

## Pennsylvania



## Erie Center for Arts and Technology

Erie, PA (2020)

In 2020, Commonwealth Cornerstone Group (CCG) provided \$9.5 million in NMTC financing to Erie Center for Arts and Technology, Inc (ECAT) to redevelop the vacant Wayne School in Erie, PA, into a community hub for job training, healthcare, social services and the arts.

This allocation is one of the first NMTC investments in Erie, a city suffering from decades of population loss, lack of investment and home to some of the poorest areas in Pennsylvania and the United States. ECAT, a community-based educational arts and career training nonprofit, wanted a location in the severely distressed neighborhoods they aimed to serve, and the Wayne School building sat vacant and needed a new purpose.

**NMTC helps bring new community hub offering job training, healthcare, social services and the arts to Erie, Pennsylvania.**

ECAT rose to the challenge of redeveloping the 47,000 sq. ft. building into a mixed-use hub housing a Federally Qualified Health Center (FQHC), a pharmacy, ECAT's adult job training and youth arts programs, a nursing school and other smaller social service tenants.

ECAT's state certified adult job training and placement support services provides high-demand manufacturing, healthcare and business sector job training at no cost to the unemployed/underemployed. Their after-school arts program for at-risk middle and high schools students aims to help improve graduation rates, particularly among minority students.

The \$10.5 million design to reestablish this vacant city landmark included necessary enhancements to structural, electrical and mechanical upgrades that created a sizable financial gap that would have halted the project indefinitely if not for the \$9.5 million NMTC financing provided by CCG and equity investment from PNC Bank. The project also successfully secured state and local grants, private donations and a below-market rate loan from CCG. These efforts, in conjunction with the NMTC financing, provided the financial stability to pass along lower than market rental rates to their social service tenants.

### FINANCING

**NMTC Financing:** Commonwealth Cornerstone Group (CCG): \$9.5 million  
**Equity Investor:** PNC Bank  
**Total Project Cost:** \$10.5 million

### IMPACT

- 40 construction jobs
- 30 permanent jobs
- 5,000 annual visits to the FQHC

### COMMUNITY

- Poverty Rate: 43.2%
- Median Income: 37.2% of the AMI

"ECAT is excited to launch this extensive renovation of a landmark building on Erie's eastside, and we look forward to working closely with neighbors and residents of the area to meet their needs."  
-Daria Devlin, executive director of the Erie Center for Arts and Technology

The renovation project created 40 construction jobs and 30 FTE permanent tenant jobs. The FQHC was able to expand their capacity to 5,000 visits annually providing primary health services to a predominantly low-income population regardless of their ability to pay. ECAT's adult job training and UPMC School of Nursing have had close to 200 graduates since opening.