

Center for Health and Healthy Living

2700 RAYNER AVENUE | BALTIMORE, MD 21216

DESCRIPTION

On behalf of the Coppin Heights Community Development Corporation ('CHCDC'), Cross Street Partners is seeking \$12.5 million in NMTC allocation for the Center for Health Care and Healthy Living (CHCHL), a 1.14 acre healthcare campus that will include a 30,514 SF building and parking lot in Baltimore, MD. This \$14.9 million LEED certified project will be the historic renovation of the Hebrew Orphan Asylum ('HOA'), which served as an orphanage in the late 19th century and then in 1923 became a hospital until its closing in 1989. The building has been vacant for almost 30 years and is in dire need of repair. The project will involve the adaptive reuse of the HOA into a neighborhood health facility that will be master leased to the City of Baltimore's Health Department to provide the following critical services to the residents of West Baltimore:

- **Maternal and Child Health:** The Bureau of Maternal & Child Health (MCH) supports the health and wellbeing of pregnant women, children, and their caregivers in Baltimore City. Its leading initiative, B'more for Healthy Babies, provides the guiding strategic vision around improving birth outcomes via policy development, community engagement, and innovative services. Longstanding core MCH programs include Baltimore Infant and Toddlers, Fetal and Infant Mortality Review, Maternal and Infant Care, and Women, Infants, and Children (WIC).
- **Youth Services:** The Youth and Wellness Strategy is an initiative that ensures all Baltimore youth ages 6 - 19 are safe, engaged in school, and making healthy choices. The Initiative will include proactive and engaged interactions from a myriad of stakeholders that seek to reduce teen births, child fatalities, and missed school days, while increasing youth development, youth civic engagement, and youth job readiness.
- **Chronic Disease Prevention:** In an effort to provide free resources for mostly preventable diseases and ailments, the Health Department will offer education, support, and community service programs focused on asthma, diabetes, hypertension, cardiovascular disease, stroke, cancer, and the like.
- **First Responders' Coordinated Care Center:** Will provide a centralized location for 1st responders to identify the immediate needs of patients related to urgent health care, mental health, substance abuse, housing, and the like. Such an evaluation and diagnosis would ensure that Baltimore's most vulnerable populations would receive the critical and specialized care they need in a safe and nurturing environment.



PROJECT HIGHLIGHTS

Allocation Sought: \$12.5 MM

Status: Predevelopment

Size: 30,514 gross SF

Project Costs: \$14.9 MM

Anticipated Closing: Q2'2017

Construction Completion: Q2'2018

Uses: Adaptive reuse of a historic building into neighborhood healthcare facility

Severely Distressed Census Tract: 24510160600

Median Income as % AMI: <=49.35%

Poverty Rate: >=21.5%

Unemployment: >=2x national average

Designations: Medically Underserved Area

40+ permanent jobs

145 temporary construction jobs



For more information, please contact:
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CHCDC is offering below-market rent to the City of Baltimore's Health Department to support its delivery of affordable and quality healthcare services and support to the residents of West Baltimore.

The HOA is in West Baltimore's Mosher neighborhood, an area that has been synonymous with poverty, crime and disinvestment for several decades, and is a stones throw away from the Mondawmin Mall that was the epicenter for the civil unrest that occurred in Baltimore following the aftermath of Freddie Gray's death. The Project is also located in the state designated West Baltimore Primary Care Access Collaborative Health Enterprise Zone (HEZ), one of the most medically underserved areas with some of the highest health disparities and lowest incomes in the state of Maryland. The CHCHL will further the State of Maryland and City of Baltimore's goals of: (i) reducing health disparities among racial and ethnic groups and geographic areas; (ii) improving healthcare access and health outcomes in underserved communities; and (iii) reducing healthcare costs.

Economic Impact

- The construction of Center for Health Care and Healthy Living will support 145 direct construction jobs, of which at least 25% will be accessible to low-income persons.
- On a permanent basis, the CHCHL will directly support over 40 FTEs. An estimated 25% of the FTEs will be accessible to residents of the surrounding low-income community.
- During the construction period, the General Contractor is a joint venture with a Minority Owned Business Enterprise and at least 22.5% of the subcontracting opportunities will benefit Minority/Women Owned Business Enterprises.

Community Impact

As a key community asset, the HOA redevelopment is poised to be a catalyst for the continued revitalization of West Baltimore. In an effort to coordinate and align resources, investments, and plans to achieve a common and complementary goal to grow and revitalize the City of Baltimore, the HOA is included in the following plans:

- The Greater Rosemont and Mondawmin Area (GRAMA) Master Plan which serves as the collective vision of over 17 neighborhoods and community organizations in this area and the blueprint for rebuilding West Baltimore, and
- The Baltimore City Anchor Institution Plan, the city's partnership with Anchor Institutions including Bon Secours Baltimore Health System, Coppin State University, Johns Hopkins University, Maryland Institute College of Art, University of Baltimore, Morgan State University, Loyola University Maryland, Notre Dame of Maryland University.

One of the local universities is exploring a strategy to develop a full-service health clinic, which would offer primary health care and several wrap-around services, on an adjacent lot to the HOA. This would create a fully integrated and world-class health model in West Baltimore.

But-For

The redevelopment of the HOA into the Center for Health Care and Healthy Living requires \$12.5MM in NMTC allocation to underwrite the significant costs of the historic rehabilitation and to reduce the occupancy costs for the single-tenant. The tax credit subsidies provided by the NMTCs allow quality and affordable health care services to be delivered to the residents of West Baltimore. This project will be the catalyst to attract other healthcare institutions to West Baltimore, thus ushering in a new health care campus in this highly distressed market that has not experienced any private sector development in decades. ■

Coppin Heights CDC, is a 501 (c) (3) not-for-profit organization established in 1995 by Coppin State University to advance the broader community improvement/neighborhood revitalization agenda for the Greater Coppin Heights/Rosemont Community. Its mission is to be a catalyst for suitable and affordable housing for low to moderate income residents and to stimulate economic development within neighborhoods immediately adjacent to CSU through the establishment of social, economic, educational and affordable housing development initiatives that collectively increase the stability and sustainability of our community.



CROSS STREET PARTNERS

Cross Street Partners is a vertically integrated real estate company exclusively focused on building communities by creating vibrant urban mixed-use neighborhoods built on a foundation of innovation and entrepreneurial activity.

