



“IFF has been a key partner during all of our growth opportunities here at Erie Family Health Center. We have partnered to create beautiful new sources of health care out of dusty old buildings and have leveraged IFF’s expertise to solve challenges with our facilities many times over the past two decades.”

**Lee Francis**  
Erie Family Health President & CEO

# Erie Family Health Center

**Total Project Costs\***  
\$4,617,588

**Total Square Feet Developed\***  
49,000

*\*Completed between 1992 and 2010*

**Erie Humboldt Park Health Center**

2750 West North Avenue  
Chicago, Illinois

**Erie Humboldt Park Dental Health Center**

2750 West North Avenue  
Chicago, Illinois

**Erie West Town Health Center**

1701 West Superior Street  
Chicago, Illinois

**Erie Teen Health Center**

1945 West Wilson Avenue  
Chicago, Illinois

**Erie Helping Hands Health Center (pictured)**

*current site:*  
4747 North Kedzie Avenue  
Chicago, Illinois

*previous site:*  
4759 North Kedzie Avenue  
Chicago, Illinois

**Description of Projects**

Erie Family Health Center is a Federally Qualified Health Clinic (FQHC) serving more than 30,000 low-income underinsured and uninsured patients annually across eight sites in Chicago.

The agency mainly serves Latino families, and in addition to primary health care services, programs include a teen health center and a dental health center. Since the Latino population has dramatically increased in Chicago, the demand for primary care services for its target market has grown.

Erie Family Health’s relationship with IFF began in the 1990s when it participated in a program in which IFF developed child care centers and community facilities in high-need neighborhoods for local nonprofit agencies to operate—and at the end of ten years, IFF transferred ownership of the facilities to the agencies.

Since this first project, Erie Family Health has benefited from both IFF’s real estate consulting services and below-market rate financing for a variety of facilities and finance needs at several of their sites.

Throughout the years, Erie Family Health has engaged IFF to assist with the full spectrum of their real estate needs—from feasibility assessments, to site searches, to owner’s representative services.

In addition to helping Erie Family Health execute their discrete real estate projects, IFF also works with them to think strategically about managing all their facilities. In 2007, IFF completed a facility assessment of Erie’s Humboldt Park building to determine the nature and cost of renovations needed. The assessment enables Erie to evaluate underutilized space, prioritize future renovations using a multi-phase approach, and helps with program planning for potential growth across multiple sites.

IFF also serves as a financial partner, having made nearly \$1.6 million in below-market rate loans for several health clinic renovation and acquisition projects, including the development of a dental clinic.

Since 1992, Erie Family Health has partnered with IFF as their trusted real estate advisor and provider of sound financial solutions—enabling them to focus more resources on treating their patients.



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Founded in 1988, IFF is a nonprofit community development financial institution (CDFI) committed to strengthening nonprofits and their communities through affordable financing, real estate consulting, research, and public policy.

It serves nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin.

To learn more about IFF, visit [iff.org](http://iff.org).