

Hebrew Orphan Asylum

2700 Rayner Avenue | Baltimore, Maryland 21216

PROJECT DESCRIPTION

The Coppin Heights Community Development Corporation (“CHCDC”) will redevelop the historic Hebrew Orphan Asylum (“HOA” and “the Project”) into a hub of healthcare innovation that shifts the paradigm of care in West Baltimore. The Project will collocate organizations that deliver a range of medical and social services to the residents of West Baltimore. These services will go beyond conventional medical care to acknowledge and address the complex interactions between a range of biological, behavioral, psychosocial and environmental factors that influence an individual’s well-being. The Project will also focus on advancing new, integrative models for supporting community health. The Baltimore City Health Department (“BCHD”) has executed a 15-year master lease for the entire building.

Originally conceived as an orphanage, the HOA building was repurposed into a hospital in 1923. It served as the primary healthcare asset in West Baltimore until it closed its doors in 1989. Since then, the HOA has sat vacant and no healthcare facility has opened in its place, leaving West Baltimore severely underserved. The redevelopment of the HOA represents a meaningful first step in rebuilding the healthcare infrastructure in West Baltimore.

The Project’s anchor sub-tenant is Behavioral Health System Baltimore (BHSB). BHSB will use the lower level of the building for a state-of-the-art Stabilization Center. The Stabilization Center will provide a centralized location for first responders to connect people with substance use disorders (specifically alcohol and opiate dependency) to compassionate and timely care through organized diversion methods. Importantly, it will help keep intoxicated individuals (without acute medical issues) out of emergency rooms. ■



DEVELOPER

Coppin Heights Community Development Corporation (CHCDC)

ARCHITECT

KANN Partners

CSP ROLE

Develop Advisory, Owner’s Rep, Financial Advisory

PROJECT TYPE

Adaptive Reuse, Health & Community Services

PROJECT SIZE

26,053 square feet
38 paved parking spots

PROJECT COST

\$15,600,000

FINANCING SOURCES

CORE Grant, State HTC, Federal HTC, NMTC, Bridge Loan, Senior Loan, Capital Bond Funds, Baltimore Energy Initiative Loan, and Equity

PROJECT START

Fall 2017

COMPLETION

Fall 2018



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