

# 50 Projects – 50 States: California

## **NMTC Allocatee**

**NCB Capital Impact**  
**Arlington, VA**  
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## **Community Profile**

- 26.2% poverty rate
- Median income of 49.4% of area median income
- 24% Native American population
- 35% Hispanic patient population



## **Project Highlights**

- Real Estate: mixed use
- Total Project Cost: \$12.2 million
- NMTC: \$10 million
- Jobs: 5-10 new

## **Native American Health Center** **Oakland, CA**

Since 1972, the Native American Health Center has worked to provide critical health care services to one of the largest urban concentrations of Native American Indians in the country. The organization faces mounting challenges including diminishing resources, increasing costs, and growing numbers of uninsured or underinsured, low-income residents in the community. The CDE, NCB Capital Impact, used its New Markets Tax Credit (NMTC) allocation to provide \$10 million in debt and equity towards financing an expansion of the health center and additional uses.

The new 26,000 square foot “Seven Directions” mixed-use facility will be an expansion of the current Native American Health Center two blocks away, and will increase access to much needed health care services including primary medical care, comprehensive dental care and mental health services for American Indians and Alaska Natives. The holistic facility will also feature an outdoor American Indian cultural ceremonial space and 38 units of affordable housing being built above the health center. Today, due to population shifts, 24 percent of the people served by the health center are Native American, 35percent are Hispanic and the remainder are African American and other ethnicities.

Since 2001, NCB Capital Impact, along with 12 private and public partners, worked to arrange \$10 million in below-market financing for the Seven Directions facility in the Fruitvale neighborhood. These organizations include state and local government agencies, foundations, faith-based groups and other nonprofit organizations. The NMTC allocation provided the ability to construct a long-term, low-cost, fixed, below-market rate. Further, the credits offer a potential added benefit of up to \$2 million in equity. The collaboration of public and private organizations made this financing possible and affordable.

*“This project is a historical achievement that incorporates both housing and improved healthcare for those who need it most. It’s a remarkable accomplishment that we’ve been able to ensure that future generations will have access to healthcare.”*

*- Martin Waukazoo, CEO of Native American Health Center*