



Texas

NMTC Allocatee

Primary Care Development Corporation
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Los Barrios Unidos Community Clinic

Los Barrios Unidos Community Clinic (LBUCC), a federally qualified health center (FQHC) established in 1971 by community residents in West Dallas, provides culturally competent primary care services including pediatrics, prenatal care, adult medicine, behavioral health service, pediatric dental care, and other supportive services. LBUCC serves 23,900 patients, of whom 93% are Hispanic and 68% are uninsured. LBUCC started construction of a new 21,400 square foot community health center in a Southwest Dallas neighborhood with an uninsured rate of 39%, among the highest in the country.

Language barriers are a primary concern for new immigrants, dramatically affecting their access to health care through a traditional provider. Ninety percent of the population in the project area is Hispanic, and LBUCC is known among the Hispanic community in Dallas for providing quality bilingual and culturally competent care. With a federal grant from HRSA, construction began in late-2014, but was soon suspended due to errors from the contractor.

The Primary Care Development Corporation, with its exclusive focus on strengthening primary care services in low-income communities, provided \$5 million in New Markets Tax Credits (NMTC) allocation to help LBUCC resume construction of the project. The NMTC financing was essential to LBUCC's ability to afford the project. There was approximately a \$1.5 million gap in financing -- an amount that LBUCC was not able to cover through its operating cash -- and the prospect of a market-rate loan was too expensive for the organization to carry and would place undue burden on its operations. The NMTC allocation provided long-term, low-cost, fixed, below-market financing, and the potential added benefit of up to \$1.5 million in NMTC subsidy, which can remain in the project as residual equity after the seven-year NMTC financing period.

Construction resumed in 2016 and the new site will have 15 exam rooms when completed, helping to serve 9,538 new patients. It will also create 24 new FTE jobs, including providers, nursing staff, a lab technician, an eligibility specialist, and support staff. Like LBUCC's current sites, the staff will be multicultural and fluent in English and Spanish to ensure better service to this market.

Community Profile

Dallas, TX

Median Income 54.2%
Compared to AMI

Unemployment Rate 12.2%

Project Highlights

- Investor: Capital One Bank
- NMTC: \$5M
- Jobs: 45 construction jobs and 24 new full-time equivalent jobs
- Medically underserved area

