



CSCDC
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT CORPORATION

CSCDC ANNOUNCES \$11,070,000 NEW MARKETS TAX CREDIT FINANCING FOR LIVINGSTON COMMUNITY HEALTH

**Critical financing will fund the nonprofit health center's new primary
medical care campus which will serve 4,000 additional patients per year**



The [California Statewide Communities Development Corporation](#) (CSCDC) has provided \$11,070,000 of [New Markets Tax Credit](#) (NMTC) allocation to Livingston Community Health (LCH) to finance its new primary care medical and dental campus located in Livingston, California.

LCH is a non-profit primary health care provider that serves patients from Livingston, Delhi, Stevinson, Hilmar, Cressey, Ballico, Winton, and other surrounding agricultural areas. Since it was founded in 1970, LCH has grown to be the largest Federally Qualified Health Center in Merced County. LCH is the primary source of health

care for residents of northern Merced County and portions of southern Stanislaus County, particularly for the uninsured, rural and migrant families and the working poor. Approximately 77% of LCH's patients live at or below 100% of the Federal Poverty Level (FPL) and 95% live at or below 200% of the FPL. Around 80% of patients are Latino, and 40% are agricultural workers. LCH's main clinic is currently located in a cramped 15,000 sq. ft. two-story building, which it has occupied for over 30 years. This site is severely overcrowded, and is located in a residential neighborhood with little dedicated parking.

CSCDC partnered with JPMorgan Chase to provide \$11,070,000 in NMTC funding to finance LCH's new campus. Other financing sources included: loans from Rural Community Assistance Corporation and Northern California Community Loan Fund; and a grant from the Central California Alliance for Health. The new 35,500 sq. ft. main campus will include: (i) a 14,500 sq. ft. medical center, (ii) a 6,500 sq. ft. dental and optometry building, and a (iii) 14,500 sq. ft. administrative facility. The campus will create a consolidated "one-stop" health and wellness center for multi-generational families; including services ranging from primary and wellness care, to resources that support life-long health and wellness. The new campus will house administrative offices, 30 examination rooms, six dental rooms, radiology, optometry exam areas, labs, a pharmacy, patient education rooms, behavioral health consultation rooms, triage areas, medical assistant workstations, as well as a reception, sufficient parking, and outdoor areas. Importantly, the new facility will create a patient-centered medical home and facilitate the integration of behavioral health and substance abuse services into the primary care setting.

The Project will allow LCH to provide primary care services to 19,500 individuals annually, an increase of approximately 4,000 patients beyond their current levels, through 68,000 patient visits per year. The majority of LCH's patients are low-income individuals on Medi-Cal. The Project is expected to result in 37 new permanent FTE jobs, 150 retained FTE jobs, up to 26 externships for medical assistants and nurses, and six to ten training opportunities for high school students.

CSCDC was created as an affiliate community development entity by the California Statewide Communities Development Authority ([CSCDA](#)) to facilitate investment in low income communities through the use of New Markets Tax Credits. CSCDA is a joint powers authority conduit bond issuer created in 1988 by the League of California Cities and California State Association of Counties and is comprised of over 530 cities, counties and special districts throughout the State. CSCDA's mission is to provide local governments and private entities access to low-cost, tax-exempt financing for projects that provide a tangible public benefit, contribute to social and economic growth and improve the overall quality of life in local communities throughout California. For more information, please contact Jon Penkower at jpenkower@cscda.org.