



Delphine Carnes Law Group, PLC
Affordable Housing ■ Project Finance

PROJECT FINANCE

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Project Name	Jefferson Community Health Center
Location	Fairbury, Nebraska (Non-Metro)
Total Federal QEI	\$9 million
Total Project Cost	\$9.9 million
No. of Community Development Entities (“CDEs”)	One
Closing Date	August 31, 2022
Tax Credits Used	States & Federal NMTCs

DCLG attorneys, Delphine Carnes and Harriet Reynolds, represented Hampton Roads Ventures, L.L.C. (“HRV”), a CDE based in Virginia, in the Jefferson Community Health Center transaction, which closed on August 31, 2022. This transaction utilized a portion of HRV’s Nebraska state New Market Tax Credits (“NMTC”), as well as a portion of its CY2020 federal NMTC allocation to provide \$9 million of financing to assist Jefferson Community Health Center, Inc., a Nebraska non-profit corporation, with the expansion and upgrading of a critical access hospital, clinic and skilled nursing facility located in rural Fairbury, Nebraska. The Project is anticipated to create 10 new permanent, full-time positions and retain 192 existing full-time jobs, all of which provide comprehensive benefits and pay salaries in excess of the local “living wage.” The upgraded health center expects that approximately 75% of the patients served will be Medicaid or Medicare eligible.



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