

## Missouri



### PACE KC Adult Wellness Center

Kansas City, MO (2022)

Swope Health Services, the region's oldest and largest Federally Qualified Healthcare Center (FQHC), recognized a significant and growing gap in healthcare services for the elderly in Kansas City, Missouri. This gap was particularly pronounced in a severely distressed census tract, where many low-income, minority residents had limited access to quality healthcare. The elderly population in this area faced an increased risk of preventable hospitalizations and long-term nursing home care due to the lack of comprehensive, coordinated care.

### FINANCING

**NMTC Financing:** Legacy Economic Growth Fund, LLC, CBKC CDC, L.L.C.: \$14 million  
**Equity Investor:** Capital One, NA  
**Total Project Cost:** \$18.3 million

### IMPACT

- 45 construction jobs
- 109 permanent jobs
- 100% dually eligible Medicare/Medicaid beneficiaries, 90% Low-Income Patients, 57% Minority

### COMMUNITY

- Poverty Rate: 24%
- Median Income: 55.3% of the AMI
- Opportunity Zone

"Expanding our mission to provide services that meet the needs of older adults demonstrates our enduring commitment to the community that we have proudly served for more than 50 years," said Jeron Ravin, J.D., President and CEO of Swope Health. "As our largest capital investment since the development of the Swope Health Central campus in 1995, the completion of the PACE KC Adult Wellness Center is a historic moment for Swope Health."

### Missouri's First PACE Facility Delivers Comprehensive Care to Low-Income Seniors in a Severely Distressed Community in Kansas City, MO.

To address this challenge, Swope constructed a 32,000 sq. ft. Program for the All-Inclusive Care for the Elderly (PACE) KC Adult Wellness Center. This facility serves as the first PACE program in Missouri, providing an integrated approach to senior care that combines medical, social, and long-term services under one roof. The PACE KC Adult Wellness Center aimed to fill the critical healthcare void in the community, offering low-income seniors access to the care needed to improve their quality of life and maintain their independence for as long as possible.

To move forward with this project, Swope sought \$14 million in NMTC financing from Legacy Economic Growth Fund, LLC and CBKC CDC, LLC. This NMTC financing was essential for the project's success, as it provided gap financing at favorable terms that allowed Swope to proceed without diverting funds from direct patient care. The NMTC allocation also reduced debt service requirements, enabling Swope to offer higher wages to low-income staff and ensure the project's long-term financial sustainability.

The completion of the PACE KC Adult Wellness Center marked a significant achievement for Kansas City's elderly population, especially low-income seniors. The project created 30 full-time equivalent (FTE) positions, with wages up to \$48.00 per hour, all exceeding the area's local living wage definition. The facility enrolls 350 members annually. It provides a wide range of services, including primary care, nursing services, rehabilitation therapy, and end-of-life care, all aimed at improving the health outcomes of the elderly and reducing the need for costly long-term care. Through this investment, Swope Health Services has made a lasting impact on the health and well-being of Kansas City's most vulnerable residents.