Mission First Housing Group and Horizon House sought NMTCs to finance the ground-up development of a four story, 92,000 square foot LEED Platinum certified commercial building that will create a hub for retail and community services for the severely distressed communities of near-west downtown Philadelphia. The Project has the capacity to provide community good and services annually to 169,579 low-income individuals and 270,904 low-income community residents.

The Project will capitalize on and consolidate current partnerships between Horizon House and ACHIEVEability – both of whom will move their main office to the Project’s site. Horizon House is a mental health care provider who looks to benefit surrounding neighborhoods with expanded access to behavioral health services within a Medically Underserved Area. ACHIEVEability works with homeless, high-poverty, and predominately minority individuals to better educational, social, and economic outcomes, and additionally, the project creates healthcare space to serve approximately 750 patients each year, 100% of which are low income.

The Project will also include Montgomery Early Learning Center (MELC) who will provide early education to 105 infants, toddlers, and preschoolers each week, 90% of which are anticipated to be low income. MELC will employ 24 people.

The remaining 9,000 square feet will be used as community-serving retail space for a yet to be determined tenant. The Project has the capacity to annually provide retail goods to 169,579 low-income individuals. In addition, community event space will be available which looks to support Achievability’s education and training but will also be available for general community use.

Overall, the project is expected to result in the creation of 85 FTE jobs and retention of 270 FTE jobs, of which 87% (309 jobs) will earn a living wage. The Project will create approximately 61 FTE temporary construction jobs. The project creates opportunities for minority-owned and women-owned enterprises by committing to a goal of 18% of subcontracts awarded to minority-owned firms and 12% of subcontracts awarded to women-owned firms.

**Distress Criteria:**
- Census Tract: 42101009500
- Severely distressed
- Poverty Rate: 35.4%
- Median family income: 35.0%
- Unemployment: 17.0%
- Medically Underserved Area

**Community Impacts:**
- Creation and retention of an estimated 355 permanent and 61 construction jobs
- 100% of construction jobs paying at/above PA prevailing wage level
- 87% of permanent jobs pay a living wage
- LEED certification and soil remediation
- Community goods and services provided annually to 169,579 low-income individuals and 270,904 low-income community residents in a transit-oriented development