

# BUSINESS ALBUM



From left, Robert Finn, deputy secretary of the Maryland Department of Veteran Affairs; state Sen. Barbara Robinson, D-Baltimore city; Russ Snyder, CEO of Volunteers of America Chesapeake; Baltimore City Mayor Catherine Pugh; Baltimore City Council President Bernard C. "Jack" Young; Baltimore City Councilman Eric Costello; and Bill Whitman, Jim Campbell and Nancy Hooff, all with Somerset Development Company, ceremoniously break ground on the \$27 million renovation project for VOAC's Paca House.



After renovations are complete in November 2019, Paca House at 116 N. Paca St. will be converted into 41 efficiency apartments and 51 one-bedroom apartments.



Jim Campbell and Nancy Hooff of Somerset Development Company listen to the presentation during Volunteer of America Chesapeake's Paca House groundbreaking ceremony.

## VOA CHESAPEAKE BREAKS GROUND ON \$27M RENOVATION

PHOTOS BY JACKSON CLAY, JKC VISUALS

Volunteers of America Chesapeake, Somerset Development Company and New Community Partners welcomed Baltimore Mayor Catherine Pugh and other guests to a groundbreaking ceremony Sept. 18 to kick off a \$27 million renovation project for Volunteer of America Chesapeake's (VOAC) Paca House at 116 N. Paca St. Since 1995, Paca House consisted of 76 single room occupancy units (SRO), much like a dorm room with shared bathrooms, showers and congregate living space, and 30 efficiency apartments. The new project, which will take approximately 14 months

for construction and will have a targeted opening date in November 2019, will see Paca House converted into 41 efficiency apartments and 51 one-bedroom apartments, completely eliminating the SROs. VOAC is one of the region's largest and most comprehensive human services and affordable housing development organizations. VOAC empowers self-reliance and inspires hope through personalized housing, ministry, health, and human services that benefit vulnerable individuals, their families and the community. Somerset Development Company and New Community Partners teamed up again in pursuit

of their shared mission to preserve and expand the supply of affordable and market rate housing with resident services in the Baltimore and Washington metropolitan areas in properties that use best practices to achieve high standards of environmental sustainability. Project design services were provided by Kann Partners of Baltimore, overseeing an engineering team that included Century Engineering, Colbert Matz Rosenfelt and McLaren Engineering. Energy conservation analysis, design and construction administration services are being provided by Pando Alliance. Interior design services

have been provided by Currotto Design. Preconstruction and general contracting services are being provided by Harkins Builders of Columbia. The \$27 million in financing was provided by Capital One Bank, Boston Financial Investment Management, Maryland Community Development Administration, City of Baltimore, Federal Home Loan Bank Board through Fulton Bank. Volunteers of America Capital Magnets Fund, Volunteers of America Chesapeake. Local Initiatives Support Corporation, Northrup Grumman, Home Depot Foundation and Citibank.



Foreground, Dusky Holman, senior vice president and general counsel at Volunteers of America Chesapeake, chats with David Greever, VOAC's chief financial officer while Jim Campbell and Nancy Hooff of Somerset Development Company look on during the VOAC's Paca House groundbreaking ceremony.



Financing partners, employees and leadership from Harkins Builders, Kann Partners, Somerset Development Company and New Community Partners listen to the plans for the \$27 million renovation project for Volunteer of America Chesapeake's Paca House.