



# California

## NMTC Allocatee

California Statewide Communities Development Corporation  
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## Northern California Indian Development Council

The Northern California Indian Development Council (NCIDC) is a nonprofit organization established in 1976 that is dedicated to promoting the social and economic well-being of low-income American Indian communities throughout California. NCIDC serves the low-income American Indian population residing in 57 counties and 107 reservations in California. Approximately 95 percent of NCIDC's 15,000 clients served annually are low-income persons. Since 1986, NCIDC has had its headquarters in the historic Carson Block Building, located in the non-metropolitan low-income community of Eureka, California. From its offices at the Carson Block, NCIDC facilitates a wide variety of programs designed to meet the needs of American Indian communities, including employment and training services, kindergarten through post-secondary education assistance, substance abuse programs, and other emergency and support services for American Indian tribes.

Built in 1891, the architecturally significant three-story, 50,000 sq. ft. Carson Block Building is a cornerstone of Eureka's Historic Old Town District. The building was originally constructed with unreinforced masonry and required a complete seismic retrofit under state and local ordinances so that it could continue to provide facilities for NCIDC and other tenants. The California Statewide Communities Development Corporation (CSCDC) provided \$7 million of New Markets Tax Credit (NMTC) allocation to NCIDC that was used in conjunction with federal Historic Tax Credit equity, and other state and local funding sources to carry out the seismic and other improvements that preserved and revitalized NCIDC's headquarters office.

The project provides a permanent headquarters and long-term stability for NCIDC, as well as permanent, affordable space for nonprofit organizations and small businesses serving the local community. The improvements brought the building into compliance with current state and local building codes, allowing for greater occupancy levels and opened the door to tenants that were previously unable to lease space. Overall, the project provided 125 construction jobs, retained 41 full-time positions for current NCIDC staff and building tenants, and will provide an estimated 20 new full-time positions through new tenants. Additionally, the NMTC financing will enable NCIDC to continue to provide below-market rate rents to nonprofit, community-service tenants.

## Community Profile

### Eureka, CA

<b>Poverty Rate</b>	28.1%
<b>Median Income compared to AMI</b>	70%
<b>Unemployment Rate</b>	8.5%

## Project Highlights

- **Investor:** U.S. Bancorp Community Development Corporation
- **Co-Allocatee:** Consortium America CDE
- **NMTC:** \$14M
- **Jobs:** 125 construction jobs, retained 41 full-time positions, created 20 full-time jobs
- **Non-Metropolitan Area**

