

HEALTH CENTER STORIES

El Dorado Community Health Centers, Placerville, CA

This summary describes the capital expansion efforts of [El Dorado Community Health Centers](#) (EDCHC), highlighting its estimated \$23.8 million health center capital project aimed to respond to unmet healthcare needs in rurally-located Placerville, CA, by consolidating existing sites into a larger facility and nearly doubling capacity.

About EDCHC:

Serving El Dorado County and its surrounding areas, EDCHC first opened in Placerville, CA, in 2003 with support from the El Dorado County Board of Supervisors and approval of the local hospital. As the only Federally Qualified Health Center (FQHC) in a county designated as a Primary Care Health Professional Shortage Area, EDCHC currently serves nearly 11,000 patients annually with almost 66,000 patient visits through its four clinic locations. Collaborating with local programs and social service agencies, EDCHC helps address the need for access to care for low income, homeless, and uninsured populations.

In 2019, the Health Resources Services Administration (HRSA) awarded El Dorado Community Health Centers the Health Center Quality Leader Award. An early adopter of best practices and improvements for patient care and the delivery of services, EDCHC is recognized as a strong safety net provider in the provision of health services by providing: medical, behavioral health, dental, podiatry, Medication Assisted Treatment (MAT), tele-medicine and pharmacy services, and integrated team-based care. In collaboration with the County Office of Education, EDCHC also pilots a Tele-dentistry program at schools in a remote area of the county to extend preventive dental services to children.

As the dominant health center throughout its primary and secondary service areas, EDCHC provides much needed care to its quickly growing population, the majority of which is living under the federal poverty level (FPL). According to 2020 [HRSA Uniform Data System \(UDS\) data](#), 87% of EDCHC's patients live 200% below the FPL, and 7% are homeless. The racial and ethnic distribution of EDCHC's patient population is 72% White, 24% Hispanic/Latino, 1.5% Asian, and less than 1% Black/African American. EDCHC's total number of patients jumped 29% from 2015 to 2019 (9,157 to 11,832 patients), but fell in 2020 to 10,797.



Artist rendering of the proposed new facility.

HEALTH CENTER STORIES

El Dorado Community Health Centers, Placerville, CA

Capital Project Description:

El Dorado CHC is responding to the unmet healthcare needs in the Placerville area by constructing a new, state of the art 30,000-square-foot clinic facility. This project will consolidate two existing clinic sites into a larger facility, nearly doubling existing capacity and allowing for a variety of new services. In 2018, EDCHC purchased a 12-acre parcel located at 4212 Missouri Flat Road for \$2 million, with the intention to build a modern medical facility to better serve its community.



Groundbreaking of the new facility.

The new facility will not only offer primary medical care but will also allow the health center to offer expanded dental, pharmacy, Medically Assisted Treatment (MAT), and optometry services. Optometry, not currently offered as a Medi-Cal (California's Medicaid program) service within the county, is also planned for the new Placerville site. The project is slated to be completed in 2022.

The new facility will include:

- 40 primary care exam rooms
- 10 behavioral health exam rooms and substance abuse treatment rooms
- Seven dental exam rooms
- Four optical exam rooms
- Space to provide telehealth treatment

The design and layout of the clinic pays homage to the area's agricultural and mining history, while also better supporting cohesive, convenient, and streamlined healthcare.

HEALTH CENTER STORIES

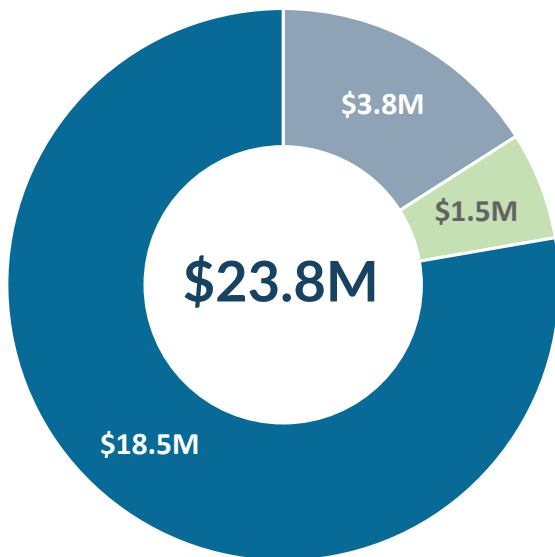
El Dorado Community Health Centers, Placerville, CA

Sources & Uses of Project Funds

The total development cost of the project is approximately \$23.8 million, with the property valued at \$2 million and construction costs budgeted at \$17.4 million. The budget for equipping the new facility is estimated to be \$1.5 million. Funding for the project includes \$20 million in combined USDA financing and equipment financing, representing 83% of the total development cost. On the equity side, El Dorado CHC will contribute the 12-acre parcel for the project and has already invested nearly \$2 million into the project to cover predevelopment costs to date.

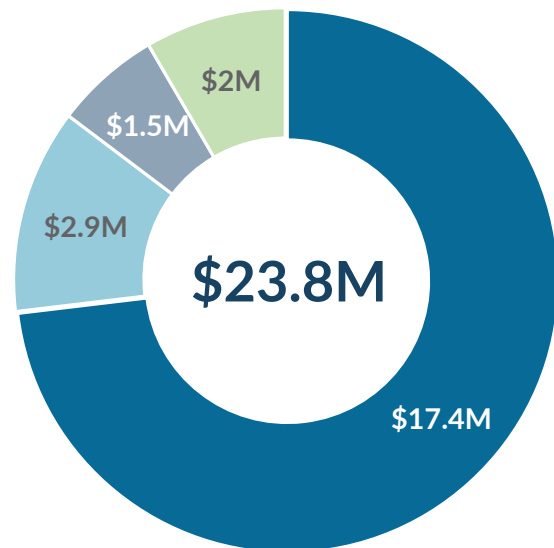
EDCHC is raising money for the project through a community capital campaign as well as pursuing external grant support, expecting to raise approximately \$1 million in capital contributions and donations. EDHC also secured support from a U.S. Department of Agriculture Community Development Loan, as well as a HRSA grant to mitigate future weather-related issues, which will focus on a catchment basin for flood control, fire mitigation, and power outage.

SOURCES OF PROJECT FUNDS



- Total Equity Contribution
- Equipment Financing
- Long-Term Debt Financing

USES OF PROJECT FUNDS



- Total Construction Related Costs
- Total Soft Costs
- Total Equipment Costs
- Acquisition Costs

El Dorado Community Health Centers, Placerville, CA

Impact:

Staffing at the Placerville location is projected to nearly double to more than 120 FTEs in the first full year of the new facility, expected to be completed in 2022, compared to 62 in FY19. The new facility is estimated to serve approximately 12,500 patients by FY23. Total providers is expected to increase from 10 in FY19 to 23 in FY23, including four new dental providers. Number of visits for the new clinic alone is expected to reach 56,000 by FY23 and annual visits for all EDCHC sites are estimated to jump from 66,000 to 83,800. Patient revenues are projected to increase to \$16 million, more than doubling from \$7.9 million in FY19. The new site is expected to benefit from an improved Medi-Cal prospective payment system (PPS) rate due to the expanded scope of services to be offered. Medi-Cal patients currently represent 67% of the patient population.

While El Dorado Community Health Centers will continue to operate its two clinic locations in Cameron Park approximately 15 miles away, the new facility will provide residents in the greater Placerville service area with improved access to health care services, including COVID-19 screening and vaccinations in partnership with El Dorado County Health & Human Services, El Dorado County Office of Education, Marshall Hospital, and other nonprofit medical service providers.

This resource is supported by the Health Resources and Services Administration (HRSA) of the U.S. Department of Health and Human Services (HHS) as part of an award totaling \$1,168,750 with 0 percent financed with non-governmental sources. The contents are those of the author(s) and do not necessarily represent the official views of, nor an endorsement, by HRSA, HHS, or the U.S. Government. For more information, please visit www.HRSA.gov.