



Pahrump Community Health Center, LLC

136 S. Lola Lane, Pahrump, NV 89048

PROJECT DESCRIPTION

In March 2022, Community Health Development Partners (“CHDP” or “Sponsor”) secured a \$21 million federal NMTC allocation to finance the construction of a state-of-the-art community health and surgery center located in a HRSA designated medically underserved area and severely distressed census tract in Pahrump, Nevada. The new facility includes a 17,200 square foot surgery center (the “Surgery Center”) as well as a 5,800 square foot medical office building that features a community room to host health and wellness programming (the “Medical Offices,” and together with the Surgery Center, the “Project”). The Project provides healthcare and a broad range of medical services to a non-metropolitan community and health professional shortage area. The 16-bed Surgery Center includes four operating rooms, two procedure rooms, and a catheterization lab and will serve more than 2,240 patients annually, the majority of which are low-income. The Surgery Center offers medical services such as general surgery, cardiology, neurology, orthopedics, ophthalmology, otolaryngology, and pain management to the surrounding low-income community.

COMMUNITY ALIGNMENT

The Project is in direct alignment with the economic development and health needs of the community as described in the 2019 Nevada State health Needs Assessment. The Project provides a low-income, rural community with high-quality and affordable health care, serving approximately 6,090 unduplicated patients annually. In addition to serving the low-income population, the Project serves a growing minority and veteran population which represent a disproportionately higher rate of its low-income residents. Various medical services will bolster preventative care while creating the additional infrastructure needed to address the current health disparities in the community. The Project intends to increase access to advanced medical technology and remove transportation barriers which may prevent residents from receiving quality care.

CDE ALIGNMENT

Prestamos is a minority-controlled nonprofit CDFI serving low-income, primarily minority, communities. We will use our 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 aligned with several of Prestamos’ goals. First, the Project is located in Nevada within a severely distressed census tract in a non-metropolitan, HRSA medically underserved area. Additionally, the Project resulted in the creation of 32 new jobs, 100% of which are expected to be considered quality. Further, the Project resulted in the improvement of the quality of life for Pahrump community residents by improving the efficiency, depth and quality of healthcare services provided, with primary healthcare service offerings to 6,090 unique patients annually, including 3,376 low-income patients and 3,493 low-income community residents. Lastly, the Project is in direct alignment with the 2019 Nevada State Health Needs Assessment.

TOTAL PROJECT COSTS	\$26,700,000
TOTAL NMTC ALLOCATION	\$21,000,000
PRESTAMOS ALLOCATION	\$11,000,000
CLOSING DATE	3/18/2022

DISTRESS CRITERIA

- 21.90% poverty rate
- Unemployment rate 1.27x NUR
- Non-Metropolitan Area
- Medically Underserved Area

COMMUNITY IMPACTS

- 37 quality permanent jobs created
- 3,734 aggregate visits annually
- 2,240 unique patients annually

25,500 SF Constructed

- 19,700 SF multi surgery center
- 4,200 SF medical office
- 1,600 SF community space