

Pennsylvania

NMTC Allocatee

PIDC Community Capital
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Community Profile

Philadelphia, PA

Poverty Rate 23.7%

Median Income 41.8%

Project Highlights

- Investor: Chase
- Total Project Costs: \$42.6M
- NMTC: \$30.5M
- Jobs: Create 254 construction jobs and retain and create 150 permanent full-time jobs
- Permanent FTE jobs will be paid a living wage.
- Serves 85,000 patients annually
- Serves 35,000 library users annually
- LEED Silver Certified



South Philadelphia Community Health & Literacy Center

The Community Health and Literacy Center is an unprecedented public private partnership. It is an integrated service model that co-located a City of Philadelphia primary healthcare center, a 21st Century Public Library, an indoor/outdoor recreation center and playground, and the Children's Hospital of Philadelphia's ("CHOP") pediatric healthcare center together in a single location.

The City of Philadelphia and CHOP partnered to serve the residents of South Philadelphia, an area characterized by a highly diverse low-income population. Due to growing demand for both primary and pediatric healthcare, the City and CHOP needed to expand their facilities. In addition, the City's facilities, which were constructed in the 1960s, needed significant repair. At that time, the City was facing severe budget constraints and CHOP was seeking a location that was fully accessible by multi-modal forms of public transportation and walkable. Development costs totaled \$42.6 million for the demolition of the buildings, the environmental remediation of the soil, and new construction of a 96,000 square foot environmentally sustainable building.

To preserve the City's assets and facilitate the project, PIDC Community Capital helped to structure a transaction, working with City First Capital, Commonwealth Cornerstone Group, and Chase to provide a \$10.2 million NMTC equity financing to the partnership. This transaction was able to leverage a \$30.2 million investment from CHOP and \$2.2 million from the City of Philadelphia. The project also attracted considerable philanthropic and private support, including The Cannuscio Rader Family Foundation (which established a Community Health Innovation Fund for the Library), The Sheller Family Foundation, The Patchwork Foundation and the Rauch family.

The new Community Health and Literacy Center will have:

- A 22,000 square foot CHOP Pediatric Primary Care Center
- A 29,500 square foot, state-of-the-art, City Health Center #2, one of the City's busiest health centers
- A 12,000 square foot 21st Century public library with expanded programming
- A 3,200 square foot indoor recreation center with a larger outdoor playground

All four uses promote healthy living with integrated programming and provide services to a largely English as a second language population.