

PROJECT BASICS

Type:

Real Estate – Community Facility

Total Development Cost:

\$18.3 million

LISC New Markets Tax Credit Allocation:

\$14.1 million

PROJECT STAKEHOLDERS

LISC Program:

Greater Kansas City

Investor:

US Bank CDC

Lender:

M&I Bank

Sponsor/Developer:

Children's Campus of Kansas City, Inc.

COMMUNITY NEED

- **41.6% Poverty Rate**
- **Unemployment rate 3.24 times the national average**
- **Family income 50.9% of the area median**

COMMUNITY IMPACT

- **72,000 square feet of community facility space**
- **242 Permanent Jobs**
- **51 Construction Jobs**
- **1,547 families provided with medical, mental health, and childcare services monthly**

Project Snapshot:

- The project entailed the ground up construction of 72,000 square feet of community facility space in Kansas City, KS.
- The facility was completed in June of 2010 and houses early childhood education services, family support services, and health, oral health, and mental health services for young children and their families.



Project Background:

- The Children's Campus of Kansas City, Inc., formed in 2004, is a collaborative effort of three non-for-profit organizations: Project EAGLE Community Programs, Family Conservancy, and Juniper Gardens Children's Project. All focused on providing services and conducting research that will benefit low-income children and families.
- Since 1989 Project EAGLE Community Programs have provided assistance to children and families to assure that they have adequate resources and opportunities needed to succeed.
- The Family Conservancy, established in the 1800's, is an organization that focuses on providing strategic assistance with effective parenting, quality early education, mental health, and economic empowerment.
- The Juniper Gardens Children Project, begun in the 1960's, is a partnership between the residents of Northeast Kansas City, Kansas and the University of Kansas to address concerns with child development within the low income community.
- In 2009, plans were finalized for a project that would be used as space for the three partners of Children's Campus of Kansas City, Inc. to ensure that children under five years of age, who are most at risk for academic failure, have access to the resources they need to succeed.
- The 72,000 square foot facility offers mental health services, access to a parent resource center, and early childcare development to over 1,500 families in the area. Additionally, the centralized campus will assure the families are able to access services more easily.
- The building is LEED certified. The design assures water efficiencies, energy conservation, and waste management.

Leveraging Solutions through New Markets Tax Credits (NMTC):

- The project sponsor had secured \$6.9 million of philanthropic funds and had received commitments for additional funding but had tapped out its other options for additional financing. LISC's NMTC financing provided the equity needed to cover the gap.
- \$14.1 million in NMTC allocation authority provided a custom product with non-traditional/favorable terms including: subordinated debt, a below market interest rate, a longer than standard interest-only payment period, a longer than standard amortization period, debt using a non-traditional form of collateral, a higher than standard loan-to-value ratio, and a lower than standard debt service coverage ratio.