

\$10 million in City First New Markets Tax Credit Financing THEARC Expansion III

Announcement February 8, 2016



THEARC Expansion III– Washington, DC's Ward 8

City First New Markets Fund II closed its first NMTC transaction of 2016 on February 4th. CFNMF II provided a **\$10MM allocation** to support Building Bridges Across the River's phase III expansion of Town Hall Education Arts Recreation Campus ("THEARC"), which will add a three-story third building to the campus, whereby **adding 92,000 sq. ft.** to its current 110,000 sq. ft. footprint. Along with City First's investment, an additional \$22.25 million in NMTC financing came from Enterprise Community Partners, SunTrust, and Low Income Investment Fund. The phase III expansion will allow THEARC to create even more demonstrable impacts by providing below-market space to the following pillars of the community:

- **Children's National Health System** will double its capacity by providing pediatric care to the most vulnerable children and families;
- **Appletree Institute for Education and Innovation** will develop and provide research-based early childhood education programs to underserved 3 and 4 year-olds;
- **The Phillips Collection** will provide outreach art programs to the community and local schools;
- **The Bishop John T. Walker School for Boys** will provide a tuition-free private school education for one hundred boys in K – 8th grade; and
- **Blackbox Theaters** to provide space for school performances and community meetings.

A new teaching kitchen and café will take over the space that the Children’s Clinic currently occupies in THEARC providing workforce training, on-site food service and nutritional programming. Trainees in the food service kitchen will learn about “farm to table” food preparation while earning a food handling certification.

The overall expansion will create **200 construction jobs** and the tenants will create **169 full-time permanent jobs and 39 part-time jobs**. Of the total full-time jobs, 100% are expected to pay at least a living wage rate and offer employee benefits. The three-story building is also designed to achieve a **LEED Silver** rating.



In 2005, City First was one the initial investors in WC Smith’s vision to create a campus in Congress Heights that provided access to cultural and recreational resources for over **7,000 children** and families in southeast Washington. THEARC’s flagship tenants included Boys and Girls Clubs of Greater Washington, the Corcoran School of Art, Covenant House Washington, Children’s National Medical Center, Levine School of Music, Parklands Community Center, Trinity University Adult Learning, Washington Ballet, and The Washington Middle School for Girls.

City First is delighted to continue its long-term partnership with our former Board Member Chris Smith and William C. Smith Company as the Phase III expansion is set to open in 2017.

THEARC Expansion III