

IN THE COMMUNITY

Community Development Newsletter

Breaking Ground on a Brighter Future

Nearly 300 people gathered this spring to celebrate the groundbreaking for the Hatcher Station Village Medical Clinic—the first major new development in southern Dallas' Frazier neighborhood in almost five decades. Local leaders and residents were joined by the county commissioner, representatives from the mayor's office, a county judge, city council members and representatives from Parkland Hospital and Chase.



Courtesy of BOKA Powell



Courtesy Voss & Associates

Our commitment to helping transform this community included providing an \$11.7 million loan and a \$4.9 million New Markets Tax Credit investment. The City of Dallas, the developer—Frazier Revitalization Inc.—and multiple local philanthropy groups also provided funding.

The clinic, which is expected to open in May, will provide a full range of health services, including diagnostic imaging and laboratory services. It will be operated by the Parkland Health & Hospital System. An on-site conference facility will host education and wellness programs for the community.

This seven-acre project is expected to be a catalyst for revitalizing the Frazier community. The site had been occupied by vacant single-family homes, a gas station and other businesses that attracted illicit activity until community leaders had them closed and torn down in 2009.

The clinic will be near the Hatcher station on the Dallas Area Rapid Transportation system and will meet the city's Green Building guidelines for new construction. All 126 jobs at the existing clinic in east Dallas will transfer to the new 44,000-square-foot facility and six full-time positions will be created.

¹ Chase refers to JPMorgan Chase & Co. and any of its subsidiaries or affiliates; Low Income Housing Tax Credit Investments are provided through JPM Capital Corporation; philanthropic grants are provided through the JPMorgan Chase Foundation.

Welcome to *In the Community*

We're pleased to share with you the latest edition of the *In the Community* newsletter, which highlights many of the projects and initiatives that Chase is supporting in communities across the country. In this issue, we highlight efforts that:

- Provide critical health services in underserved communities
- Revitalize neighborhoods
- Create and support affordable housing opportunities
- Make it easier to manage everyday finances

We hope you're inspired by these projects, and we appreciate your ongoing partnership and feedback.

Building Hope in Salt Lake City

Chase is helping build a stronger community through the American Cancer Society's Hope Lodge in Salt Lake City. It will serve patients seeking cancer treatment services and support while helping to revitalize the community.

The LDS Church donated the land for the new facility and Chase provided a \$3.3 million New Markets Tax Credit investment. During demolition of the existing structure, the American Cancer Society and Habitat for Humanity repurposed building materials such as hardwood floors, lighting fixtures, plumbing materials and woodwork for use in new homes for lower-income Utah families. The project will also create employment opportunities—including 250 construction jobs—in the community, which has a poverty rate of 45.4 percent and an unemployment rate of 7.8 percent.



Courtesy of The American Cancer Society

Supporting Access to Health Services in Colorado

Chase provides financing to support the important work of Clinica Family Health Services in delivering vital health services for low-income residents of south Boulder, Broomfield and west Adams counties in Colorado. It provides a wide array of services, including medical, behavioral health, dental care and full-service pharmacy.



Founded in 1977 in response to the need for affordable primary health care for migrant farm workers and low-income residents, Clinica operated from a 500-square-foot house with an annual budget of \$75,000. Today, it serves clients from five medical locations and two dental offices, employs almost 420 people and manages an operating budget of \$39 million.



Commitment to Affordable Housing

ARTHUR AVENUE RESIDENCE – BRONX, NY

Arthur Avenue Residence will help bring much-needed supportive services and more than 100 units of affordable housing to those earning up to 60% of the area median income – or less than \$41,340 annually. Support services will be offered by local partners, including:

- The New York City Department of Health and Mental Hygiene
- The New York City HIV/AIDS Services Administration
- The New York State Office of Mental Health
- The Center for Urban Community Services (project sponsor)

Chase is helping to meet the needs of this community by providing a \$19.4 million letter of credit and a \$14.8 million Low Income Housing Tax Credit investment in partnership with Enterprise Community Partners.



Courtesy of Harden + Van Arnam Architects

CLAYMONT STREET APARTMENTS – WILMINGTON, DE

Demand continues to rise for affordable rental housing in the community as the number of renter households increases and poverty remains a challenge. Chase provided a \$1.4 million construction loan and a \$68,000 letter of credit to renovate the 29 units of the Claymont Street Apartments. The complex—for those earning up to 60% of the area median income, or up to \$47,280 annually—also received funding support and a Low Income Housing Tax Credit allocation from the Delaware State Housing Authority.



Courtesy of Architectural Alliance

COLUMBIA TOWNHOMES AT EDGEWOOD – ATLANTA, GA

The redevelopment of the Edgewood community is being led by the Zeist Foundation with the goal of reducing the effects of years of disinvestment. The Columbia Townhomes at Edgewood development is a key element of the rebirth of this Atlanta community. The 100 affordable townhomes will replace vacant, dilapidated housing on four sites. This development is geared to those earning up to 60% the area median income, or less than \$42,060 annually.

Chase provided a \$1.8 million permanent loan and a \$5.2 million construction bridge loan. Additional funding was provided by the City of Atlanta, the Georgia Housing and Finance Authority, the Atlanta Housing Authority and the Georgia Department of Community Affairs.



Courtesy of Rion Rizzo, Creative Sources Photography



Partnering for Stronger Communities in San Diego



Over the years, Chase has built a strong partnership with the Community Development Financial Institution Community HousingWorks in San Diego, through grants and donations topping \$1 million, a lending relationship and the volunteer efforts of Chase employees. A member of NeighborWorks, community housing works has a mission to help people and communities move up in the world through opportunities to own, rent and achieve.

A holistic real estate and financial services organization serving low- to moderate-income families, Community HousingWorks has a 30-year track record of developing multi-family, affordable rental apartments and rehabilitating single-family homes for resale in communities across southern California. Through its array of comprehensive programs, the organization serves more than 8,000 children and adults each year.

Building a Better Tomorrow: Strengthening Communities and Empowering People

Our commitment is to your communities and we are proud of our strong history of providing financing that creates and preserves affordable housing, strengthens neighborhoods, and provides sustainable benefits to residents and businesses in the communities we serve. We invite you to visit our website and view a special video highlighting how Chase is [Building a Better Tomorrow](#).

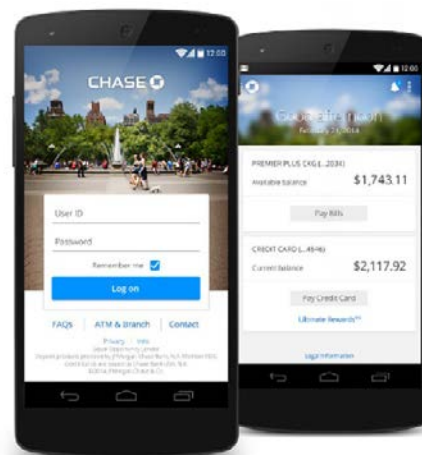


Banking on the Go Gets Easier

The free Chase Mobile® app² was refreshed this year for both iPhone and Android devices to make mobile banking more convenient and personalized with new features such as a simpler, more streamlined login. The new design also helps customers find key information—such as account activity and balances—at a glance while navigation is easier and more intuitive.

To find the Chase Mobile® app for your mobile device, visit our sites for iPhone or Android.

²Chase Mobile® App is available for select mobile devices. Enroll in Chase Online™ and download the Chase Mobile® App. There is no charge from Chase, but message and data rates may apply.



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