

Affordable Capital to Grow Your Community Health Center

PCDC's Flexible Financing Can Help You Build, Expand and Renovate



Demand for primary care is accelerating, and many practices will need to expand and modernize – or build new facilities – to serve more patients. Successful capital projects require responsible financing, smart project management, and a workable business plan.

With more than \$450 million in projects financed over two decades, Primary Care Development Corporation (PCDC) has the experience to meet the capital needs of primary care practices. We understand the community health center business model, competitive landscape, and

regulatory environment. We know what it takes to budget, finance and manage successful development projects so your practice can grow and thrive!

HOW PCDC CAN HELP

PCDC offers affordable and flexible financing products to support your capital projects and business expansion.

Pre-Development Financing

Fund early stage costs like site feasibility, project management and architectural services.

Acquisition Financing

Facilitate site control for a capital project.

New Construction, Renovation & Expansion Financing

Build new health care facilities or expand existing facilities.

Equipment and Technology Financing

Expand services and improve operations.

Bridge Financing

Manage timing of receivables from committed sources, including government grants.

Facility Planning and Development Advisory Services

Prepare and carry out effective, financeable development plans to build and expand your facility.

OUR IMPACT

\$457 million of investment
created in low-income
communities

100+ primary care projects
financed and developed

850,000 square feet
transformed into state-of-
the-art primary care

4,725 jobs created

695,000 more patients with
access to primary care

PCDC is the lender coordinator for the HRSA Loan Guarantee Program and has financed projects through New Markets Tax Credits. As a Community Development Financial Institution (CDFI), PCDC is dedicated to responsible, affordable lending to expand primary care in underserved communities. Among CDFIs, PCDC is highly rated in impact, financial performance and policy leadership.



For more information contact

William O'Brien

Chief Lending Officer

212-437-3950 wobrien@pcdc.org

Success Stories



Hudson River HealthCare (Monticello, New York): In 2007, Hudson River HealthCare (HRHC) began leasing a 10,000-square-foot building in Monticello, NY. A major anchor in the struggling downtown area, HRHC Monticello Center serves more than 10,000 patient visits per year and employs more than 30 full-time staff. With \$2.85 million in New Markets Tax Credit financing from PCDC, HRHC was able to purchase and renovate the space and add capacity to an adjacent property, to provide and expand primary care services like preventive

care for families, chronic care management for diabetes and hypertension, and HIV, prenatal, podiatry, and dental services.

“With low-cost financing from PCDC, we were able to establish a major health center in Downtown Monticello, and provide primary and dental care to thousands of patients in the community.”

*Anne Kauffman Nolon
President & CEO, Hudson River HealthCare*



The Institute for Family Health (Harlem, New York): When a major hospital closed in Harlem, The Institute for Family Health began developing the Family Health Center of Harlem. With \$30 Million of New Markets Tax Credit allocations, of which PCDC provided \$20 million, The Institute was able to leverage a \$15 million grant from the New York State Department of Health and \$8.7 million in New Markets Tax Credit equity from TD Bank. The Family Health Center of Harlem provides a wide range of patient-centered primary care and specialty services to approximately 30,000 individuals, totaling 85,000 visits

annually. The health center also has generated more than 100 construction jobs, and created or retained more than 125 permanent jobs in the community.

“PCDC was able to bring resources and expertise to the table to make this critical project possible.”

*Neil Calman, MD
President & CEO, Institute for Family Health*



Children's Aid Society (Bronx, New York): The Children's Aid Society (CAS) has assisted foster children for more than 150 years, providing everything from dental care to counseling for vulnerable children. Most services were scattered in school clinics and other facilities throughout Manhattan and the Bronx. With \$7 million in financing from PCDC, CAS was able to develop the 10,000-square foot CAS Bronx Children's Health Care Facility to provide more than 15,000 medical, dental and mental health patient visits per year. Now, more than

4,000 children will be able to receive comprehensive primary care and social services at the new Bronx center.

“Integrating our primary care and social services under one roof was essential to serving some of New York City's most vulnerable children, which is why we were delighted to partner with PCDC to build this high-quality healthcare facility.”

*Richard Buery
President & CEO, Children's Aid Society*