighborhood and deliver the care and training lower-income Houstonians need to move their lives forward. It is especially appealing to us because many families in the area will now have more convenient access to key services.”

“At Capital One we look for opportunities where our investment will make a sustainable positive impact on local communities,” said Yasmin Huebinger, Vice President-Commercial Banking in Capital One's Houston office. “The new WholeLife Service Center will clearly have a transformational effect on the lives of so many families in need.”

It is projected the Mabee WholeLife Service Center will open its doors in summer of 2017. It is located at 1905 Jacquelyn in Houston.

About The Women's Home

For nearly 60 years, The Women's Home has provided housing and individually tailored support services to help prevent and end homelessness in the Houston area. Our programs specifically target women and families who are homeless or vulnerable to homelessness - many have histories of addiction, mental illness, or both. Through our long-term residential treatment program in Montrose, our affordable housing programs in Spring Branch, and our upcoming Mabee WholeLife® Service Center, our clients cultivate the skills and self-esteem necessary to overcome life-long cycles of homelessness and move forward to live a healthy, productive life. Visit us at www.thewomenshome.org

About CSH

CSH has been the leader in supportive housing for 25 years, demonstrating its potential to improve the lives of very vulnerable individuals and families. A nonprofit Community Development Financial Institute, CSH has earned a reputation as a highly effective, financially stable organization, with strong partnerships across government, community organizations, foundations, and financial institutions. A nonprofit Community Development Financial Institution (CDFI), CSH is advancing innovative solutions that use housing as a platform for services to improve lives, maximize public resources, and build healthy communities. We are working to assure that housing solutions are accessible to more people in more places. Visit us at www.csh.org.

About Capital One

Capital One Financial Corporation (www.capitalone.com) is a financial holding company whose subsidiaries, which include Capital One, N.A., and Capital One Bank (USA), N.A.,

had \$226.0 billion in deposits and \$345.1 billion in total assets as of September 30, 2016. Headquartered in McLean, Virginia, Capital One offers a broad spectrum of financial products and services to consumers, small businesses and commercial clients through a variety of channels. Capital One, N.A. has branches located primarily in New York, Louisiana, Texas, Maryland, Virginia, New Jersey and the District of Columbia. A Fortune 500 company, Capital One trades on the New York Stock Exchange under the symbol "COF" and is included in the S&P 100 index.

About City of Houston Housing and Community Development Department

The City of Houston Housing and Community Development Department (HCDD) administers more than \$100 million annually in various federal, state and local programs, the largest of which is the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program. CDBG funds allow the City to address a wide range of community development needs, primarily for low- and moderate-income persons. From investing in community revitalization, quality affordable housing and economic development to providing first-time homebuyer assistance and funds to serve the homeless, elderly and disabled, HCDD works to improve the quality of life for neighborhoods and families across Houston. Visit us at www.HoustonTX.gov/housing

About New Markets Tax Credits

New Markets Tax Credits (NMTC) were established by Congress in 2000 to encourage the investment of private capital in designated low-income communities in order to create jobs, generate economic activity and improve the quality of services in low-income communities and to low-income persons. NMTCs attract investment capital to low-income communities by permitting individual and corporate investors to receive a 39% tax credit against their federal income tax return over a period of seven years in exchange for making qualified equity investments in specialized financial institutions called Community Development Entities (CDEs). In turn, CDEs provide below-market financing to transformative development projects in low-income communities across the country. For more information, visit <http://www.cdfifund.gov>.

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