

CIC Miami

1951 NW 7th Avenue Miami, FL 33136

Project Description

The project is part of the ongoing development of an "innovation district" in central Miami in order to bring economic growth and opportunity to the historically underserved neighborhood of Overtown, and includes the development of approximately 102,000 square feet of space in an existing building that is located in the University of Miami Life Science Park ("LSTP"). Located in the center of the Miami Health District with six nearby hospitals, LSTP provides facilities, infrastructure and interdisciplinary opportunities to foster the development of life sciences, technology and biotechnology innovations. LSTP is intended to create synergies between research institutions, testing laboratories and the university to advance clinical breakthroughs and healthcare advancements that will benefit all people.

Wexford Science and Technology ("Wexford") is a BioMed Realty company that works to meet the growing and specialized needs of for-profit and not-for-profit institutions, including universities, university-related research parks, and healthcare systems. The majority of the build out will be Master leased by Wexford to Cambridge Innovation Center ("CIC").

CIC is one of the nation's largest flexible office space facilities for new, innovative and growth oriented companies. It is expected that the space will be leased to a mix of healthcare and biotech companies that are relatively new and looking to grow. Additionally, CIC will be transforming the lobby of the current space into a public innovation space where diverse community members can gather, collaborate, and innovate. CIC will also work with their nonprofit sister organization, Venture Café Foundation ("VCF") to develop and manage the space to be accessible and inviting to the surrounding community. As a part of this, many public benefits are anticipated, including: assembly spaces, open workspaces and classrooms, and free weekly seminars and office hours for those who are interested in starting a business or learning about entrepreneurship. All 22,000 square feet of public event space will be accessible to nonprofit community groups at free or reduced cost.

The additional build out will be for three other tenants: 1) Trina Health, which offers innovative diabetic treatment to patients suffering from diabetes; 2) InVentiv Health, a company focused on assisting biotech companies and other startups from the lab to the healthcare market, and 3) Longeveron, a startup Biotech company.

Project Details

Distress Criteria:

- Poverty Rate: 41.8%
- Median Family Income: 39.03%
- 2.37 times the national unemployment rate

Community Impacts:

- 381 created jobs
- 68 construction jobs
- 343 quality jobs
- 38 jobs accessible to LIPs
- 195 indirect jobs
- 19 indirect construction jobs
- 13 LIP/LIC student internships
- 22,000 SF innovation space available for public access

Community Alignment

To determine if the Project would meet the local community alignment goals, the 2025 Downtown Miami Master Plan ("the Plan") was reviewed. The Plan, crafted in 2009, serves as a 15-year roadmap that aims to enhance the livability and quality of life in Downtown Miami. It also is intended to serve as a benchmark for encouraging investment by both public and private sectors, with the goal of transforming Miami's urban core into the "Epicenter of the Americas." The Project is in direct alignment with two of the Plan's five goals, first to "Enhance Our (Miami) Position as the Business and Cultural Epicenter of the Americas" and second to "Create Great Streets and Community Spaces".

In the first goal, a key point was to generate new businesses that become job generators and add vitality to the downtown region and/or bring more residents to the city. This will be satisfied by the project, as the CIC will provide workspace for innovative start-up companies and entrepreneurs that are trying to grow and become more mature, which involves the creation of jobs and plans for entrepreneurial firm growth. An additional point to this first goal is to encourage the University of Miami and other collegiate presence to "provide downtown with greater opportunities for continuing studies." The CIC innovation district will be a part of an existing building in the University of Miami's Life Science & Technology Park, enabling additional studies in the public spaces and through programs organized by CIC. Based on information from CIC, they plan on collaborating with local universities and schools to place 12-20 students each summer with CIC startups, which will give them valuable experience and unique opportunities otherwise unavailable and supporting the incubator firms with unique staffing opportunities.

As for the second goal, the Project will meet the goal to create great community spaces and enhancing downtown corridors. A large part of the Project involves the development of a free public innovation space where diverse persons can gather and collaborate together, which directly fulfills this part of the Plan and its related goals.

[Back to Top ^](#)

Little Havana Activities & Nutrition Centers

725, 728 and 740 SW 8th St. Miami, FL

Project Description

This NMTC project consists of constructing a new multipurpose facility to include a Federal Qualified Health Center ("FQHC") Look-Alike health clinic with a senior center, adult day care, and intergenerational child care facility in an underserved state. As one of the largest providers of social, nutritional and health services to the economically disadvantaged in Miami, LHANC has encountered serious overcrowding in recent years. The project involves the construction of a new facility for LHANC that will replace an outdated and allow it to substantially increase the individuals served by LHANC. The new facility will be 50,000 square feet including 20,000 square feet of clinic space, 15,000 square feet of childcare space, 12,000 square feet for adult day care and 3,000 square feet of administrative space.

LHANC has already secured the land to build the facility with the help of a \$1.2 million Community Development Block Grant funding and has invested \$300,000 of its existing funds to complete infrastructure work around the site. In addition, Miami-Dade County has supported the project by providing a \$3 million commitment from funds raised through its Building Better Communities General Obligation Bond Program. These funds will be released upon the closing of this financing transaction.

The 50,000 square foot, \$15 million, three-story multipurpose facility will be comprised of the following uses:

1. A 15,000 square foot intergenerational child care center that will serve an estimated 400 children from low income families who live in the Little Havana area. Staff will be recruited from the Little Havana area.
2. A 12,000 square foot adult day care center to serve approximately 78 frail, low and moderate income seniors who live in the Little Havana area and require supervision as a result of a disabling condition.
3. A 20,000 square foot health care clinic that is expected to increase LHANC health care services from 11,000 per year to 15,000 a year of which 91% are low-income (an increase of 3,640 in low-income services per annum).

Project Details

Distress Criteria:

- Poverty Rate: 39.1%
- Median Family Income: 34.2%
- Medically Underserved Area

Community Impacts:

- 30 created jobs
- 175 construction jobs
- 30 quality jobs
- 22 jobs accessible to LIPs
- 15,000 healthcare services to LICs
- 13,650 healthcare services to LIPs
- Childcare services to 400 LIPs
- Adult care services to 78 LIPs
- Total meals served to 3,550 LIPs
- New meals served to 1,750 LIPs

Community Alignment

LHANC has served the needs of elderly and low-income residents of the Little Havana area for over 40 years. As a FQHC Look-Alike facility it supports the delivery of comprehensive, culturally competent, quality primary health care services to low-income, underserved, and special populations. The facility is located in a census tract that is severely distressed (poverty rate of 39.1% and median family income of 34%) and a medically underserved area. LHANC provides services to 11,000 unduplicated residents annually, 98% of whom live below the poverty line. The new facility will allow LHANC to decrease overcrowding and thereby serve more residents and supply them with additional support and health services.

The support for the project is evident by the receipt of Community Block Grant Funds from the City of Miami Beach. In addition the project is in direct alignment with the City of Miami Consolidated Plan created by the City of Miami's Community Development Department. The Plan focuses on improving housing development needs of Miami's low and moderate income individuals. The plan identifies that 71 percent of persons with disabilities are Hispanic and 46.7 percent of the disabled population is elderly. The plan further states that the highest concentration of disabled individuals is in the Little Havana area identifying a specific need of health care and social services for this community. This project is in direct alignment with this specific goal along with being in direct alignment with an overall component of the plan which is providing vital services, such as healthcare to the low and moderate income communities in Miami.

Bath Community Hospital

106 Park Lane, Hot Springs, VA 24445

Project Description

Bath Community Hospital ("BCH" or "Hospital") is a 25-bed, not-for-profit, Critical Access Hospital located in Hot Springs, Virginia in Bath County. BCH provides inpatient, outpatient, emergency care, physician services, and physical fitness for the local residents and visiting tourists. Additionally, BCH:

- is the only independent, unaffiliated Critical Access Hospital in Virginia and the only full service rural hospital within a 25-mile area.
- has origins that trace back to the vision and energy of Gladys Ingalls Robertson, who nearly 100 years ago saw a need for better health care in the Hot Springs Valley. Her efforts resulted in the establishment of the nation's first rural visiting nurse program in 1913.
- employs 155 community members and is the third largest employer in the area.
- is governed by a board of directors consisting of community representatives and medical staff representatives.
- campus currently consists of the hospital building, a wellness center, and an offsite primary care practice in Millboro, Virginia. The hospital maintains 1 Operating Room, 25 patient beds, 24 hour emergency room, ancillary services, and a Rural Health Clinic.

The Hospital's \$18,000,000 renovation and expansion of its facilities located in Bath County, Virginia closed July 30, 2014. The project is to allow the Hospital to consolidate all required ancillary services onto its existing site. The master plan features a new addition to the hospital to be constructed in several phases totaling approximately 32,000 SF of new construction and 4,000 SF of renovations. When complete the new Hospital will create 18 jobs in addition to the 155 it will maintain. The Hospital is located in a federally designated Medically Underserved Area. Construction began in 2014 and is scheduled to be complete in early 2016.

Modernizing the facility for future viability is pivotal in preserving the long-term financial health of the Hospital and expand services. Leadership of the Hospital believes that to continue to provide the necessary level of care, the right resources are required. The new construction will provide a modern facility and equipment offering expanded access to primary care providers, more specialty services and an updated emergency department with a helipad located next to the hospital, not down the road.

Community Impacts:

- Direct, Permanent Job Creation: 18
- Sustained Jobs: 155
- Construction Job Creation: 50-60
- Newly Created Low-Income Persons Accessible Jobs: 13
- Low-Income Persons Served Annually (est.): 1,400

Lextran

200 W. Loudon Ave, Lexington, Kentucky

Project Description

The new 6\17\2015 financing closing will consolidate Lextran's administration, bus maintenance,

fuel/wash operations and parking for buses and employees (the "Project"). The Project will be located on 13.69 acres at 200 W. Loudon Avenue, Lexington, Kentucky 40508. The brownfield site was the original location of a General Electric ("GE") electric light bulbs manufacturing operation. The GE facility was decommissioned and demolished in 2011. Lextran acquired the property from GE, by purchase, in September of 2013. GE was solely responsible for the environmental remediation of the site and all remediation has been completed.

The Project allows Lextran to enhance operational efficiencies by combining its administrative and maintenance operations, which are currently conducted at two different locations. It will also result in the upgrade and improvement in its maintenance operations, which has been in place since 1973, with new maintenance bays and equipment. Specifically, the Project will have six maintenance bays which will be three more bays than what it has at the current facility.

Specifically, the construction of this Project is comprised of: (i) a new 22,700 square foot administration/operations building (ii) a new 26,300 square foot bus maintenance building, (iii) a new 4,400 square foot fuel/wash building and (iv) optimized parking and circulation to support 75 buses and 165 employees and visitors.

Equally important, the Project will contain a new compressed natural gas (CNG) fueling system allowing Lextran to convert its bus fleet from diesel powered to environmentally friendly CNG powered buses. CNG is cheaper and cleaner and CNG powered buses have lower maintenance costs than its existing diesel buses. Annual fuel savings resulting from using CNG rather than diesel are estimated at \$5,179 per bus.

Community Impacts:

- Retain 190 new FTE permanent jobs
- Lextran, with the assistance of its design build team, estimates that 480 direct jobs and 265 indirect jobs will be created as a result of the construction of the new complex over the 16 month construction period.
- Improved and expanded service
- Cleaner, more fuel efficient fleet of buses
- LEED Silver Certified building on a former brownfield area
- Health/wellness classes targeted to the low-income community residents and low-income people

[Back to Top ^](#)

Grady Hospital Trauma Center

80 Jesse Hill Jr. Drive, Atlanta, GA 30303

Project Description

The 4/7/2015 project finance closing involves the construction of a new 90,000 SF tower with new patient rooms and administrative offices and renovation of another 77,500 SF of trauma space by August 2016. Total project costs are anticipated at \$76,760,000. The tower phase will include detention holding, morgue and supply chain management for the trauma center in the basement with the ground floor dedicated to detention and behavioral health exam rooms. The next two floors will provide administrative office space with the third floor providing room for storage and the MRI unit and the final floor housing mechanicals. The renovation will take place in four phases enabling the trauma center to continue serving the primary needs of its patients. The first phase provides for waiting room renovation, classrooms, staff support area and two client treatment areas to be upgraded. Phase two will proceed with staff support area renovations, emergency department administration offices, classrooms, ambulance holding, general radiology and the X-Ray room. Phase 3 will enable the renovation of the "Red Zone" – a staging area for triage and rooms for seeing patients, ambulance entrance renovation and two relocated X-Ray units, as

well as a resuscitation/Trauma Room. In Phase 4, the "Blue Zone" will receive renovation, including another resuscitation/Trauma room and the remaining emergency radiology area now that the X-Ray units have been relocated.

The project is located in a severely distressed area of Atlanta and represents a renovation to the regional coordinator for any man-made or natural disasters for hospitals for the area, which has not seen renovations in roughly 30 years. Grady seeks to improve the timeliness of emergency care, reducing wait times so that the number of persons left unseen based on timeline alone may dramatically improve. They currently operate with a triaging system that enables them to send the least acute patients to local providers with similar missions of serving all in need who can provide these types of services, (caring for issues such as cases of strep-throat or illnesses of this nature which are not more acute trauma in nature). Grady operates six neighborhood health centers that provide primary health care services of this kind. Prior to instituting this triaging effort the left without being seen rate was twice its current rate of an estimated 10%. The renovations will provide the space and functionality to decrease this to a range of 3-4%.

Community Impacts:

- Direct, Permanent Jobs Maintained (FTE): 347
- LIP Accessible Jobs Maintained: 83
- Indirect Jobs Created/retained: 89
- Construction Job Creation (FTE): 286
- Health Services provided to Low-Income Persons ER Only: 42,339
- Catalytic: additional patient beds: 90

[Back to Top ^](#)

Peace River Center for Personal Development

715 N Lake Street, Lakeland, FL 33801

Project Description

The project involves the construction of a new 14,000 square foot comprehensive behavioral health emergency room with walk-in assessment, outpatient crisis, 20 bed stabilization unit and a 24 hour observation area. In addition, the project includes the renovation of an existing 14,600 square foot facility constructed in 1955 to provide treatment, education and case management services to clients with severe and persistent mental health issues. The project will service both children and adults with mental health crisis issues that result in involuntary placement into care or "Baker Acted" care. There is documented need for expansion of beds with the Bartow crisis stabilization unit (CSU) operating at emergency status 65% of the time and 45% of the time over licensed capacity. Emergency status is defined as operating at too high a capacity to accept transfers from any other facilities such as law enforcement or local hospital Baker Acted clients. Currently Baker Acted clients are taken to Lakeland Regional Medical Center's Emergency Room (ER) – one of the busiest ER's in the state of FL based on the sponsor's submission.

The project will aid in reducing the number of patients that are transferred to other providers in Orlando and Tampa or in areas beyond and decompress the ER by adding treatment capacity of roughly 2,000 patients per year. Further, it is anticipated that readmission rates will decrease by creating this capacity locally as higher readmission rates are typically experienced when services are provided away from family and other support grouping. By decompressing the ER and triaging these cases to the behavioral health center the ER will be able to lower costs and expand services to other persons in need of immediate care.

The project will be located in an area with one primary distress factor, unemployment in excess of 1.6 times the national rate and two secondary distress factors, including being located in a medically underserved area.

Project Details

Distress Criteria:

- 28.9% Poverty
- 1.61 times the national unemployment rate
- Federally designated Medically Underserved Area

Community Impacts:

- 49 initial created jobs, 75 total created
- 375 maintained jobs
- 30 construction jobs
- 75 quality jobs created
- 17 created and 86 maintained jobs accessible to LIPs
- 25 indirect jobs
- 8 indirect construction jobs
- Services to 918 LIP/LICs

Community Alignment

The Project is in an alignment with the "Polk Vision" Plan ("the 'Plan') that was initially commenced in 2004 with a vision that before 2030, Polk County would have an economic development environment that attracts quality businesses with higher paying jobs, improves productivity and retains the community's youth. The Plan was created through community meetings, focus groups and interaction with community leaders, government officials; over 700 residents provided identified issues in the community that were incorporated into the Plan. The Plan identifies five areas to focus on (Education Foundation, Economic Development Foundation, Government Foundation, Quality of Life Foundation and Private Sector Leadership Foundation). Under the Quality of Life Foundation, healthcare is identified as the primary factor and one of the three goals is : "to expand availability of high quality, affordable healthcare... with a large number of choices in medical specialties, including comprehensive and long term mental health care." The project is in clear alignment with this goal.

In addition, it should be noted that all three County Boards of Commissioners are listed as community partners for Peace River Center for their service area, along with the State's Department of Children and Families and the Polk County School Board. In addition The Community Foundation of Greater Lakeland is also noted as a community partner. Peace River is also a recipient of Federal LIP funding as noted in the May 2015 article from the Lakeland Press regarding the potential loss of Federal LIP funding and the potential impact it would have both to Peace River and its integrated behavioral health programming and to Lakeland Regional Health Center. The project also received support from Central Florida Regional Planning Council which developed an economic impact projection for them in support of their NMTC allocation application.

[Back to Top ^](#)

Winston Medical Center

562 East Main Street, Louisville, MS 39339

Project Description

The project involves the demolition and re-construction of the former Winston Medical Center (WMC) which was destroyed by an EF-4 tornado in April of 2014. WMC has been operating out of staged facilities since that time, having opened a transitional facility in April 2015 from which it will continue to operate until the new construction facility is completed. However, this facility only enables WMC to operate at 70% of its prior capacity.

Nine buildings totaling approximately 184,300 square feet (SF) will be constructed to house the new WMC campus. These will include: a 2 story main hospital (63,000 SF); nursing home (a series of 1 story properties (84,000 SF); multipurpose administration (12,000 SF); medical office/clinic (13,200 SF); outpatient therapy (3,900 SF); and purchasing, maintenance, mechanical, etcetera (8,200 SF). The separation of these spaces is intentional as it provides for efficiency and flow for the patient base.

Project Details

Distress Criteria:

- 32.2% Poverty
- 1.32 times the national unemployment rate
- Federally designated Medically Underserved Area
- ARC Designated Area
- MS Health Care Industry Zone
- FEMA (DR-4175) 5/12/2014

Community Impacts:

- 70 created jobs
- 220 maintained jobs
- 337 construction jobs
- 290 quality jobs
- 35 created and 110 maintained jobs accessible to LIPs
- 7,585 healthcare services to LICs
- 7,000 healthcare services to LIPs
- 58 indirect permanent jobs
- 53 indirect construction jobs

Community Alignment

The project was initially owned and operated by the County in the late 1950's. Since that time ownership has been transferred to a non-profit operator. After the tornado, the WMC has been the recipient of significant local, county and state aid to support its temporary and transitional operations. It has received commendation for its performance during and post the tornado. No community plans of record were available to cite relative to community support, however, based on the prior and ongoing support WMC has received it appears that the project is in alignment with community goals and objectives.

[Back to Top ^](#)

Meals on Wheels Inc. of Tarrant County

5724 & 5740 Airport Freeway, Haltom City, TX 76117

Project Description

The Project financing closed 1/27/2015 involved the construction of new food distribution facility for Meals

on Wheels, Inc. (MOWI) of Tarrant County. Since 1973, MOWI of Tarrant County has delivered 16 million meals to homebound elderly and disabled people who are unable to prepare a nutritious and well-balanced meal for themselves and do not have anyone to help them on a regular basis. In addition to its meal delivery program, the organization administers several programs focuses specifically on improving the health and welfare of its client base. These include such programs as its Client Services Program that contributes to the health and wellness of its clients, distributing supplies such as fans, air conditioners, walkers, wheelchairs, blankets, adult incontinence supplies, personal hygiene supplies, handheld grabbers, etc. In addition, MOWI provides a HomeMeds program that reviews the prescriptions of its client base for healthy interaction and provides for home delivery where possible, such as with diabetes supplies. MOWI also supports the HAIL program which is a program specifically aimed at helping the elderly or disabled maintain active healthy life-styles and to remain independent living in their own homes. MOWI also provides a service called PAM, Patient Activation Measure, which is designed to get people enrolled into medical insurance programs. All of MOWI's clients receive a initial case assessment from their case-worker, who then re-assesses the case an additional three times per annum. MOWI also has an ongoing relationship with the North Texas University Hospital and Texas A&M Science Center which is performing a study to assess the impact of their program provision on their client base as viewed through the number of hospital visits and extended stays from this base versus the number of visits or extended stays from the population of similar demographics served by the institutions without access to such programs. At this time the studies indicate a significant reduction in the overall number of hospital visits and hospitalizations in the population receiving the meals and additional benefit programs provided by MOWI. It should be noted that roughly ninety percent (90%) of MOWI clients are low income individuals, and demand continues to increase.

In order to meet demand for its services, MOWI has embarked on a capital campaign to build a new facility in Haltom City, Texas. MOWI purchased 9.2 acres, approximately 5 miles from its current facility, to construct a new 61,000 SF, energy efficient facility with upgraded kitchen equipment. This facility is double the size of MOWI's existing building and will allow the organization to not only meet the current demand for 1 million meals each year but also prepare for a projected 50% increase in demand by 2020.

Community Impacts:

- Impacts Direct, Permanent Job Creation (FTE): 38
- Direct, Permanent Jobs Retained (FTE): 75
- LIP Accessible Job Creation: 30
- Indirect Jobs Created/retained: 60
- Construction Job Creation (FTE): 126
- Meals Served to Low-Income Persons Annually: 1,350,000
- Health Services provided to Low-Income Persons: 9,218
- Environmentally Sustainable Construction: Yes

[Back to Top ^](#)

Susquehanna Health Innovation Center

725 High St. Williamsport, PA 17701

Project Description

The project is the construction of the Health Innovation Center ("HIC") in a highly distressed area of north central Pennsylvania in the city of Williamsport. The HIC is an 88,000-square foot facility designed to be a key medical link to community servicing and outreach in the urban core of Williamsport. It is the capstone of a broader \$268 million capital plan of Susquehanna Health System ("SHS") called Project 2012, which includes an expanded Cancer Treatment Center, Energy Service Center and a new patient tower.

The HIC will be connected to the Williamsport Regional Medical Center ("WRMC") and includes: the Family Medicine Residency Practice, Commonwealth Medical College, community education room, Heart & Vascular Institute, OB/GYN and general surgery practices, a Joint and Spine Center and pharmacy and durable medical equipment retail space. These practice areas will be expanded and move to the HIC as the space is completed. In addition, there will be 3,495-square feet of new leasable space in the HIC plus leasable space in the WRMC from the Heart & Vascular Institute vacating and moving to the HIC.

A key foundational element of the HIC will be the relocation of The Family Medicine and Residency Practice from the existing 8,500-square foot underground space of the WRMC into the larger 13,790-square foot space in the HIC. The relocation will heighten the Residency Practice's prominence in the medical education of students and residents of this rural healthcare system. Attracting more resident physicians is a key to closing the gap in the need for more primary care physicians.

Project Details

Distress Criteria:

- 43.6% poverty rate
- 38.25% of Area Median Income
- 2.3x nat. unemp. rate
- Medically Underserved Area

Community Impacts:

- Created 81 jobs
- 150 sustained jobs
- 199 construction jobs
- 15,880 additional LIPs served

Community Alignment

HIC's location on the WRMC campus and inclusion of targeted healthcare services will enable vulnerable patients and their families—particularly those with transportation challenges—to more conveniently access the broad spectrum of high-demand services in one location, thus eliminating the need for multiple trips to several locations. Residents in the area constitute 20% of all admissions to the WRMC and include the most under-insured individuals in the city.

[Back to Top ^](#)

Blue Ridge Regional Hospital

125 Hospital Drive Spruce Pine, NC

Project Description

The NMTC project involves the construction of a 30,000-square foot, stand-alone medical office building and ambulatory care center on the southeast corner of the Blue Ridge Regional Hospital ("BRRH" or "Hospital") campus located in Spruce Pine, North Carolina. The new facility will allow BRRH to lower wait times, better serve the acute needs of the community, provide a lower cost alternative for ambulatory and routine primary care, and serve as a recruiting tool for primary care physicians and specialists. The Hospital is a major employer in the area with 380 employees, and the new project will add 46 new jobs.

The facility will be owned by a joint venture between The Keith Corporation, the developer and Blue Ridge Regional Hospital. This joint-venture relationship enables a master-lease structure that is

anticipated to support the growth of the regional healthcare provider and the extension of services to over 14,250 low-income persons annually.

Project Details

Distress Criteria:

- Non Metropolitan
- 69% of Area Median Income
- Medically Underserved Area

Community Impacts:

- Created 46 jobs
- 380 retained jobs
- 77 construction jobs
- 14,290 LIPs served annually

Community Alignment

The project is part of BRRH's 2013-2015 Hospital Implementation Strategy (the "Strategy"). The Strategy was developed through a collaborative community health needs assessment process conducted with local and regional partners in western North Carolina and further supported by a sixteen county region in western North Carolina to improve community Health, WNC Health Impact. Through outreach efforts conducted in partnership with Toe River Health District, Mitchell Community Health Partnership, Health Yancey and other non-profit community organizations an assessment was conducted of the Hospital's service area to identify the current resources available to the community and the health needs and priorities of the community. The assessment was based on conducting phone and written health survey's and having community meetings with residents of Mitchell and Yancey Counties. The information was reviewed and prioritized at an April 2013 Community Health Forum and the Community Health Needs Assessment report was drafted.

[Back to Top ^](#)

Denver Health and Hospital Authority

1339 S. Federal Blvd Denver, CO 80219

Project Description

The NMTC project involves the building of Denver Health and Hospital Authority – Southwest Clinic ("DHHA-SC" or "Clinic"), a new neighborhood Federally Qualified Health Center ("FQHC") in a medically underserved area located at 1339 S. Federal Blvd, Denver, Colorado. This neighborhood, which is called Westwood, was negatively impacted when St. Anthony Central Hospital moved out of the city of Denver in 2011. This will be DHHA's ninth community health center in its network.

The 40,000-squarefoot facility has an estimated project cost of \$26.7 million, including \$3.9 million in furniture, fixtures and equipment. The programming areas of the clinic are summarized below:

Project Details

Distress Criteria:

- 29.1% poverty rate
- 47.3% of Area Median Income
- 2.3x national unemployment rate
- Medically Underserved Area

Community Impacts:

- Created 142 jobs
- 300 construction jobs
- 17,690 LIPs served annually

Program - RSF Area

- Adult Clinic - 11,448
- Pediatrics - 4,653
- Wellness - 2,750
- Walk-in Clinic - 1,765
- Waiting, Classroom and Bldg Support - 9,219
- Pharmacy - 1,845
- Dental - 1,988
- Lab - 1,100
- Imaging - 1,100
- Enrollment - 440

Community Alignment

The project is in alignment with the JUMPStart 2013, which is the Strategic Plan for the City of Denver. A guiding principal in the plan is providing a safety net for low-income and vulnerable citizens in the City of Denver. As an FQHC the project is focused on serving low-income, underinsured, and uninsured persons living in and around the Westwood neighborhood. The Clinic will provide a complete range of medical, dental and wellness services as well as pharmacy programs to people of all ages and backgrounds. This facility will allow DHHA to meet increasing demand and will significantly increase its capacity to meet the tremendous unmet need for medical services in the Denver metropolitan area.

[Back to Top ^](#)

NexGen Healthcare

155 East Blue Herron Blvd, Riviera Beach, FL



Project Description

The NexGen Healthcare project involved a \$20 million acquisition and re-development of a vacant

property along the City's primary corridor into a contact center focused on healthcare related services. The project includes tenant improvements and infrastructure for the contact center including \$10 million that will be used for software development including digital infrastructure for Patient XP. The project will initially provide market sales force and customer service to health and dental insurance companies utilizing their internally derived software tool, Patient XP. This customizable program provides assistance to healthcare providers in developing inpatient, discharged and outpatient satisfaction surveys. This will be of import as Medicare rolls out is new payment plan which requires hospitals to secure high ratings from patients in order to maintain the highest level of payment from Medicare possible.

Project Details

Etech Texas, LLC. Will be the manager of the operations for the contact center. Etech will manage a minimum of 300 direct full time employees. The company has a strong track record, managing over 2,000 employees world-wide in similar contact centers.

Distress Criteria:

- Census Tract: 12099001500
- Severely Distressed – Two Primary Criteria
- Poverty rate is 24.8%
- Census Tract Median Income: 59.16% of Area Median
- Unemployment 2.19 times the national rate

Community Impacts:

- 52 construction jobs
- 300 created jobs
- 260 jobs accessible to LIPs/LIC residents
- 157 indirect jobs
- \$15.5 million of annual economic output Project

Community Alignment

The project is located within Riviera Beach and is in direct alignment with the City of Riviera Beach Community Redevelopment Plan that was put together by the City's Redevelopment Agency. A specific component of the plan is to create new jobs in the community by attracting new business to the community. In addition, the plan calls for improving the visual façade of the city's main corridors. As stated in the plan, "Blue Heron Boulevard is the City's main entrance," and the plan recommends a transformation of the road and upkeep of the buildings. The project is in direct alignment with this goal as it is bringing in 300 new jobs as well as using and renovating a vacant building on Blue Heron Boulevard.

[Back to Top ^](#)

Field Memorial Hospital
178 Highway 24, E Centreville, MS 39631



Project Description

The project includes the construction of a Critical Access Hospital for Field Memorial Community Hospital (FMCH). FMCH is a non-profit hospital owned by the citizens of Wilkinson County and Amite County and operated by a five member Board of Trustees that is appointed by the County Supervisors. The new hospital will replace an antiquated 25 bed facility that was originally built in 1952 with a new one story 62,520 SF building that will have 16 acute/sub-acute beds, two "flex beds" used for inpatient rehab services, one operating room, one endoscopy room, four emergency department beds, five imaging rooms, 12 clinic exam rooms, and supporting ancillary services.

The facility will be located in a severely distressed census tract as it bears three primary designations of distress (poverty rate of 40.5%, unemployment rate that is 2.34 times the national average, and non-metropolitan) and a secondary level of distress (Medically Underserved Area) as defined by the CDFI Fund. The new facility will provide the residents of this community with additional advanced care options that were only available 60 to 70 miles away; thus, keeping healthcare dollars in this community and health care options to low-income persons unable to afford to travel for these services. The new facility will help retain 139 jobs while creating an additional six jobs in the community for FMCH, who is one of the five largest employers in the region.

The facility is certified as a Critical Access Hospital, meaning they are a rural hospital which is certified to receive cost-based reimbursement from Medicare. This certification coupled with the fact that rural residents tend to be older, have lower incomes, and are more likely to be uninsured (US Census Bureau (2010), Current Population Survey, 2008 and 2010 Annual Social and Economic Supplements) indicates that a significant percentage of the patients served will be low-income persons and/or low-income community residents. Based on admission and outpatient visits obtained from the American Hospital Association, it is estimated that more than 2,285 low-income persons would be served as a direct result of this project. The project is also expected to create an additional six new physicians in the community and retain the 139 jobs, of which approximately 25% of the positions will be available to low-income persons and/or low-income residents in this rural community with a population of 4,600. Additionally, more than 140 indirect jobs will be created as a result of the construction activities and ongoing operations of this new facility. The project is seeking \$18 million in NMTC allocation, of which \$12 million is committed from other CDEs, including \$6 million from Hope Enterprise Corporation and \$6 million from Southern Community Capital. The project is seeking the remaining \$6 million of allocation from CHHS.

Project Details

New construction of a 62,520 SF rural Critical Access Hospital in Centerville, MS to replace the current facility offering additional advanced care options that were only available 60-70 miles away.

Distress Criteria:

- Census Tract: 28157950100
- Significantly Severely Distressed – Primary
- Poverty rate is 40.5%
- Unemployment rate is 2.24 times the national average
- Non-metropolitan

- Medically Underserved Area

Community Impacts:

- 126 construction jobs
- 139 sustained jobs
- 6 created jobs
- 39 jobs accessible to LIPs/LIC residents
- 140 indirect jobs
- 2,285 LIPs served annually
- \$21.8 million of annual economic output

Project Community Alignment

The project, a Critical Access Hospital, is located in rural Centreville, MS. The MS Department of Health's State Rural Health Plan states that Critical Access Hospitals (CAHs) are the hub of the organized system of care for small rural communities. This is critical to MS as more than 56% of MS's population lives in rural areas and 65 of 82, or 70% of MS counties are rural making it the most rural state in the nation. MS as a whole is considered a medically underserved state and the community in which the project is located is considered a medically underserved area. When MS residents are compared with national health statistics, they rank lowest in several overall health indicators, especially diabetes where in 2007 MS ranked among the highest in the nation for prevalence among residents at 11.1% and almost half of all deaths in MS are caused by cardiovascular disease. Based on this information and the need for health care in rural Mississippi, especially in this rural community, the Field Memorial Hospital project supports the future health care goals for the area of impact.

[Back to Top ^](#)

Baptist-Leake Memorial Hospital

310 Ellis Street, Carthage, MS 39051



Project Description

This project involves the new construction of a 54,690 SF medical facility in rural Carthage, MS. The project is located in a severely distressed census tract bearing two primary designations of distress (poverty rate of 31.1% and non-metropolitan) and a secondary level of distress (Medically Underserved Area) as defined by the CDFI Fund. This facility will replace the current Carthage, MS facility and provide the residents of this community with additional advanced care options that were only available 60 to 70 miles away; thus, keeping healthcare dollars in this community and health care options to low-income persons unable to afford to travel for these services.

The facility is certified as a critical access hospital, meaning they are a rural hospital certified to receive cost-based reimbursement from Medicare. This certification coupled with the fact that rural residents tend to be older, have lower incomes, and are more likely to be uninsured (US Census Bureau (2010), Current Population Survey, 2008 and 2010 Annual Social and Economic Supplements) indicates that a significant percentage of the patients served will be low-income persons and/or low-income community residents. Based on admission and outpatient visits obtained from the American Hospital Association, it is estimated that more than 5,704 low-income persons and/or low-income community residents would be served as a direct result of this project. The project is also expected to create an additional five new physicians in the community and retain the 111 jobs, of which approximately 25% of the positions will be available to low-income persons and/or low-income residents in this rural community with a population of 4,600. Additionally, more than 30 indirect jobs will be created as a result of the construction activities and ongoing operations of this new facility.

Total project costs are estimated to be approximately \$22.77 million. The project is seeking \$15 million in NMTC allocation of which CHHS plans to provide \$9 million of allocation.

Project Details

New construction of a 54,690 SF rural Critical Access Hospital in Carthage, MS to replace the current facility offering additional advanced care options that were only available 60-70 miles away.

Neighborhood Distress Criteria:

- Census Tract: 28079040600
- Significantly Severely Distressed – Primary and Secondary
- Poverty rate is 31.3%
- Non-Metropolitan
- Medically Underserved Area

Community Impacts:

- 169 construction jobs
- 111 retained jobs
- 5 created jobs
- 39 jobs accessible to LIPs/LIC residents
- 30 indirect jobs
- 5,704 LIPs served annually
- \$29.6 million of annual economic output

Project Community Alignment

The project, a Critical Access Hospital, is located in rural Carthage, MS. The MS Department of Health's State Rural Health Plan states that Critical Access Hospitals (CAHs) are the hub of the organized system of care for small rural communities. This is critical to MS as more than 56% of MS's population lives in rural areas and 65 of 82, or 70% of MS counties are rural making it the most rural state in the nation. MS as a whole is considered a medically underserved state and the community in which the project is located is considered a medically underserved area. When MS residents are compared with national health statistics, they rank lowest in several overall health indicators, especially diabetes where in 2007 MS ranked among the highest in the nation for prevalence among residents at 11.1% and almost half of all deaths in MS are caused by cardiovascular disease. Based on this information and the need for health care in rural Mississippi, especially in this rural community, the Baptist-Leake Memorial Hospital project supports the future health care goals for the area of impact.

Regional Medical Center at Memphis

877 Jefferson Avenue, Memphis, TN 38103



Project Description:

The project involves the renovation and build out of the Turner Tower at the Regional Medical Center of Memphis ("The MED") located in a severely distressed census tract in Memphis, Tennessee. The Turner Tower, an 82,000 square foot, six story building constructed in 1992, is being renovated to relocate, expand, and modernize its current inpatient rehabilitation unit of 20 beds to 30 beds increasing its day bed capacity by 3,500 days or 175 patients per year; create a new Outpatient Ambulatory Surgery Unit resulting in the provision of an additional 1,400 surgeries over a five year period and an increased capacity of more than 700 outpatient surgeries annually; add 24 private-room beds for adult acute care patients resulting in an additional day bed capacity of 7,884 days or approximately 1,100 patients per year; and the addition of the Vascular Institute which will implement an entirely new service line for The MED.

The MED is an acute care non-profit hospital that has been suffering due to inefficiencies in providing quality care. The MED is often functionally full, the rehabilitation unit bed occupancy rate has been at more than 95 percent for more than five years, and bottlenecks have been occurring at the main surgical site causing delays or postponed surgeries; thus, the need for the renovations. The MED had approximately 212,000 patient encounters in 2012 of which The MED management team estimates that more than 70 percent of these encounters, or 148,400, were Medicaid/TennCare or uninsured patients. The MED is considered the region's medical safety net facility, providing millions of dollars worth of uncompensated care to its service area.

The MED provides services specifically targeted towards low-income persons which include clinical and radiological imaging services to low-income women at their Breast Care Clinic for early detection of breast cancer; a full continuum of medical and social services at their Adult Special Care Clinic for low-income HIV/AIDS patients; parenting, childbirth, and prenatal services to low-income women through their Centering Pregnancy Program; and they have the Health Loop Primary Network which is a network of four primary care centers located throughout the community in areas with a high concentration of TennCare enrollees or uninsured individuals for convenient, quality healthcare access.

The total project costs are estimated to be approximately \$40 million. Of this, it is anticipated that \$10.6 million will be NMTC equity and \$28.2 million will be a leveraged loan. The remaining funding will be a direct equity contribution of \$1.2 million.

Project Details:

The project involves the renovation and build out of the Turner Tower at the Regional Medical Center of Memphis ("The MED")

Neighborhood Distress Criteria:

- 50.9% poverty rate
- 41.3% of Area Median Income

Community Impacts:

- 132 new FTE jobs
- 208 construction jobs
- 40 new jobs accessible to LIPs
- 87 indirect jobs
- Estimated increase of 2,255 patients served annually
- Estimated increase of 1,579 LIPs served annually

[Back to Top ^](#)

Moses Lake Community Health Center

1450 1st Avenue SW, Quincy, WA



Project Description:

Moses Lake Community Health Center (MLCHC) is a federally qualified Migrant and Community Health Center providing out-patient medical, dental, pharmacy, outreach, WIC and Maternity support services primarily to low-income residents of Grant County Washington. MLCHC is a non-profit, mission-driven entity that is focused on providing high quality comprehensive primary health services for the entire family, with a special focus on underserved and migrant farm working in the community. MLCHC currently provides these services at two locations, Moses Lake and Quincy, WA.

The services being provided at the Quincy location are housed in a modular facility and two separate trailers on a parcel of land. The structure is inefficient and does not allow for growth and restrains the services that MLCHC can provide. The project is the construction of a new 22,387 square foot facility that will consolidate and expand the existing medical/dental functions now offered in the separate buildings/trailers. The plan calls for the existing modular clinic to remain open during construction and then be demolished or removed and the area converted to parking. The new building will house 24 medical exam rooms and 1 procedure room as well as 7 dental operatories. The project represents an 8,900 square foot expansion over the current facility and will substantially increase the efficiency and productivity of MLCHC at its Quincy location; allowing the clinic to go from 8,940 patients and 31,321 visits in 2012 to an estimated 41,525 visits from 11,848 patients at the new clinic.

As a federally qualified health center (FQHC), MLCHC's Quincy clinic provides 80.5% of its services to low-income persons within Grant County, WA. In addition, this federally qualified migrant health service

has historically provided roughly 34.6% of its services to migrant laborers. MLCHC's Quincy facility is critical to providing these individuals access to health-care.

Project Details:

The project is the construction of a new 22,387 square foot facility

Neighborhood Distress Criteria:

- 32% poverty rate
- 51.4% of Area Median Income
- 1.89x nat. unemp. rate
- Medically Underserved Area
- Non-Metropolitan

Community Impacts:

- 13 new FTE jobs
- 54 retained jobs
- 135 construction jobs
- 4 new jobs accessible to LIPs
- 41 indirect jobs
- Estimated increase of 2,909 patients served annually
- Estimated increase of 2,341 LIPs served annually

[Back to Top ^](#)

North General Hospital Annex

1824 Madison Avenue, New York, NY 10035



Project Description:

The project involved the rehabilitation and expansion of an existing 37,000 square foot, five story building whose primary tenant is a Federally Qualified Health Center focused on serving the indigent and underinsured with a full range of primary medical, dental, and mental health services. The rehabilitation of the Annex Building at North General Hospital houses the Family Health Center which occupied 28,000 square feet in the North General Hospital building located at a different location. This project allowed the Family Health Center to expand their clinical capacity with significant expansion in dental services and increasing their patient visits by more than 30,000 visits from what was provided at their previous facility.

The facility is located in a severely distressed census tract in East Harlem in New York, New York. The area is designated as medically underserved, meeting three of the primary stress characteristics with nearly half of the tract population in poverty, incomes at 32.7 percent of the area median, and unemployment exceeding 3.5 times the national average. This service area includes Central and East Harlem which, according to the US Census, are two of the poorest areas in New York.

This project allowed the Family Health Center to serve approximately 79,000 patient visits annually, or the equivalent of 26,000 individuals served. As an FQHC, Family Health Center provides services to all patients regardless of financial status and their predominant patient base is covered by either Medicaid or Medicare. Before this project, approximately 69 percent of the Family Health Center's patients were covered by Medicaid and 20.5 percent were covered by State and other funds. Therefore, it is estimated that 89.5 percent, or 23,920 low income persons, are now served annually.

Project Details:

This expansion allowed the Family Health Center to expand their clinical capacity, increasing their patient visits by more than 30,000 visits from what was provided at their previous facility.

Neighborhood Distress Criteria:

- 43.6% poverty
- 32.7% Area Median Income
- 3.52x nat. unemp. rate
- Medically Underserved Area

Community Impacts:

- 115 retained jobs
- 9 created jobs
- 96 construction jobs
- 43 permanent jobs accessible to LIPs/LICs
- 23,920 LIPs served

Project Community Alignment:

The Manhattan Community District 11 Planning Assessment for East Harlem was prepared by the urban Technical Assistance Project of Columbia University in 2004 and appears to be in use today as the primary document supporting planning for economic development in the area. The report states the following: "There appears to be a trend of displacement among low-income, lower skilled persons from this area. However, the low-income persons and households continue to comprise the largest portion of the population; therefore, services and programs should be directly geared toward the stabilization and reinforcement of the needs and assets of this segment of the community." The introduction of IFH to the North General Annex, therefore, provided a direct correlation with the Planning Assessment's identification of both need and opportunity by increasing the access to services directly devoted to low-income persons by virtue of their primary service focus.

[Back to Top ^](#)

Spectrum Health Services
5201 Haverford Ave, Philadelphia, PA



Project Description:

The project involved the new construction of a 34,570 square foot building whose primary tenant is a Federally Qualified Health Center focused on serving the indigent and underinsured. The newly constructed building allowed for significant growth for Spectrum Health Services (SHS). The new facility is located on a major bus line, allowing access from the entire city, and is designed to achieve Silver LEED certification.

The project is cited in an area noted as both highly distressed and medically underserved. According to the 2009 Uniform Data System report, SHS serves more Medicaid users than the state average – 55.1% of all persons served versus 42.5% for the average Community Health Center in the state of Pennsylvania. In addition, 27.2% of SHS's patients were uninsured, creating a total of 82.3% of its patient base stemming from low-income populations. This distinction is notable as private pay patients typically have a higher premium rate for services than that paid by Medicaid.

Project Details:

The project involves the new construction of a 34,570 square foot building.

Neighborhood Distress Criteria:

- 37.5% poverty rate
- 47.8% of Area Median Income
- 3.5x nat. unemp. rate
- Medically Underserved Area

Community Impacts:

- 20,000 served annually (12,000 LIPs)
- 128 created/sustained jobs
- 58 construction jobs

Project Community Alignment:

Imagine Philadelphia: Laying the Foundation

2010 In developing the new comprehensive plan for the City of Philadelphia, the City Council paid significant interest relative to stabilization of neighborhoods. The plan cited the following which specifically tie to the project:

- Public services [...] supporting [...] good health [...] in general are distributed equitably
- New and state of the art facilities require less capital investment to keep in good repair
- Consolidate facilities to allow for better integration of services and decrease overhead costs of operating multiple facilities, particularly when transit enables access

Haddington/Cobbs Creek Vision Plan 2010

Funded by Wachovia in 2006 this community plan was designed to create a shared vision of stabilization and growth for the area served by SHS. The final plan was not accessible via the internet. However, an Urban Studies paper written by students at Penn State was available which did review the process and potential solutions for the community. The paper primarily concludes that a community center which focuses on education and provides a linkage to health and social services is the primary ingredient needed in the community. In addition, the need report support the idea that the community as a whole had highlighted access to jobs as a key goal. The project aligns with both City and Neighborhood plans offering education, health services and increased jobs.

[Back to Top ^](#)

Montfort Jones Memorial Hospital

220 Highway 12 W, Kosciusko, MS 39090



Project Description:

The project involved the renovation and expansion of the Montfort Jones Memorial Hospital which provides critical healthcare services to an extremely rural, medically underserved population in Mississippi. The hospital, originally constructed in 1959-1960, is currently licensed to operate 71 beds (64 medical/surgical beds and seven cardiac intensive care beds) and is a county owned facility that is governed by a Board of Trustees which is appointed by the Attala County Board of Supervisors. The project added a two-story addition to the hospital of approximately 53,807 square feet. This new addition provided the hospital with a new entrance, porte cochere, public lobby, administration offices, business office, medical records, outpatient clinic, trauma care center, surgery suite, central sterile processing/supply, intensive/cardiac care unit, 26 private patient rooms, and 9,452 square feet of storage and mechanical space. In addition to the two-story addition, the project consisted of renovations to 16,600 square feet of the current hospital which included the emergency department, laboratory, imaging, physical therapy, respiratory therapy, the swing bed unit, and geriatric psychiatric unit. There were also cosmetic upgrades and refurbishments to 17,275 square feet of the hospital and upgrades to the existing HVAC system, plumbing and electrical system, a new medical gas equipment system, and a new wet pipe sprinkler system.

This project allowed the hospital to provide 10,119 inpatient visits and 19,514 outpatient visits, of which 18.9 percent or 1,912 inpatients visits and 3,688 outpatient visits are services to low income persons. These projections are based on information provided by the QALICB that 11 percent of their revenues come from Medicaid and 7.9 percent of their revenues serve medically indigent and charity care persons.

Project Details:

The \$15.5 million in development costs associated with the project were to construct a two-story addition to the hospital of approximately 53,807 square feet.

Neighborhood Distress Criteria:

- 29.8% poverty rate
- 65.9% of Area Median Income
- 1.53x nat. unemp. rate
- Medically Underserved Area
- Non-metropolitan
- FEMA Disaster Area
- ARC/DRA Area
- Federal Economic Development Zone

Community Impacts:

- 80 created/sustained jobs
- 124 temporary jobs
- 64 indirect jobs
- 32 permanent jobs accessible to Low-Income Persons

Project Community Alignment:

Based on the Strategic Plan of 2008 for Kosciusko and Attala County, one of the priorities was Medical Community growth represented by more specialists, updated equipment and treatment availability, with updated or new facilities. The renovation and update of the facility appears to be in direct alignment with the 2008 Strategic Plan for the area. In addition the Borrower has provided letters of support from the City, County and State which all strongly supported the expansion and renovation as a critical project to the community.

[Back to Top ^](#)

Dorchester House Multi-Service Center

1353 Dorchester Avenue, Dorchester, MA



Project Description:

The project involved the expansion of an existing Federally Qualified Health Care facility (FQHC) located in Dorchester, MA known as Dorchester House Multi-Service Center (the "Center") in a highly distressed census tract. The Center was increasingly inadequate to accommodate the level of demand it was experiencing and the 14,500 sq ft of new space and the renovation of 26,600 sq ft of existing space allowed it to better serve the health needs of the community. The administrative offices and physical therapy department were moved into the new expansion, allowing for the renovation of the vacated space

into primary care, walk-in urgent care services and expanded space for pharmacy and laboratory testing. This expansion included 18 new exam rooms and a waiting/administrative area.

The Center served over 20,000 patients in the community with over 105,000 patient visits annually. The improvements expanded the Center's ability to serve additional low-income residents in the service area by accommodating 6,600 new patients and an additional 26,000 patient visits annually. The expanded outpatient and urgent care facilities increased the number of patients the FQHC is able to see by an estimated 33% while increasing the number of patient visits by 25%.

The Center estimates that 36% of its client base lives below 200% of the federal poverty line and that 80% of its patients are Medically Indigent, (uninsured or on Medicaid-insured patients). In addition, statistics reflect that roughly 95% of the Center's client base having cultural, linguistic and/or economic barriers to accessing healthcare.

Project Details:

The proposed \$15.5 million in development costs associated with the project were to construct a two-story addition to the hospital of approximately 53,807 square feet.

Distress Criteria:

- 2.11x nat. unemployment rate
- NMTC Qualified Census Tract
- Serves over 50% Low-Income Persons

Community Impacts:

- 230 sustained jobs
- 28 created jobs
- 55 construction jobs
- 95.5 jobs accessible to LIPs
- 168 jobs accessible to LICs
- 21,280 LIPs served annually

Project Community Alignment:

The project was an expansion of a health care facility which is a cornerstone of the community. The community outreach activities included several meetings with each of the neighborhood associations, the business association, and even the City of Boston's Redevelopment Administration. Outcomes of these meetings included minimizing the impact of the new addition on the residential street on which it faces, and coordinating communications around construction activities so that there was as little interference with the lives of neighbors as possible. Each community group enthusiastically approved the plans, and provided letters of support needed for a minor city zoning variance.

[Back to Top ^](#)

Health Services, Inc.

Montgomery, AL 36107 & Hayneville, AL 36040



Project Description:

Health Services, Inc. (HSI) is a Federally Qualified Health Center ("FQHC") that was chartered 44 years ago in Montgomery, AL to provide health care services to indigent people in Montgomery County. HSI has expanded its mission and currently operates 11 outpatient centers in six counties throughout South Central Alabama; HSI provides primary medical, dental, behavioral healthcare, enabling services (e.g. translation services) and pharmaceutical services annually to over 33,929 patients in 96,843 patient visits annually. The project involved the construction of four new facilities totaling an estimated 64,900 square feet (56,500 SF in Montgomery and 8,400 SF in Hayneville). The facilities include two Outpatient Primary Health Care Clinics and two corresponding Wellness Centers. The Out Patient Clinic's work jointly with its corresponding Wellness Center to implement healthcare protocols to improve patient outcomes and place a greater emphasis on preventative medicine rather than reactive treatment for conditions such as cardiovascular disease, hypertension, diabetes, and obesity.

Project Details:

Montgomery Facilities:

- Federally designated Medically Underserved Area
- 29.5% poverty rate
- 56% Area Median Income
- 7.3x national unemployment rate

Hayneville, AL:

- Federally designated Medically Underserved Area
- Non-Metropolitan
- 76.5% Area Median Income
- 4.5x national unemployment rate

Community Impacts:

- 92 sustained/retained FTE jobs
- 32.5 created jobs
- 111 construction jobs
- 43.5 permanent jobs accessible to LIPs/LICs
- 75 LIC Resident Accessible Jobs
- 24,030 Low-Income Persons served annually

Project Community Alignment:

Centennial Hill Neighborhood Plan-Montgomery Alabama

The Centennial Hill neighborhood plan focuses on the development of currently vacant or abandoned commercial property, the site of the proposed Outpatient Clinic is on empty site that is not being used or maintained. The project also supports the development plan of new environmentally friendly facilities, the new healthcare clinic is LEED-gold certified.

South Central Alabama Economic Development Strategy

The South Central Alabama Development Commission (SEADC) is one of twelve area planning and development commissions in the state of Alabama and covers both Montgomery and Lowndes County, where the four facilities will be located. The SEADC prepared the economic development plan in 2010. The plan stresses two key areas, full time employment at all skill levels and provision of health care to reduce out-migration and increase quality of life. These goals are in direct alignment HSI's project which provides 64,900 square feet of affordable health care to both insured and uninsured indigent people throughout this region.

[Back to Top ^](#)

Healthy Community Inc.

325 N. Highland, Jackson, TN 38301



Project Description:

The Healthy Community Center (HCC) project involved the construction of a 99,650 square foot community center which contains 82,150 square feet of medical and wellness activities and 17,500 square feet of retail and community space. The medical facilities contain 13,697 SF of primary care clinic square footage with the balance, 64,453 SF, dedicated to a wellness center. These facilities are leased to the West Tennessee Health Care non-profit governmental entity which owns and operates the Jackson-Madison County General Hospital.

As the Qualified Active Low-income Business, Healthy Community, Inc. executes the lease agreement with WTH for occupancy of 82.5% of the building space and provide oversight and management of the property throughout the compliance period. The remaining retail and community space is leased at below-market rates to encourage growth in the area and support the City's vision of a new downtown. The project team anticipated incorporating Green Building practices and used LEED or Green Communities as a guide for supporting these decisions.

Project Details:

The project involved the construction of a 99,650 SF community center containing 82,150 SF focused on medical and wellness activities and 17,500 SF of retail and community space

Neighborhood Distress Criteria:

- 21.8% poverty rate
- 65.3% of Area Median Income
- 3.31x nat. unemployment rate
- ARC/DELTA Distressed Area
- Tax Incremental Financing District
- Economic Development Hot Zone

Community Impacts:

- 80 created jobs
- 320 construction jobs
- 7920 Clinic persons served
- 5570 Wellness Center persons served

Project Community Alignment:

The project is in direct alignment with community goals as evidenced by the participation of the Jackson Community Redevelopment Authority in the financing, the provision of the long term ground lease and the use to date of 108 funding to prepare the area for development. Pursuant to an article published in the Jackson Sun on October 12, 2010, this is the largest investment in downtown Jackson that the community ever made as a whole.