

Community Legal Services

New Construction
1402-1412 W Erie Avenue
Philadelphia, PA 19140



Total Project Costs: \$8,300,000
NMTC Allocation: \$8,000,000
Developer: Affiliate of CLS
Closing Date: October 2011
NMTC Investor: PNC
Status: Complete

Community Legal Services of Philadelphia (“CLS”) sought financing for the construction of a new three-story building totaling approximately 19,000 square feet at 1402-1412 West Erie Avenue in Philadelphia. It will be used solely as an office building for CLS. CLS provides high quality legal assistance to low-income Philadelphians who cannot afford legal counsel. Created by the Philadelphia Bar Association in 1966, CLS is widely recognized as one of the most sophisticated, respected legal services programs in the nation. Last year, CLS provided assistance to 18,000 people.

The building currently being rented by CLS is in poor and deteriorating condition, is not handicapped accessible, and not suitable for continued use. Construction of a new facility will make it possible for Community Legal Services to better serve the needs of its clients, while still remaining in a neighborhood in which they built their client relationships and reputation on over the last 25 years.

The North Philadelphia community where the new office building is to be built is severely impoverished. There has been no commercial development at the Broad and Erie intersection for more than 20 years. This building will fill an empty trash strewn lot that is located 20 feet from the Broad and Erie subway station. It is anticipated that this project will create the equivalent of 40-50 jobs for skilled labor forces within the Philadelphia region. Upon completion, it is expected the new facility and workforce brought to the area will act as a catalyst for further development and investment in the neighborhood.

Project Details

- New Construction
- 19,000 SF of Office Space

Distress Criteria

- Qualified Census Tract: 42101020100
- Severely Distressed – Primary Criteria
- Poverty Rate: 31.8%
- Unemployment Rate: 12.2%

Community Impacts

- New development on blighted, lot in area which has not had commercial development in 20 years
- Continued provision of high quality legal assistance to low-income persons unable to afford legal counsel
- Estimated creation of 40-50 construction jobs, addition of two full-time positions, and indirect hiring of 60 persons in the immediate area