



## A Comparison of Faith West with Similar Projects That Received Tax Exempt Bond Financing

Faith West is a project bringing many needed services to the West Lafayette and Purdue Community. Faith West will offer community housing, community walking trails, mentoring services, community fitness and recreation, community meeting spaces, community education classes, community preschool, and much more. The project is in the final project development stages and as part of the planning process, Faith West is seeking a Tax Exempt Bond issue from the West Lafayette City Council.

Some might wonder if Faith West is eligible for tax exempt Bonds. Others question if any organization with a religious affiliation can be eligible for a TE Bond and if it is in the best interest of the community to issue one. This document seeks to compare other projects around the US with Faith West and show how organizations with a religious affiliation received Tax Exempt Bonds. It is important to note while this document will highlight five other projects, there are literally hundreds and hundreds of projects all over the United States just like these.

Below is a picture of Goodwin House Incorporated, a self-developed, self-managed, not-for-profit Virginia non-stock corporation affiliated with the Protestant Episcopal Church in the Diocese of Virginia.



This senior living facility cost 143 million dollars to construct, all of which was financed through a TE Bond issued by the Fairfax County Economic Development Authority. The project receives a significant property tax exemption since the organization is a 501(c) 3. This project has many aspects that are similar to the Faith West project. There is a fitness center that is available to the residents, as well as paid and professional personal trainers that are available to help keep the residents in good health. There are recreational activities for the residents that are sponsored and led by the staff. There are educational opportunities for the residents where they and the community can be taught by capable and learned staff and external teachers on a variety of issues. There are meeting spaces that are available to both the residents as well as the community to hold a variety of different types of meetings. There is also a garden area that is available to the residents, as well as the public for the health of the community as well as their enjoyment.

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According to a recent conversation with the CFO of the Goodwin House they have a strong religious affiliation. All of the Board of Directors are appointed by the local Virginia Diocese of the Episcopal Church. There is a contingent of chaplains and pastors that serve this facility, and there is even a pastoral training program in which men and women can be trained by well-educated and professional pastors and educators. Their training is done both in the classroom and hands on so that students will have a variety of learning opportunities. Regular worship services and Bible studies for not only the residents but members of the community at large who wish to attend. The chaplains, as well as others, provide emergency counseling and long term counseling services for residents. Finally, the chaplains are ready to teach residents about the Christian Faith if they desire.

The Goodwin House offers many of the very same services that Faith West would offer. Such as community meeting spaces, community education classes, community recreation, community fitness, community walking trails, community mentoring and counseling, pastoral care, pastoral training, community Bible studies, and community worship services. One aspect that is not similar though is the scope of the projects. The Goodwin House is a 143 million TE Bond issue whereas Faith West would only be a 7 million TE Bond.





The Taube Koret Campus for Jewish Life is also a project that is in many ways similar to Faith West. The Taube Koret Campus consists of two parts: a senior living community known as Moldaw Family Residence which offers spacious accommodations and a wide variety of services, and a community center, the Oshman family Jewish Community Center (OFJCC). The entire campus was built using a 300 million TE Bond issue and a Capitol Campaign of 140 million dollars. Like the Goodwin House in Virginia, the Taube Koret Campus receives a significant property tax exemption.

The Oshman family Jewish Community Center offers much to the community. The mission of the OFJCC is “The JCC establishes common ground, uniting Jewish institutions, groups and individuals for the betterment of the whole community.” There is a state-of-the-art fitness center which is available to the public as well as members of the Moldaw Family Residence. There is a café that is open for people to stop and grab a bite to eat, or just simply grab some coffee. There is even a gift shop known as the “Miriam’s Well Judaica and Gift Shop”. There are pools both indoor and outdoor where families can spend time swimming and relaxing together which is available not only to the residents but also to the community. There are rooms for concerts, lectures to learn about Jewish history, the way of life, and so much more, there are even fitness classes offered to help increase community and resident wellness.

There are all kinds of classes that are offered at the OFJCC as well as special lectures and seminars. Some of the types of classes taught are: “Community Talmud Circle”, “The Jewish View of God”, “Torah”, “Liturgy”, and so many more that help the greater community expand and enrich their understanding of the Jewish religion and way of life. All of the community spaces are open to the public for use. Religious services are held in the Jewish tradition that meet the desired needs of the community. Studies in the Jewish scriptures are also held on campus and offered as part of the regular programming. The Community Center also houses

several Jewish organizations such as: the Bureau of Jewish Education, the Jewish Coalition for Literacy, the Jewish Community Relations Council, the Jewish Community Federation, and the Palo Alto School for Jewish Education.

Of particular note is the Palo Alto School for Jewish Education whose mission is “to nurture our children's Jewish identity through the study and celebration of Jewish history, culture, values, and language, and to create a Jewish community for our families.” For the younger kids there is the T’Enna Preschool and Leslie Family Early Childhood and Family Education Center.

The Moldaw Family Residence is also able to offer all of the above mentioned benefits because it is located on the Taube Koret Campus near the OFJCC. Living at the Moldaw entitles residents to full access of the Community Center including the entire fitness center, aquatics, educational and cultural programming that happens as well as the religious services performed there.

There are many similarities between the Taube Koret Campus and Faith West. There are fitness classes, a fitness center (but sadly no pool at Faith West), educational classes, community meeting rooms and spaces, a café, a preschool, community service opportunities, housing, outdoor recreation as well as indoor basketball courts and recreation. Of course the major difference between these projects is the scope. While the entire project for the Taube Koret Campus totaled around 440 million with 300 million being a TE Bond, the Faith West project will only be a 12 million dollar project with only 7 million being a TE Bond. At the heart of both projects is the desire to improve the surrounding community and to improve the lives of those in the surrounding community.



GREATER WICHITA YMCA  
Central Family YMCA – Central & Market View

The Central Family YMCA of greater Wichita, Kansas was approved by the Wichita City Council to use \$23 million in tax-exempt bonds to aid in the remodeling of multiple YMCAs in the metropolitan area. The YMCA, a Christian organization, has begun construction on their new developments and remodels with the financial aid of the bonds. The entire project will be completed using \$23 million dollars in tax-exempt bonds and \$17 million dollars from a capital campaign; the entire project is exempt from property taxes.

The YMCA offers many amenities to the citizens of their community. Their objective is “to put Christian principles into practice through programs that promote healthy lifestyles, strong families, and positive youth development to build healthy spirit, mind and body for all, regardless of ability to pay.” The Greater Wichita YMCA is in many ways similar to the activities and services available at Faith West. At the Central location alone, the center will encompass 110,000 square feet. It will have a six-lap-to-the-mile indoor running track, two indoor pools, two gymnasiums, three program studios, four racquetball/handball courts and many other facilities: wellness centers, community meeting rooms, locker rooms, Kid Zone drop-in nursery, and offices. The new facility will also offer multiple youth camps that will attempt to instill Christian values into the attendees.



The Central Massachusetts Health Center of Worcester, M.A. a Planned Parenthood facility also received TE Bonds. MassDevelopment issued on November 8, 2006 a TE Bond for 5 million dollars to build this center. The goal of Planned Parenthood is “to improve women’s health and safety, prevent unintended pregnancies, and advance the right and ability of individuals and families to make informed and responsible choices.” Faith West would also have the same mission, and while we would go about it in a completely different method, the goals are still the same.



The Spirit on Lake project is an LGBT Sr. Housing facility that was first started by the United Church of Christ and is being currently developed by Powderhorn Residents Group (PRG). The project on February 28, 2012 received a 5.5 million Tax Exempt Bond issued by the city of Minneapolis. The project was designed to cater to aging members of the gay, lesbian and transgender (GLBT) community. The first floor, which at one point was designed to be a worship space for the United Church of Christ, will now function a little differently. There will be a fitness center, community meeting rooms, and space for rent by the community. There will be external seating and a rain garden for the enjoyment of the community.

There are many similarities of the Spirit on Lake project and Faith West. Both will have a fitness center, community meeting rooms, retail space, outdoor recreation and outdoor seating, as well as space for local businesses to rent and housing for a group of people that desire a unique living situation. Both sought Tax Exempt Bond Financing for project costs and both have some sort of religious connection.

In conclusion, it should be clear that there are many similarities in all of the six projects: The Goodwin House, the Taube Koret Campus, The Central Family YMCA of greater Wichita, the Central Massachusetts Health Center of Worcester, Spirit on Lake, and Faith West. All of the projects had TE Bonds issued for the construction and development of each project. All have religious connections except for the Health Center of Worcester. All provide community services that seek to make the community a better place. Issuing a TE for these above-mentioned projects is legal and was deemed appropriate by Economic Development Commissions all over the nation and we request an issuance for the Faith West project too.

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