

CDFIS: ESSENTIAL FOR TAX CREDIT FINANCING PROJECTS

AMERICAN INDIAN HEALTH AND FAMILY SERVICES, INC.

NEW MARKETS TAX CREDITS WILL ALLOW FQHC TO EXPAND CAPACITY

Detroit, MI

CDFI: CAPITAL IMPACT PARTNERS, IFF

American Indian Health and Family Services of Southeast Michigan (AIHFS) is a Federally-Qualified Health Center located in Detroit. Since 1978, AIHFS has provided healthcare services to all persons with or without insurance.

In 2025, Capital Impact Partners provided \$9.625 million in **New Markets Tax Credit** (NMTC) financing to allow AIHFS to move forward with the construction of a new 30,000 sq. ft. facility, which will allow them to expand their health and well-being services. AIHFS currently serves more than 2,100 patients annually. The new facility will increase their capacity to serve up to 5,000 individuals and families.

Upon completion of the new facility, AIHFS will leave its existing space, a 100+ year old former church where it has been operating since 1996. The current location has required more routine and capital maintenance, which has been a significant expense for the organization. Capital Impact Partners provided \$10 million in NMTCs. IFF and US Bank were co-CDEs and provided \$10 million and \$2 million in allocation respectively. Capital Impact Partners also provided over \$6.9 million in debt financing.

Expansion of the facility will create 28 new jobs in the community in addition to retaining 70 existing jobs. The project will also create 205 construction jobs. AIHFS is committed to providing accessible jobs through engagement with the local low-income community and youth mentorship and skill-building programs. Without NMTCs, AIHFS would have to either borrow more debt, which would have put a strain on cash flow, or raise more funding through a capital campaign, which would likely have delayed the timing of the project significantly.

