



## CARE ALLIANCE - CLEVELAND, OHIO

### Developer/Sponsor

Care Alliance Health Center

### Project Type

New construction of a Federally Qualified Health Center (FQHC)

### Square Footage

30,000 square feet

### Enterprise Investment

\$10 million, New Markets Tax Credits

### Description

Care Alliance, a community health center historically focused on providing health care to the homeless and individuals living in public housing, will expand its services to residents of the Central neighborhood in Cleveland. The Central neighborhood has the highest concentration of public housing in Northeast Ohio and has limited access to primary care services. The new two-story, 30,000 square foot community health center will house primary care, dental, behavioral health, podiatry, vision and social services, as well as an on-site pharmacy and community rooms. It will meet LEED Silver certification standards for New Construction and Major Renovation.



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## Financing

Enterprise provided \$10 million in New Markets Tax Credit allocation, and Enterprise Community Loan Fund provided \$5.4 million in bridge financing. Chase was the New Markets Tax Credits equity investor. The project also received \$5 million in capital grant funding from the Health Resources and Services Administration of the U.S. Department of Health and Human Services, and anticipates raising over \$5.5 million in local community support.

## Market

The new health center will be located in the Central neighborhood of Cleveland. The neighborhood has the highest concentration of public housing in Northeast Ohio and a poverty rate exceeding 70 percent. There is very limited primary care in the Central neighborhood, leaving residents with few options other than hospital emergency rooms. Residents suffer from health disparities including an infant mortality rate and Type 2 diabetes rate that are twice the city average. The new health center will improve access to primary care for residents. It is a part of the redevelopment of the Cedar Extension public housing complex into a mixed-income community under the Choice Neighborhood Initiative.

## Community Impact

This new health center will allow Care Alliance to expand geographically to an area with high unmet need and provide integrated health care services. At full capacity, the new facility will serve approximately 12,000 patients and provide 42,000 patient visits annually. The expansion will create approximately 56 new permanent jobs and 115 construction jobs.

## Developer

Founded in 1985, Care Alliance provides primary medical, dental, behavioral health and social services to the homeless, residents of public housing and the underserved in Cleveland. It is one of about 1,120 Federally Qualified Health Centers across the country that cares for medically underserved populations. In 2013, Care Alliance provided 35,000 visits to over 10,000 patients. Care Alliance is also a partner to the Enterprise Cleveland office in the piloting of an integrated health mobile clinic that will serve residents of permanent supportive housing built through Enterprise's Housing First Initiative.

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## Investor

Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), which operates more than 5,000 branches and 14,000 ATMs nationally under the Chase and WaMu brands. Chase has 157 million credit cards issued and serves consumers and small businesses through bank branches, ATMs and mortgage offices as well as through relationships with auto dealerships and schools and universities. It also serves more than 30,000 commercial banking clients, including corporations, municipalities, financial institutions and not-for-profit entities. Chase provides loans, investments and community development services to meet the needs of low- and moderate-income communities. More information about Chase is available at [www.Chase.com](http://www.Chase.com).

## Federally Qualified Health Centers

Federally Qualified Health Centers (FQHCs) are nonprofit community health centers which provide primary health care to low-income individuals and families regardless of insurance coverage or ability to pay. FQHCs are an important resource for delivering quality, affordable health care in low-income communities.

Since 2012, a funding collaborative of Enterprise, Nonprofit Finance Fund and Chase has provided “one stop” NMTC financing for FQHCs, including NMTC allocation, NMTC equity, term debt and bridge financing. Care Alliance is the fourth FQHC capital project financed by the collaboration with Enterprise allocation. Together these projects have expanded primary care to low-income persons by creating 150,000 square feet of new health, laboratory and pharmacy space, and will provide approximately 239,000 additional health care visits to an estimated 57,000 additional patients each year.

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