

Stephen Klein Wellness Center

New Construction—Federally Qualified Health Center (FQHC)

21st and Cecil B. Moore Avenues
Philadelphia, PA



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

\$15,300,000
\$15,000,000
\$8,000,000
Project H.O.M.E.
December 19, 2013
PNC Bank
Complete

Project H.O.M.E. sought to relocate its clinic operating in the St. Elizabeth Community Center for the past 18 years. The result is the Stephen Klein Wellness Center, a 30,000 SF LEED Silver facility that will allow Project H.O.M.E. to offer new services and expand its existing primary care, behavioral health, and health education services. The facility is located on Cecil B. Moore Avenue, a once vibrant commercial corridor. The area now experiences an estimated vacancy rate of 50%, and the residents neighboring Cecil B. Moore Avenue have an unemployment rate of twice the City's rate with 43.3% of adults and children living in poverty. This neighborhood is isolated from basic services and is highly dependent upon public transportation for work and access to other goods and services. Vacant land, unproductive real estate, and unpaid taxes are the primary obstacles facing this corridor. This project is expected to help revitalize the community.

The Wellness Center will triple the number of exam rooms and the volume of patients treated for complex health problems. The facility will consist of 15 primary care exam rooms, 4 counseling rooms, 9 dental operator rooms, and touchdown space for a mobile psych rehab program. In addition, the building will include a pharmacy and YMCA space for fitness, physical therapy, and provision of childcare for parents using the fitness facilities or seeing physicians. A multi-purpose room will be used for community meetings, programs, and classes.

Project H.O.M.E. has received Federal Qualified Health Center ("FQHC") status from the Department of Health and Human Services. As such, the clinic is eligible for enhanced reimbursements for health care services through Medicaid and Medicare. In addition, the clinic will be awarded a two-year general operating grant of up to \$650,000 per year.

Project H.O.M.E. will continue its service to low-income people at the Wellness Center, particularly targeting outreach to people who are homeless, formerly homeless, and living in nearby public housing facilities in Lower North Philadelphia. According to the Philadelphia Department of Public Health's data, North Philadelphia leads all other areas of the City in household poverty; obesity; adult asthma; smoking; diabetes; and death rates caused by homicide, heart disease, and cancer.

Total project costs are approximately at \$15.3 million. The financing structure has a \$15 million NMTC allocation, \$8 million from CCG and \$7 million from Nonprofit Finance Fund (NFF). NFF also bridged a \$3 million RACP grant to allow it to be used for a leverage loan.

Anticipated outcomes are:

- > Reduction in emergency room visits for issues related to chronic illness and non-emergency health problems
- > Increase in healthy lifestyle changes and improved fitness levels
- > Increase in quality of life and sense of security for residents in the community
- > Reinvestment and economic development in the community

Project Details

- 30,000 sq. ft. FQHC
- LEED Silver Certified
- Offers healthcare services including a fitness facility managed by the YMCA, physical therapy, a pharmacy, and dental care

Distress Criteria

- Census Tract: 42101014800
- Highly Distressed - Primary
- Poverty Rate of 40.4%

Community Impacts

- 74 FTE construction jobs at prevailing wage and 26 FTE permanent jobs
- 14 new positions LIC targeted with an average salary of \$32,566
- Service to approximately 1,200 patients of which 98% are low-income persons with approximately 3,500 visits per year. Of the 1,080 medical visits in 2011, 30% were uninsured, 67% were on Medicaid/Medicare, and 34% were homeless or formerly homeless
- 3,600 sq. ft. YMCA for fitness and physical therapy
- 1,180 sq. ft. multipurpose room for community programming



Commonwealth
Cornerstone Group