



# Illinois

## NMTC Allocatee

Chicago Development Fund  
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## Breakthrough Urban Ministries FamilyPlex

Breakthrough Urban Ministries (Breakthrough) has fostered the development of the East Garfield Park community on Chicago's West Side since 1992. Breakthrough has expanded from a shelter for homeless adults to add services designed to enrich and empower local youth and their families. The 42,500 sq. ft. FamilyPlex, located in a census tract with a poverty rate of 50 percent, is the linchpin of Breakthrough's youth and family services, and offers a broad array of services that foster wellness, community-building, and positive alternatives to gang violence. The 9,500 sq. ft. Joshua Center includes new space for Breakthrough's women's homeless shelter and an innovative client-choice food pantry, the "Fresh Market."

This transaction was challenging, requiring New Markets Tax Credit (NMTC) subsidy to achieve financial feasibility. Breakthrough had initially conceived of the project in 2002, and had been working steadily to raise capital for it since 2008. Existing financing sources included tax increment financing and a land write-down from the City of Chicago, term debt, capital campaign funds, and capital campaign bridge debt, which collectively were still short of the total needed to construct the project.

Chicago Development Fund (CDF), a nonprofit CDE affiliated with the City of Chicago, worked closely with Breakthrough to help configure these sources to serve as leverage for the NMTC transaction, which included \$13 million in allocation from CDF and an additional \$3 million from PNC Community Partners. PNC Bank provided term and bridge debt as well as NMTC equity. The funds were used for the construction of the FamilyPlex and the renovation of the Joshua Center.

The FamilyPlex and Joshua Center projects expand Breakthrough's ability to serve the needs of the entire community in highly-distressed East Garfield Park. Between the two locations, Breakthrough served over 3,800 people in 2015, and expects to serve nearly 6,000 when fully operational. The Fresh Market Food Pantry provided food to over 50 percent of Breakthrough's clients in 2015. FamilyPlex offers youth enrichment programming from preschool through college prep. In its first year the Lawndale Christian Health Center located in the FamilyPlex served over 1,560 patients with medical and behavioral health services, with over 2,630 expected at full operation. The clinic served over 560 patients with nutrition, hypertension, diabetes, asthma, HIV, and prenatal counseling and education services, and over 940 are expected at full operation. The project offers quality job creation in a neighborhood with high unemployment.

## Community Profile

### Chicago, IL

<b>Poverty Rate</b>	50.2%
<b>Median Income</b>	39.9%
<b>Compared to AMI</b>	
<b>Unemployment Rate</b>	23.5%

## Project Highlights

- Investor: PNC Bank
- Co-Allocatee: PNC Community Partners, Inc.
- NMTC: \$16M
- Jobs: 50 construction jobs, retain 13 full-time and 2 part-time jobs, create 43 full-time and 20 part-time jobs
- Chicago/Central Park Tax Increment Financing  
Redevelopment Project Area,  
Federal Empowerment Zone,  
State of Illinois Enterprise Zone

