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MHIC News

New South Cove Manor Nursing and Rehabilitation Center Breaks Ground in Quincy

Facility to Provide State-of-the-Art Elder Care

On Thursday, November 28th, South Cove Manor Nursing and Rehabilitation Center, a skilled nursing facility focused on serving Asian elders and their families, broke ground on a new state-of-the-art facility that represents a major expansion to meet increases in demand and services. The expansion will move the 27-year old organization from its current location in Boston to a new site in Quincy.



Participating in the ceremony were (left to right): John Auerbach, Urban Health Research Institute at Northeastern University; Andy Epstein, Department of Public Health; South Cove President & CEO Dick Wong; Angus Leary, Suffolk Construction; Wayne Patenaude, Cambridge Savings Bank; Peter Sargent, MHIC; Quincy Mayor Thomas Koch; South Cove Board Chair Richard Lui; Quincy City Councilor Margaret LaForest; State Senator John Keenan; Benny Wong, MassDevelopment; and Phil Dowds, Levi & Wong Architects.

South Cove Manor's new home is slated for 290 Washington Street in Quincy. The new facility will feature 141 beds clustered in small resident communities, gracious common areas, expanded rehabilitation space, and attractive streetscape and gardens, as well as parking.

Financing for the project is being provided through a \$19 million bond from MassDevelopment and **\$14.55 million in New Markets Tax Credit** financing from MHIC, as well as financing from Cambridge Savings and US Bancorp. Suffolk Construction has been named to build the new facility.

South Cove President and CEO said "the New Markets financing for this new building filled the financing gap. It was vital. Without it, we wouldn't have a project."

Since its founding in 1985, South Cove Manor has averaged over 99% occupancy, and has received the highest (Five-Star) quality rating from the federal Centers for Medicare and Medicaid, 17 out of 19 deficiency-free ratings from the Massachusetts Department of Public Health, and has been listed in the U.S. News & World Reports as one of the nation's best nursing homes.

After exploring possible expansion sites in their current neighborhood without success, South Cove Manor looked to surrounding communities for alternatives. Quincy's accessibility, shops and amenities for staff and families, available space

suitable for building, and growing Asian population made the city attractive to the project organizers.

Speaking at the Groundbreaking Ceremony on November 28, Quincy Mayor Thomas Koch said, "South Cove Manor has built an unparalleled reputation for care and service, and we are proud that it sought Quincy for its new state-of-the-art home. Projects like this that create construction jobs, permanent jobs, and improve neighborhoods are happening across our City and we will continue to do everything in our power to help make them a reality."

With this move, approximately 200 permanent jobs will be newly located in Quincy. In addition, some 225 construction and related jobs will be generated during the construction phase.

The project is expected to be completed in early 2014.

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