



PROJECT DESCRIPTION

El Rio Santa Cruz Neighborhood Health Centers is used \$6 million in NMTC allocation to rehabilitate the existing 14,000 SF Southeast Clinic (the “facility”) and expand an additional 21,000 SF in a severely distressed, over 51% minority community within Tucson, AZ (the “Project”). El Rio Community Health Center, which is one of the largest federally qualified health centers in the country. The Southeast Clinic originally opened in 2009 and now provides 7,068 annual patients with primary, behavioral, dental, radiology, and pediatric healthcare.

The Sponsor’s goal for the Southeast Clinic was for it to become one of four El Rio health facilities offering the full suite of El Rio services. The facility supports training for clinical pharmacy, dentistry, and nurse practitioner students in collaboration with Pima County Community College’s LNP Program. The Sponsors provide discounted or free care to low-income individuals. In addition to providing low-cost healthcare through the facility, the Sponsor provides patient navigation, referral services.

Additionally, the project provides healthy food options to the El Rio patient base as well as the surrounding residents within the three county service area of the clinic (Pima, Santa Cruz, Cochise counties), this distribution site for Community Food Bank of Southern Arizona provides healthy fresh food boxes year round. Further, the project provides nutritional classes and cooking classes.

COMMUNITY ALIGNMENT

In order to assess the community alignment of the Project, the Plan Tucson (the “Plan”) was evaluated. The Plan is a policy document intended to guide the long-term decisions regarding the city, such as housing, jobs, land and water use, transportation, and energy resources.

There are numerous goals outlined in the Plan however, there is a clear recognition of health needs relate to community growth and stability. The Plan recognizes poverty as a prevalent issue in Tucson and declining health status and educational levels as contributing factors to poverty. One of the Plan’s goals is to support a community that is healthy physically, mentally, economically, and environmentally. Access to medical care is a primary means of supporting this goal.

The Project is directly aligned with the Plan by expanding an existing medical clinic and supporting the physical health of the surrounding low income community.

In order to assess the Project’s alignment with Prestamos’s goals, Prestamos reviewed their mission to use their NMTC allocation to provide below market, highly flexible small business loans and equity equivalent debt products to projects that create jobs and needed community services in AZ, NM, NV and TX.

The Project involved the renovation and expansion of an FQHC that offers a sliding fee schedule that makes healthcare affordable and accessible for the thousands of low-income, minority Tucson residents it serves. Based on the mission outlined in the allocation application from which the CDE received the NMTC allocation award that could be used to fund the proposed project as referenced above, it appeared that the El Rio Santa Cruz Neighborhood Health Center is in alignment with CDE goals and thresholds.

TOTAL PROJECT COSTS	\$12,610,331
TOTAL NMTC ALLOCATION	\$6,000,000
PRESTAMOS ALLOCATION	\$6,000,000
CLOSING DATE	12/20/2018

DISTRESS CRITERIA

- 27.2% Poverty
- 69.95 % Median Family Income
- Food Desert

COMMUNITY IMPACTS

- 35 fulltime jobs maintained and 43.5 fulltime jobs created
- 7,068 individuals (current patient base) will be able to continue to receive medical services
- 353 individuals served annually through the foodbank program