

Illinois



Lawndale Christian Health Center II

Chicago, IL (2024)

Lawndale Christian Health Center (LCHC) is a nonprofit federally qualified health center, founded in 1984, serving the west-side of Chicago. LCHC's mission is rooted in addressing the lack of affordable, quality health care services for residents in and around this Medically Underserved Area.

NMTC financing is helping expand LCHC's existing campus that was previously financed with NMTCs (Chase as Investor) in 2017, and entails the development of a new 35,000 sq. ft. healthcare facility adjacent to its existing main clinic. With the development, LCHC is expanding its existing Senior Clinic and Optometry Clinic and adding a new Teaching Center/Residency Clinic. The facility allows LCHC to serve more seniors and optometry patients, and train an increased the number of residents.

Development of a health center in a medically underserved area to improve the quality and accessibility healthcare services emphasizing programs and services for HIV, asthma, and tuberculosis.

FINANCING

NMTC Financing: Chase New Markets Corporation (CNMC), Illinois Facilities Fund (IFF); Chicago Development Fund (CDF): \$19 million
Equity Investor: Chase Community Equity, LLC
Total Project Cost: \$24.5 million

IMPACT

- 49 FTE construction jobs
- 102 FTE permanent jobs
- 11,000 unique patients and 28,820 visits served per year.

COMMUNITY

- Median Income: 32%
- Poverty Rate: 49%
- Medically Underserved Area

"Community Health Centers, like Lawndale Christian Health Center, are a vital resource for so many families, especially in neighborhoods that have been historically underserved and hit hard by COVID-19. This American Rescue Plan funding will support a unique residency program in Chicago that trains the next generation of doctors right in the community. Senator Duckworth and I will continue advocating for federal investments that expand and diversify our health care workforce and help improve health equity."

- Dick Durbin, IL Senator

LCHC's Family Medicine Residency maintains a core goal of promoting diversity within the medical field, as Black and Hispanic residents are severely underrepresented in residencies across the country. Through their Teaching Center, LCHC improves the pipeline of medical professionals, increasing diversity amongst medical professionals so that more communities have doctors that reflect their patients' experience.

The project's total cost was \$20.6 million. Within that budget, \$19.95 million was hard construction costs. CNMC's NMTC financing, along with \$16.72 million in additional NMTC financing from other CDEs (Chicago Development Fund and Illinois Facilities Fund), were essential to close the project's financing gap. Without the NMTC, LCHC would not be able to maintain necessary capital reserves to continue to invest in further development and take on programs that serve the most in need populations consistent with its mission and history. The facility allows the center to serve more seniors and optometry patients and train 18 Family Medicine residents.