



CSCDC
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT CORPORATION

CSCDC ANNOUNCES \$8.5 MILLION NEW MARKETS TAX CREDIT FINANCING FOR OPEN DOOR COMMUNITY HEALTH CENTERS

**Financing will support plans for the purchase and construction of new health clinics to
expand healthcare services to underserved populations**

The [California Statewide Communities Development Corporation](#) (CSCDC) has provided \$8.5 million of [New Markets Tax Credit](#) (NMTC) allocation to Open Door Community Health Centers to finance the repayment of existing loans — freeing up debt capacity and enabling Open Door to fund expansion.

Open Door was founded in 1970 and currently operates nine health clinics spread throughout Humboldt and Del Norte counties in northern California. They have actively focused on providing quality healthcare and healthcare education in areas where people do not have access to care due to financial, geographical or social barriers.



CSCDC has partnered with U.S. Bancorp Community Development Corporation (USB CDC) to provide \$8.5 million in NMTC funding to refinance two loans that were used to finance the construction and equipping of a new clinic in Eureka. This will free up debt capacity, enabling Open Door to acquire at least one private practice in the Eel River Valley and to start construction on two new facilities within the next 24 months. The new facilities are targeted in Arcata and Fortuna — both highly distressed, non-metropolitan NMTC census tracts.

The demand for Open Door's services has increased significantly in recent years, and communities have been earnestly requesting that they expand their presence. Currently they are the primary healthcare provider for approximately one of every four people in its service area. The proposed Arcata clinic will serve approximately 13,000 patients the first year and increase to 15,000 once at capacity and the Fortuna clinic is expected to service approximately 15,000 patients in year one and expand to 17,000. Approximately 60% of patients at both facilities are expected to be Low-Income Persons.

Open Door currently employs more 499 members of the community. Future expansions, enhanced by the NMTC financing, will enable Open Door to retain 97 FTE jobs and add 31 new FTE jobs.

Open Door's existing nine health clinics provide comprehensive, high-quality health care for approximately 65,000 patients. On-site services include pediatrics, HIV/AIDS/Hepatitis C, birth and delivery, prenatal care, psychiatry, opiate dependency, transgender and teen clinics, nutritional counseling, and primary medical and dental care. Patients without insurance are eligible for discounts based on income and ability to pay. In addition to its nine clinic locations, Open Door's Mobile Clinic (38-foot fully equipped motor homes) provides medical care throughout the area for patients who are homeless, in transitional housing, and for migrant and seasonal farm workers and their families. Open Door has been designated a Federally Qualified Health Center by the U.S. Department of Health and Human Services since 1999.

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 500 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.