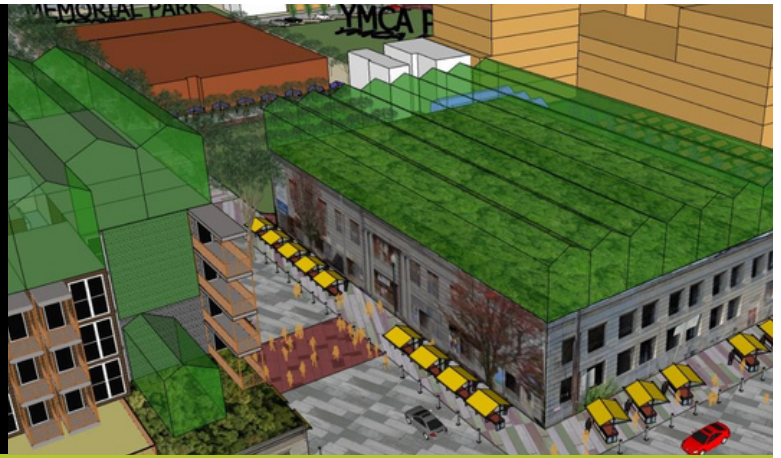


Investment Summary for

# Atlas Hudson

Harrisburg , PA (Metro)



## Mixed-Use Community Facility & Healthy Foods

QEI Amount:

**\$20  
MILLION**

Priority Development  
Initiative:

**Camp Curtain  
Gateway Plan**

Community Outcomes:

**214 Quality Jobs Created  
95% Accessible**

MFI:

**45%**

Leverage:

**Term Sheets**

Severe  
Distress: **YES**

### PROJECT DESCRIPTION

Pennsylvania Social Equity Investment Fund (PSEIF) is a nonprofit corporation formed and operating in Harrisburg, PA since 2019. Its stated mission is to transform disinvestment of core communities by providing support services for community groups to engage in direct local reinvestment. PSEIF employs development approaches that advance social equity and increase individual equity for community residents through their direct participation in projects.

PSEIF is renovating the historic Brotherhood's Relief and Compensation Fund Building into a multi-use building focused on food production, distribution, preparation, and enjoyment. The facility will house commercial tenants focused on nutrition and wellness, featuring a regional WIC office and nutrition program, shared commercial kitchen, culinary program and gymnasium in addition to the Food Hall and 20,000 SF Venlo indoor farming facility. Most importantly, it will function as civic space, a place where visitors and residents can come together and celebrate the richness of the neighborhood.

## **COMMUNITY IMPACT STATEMENT**

This investment is expected to create 124 construction jobs and 90 permanent jobs in a majority minority census tract. It is anticipated that 95% of the jobs created will be accessible to people without a higher education and 100% of the jobs will pay a living wage. Additionally, this facility will create access to healthy foods and promote entrepreneurship through the incubator programs.

This project is considered critical to the redevelopment of the Camp Curtin (local) community. Future planned development includes the provision of affordable transitional housing, commercial space, and food security in the Sixth Street commercial corridor of Harrisburg, PA. Recent development of this corridor includes an estimated \$500MM in new development.

## **COMMUNITY SUPPORT AND ENGAGEMENT**

This project is aligned with the Camp Curtin Gateway Plan, funded by Pennsylvania Historical & Museum Commission. The Camp Curtin Gateway Plan targets preservation of the historic Camp Curtin Gateway buildings identified in the 2012 study titled “Restoring Pride and Community through History: A Plan for the Revitalization of Uptown Harrisburg’s Distressed Camp Curtin Neighborhood”. This project has significant community support.

### **CENSUS TRACT – 42043025500 | 2020 DATA**

**31.6% POVERTY / 45% MFI / 1.37x UNEMPLOYMENT**

## **CAPITAL STACK**

The source leverage includes Community Bank & Trust (committed), RACP, City First, C-PACE, and Build PA. \$20MM of allocation still needed. Funds will be used for renovation.

### **For more information contact:**

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