



CDFFA Tribal Finance Webinar Series

**THE BROADCAST WILL
BEGIN AT 2PM EASTERN**

Submit your questions in
advance using the chat box

View previous webinar
recordings online at cdfa.net

Funding Healthcare Facilities on Tribal Nation Reservations

Funding Healthcare Facilities on Tribal Nation Reservations



Brendan Barry, DFCP

Coordinator, Research & Technical Assistance,
Council of Development Finance Agencies
Columbus, OH





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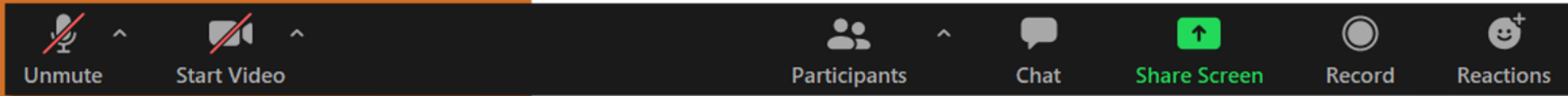
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Funding Healthcare Facilities on Tribal Nation Reservations



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Benjamin Alderton

Senior Manager
Moss Adams

Billy Nicholson

Chief Financial Officer
Colville Tribes

Michael Bland

Director of Community Investments
Travois New Markets, LLC

Adam Rose

Director of Strategic Partnerships and Growth
Travois New Markets, LLC

Funding Healthcare Facilities on Tribal Nation Reservations



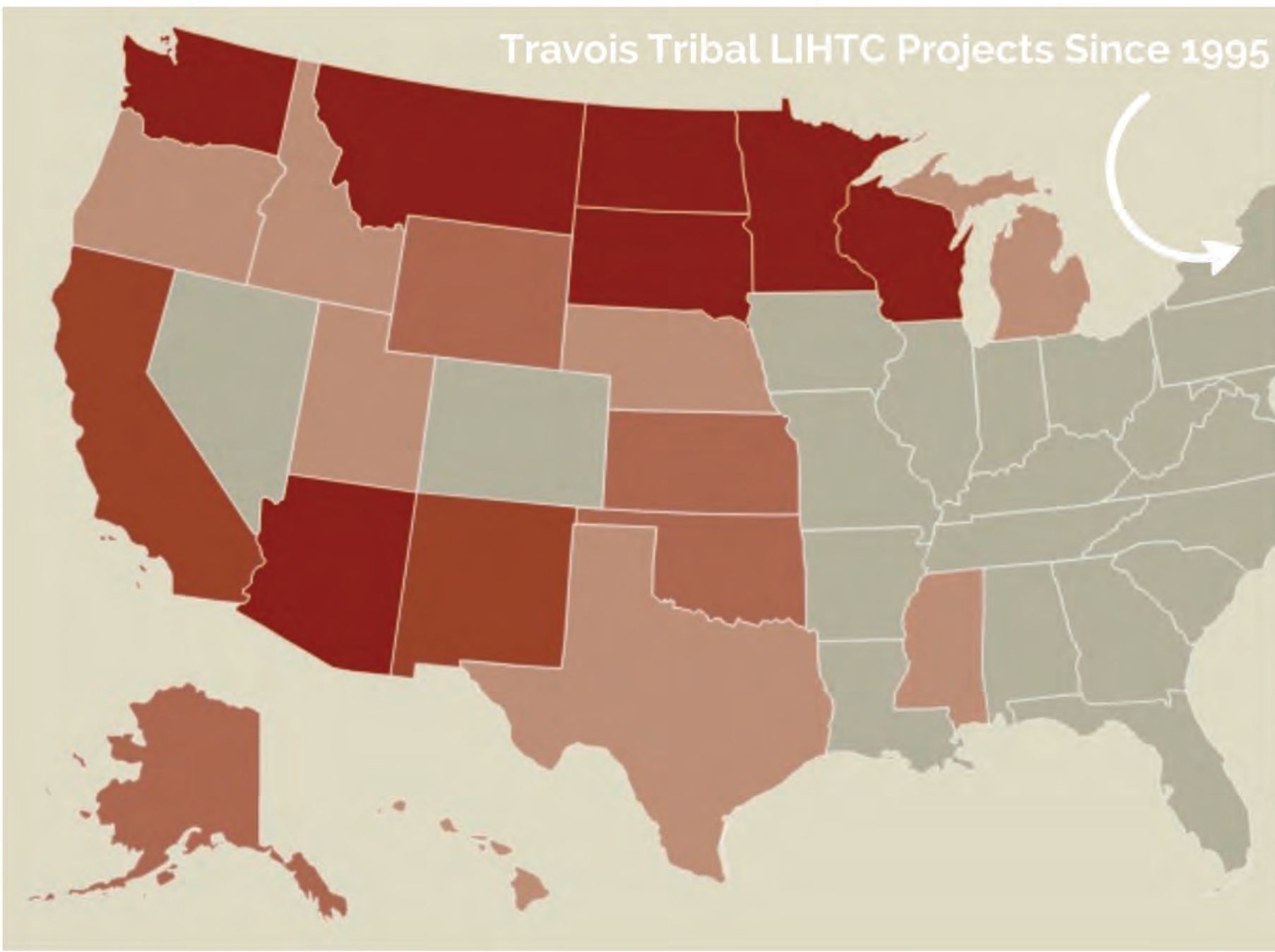
Confederated Tribes of Colville Reservation



Introductions



Travois Tribal LIHTC Projects Since 1995



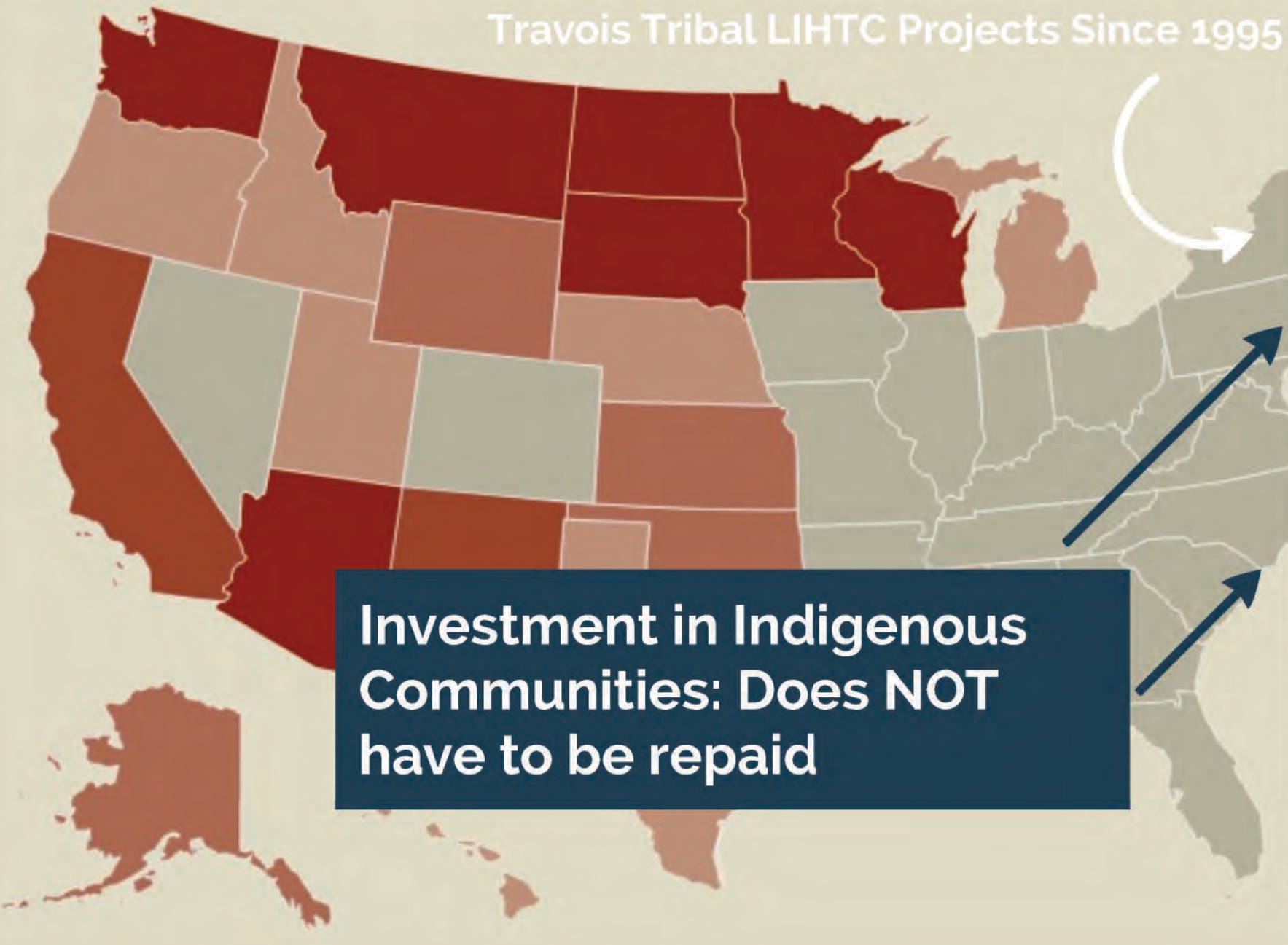
HOUSING	
Total Projects:	218
Total Homes:	6259
Total Costs:	\$1,364,666,163
Total Investor Equity:	\$960,222,333

ECONOMIC DEVELOPMENT	
Total Projects:	42
Total Costs:	\$585,722,878
Total Investor Equity:	\$124,856,538

TOTAL NATIVE ORGANIZATIONS

111

Travois Tribal LIHTC Projects Since 1995



Investment in Indigenous Communities: Does NOT have to be repaid

HOUSING	
Total Projects:	218
Total Homes:	6259
Total Costs:	\$1,364,666,163
Total Investor Equity:	\$960,222,333
ECONOMIC DEVELOPMENT	
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Ben Alderton

Moss Adams

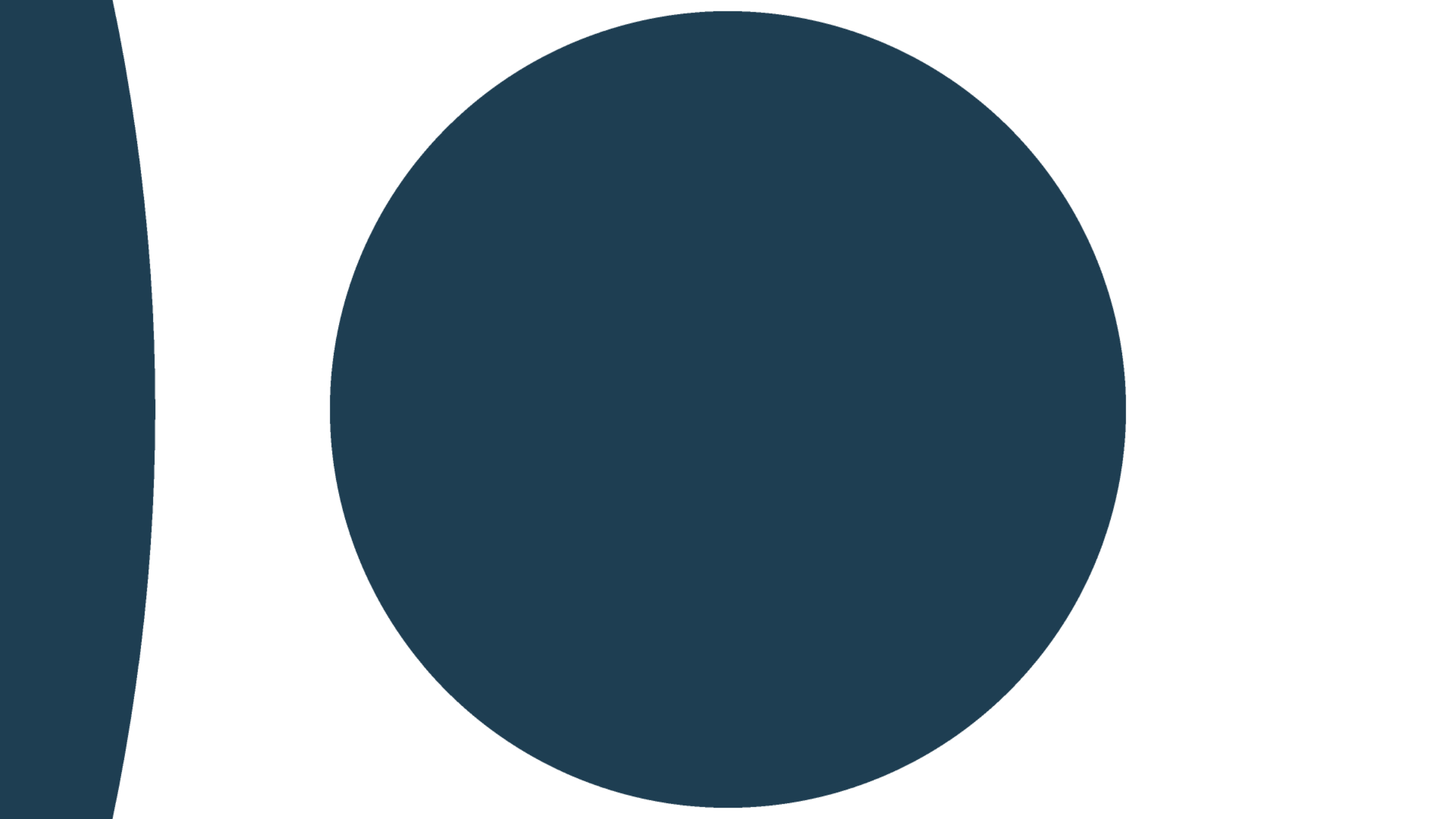
Billy Nicholson

**Confederated Tribes of
the Colville Reservation**





This thing
called New
Markets Tax
Credits...



NMTC equity (economic development/community development efforts):

Can help cover **20-25%** of project's costs

NMTC equity (economic development/community development efforts):

Can help cover **20-25%** of project's costs





cultural space/
community space?



Investment in business expansion

cultural space/
community space?



Head start? daycare?

Investment in business expansion

cultural space/
community space?



Exercise/wellness facility?

Head start? daycare?

Investment in business expansion

cultural space/
community space?



treatment facility/healthcare ?

Exercise/wellness facility?

Head start? daycare?

Investment in business expansion

cultural space/
community space?

treatment facility/healthcare ?

Exercise/wellness facility?

Head start? daycare?

Investment in business expansion

cultural space/
community space?

\$10-12M+?

What Can NMTCs Be Used For?

Primarily used for commercial real estate or operating businesses in qualified low-income communities (LICs)

Eligible:

For-profit and non-profit companies

Commercial real estate

Operating businesses

Mixed-use rental housing

Non Eligible:

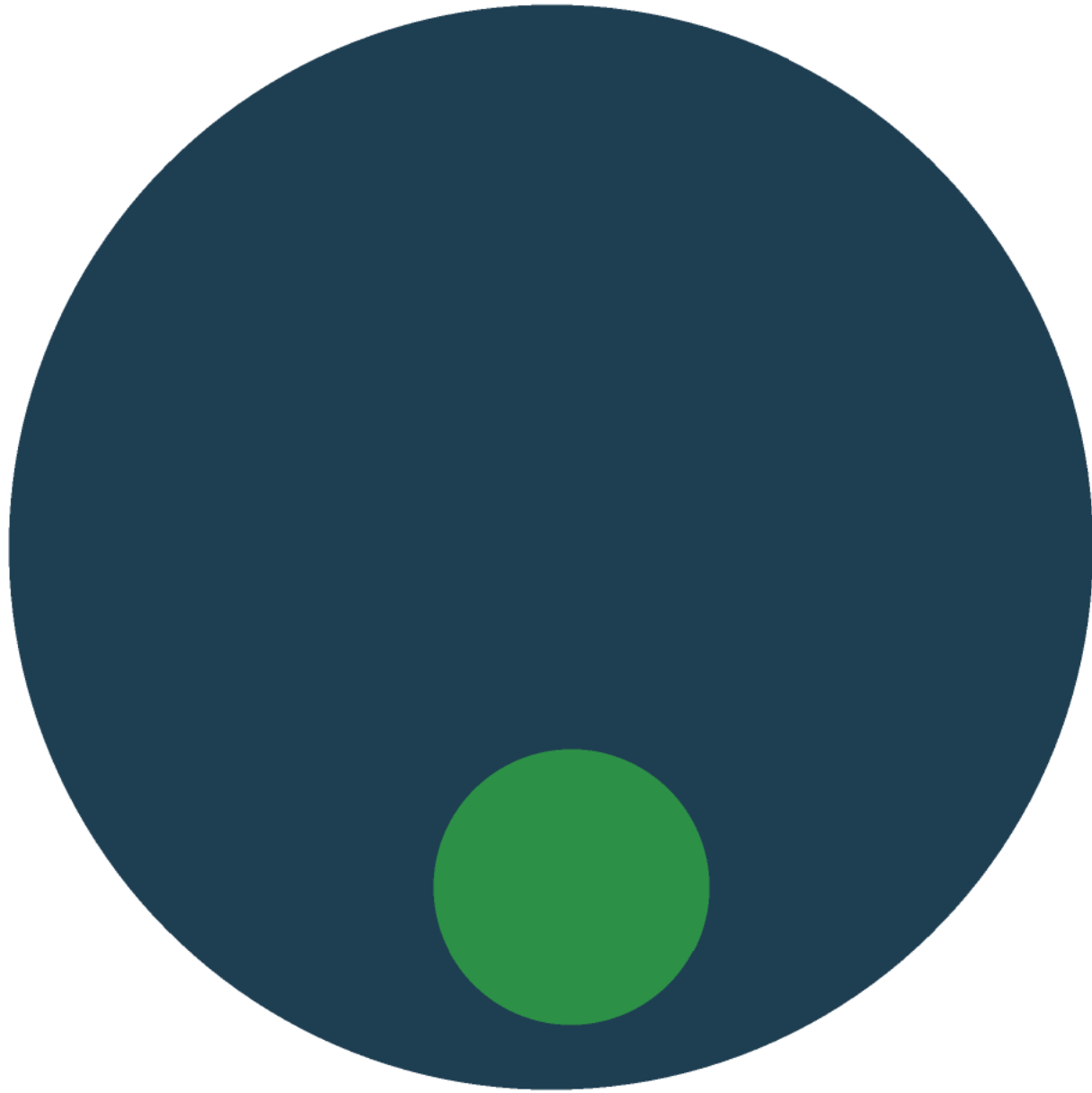
Golf courses

Gaming facilities

Racetracks

Liquor stores

Some farming businesses





Community
Development
Entities (CDEs)



Community
Development
Entities (CDEs)

* **Travois is a CDE**



**Community
Development
Entities (CDEs)**

*** Travois is a CDE**

*** Collaboration with
Chickasaw Nation CDE**

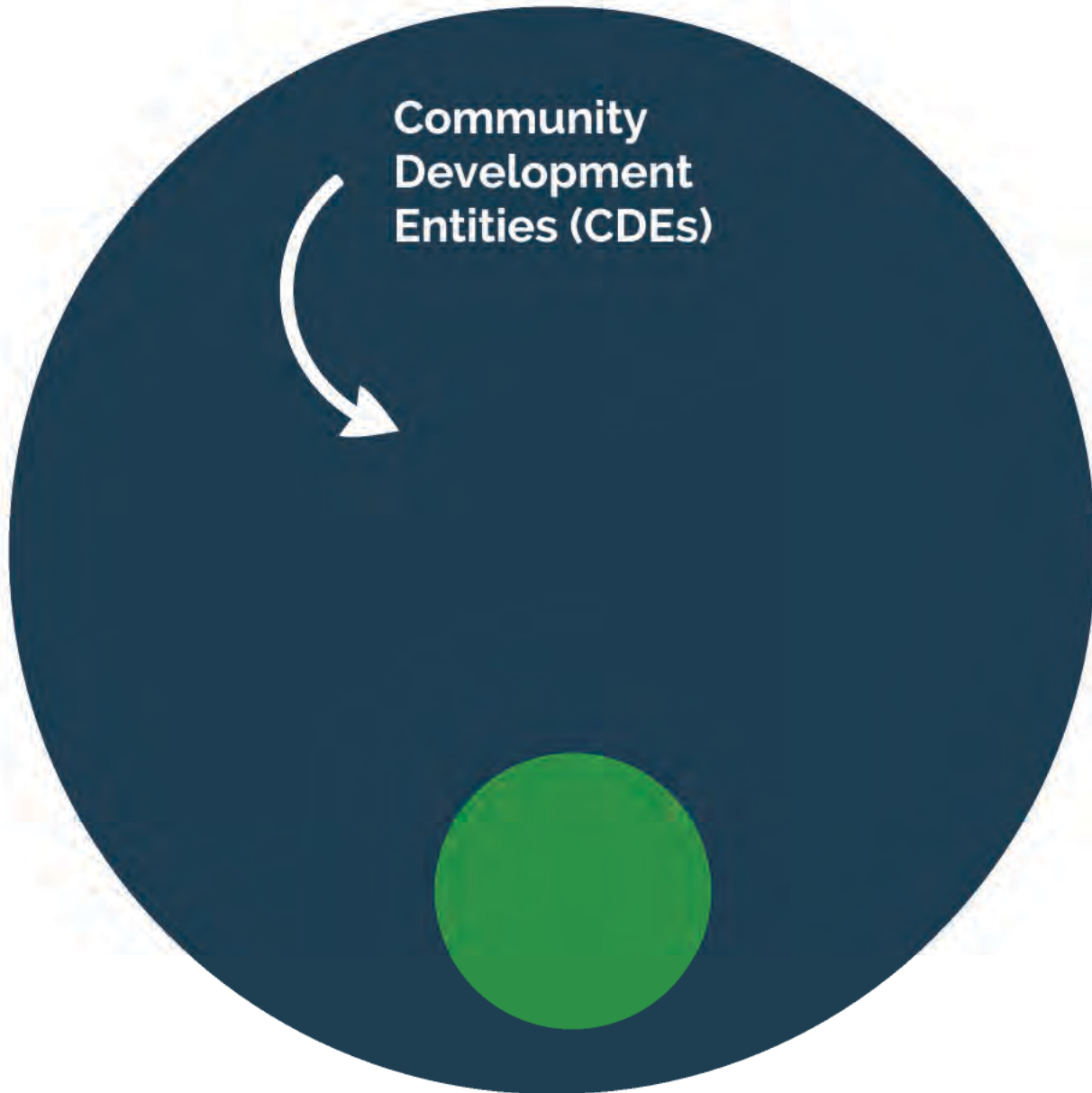


Community
Development
Entities (CDEs)

* **Travois is a CDE**



* **Collaboration with
Chickasaw Nation CDE**



* **Travois is a CDE**



* **Collaboration with Chickasaw Nation CDE**



* **Travois is a CDE**



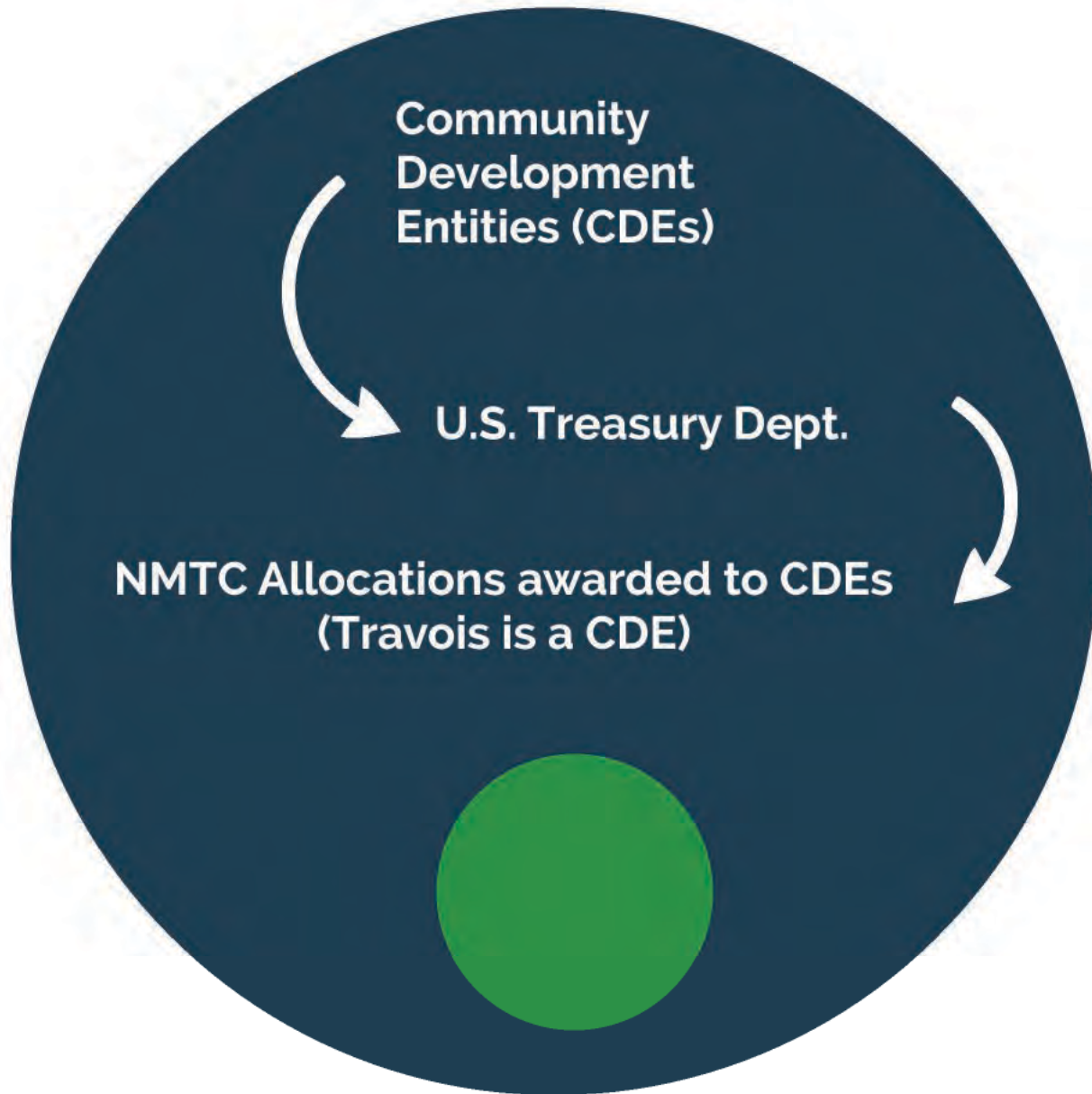
* **Collaboration with Chickasaw Nation CDE**



* Travois is a CDE



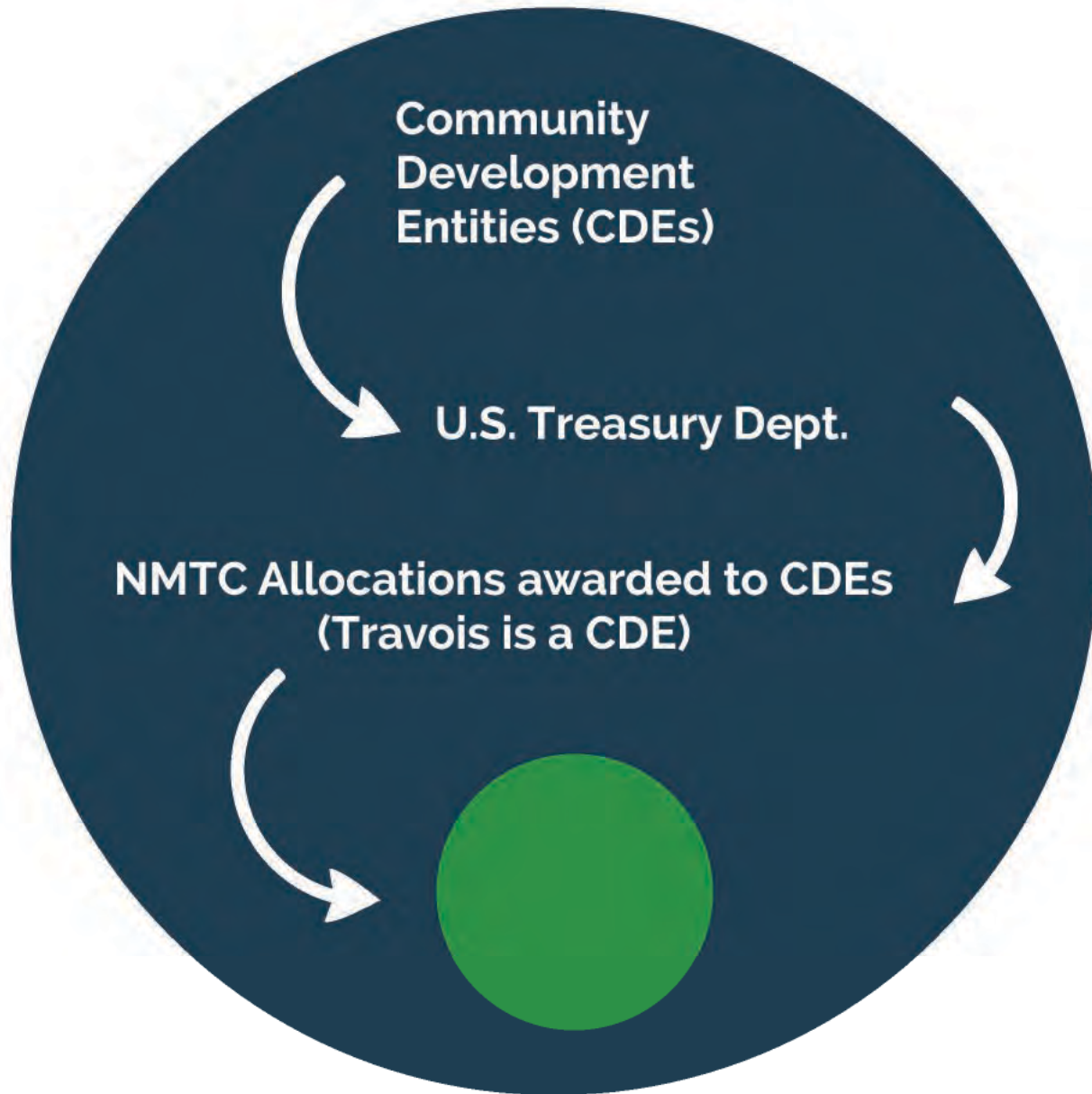
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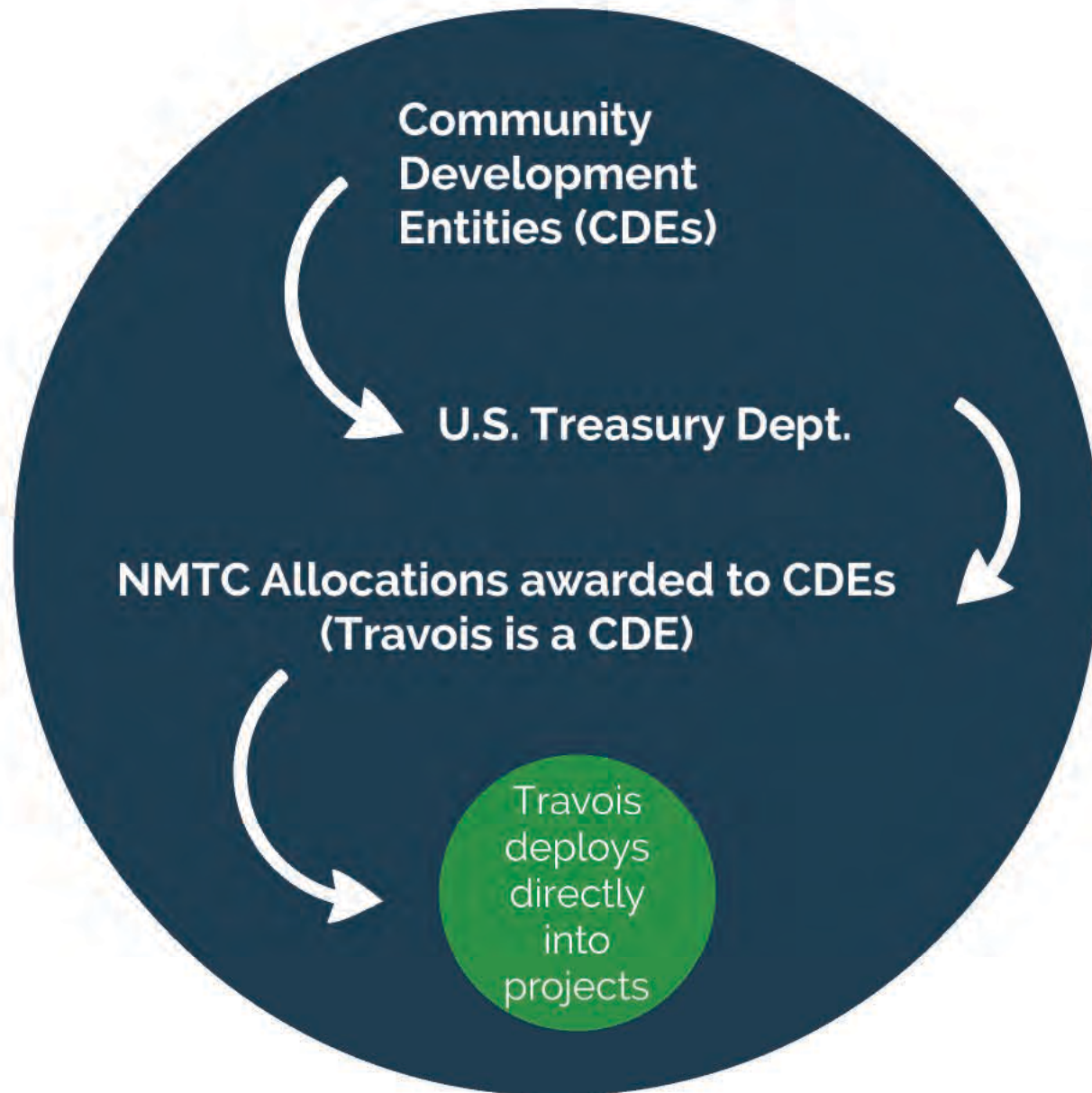
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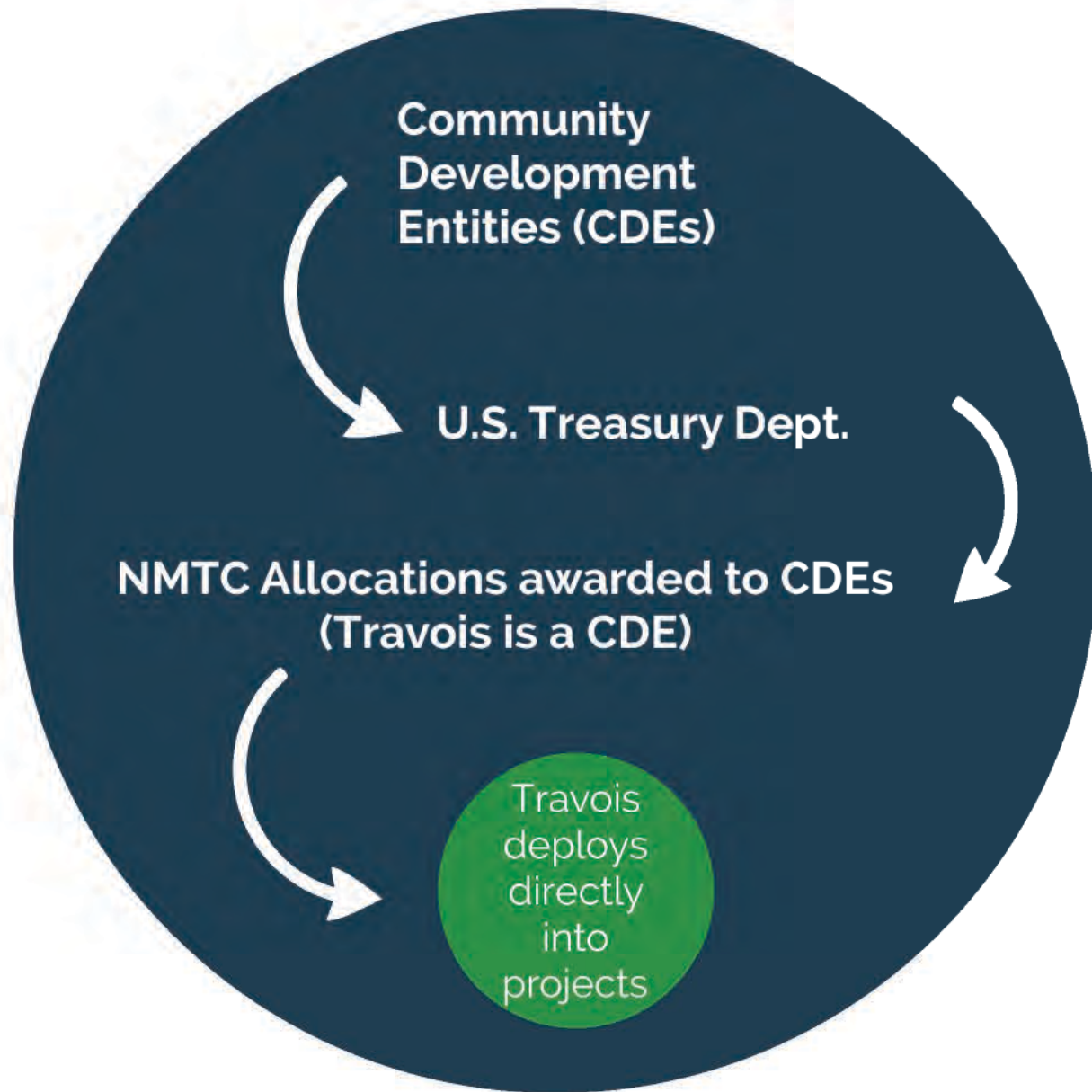
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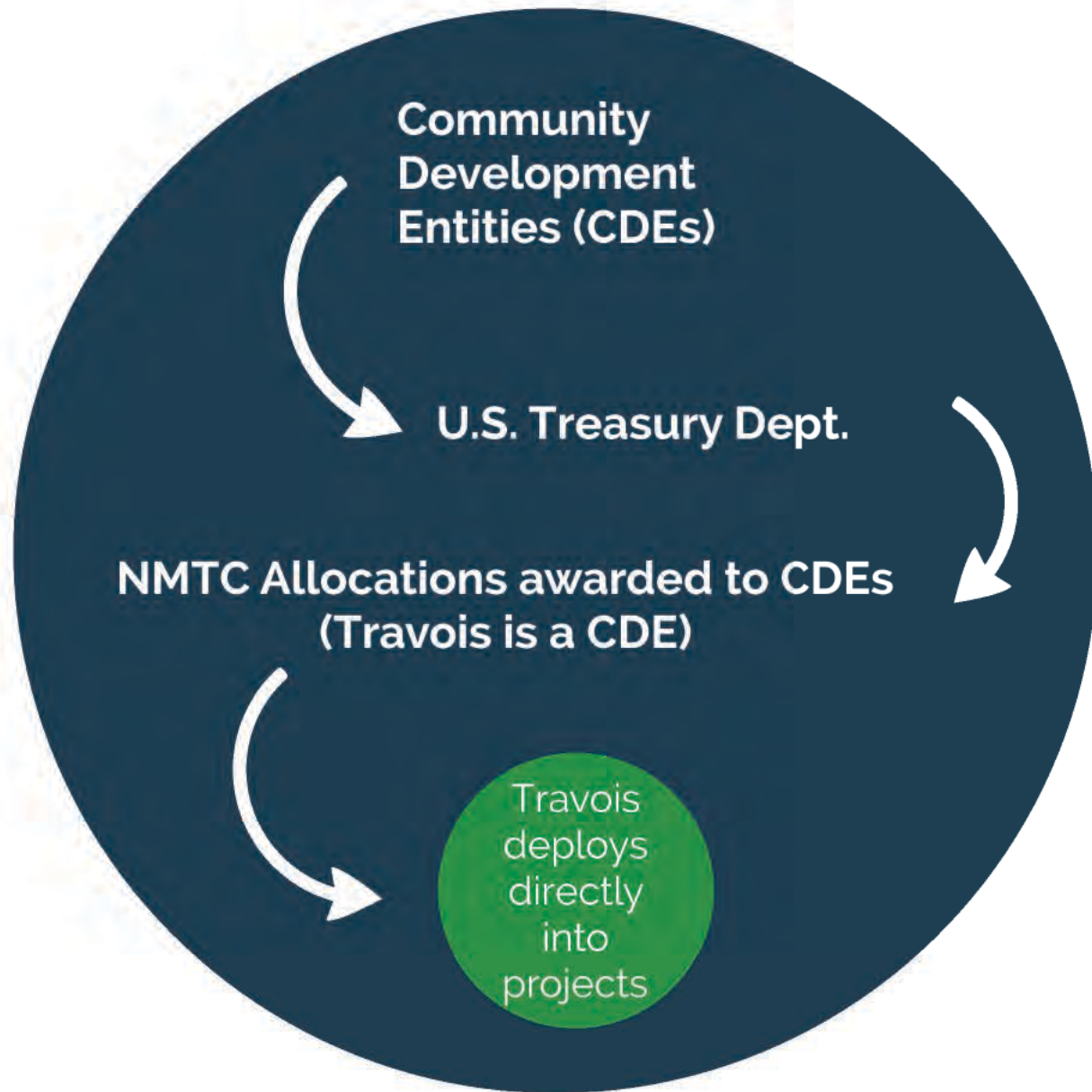


* **Collaboration with Chickasaw Nation CDE**



\$50M NMTC awarded!

- * **Travois is a CDE** 
- * **Collaboration with Chickasaw Nation CDE**



**\$50M NMTC
awarded!**

For tribal projects

*** Travois is a CDE**



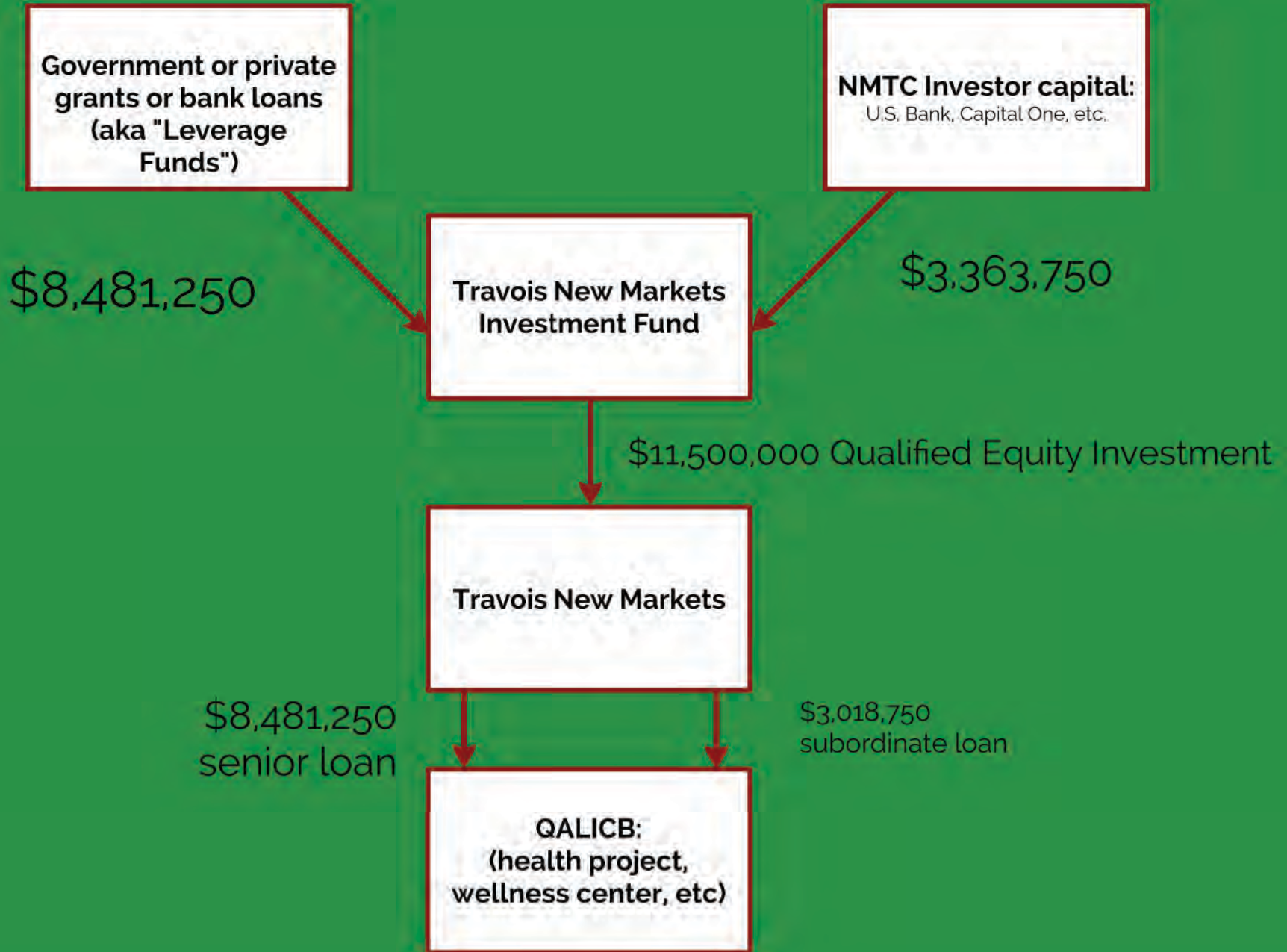
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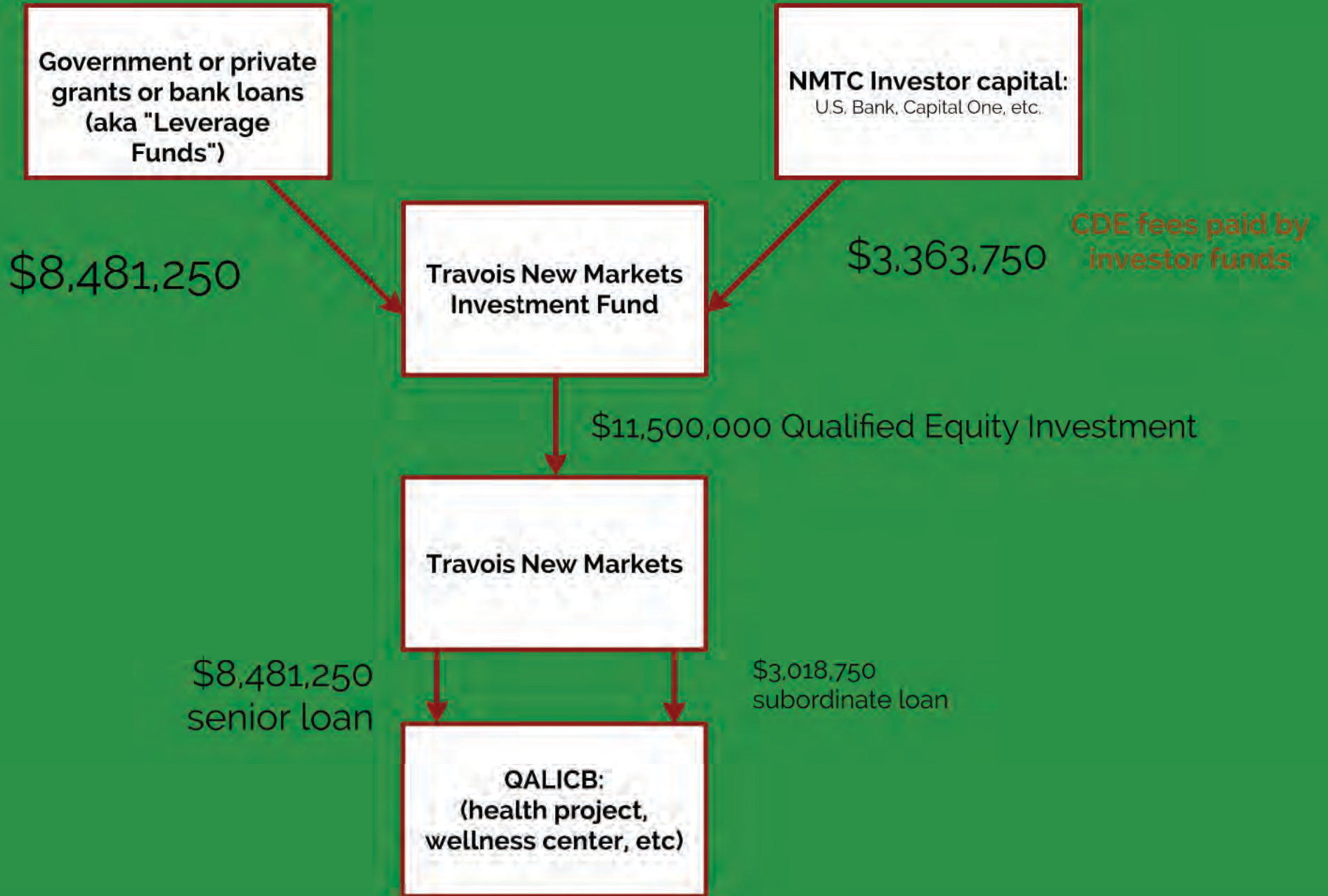
\$11.5 million Healthcare Project Leveraging NMTC

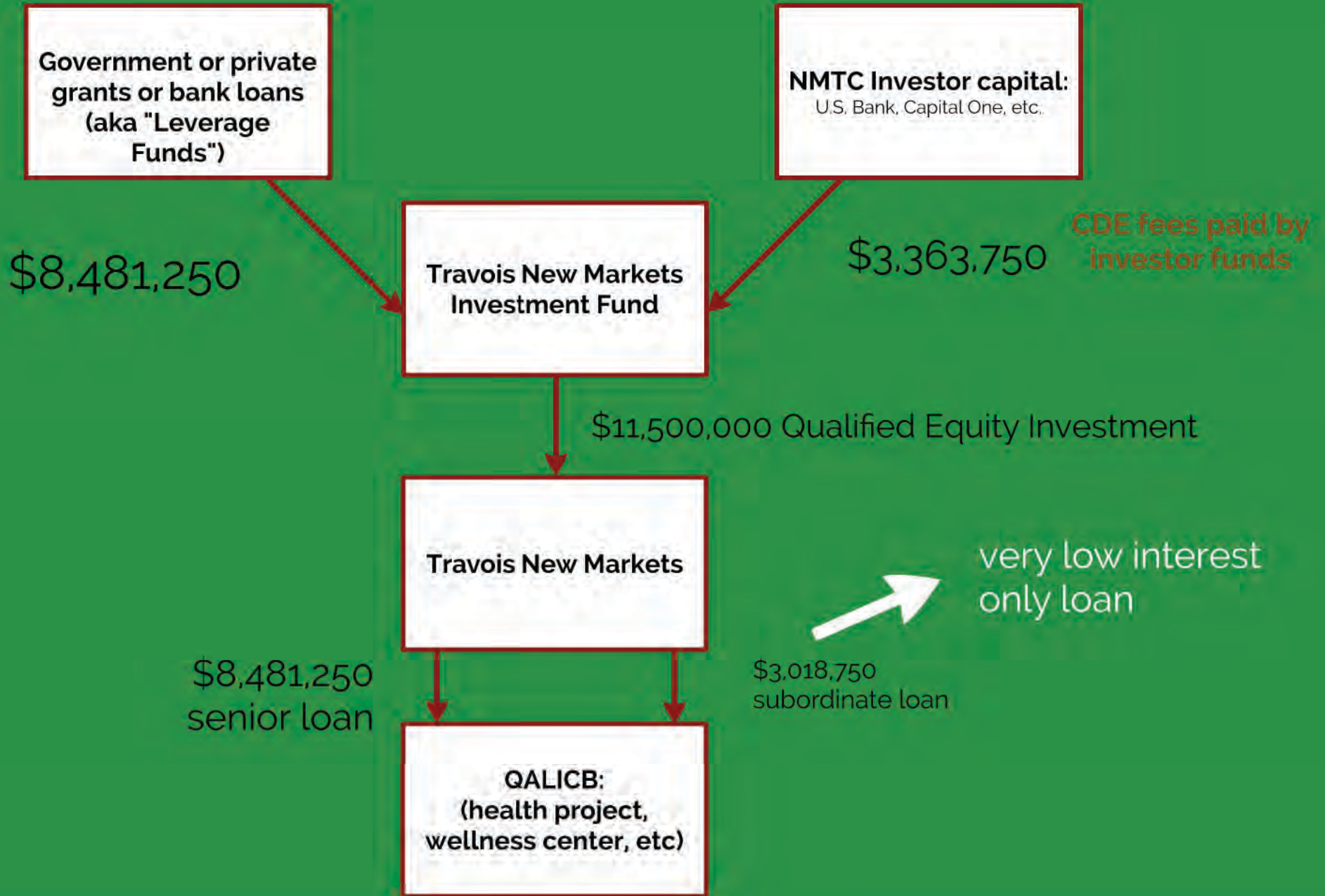
Every economic development project is unique, but there are two things common to all:

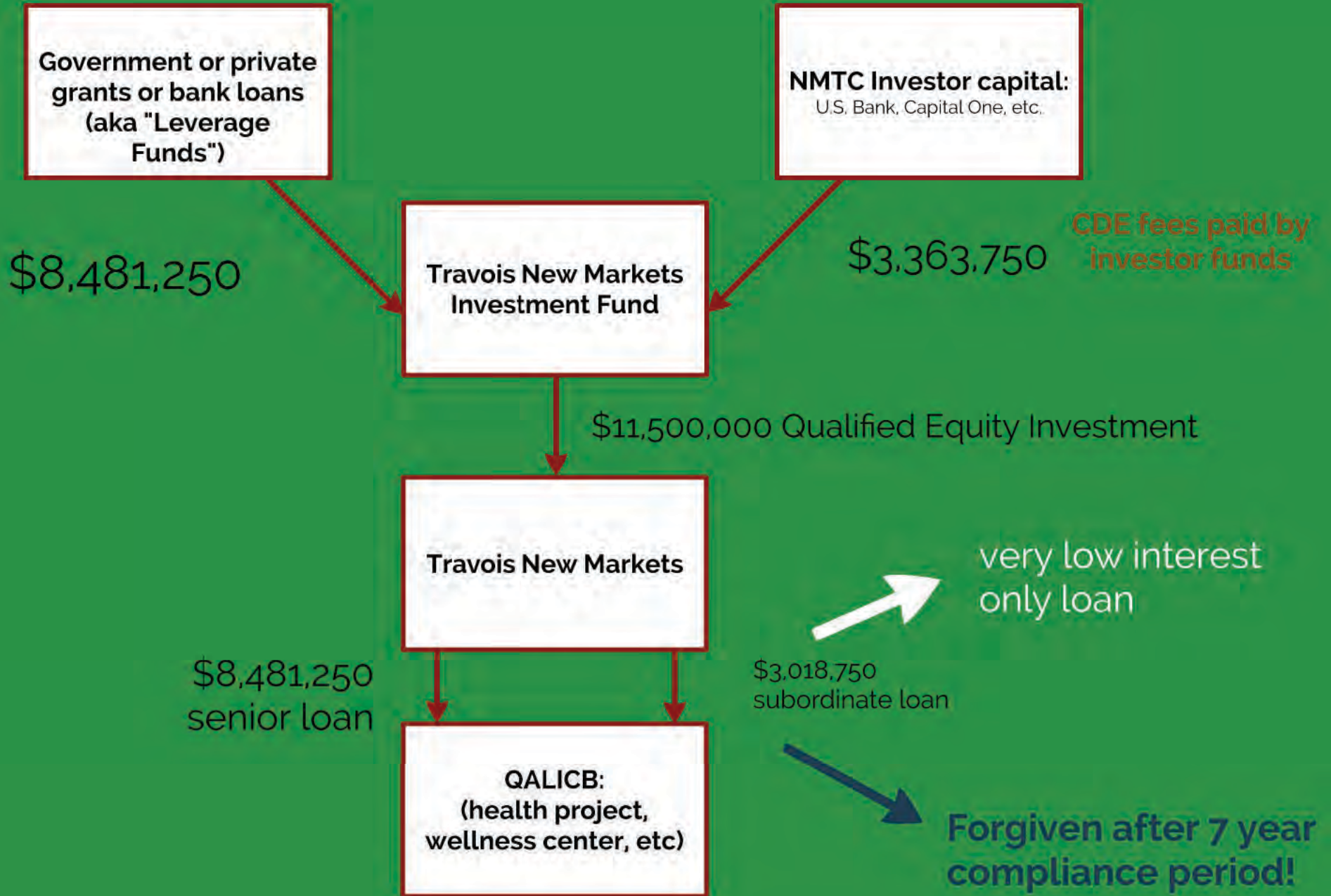
- **They are all a mix of equity and debt.**
- **They all have a gap.**



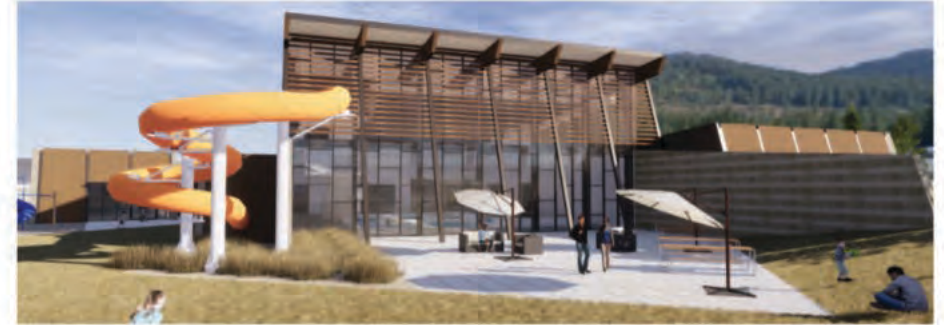








Coeur d'Alene Tribe and Marimn Health Youth Center



SUN DECK / NATATORIUM

AT A GLANCE

- **Native Organization:** Marimn Health
- **Date Closed with Investor:** 2019
- **Date Completed:**
- **Development Type:** Community Center
- **Project Status:** Under Construction
- **Total Investor Equity:** \$6,400,000
- **Total Project Cost:** \$20,000,000





PARKING

DROP-OFF

ENTRY

COURT

OUTDOOR BASKETBALL

SUN DECK

PLAYGROUND

YOUTH CENTER

PAVILION

FIELDS

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MECH

DROP-OFF

PARKING

LONGHOUSE



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Created 59 full time jobs and 73 construction jobs

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CDEs

Our Board

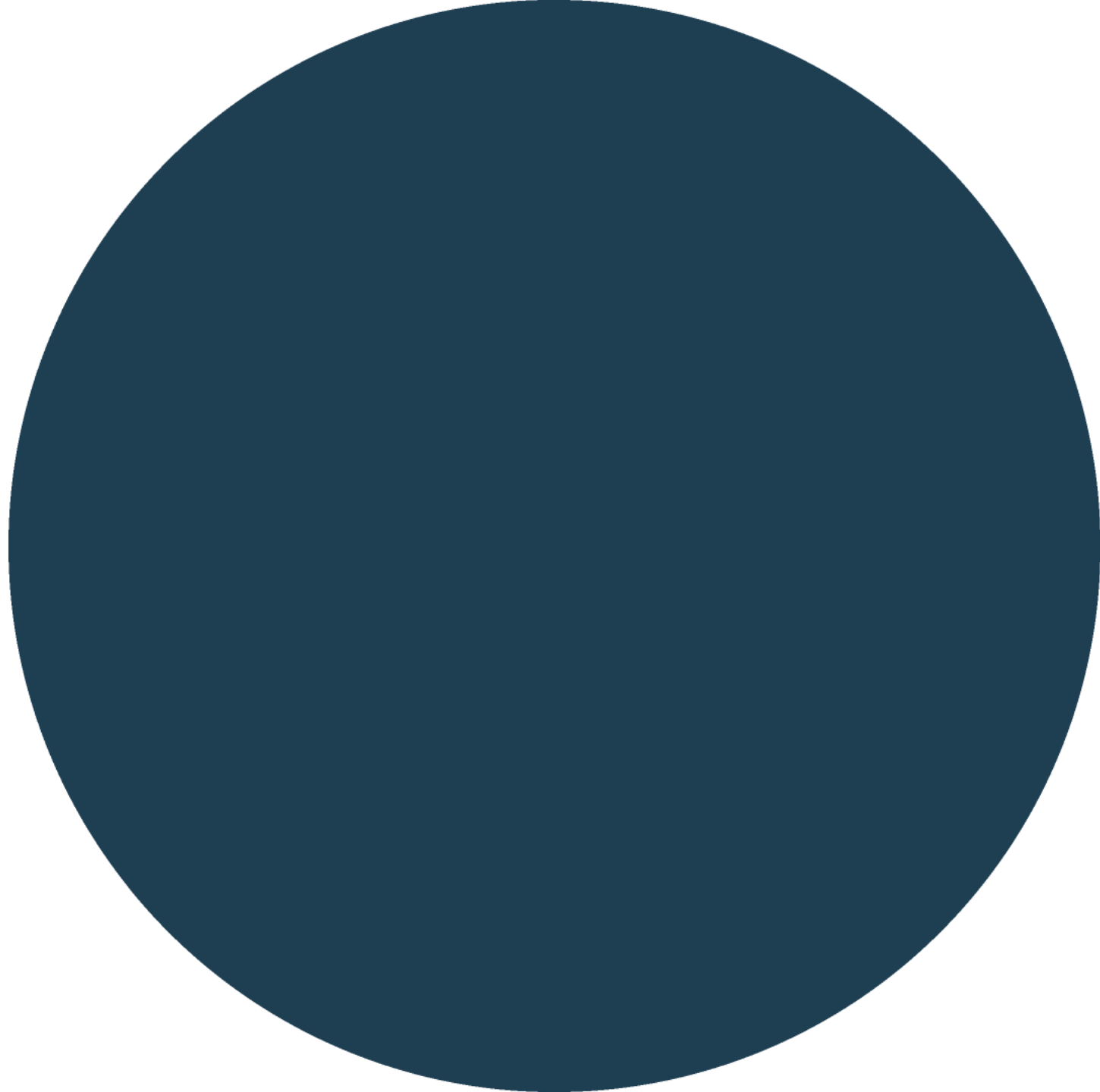
*Jason Evans (Inupiaq Eskimo),
founder of Financial Alaska*

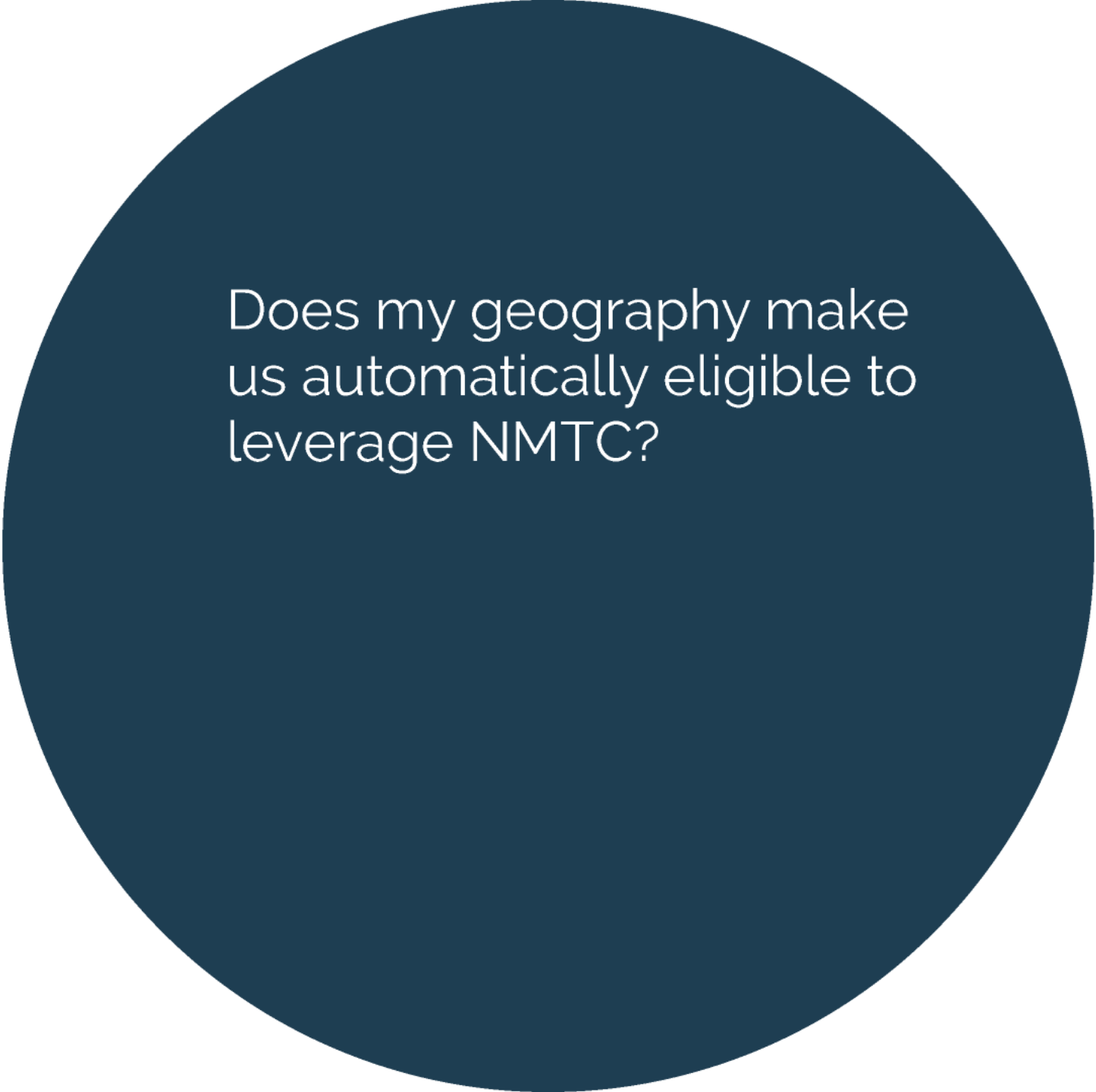
*Gabe Galanda (Round
Valley), founding partner
of Galanda Broadman*

*Annette Hamilton
(Kickapoo Tribe of
Kansas), vice president
and chief operating officer
of Ho-Chunk, Inc.*

*Lance Morgan (Winnebago),
president and CEO of Ho-Chunk Inc.*

*Laurel Vermillion, Ph.D.
(Standing Rock Sioux),
president of Sitting Bull College*





Does my geography make
us automatically eligible to
leverage NMTC?

Does my geography make
us automatically eligible to
leverage NMTC?

We can help !
(with an address/intersection)

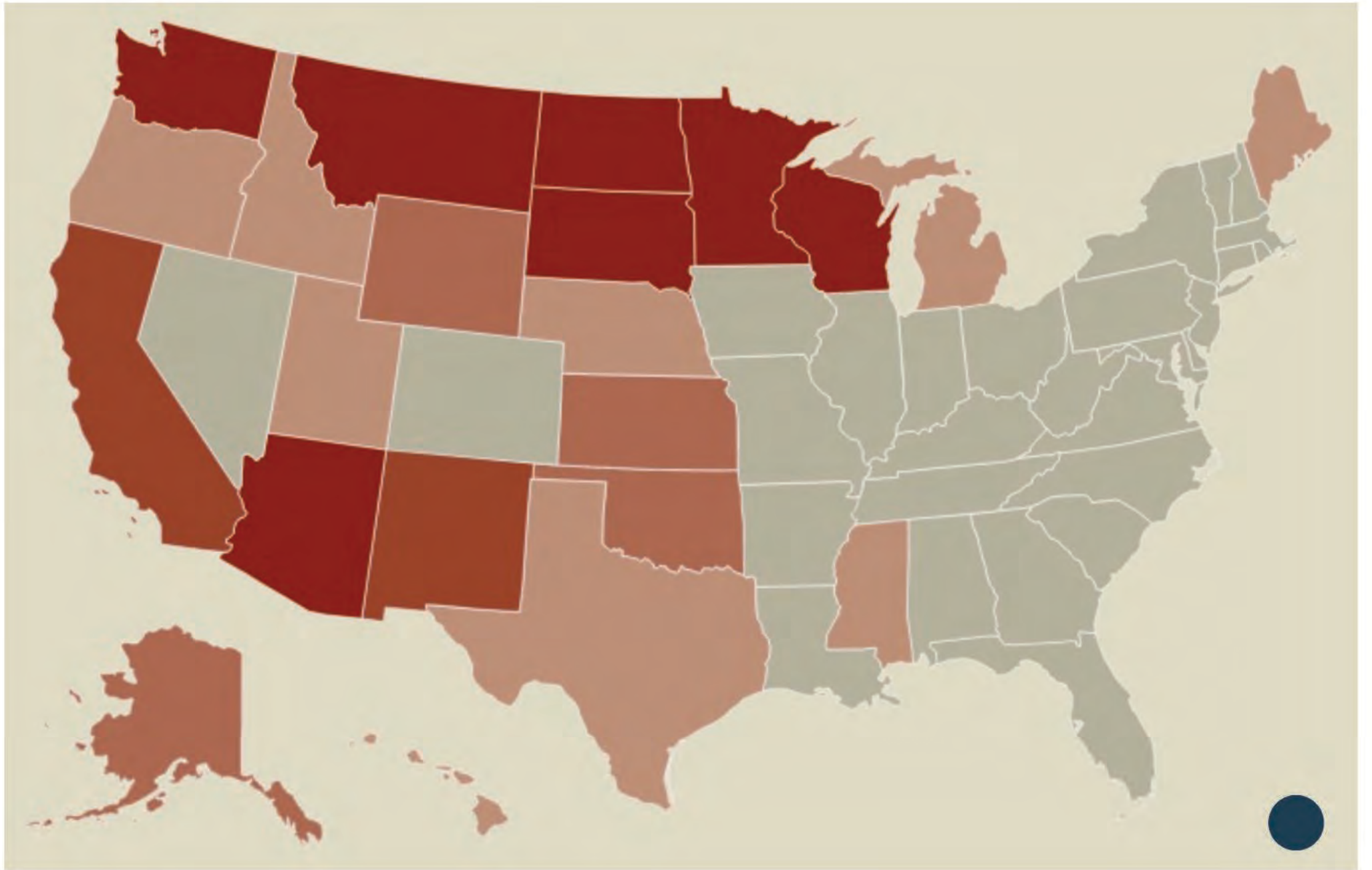


Funding Healthcare

Funding Healthcare Facilities on Tribal Nation Reservations



Confederated Tribes of Colville Reservation



Keller Behavioral Health Complex



- **Native Organization:** Confederated Tribes of the Colville Reservation
- **Date Closed with Investor:** 2019
- **Date Completed:**
- **Development Type:** Health Care
- **Project Status:** Under Construction
- **Total Investor Equity:** \$5,300,000
- **Total Project Cost:** \$19,700,000



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Lac Vieux Desert Health Center

Medical and dental care

\$13.5M total cost

\$3.5M investor equity

Provides high-quality public services

Creates jobs and boosts local economy



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Yukon-Koyukuk Elder Assisted Living Facility

Assisted living and health care services

\$7.8M total cost

\$2.12M investor equity

Solar panels and biomass furnace



Yukon-Koyukuk Elder Assisted Living Facility

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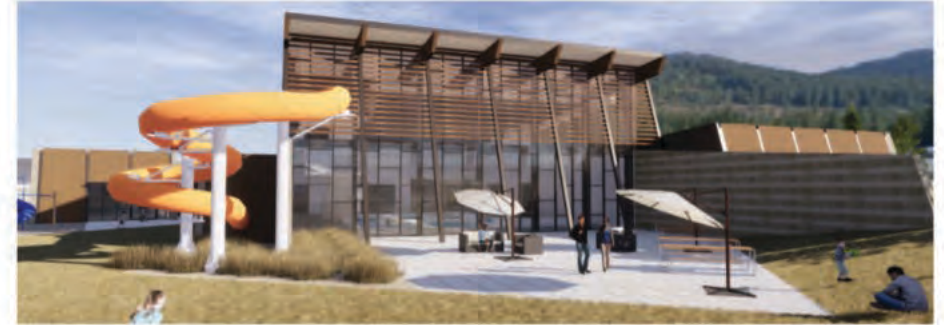
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Itom Hiapsi "Our Heart"

Health and Wellness center

Community center with education,
cultural and language services

\$9M total cost

\$2.73M investor equity



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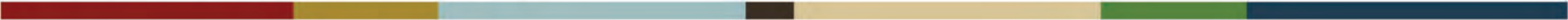
Itom Hiapsi "Our Heart"



Itom Hiapsi "Our Heart"



Itom Hiapsi "Our Heart"



Colville Government Services Center

Lucy F. Covington Government Center

\$44M total cost

\$6M investor equity

Unification of service providers



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Unification of service providers



Bois Forte Community and Government Services Center

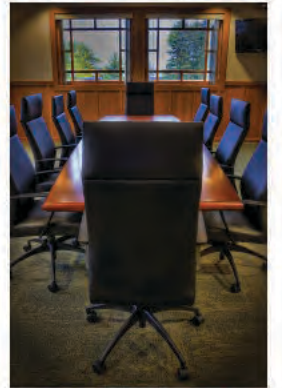
48,852-square-foot Community and Government Services Facility

\$12.8M total cost

\$3.75M investor equity

Credit union, home health care, emergency services, governmental services and meeting space

Energy efficient



Little Big Horn College Health and Wellness Center

35,000-square-foot Health and Wellness Center

\$10.3M total cost

\$2.36M investor equity

Health and wellness education programs and exercise facilities



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35,000-square-foot Health and Wellness Center

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Health and wellness education programs and exercise facilities



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Karuk Services Expansion

\$6.8M total cost
\$1.85M investor equity

4,800 square-foot Family Services Center
(designed by Travois architects)

Provides programs such as cash aid, behavioral and substance abuse counseling, job training and employment assistance, and Indian Child Welfare and Social Services

11,400 square-foot Resident Services Center

Full service gymnasium/community center with exercise and locker rooms

Medical and dental clinic rehab



Karuk Services Expansion

\$6.8M total cost
\$1.85M investor equity

4,800 square-foot Family Services Center
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Medical and dental clinic rehab



Karuk Services Expansion



Karuk Services Expansion



Karuk Services Expansion



Karuk Services Expansion



Karuk Services Expansion



Itom Mahtawa'Apo

40,000-square-foot education center

\$8.7M total cost

\$2.44M investor equity

Secondary, General Education
Development (GED) and adult continuing
education

Library and Resource Center

Cultural preservation center



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Funding Healthcare Facilities on Tribal Nation Reservations



Confederated Tribes of Colville Reservation



**Timeline / Action Items
to Use This Resource**



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Travois applies to Treasury
for NMTC Allocation

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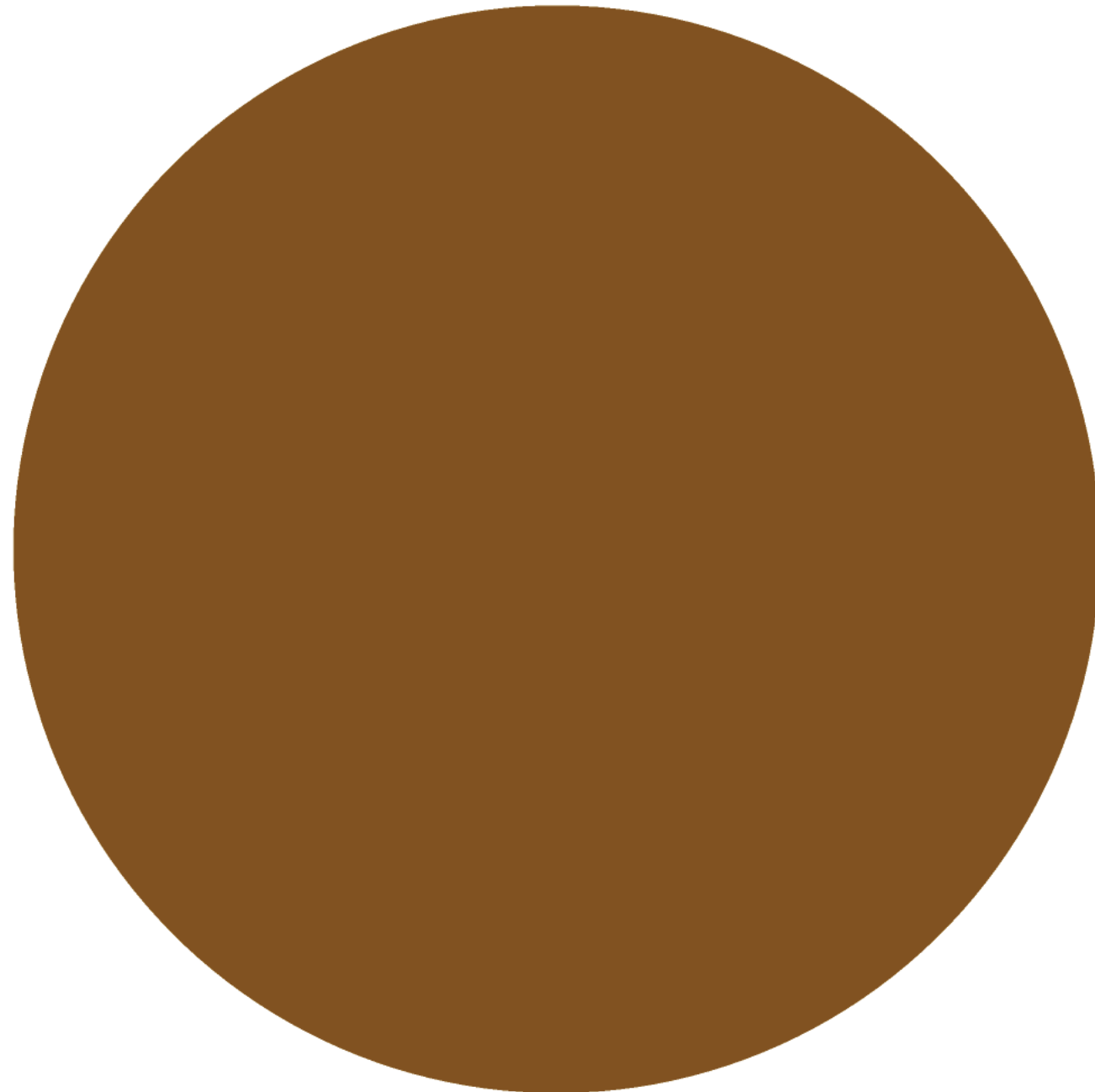
Timeline / Action Items to Use This Resource

Travois applies to Treasury
for NMTC Allocation



Tribe continues work to
secure other funding
commitments - 3rd QTR 2023







NMTC Allocations Awarded
(both Travois and Chickasaw
received \$50M of NMTC)



NMTC Allocations Awarded
(both Travois and Chickasaw
received \$50M of NMTC)

Input from Travois Advisory
Board on projects to be funded



NMTC Allocations Awarded
(both Travois and Chickasaw
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Board on projects to be funded

Due diligence period with
NMTC investor (4-6 months)



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(both Travois and Chickasaw
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Board on projects to be funded

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Close on NMTC financing -
1st or 2nd QTR 2024

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billy.nicholson.act@colvilletribes.com

Ben Alderton

Benjamin.Alderton@mossadams.com

Mike Bland

michael@travois.com

Adam Rose

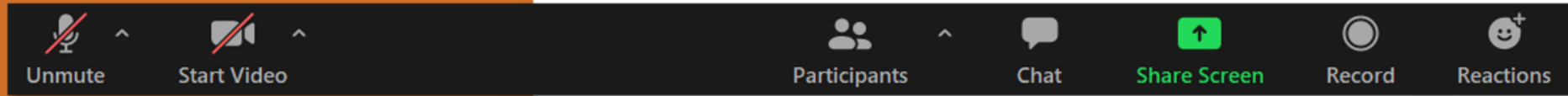
arose@travois.com

Funding Healthcare Facilities on Tribal Nation Reservations



Confederated Tribes of Colville Reservation

Audience Questions



Submit your questions by
using the chat function!

CDFA Community Facilities Technical Assistance Program for Tribal Communities



4 Core Components

Direct Technical Assistance

One-on-one in-person technical assistance to tribal communities from a dedicated team of development finance experts, supported by CohnReznick.

Tribal Communities Project Marketplace

A virtual networking platform with a dedicated space for tribal communities to connect with potential financing partners, discuss best practices, and collaborate to address economic problems.

Tribal Finance Resource Center

A searchable online tool with information about tribal finance programs, resources, and best practices from communities.

Tribal Financing Webinar Series

A four-part online offering that explores the tools and approaches available to uplift native communities.



NATIONAL DEVELOPMENT FINANCE SUMMIT

NOVEMBER 8-10, 2023





Upcoming Events at CDFA

CDFA TRAINING INSTITUTE

We offer 22 courses in development finance designed for all skill levels. Learn more and register today at www.cdfa.net

Intro Food Systems Finance Course

November 8, 2023 / 9:00 AM – 4:00 PM Eastern / Philadelphia, PA

CDFA // BNY Mellon Development Finance Webcast Series: The Latest in Cannabis Finance

Tuesday, November 21, 2023 / 2:00 PM - 3:00 PM Eastern

CDFA Food Systems Finance Webinar Series: Restoring Local Food Systems Through Finance

Tuesday, November 28, 2023 / 2:00 PM - 3:30 PM Eastern

2023 Equitable Lending Learning Series: Program Design

Tuesday, December 5, 2023 / 1:00 PM - 4:00 PM Eastern

Contact Us



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