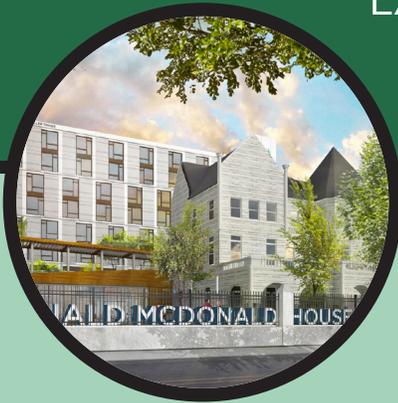


Philadelphia Ronald McDonald House

Expansion of a Community Facility

3925-3037 Chestnut Street
Philadelphia, PA 19104



Total Project Costs:
NMTC Allocation:
CCG Allocation:
Closing Date:
NMTC Investor:
Status:

\$39,718,550
\$22,000,000
\$6,000,000
April 24, 2017
Chase Community Equity, LLC
Under Construction

Philadelphia's Ronald McDonald House (PRMH), as a part of the worldwide network of Ronald McDonald Houses, provides temporary residence to families with children suffering from serious and life threatening illnesses. PRMH sought a 93,000 square foot expansion to its Philadelphia facilities, more than doubling the square footage of PRMH's existing 72,000 square foot facility, for a total of more than 165,000 square feet upon completion. The larger facility allows PRMH to increase the capacity to 111 bedrooms, enabling PRMH to more than double the number of families served at the facility with overnight stay services.

This project allows PRMH to address the significant demand for its services that it has been unable to accommodate due to space limitations. Although PRMH was able to house 806 families for 1,267 stays in 2015, 5,316 families could not be served because the facility was at capacity. The addition allows PRMH to increase the number of families served from an average of 791 families annually to 1,900 families, and increase the available room nights from 16,425 to 40,150 per year. Notably, roughly 450 of the families served annually (57%) at the time of the project's construction are low-income.

The Project's location primarily serves families receiving treatment at the Children's Hospital of Philadelphia (98% of nights in 2015). In addition to CHOP, PRMH's other key hospital partners include Wills Eye Hospital and the Hospital at the University of Pennsylvania.

CCG provided \$6 million of the \$22 million total NMTC allocation that composed the project, partnering with PIDC Community Capital (\$5.5 million), City First New Markets Fund (\$9.5 million) and Chase New Markets Corporation (\$1 million), a subsidiary of Chase Bank, and the NMTC investor through Chase Community Equity, LLC.

The NMTC allocation was needed to reduce the financing gap for the project and allow the overall development to be financially feasible. Due to its nature as a 501(c)(3), PRMH is funded primarily through pledges from individuals, foundations and corporate donors, with the remaining 10% funded by an annual operating grant from Ronald McDonald House Charities. Using traditional bank debt as a source of permanent capital would have put financial stress on PRMH. The NMTC allocation provided by CCG delivered necessary funding to the project and helped protect the financial feasibility of PRMH by not fully depleting its reserves.

Project Details:

- Expansion of a Ronald McDonald House in Philadelphia

Distress Criteria:

- 75% Poverty Rate
- 30.61% AMI
- 8.8% Unemployment Rate
- Medically Underserved Area
- Promise Zone

Community Impacts:

- 15 permanent jobs
- 150 construction jobs
- Increase of 5,931 room nights available to low-income families per year