



Neighborhood Family Practice

COMMUNITY HEALTH CENTERS

Presentation to Cleveland City Council
October 8, 2024

Ordinance #1014-2024

About Neighborhood Family Practice (NFP)

- Federally Qualified Health Center
 - Only FQHC on Cleveland's west side with primary care focus
- Founded in 1980
- Vital part of health care landscape
 - Services provided regardless of person's ability to pay
 - Primary care, midwifery, dental, HIV, refugee & behavioral health, and pharmacy
- 7 locations in Cleveland & Lakewood
- 81,848 visits to 22,140 patients from all Cleveland wards in 2023
- Bilingual Staff
- Focus on Diversity, Equity, Intersectionality, & Belonging

VISION

Empowering everyone on their path to better health

MISSION

A trusted partner building healthy communities by providing high-value health care for all.

VALUES

Inclusivity • Respect • Equity • Excellence • Innovation

Our Practice

- Primary Care
- Behavioral Health
- Medication Assisted Treatment for Substance Use Disorder
- Dental
- Pharmacy/Clinical Pharmacy
- Integrated HIV Prevention and Treatment*
- Midwifery and Group Prenatal Care*
- Refugee Health Services
- Financial Screening and Assistance Programs
- Lab services

* Services available at other NFP locations



Current Location



11709 Lorain Avenue, Cleveland
Corner of W. 117 St. and Lorain Ave.
Cuyahoga County District 3
Cleveland Ward 11

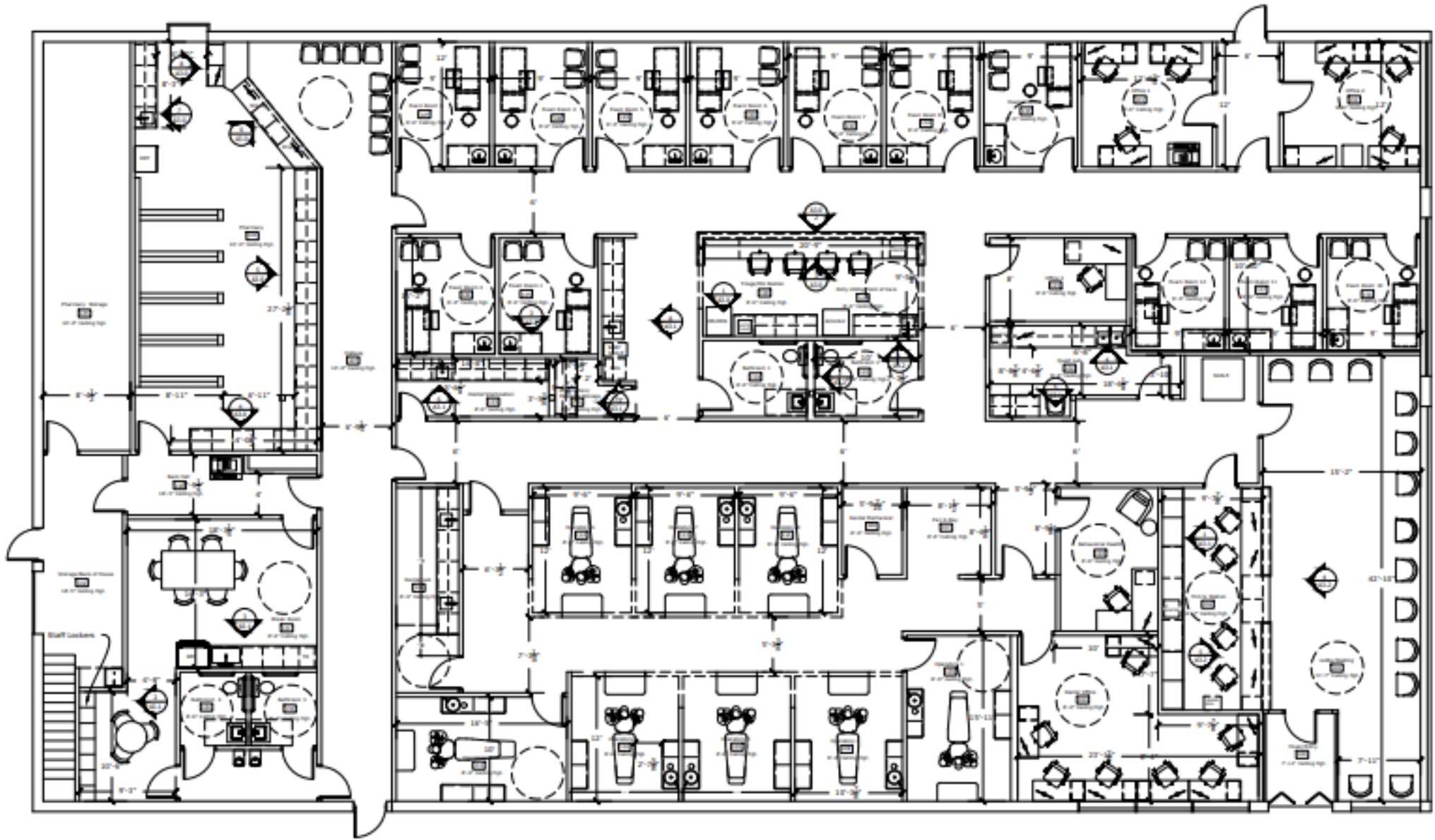
- 4,870 square feet
- 10 parking spaces
 - 7 exam rooms
- 1 behavioral health office

New Location

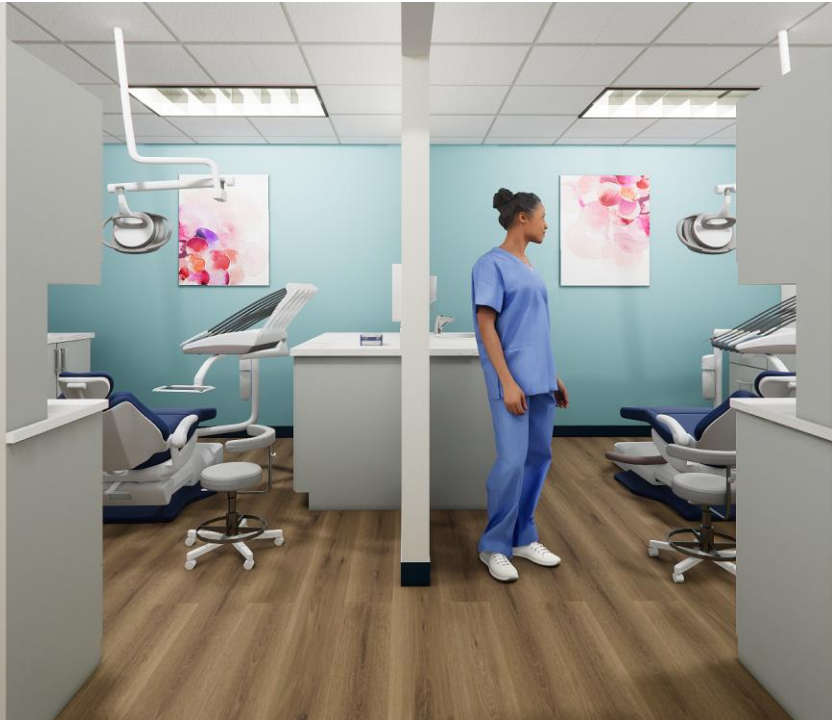


13027 Lorain Avenue, Cleveland
Corner of W. 130 St. and Lorain Ave.
Cuyahoga County District 3
Cleveland Ward 16

- 10,125 square feet
- 57 parking spaces
 - 12 exam rooms
- 1 behavioral health office
 - **8 dental operatories**
- **Pharmacy with drive-up window**



Floor Plan for W. 130 & Lorain Location



Timeline for W. 130 Capital Project

- August 2023 - NFP Board of Directors approved 35-year lease agreement with landlord. Includes first right of refusal if landlord decides to sell property.
- August 2024 - Construction began
- February/March 2025 – Construction complete
- March/April 2025- Opening of site- primary care, behavioral health and dental services available.
- 2025/2026 – Launch of pharmacy services

Funding Sources

Cost of the project- \$2,876,599

Expenses	
Legal Fees	\$ 25,000
Architect	113,250
Construction (includes contingency)	2,224,971
Dental Furniture	152,575
Pharmacy Furniture	45,810
Medical Furniture and Equipment	26,400
Office/lobby furniture	22,050
exterior signage	50,000
IT	147,116
Security camera/door access	39,427
Generator	30,000
Total Expenses	\$ 2,876,599

Committed Funding	
Tenant Improvements from Owner	\$ 504,000
ARPA Capital Grant (HRSA Federal)	419,417
Philanthropic Support Donors	215,249
Delta Dental Foundation	152,575
Cuyahoga County ARPA Grant	50,000
City of Cleveland, Neighborhood Development Program Grant	50,000
Abington Foundation	75,000
Cuyahoga County loan (Up to \$700K at 3% interest)	700,000
Subtotal Committed Funding	\$ 2,166,241
Pending Funding	
City of Cleveland loan	\$ 500,000
Subtotal Pending Funding	\$ 500,000
Potential Funding	
Philanthropic Support (donors/foundations) NFP to cover any unraised amount	\$ 210,358
Subtotal Potential Funding	\$ 210,358
TOTAL FUNDING	\$ 2,876,599

Economic Development ROI

- Positive net absorption of 5,225 sq. ft. of vacant space;
- 13 new FTE jobs with a new estimated annual payroll of \$1,583,000;
- 16 FTE jobs relocated & retained with an annual payroll of \$763,319;
- New annual income tax revenue of \$58,658 and \$586,580 over the loan repayment term;
- Will enter into a Community Benefits Agreement for project costs less than \$20 million;
- Will enter into a Workforce Development Agreement with the City;

Community Impact



- NFP has a long and strong history of increasing access to high-value health care for vulnerable populations, including individuals and families navigating poverty.
- Relocation to a larger space will result in more people being served.
 - Expanded primary care and behavioral health services
 - The addition of dental and pharmacy services
 - People covered by Medicaid often struggle to find affordable, timely, & accessible dental care
 - The addition of a pharmacy will increase access to affordable medications.
 - Within the past 24 months, three pharmacies closed in this area
- Overall, the project supports the health and wellness of all residents of Cleveland, Ward 16 *and* surrounding Cleveland wards.