Vita Health and Wellness District

**Mission:** to improve the health of the neighborhood and its residents

**Location:** one mile corridor on the West Side near downtown Stamford
Vita Vision and Goals

**Vision**- The *Vita* Health and Wellness District will transform Stamford’s West Side neighborhood into a thriving community focused on healthful living.

**Goals**- *Vita* will achieve three vital goals:

- Improving the health of a vulnerable population
- Reducing wasteful spending on the inefficient delivery of medical services
- Enhancing the neighborhood where Stamford Hospital is located
Health Disparities in the Vita District

- Higher rates of Chronic Disease and Associated Risk Factors:
  - Asthma and Pulmonary Diseases
  - Type 2 Diabetes
  - Overweight / Obesity
  - Hypertension / High Blood Pressure
  - Elevated Cholesterol

- High rates of residents reporting no physical activity

- High percentage of population reporting fair / poor physical and mental health.
Neighborhood in Transition

Vidal Court public housing built in 1955; demolished 2013

Fairgate HOPE VI mixed income, built 2010
Health & Wellness Partners

HEALTHY EATING

FITNESS

HEALTH CARE AND WORKFORCE

HEALTHY EATING
A Public-Private Partnership to Develop a Health, Literacy and Recreation Hub – Serving as a National Model for Partnership

June 1, 2016
Trust for America’s Health Webinar

Susan Slawson, First Deputy Commissioner
Department of Recreation
City of Philadelphia

Peter M. Grollman, Senior Vice President
Public Affairs
The Children’s Hospital of Philadelphia
CHOP and City of Philadelphia Negotiation Process

Health and Literacy Center need initially driven by:
1) CHOP’s commitment to meet the needs for pediatric primary care in South Philadelphia
2) City of Philadelphia’s need to upgrade existing Health Center built in ~1975

- Discussion Begins: Fall 2012
- Agreement Reached: June 2014
- Demolition Begins: August 2014
- Construction Begins: September 2014
- Center Opens: May 2016

Project Financing - Total Cost: $42.5 million

City – Provided lease on site at nominal cost + $2.2 million toward construction
CHOP – $30 million in CHOP operating revenue
Free Library of Philadelphia - $500,000
New Markets Tax Credit equity – $9.8 million
The City of Philadelphia has a number of “good government” requirements that made this deal unlike any agreements made in the private sector, for example:

- City Council approval is required for a transfer of real property – which had to occur before final terms were determined (specific enough to authorize the general terms of the transaction, but general enough to provide flexibility for changes)
- Art Commission approval was required because improvements were proposed for City-owned land

**Unusual requirements of lending source**

- Transaction initially set up as a series of two ground leases and two operating leases
- Lenders insisted that some of the leases be replaced with a condominium, and because of requirements governing the funding source, partners had only three weeks to make the change, while still preserving the original terms
Community Health and Literacy Center: Project Statistics

96,000 square foot facility with intersecting programs:

CHOP Pediatric Primary Care Center
- 22,000 square feet
- Expect 35,000 patient visits annually in new facility; 72% with medical assistance

Philadelphia Health Center #2
- 29,500 square feet
- 50,000+ patient visits annually

Free Library of Philadelphia
- Serving 35,000 more patrons annually due to additional day of operation and expanded programming

The DiSilvestro Playground and Recreation Center
- Outdoor and indoor recreation space that will double in size - for use by 5,000 community members
Community Outreach & Programming

• Community Survey
  – Completed during the planning process with over 250 individuals and organizations responding
  – Showed tremendous synergy between the work CHOP and the City of Philadelphia were doing and the needs of the community, revealing the importance of:
    • nutrition, women’s health, pediatric health, obesity, literacy, ADHD/ADD, autism, after school programs, exercise classes, behavior programs, asthma support, CPR and other trainings, etc.
    • Community input resulted in many project changes including changing the location of the entrance to the playground and recreation center, adding a water feature to playground, reinforcing that the library should be on the first floor, etc.

• Formed a Shared Partnership Group
  – Group with all four partners (Library, Recreation Center, Health Center, CHOP Pediatric Care Center) meets monthly to discuss potential intersections of the programs
  – Agreed that the complex would have quarterly open houses around specific themes to cross-pollinate programming – including nutrition, exercise, reading, etc.
  – Agreed that the complex would invite outside groups into the facility to provide lectures on specific topics that would impact everyone – for example, cultural sensitivity
A Public-Private Partnership to Develop a Health, Literacy and Recreation Hub

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