

Application Number:

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

Project Application for Bond Financing

I. APPLICANT PROFILE

Applicant/Borrower [Could be a Trust, Partnership, LLC or LLP, or individual(s)]			
Name:	Herald Christian Health Center		
Street Address:	3401 Aerojet Ave.,		
City:	El Monte	State:	CA
Zip:	91731	NAICS Code	621498
Contact Name:	Emily Szeto	Title:	Chief Administrative Officer
Phone:	(626) 286-8700	Fax :	(626) 286-8650
E-mail:	eszeto@hchcla.org		

Business Specifics - Applicant/Borrower					
Current # of Full-time Employees:	California	185	Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input checked="" type="checkbox"/> C Corporation	<input checked="" type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

Occupant/User (If different from Applicant/Borrower)			
Name:			
Street Address:			
City:		State:	
Zip:		NAICS Code	
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

Business Specifics - Occupant/User					
Current # of Full-time Employees:	California		Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

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Financial Advisor/Underwriter Contact (if known)			
Name:			
Street Address:			
City:		State:	Zip
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

Bond Counsel (if known)			
Firm Name:			
Street Address:			
City:		State:	Zip
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

Please describe the business activities that will occur at the location(s) to be funded with the planned bond transaction:

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II. PROJECT SITE LOCATION(S)

Project Site 1: Herald Christian Health Center					
Street Address:		3401 Aerojet Ave.,			
City:	El Monte	State:	CA	Zip:	91731
County:	Los Angeles				
Current # Full-time Employees at this Site:			110		
Full-time Jobs to be Created or Retained at this Site:			Jobs Retained at new site New Jobs Created approx.		

Project Site 2: Herald Christian Health Center					
Street Address:		7808 Clairemont Mesa Blvd.,			
City:	San Diego	State:	CA	Zip:	92111
County:	San Diego				
Current # Full-time Employees at this Site:			32		
Full-time Jobs to be Created or Retained at this Site:					

III. TYPE OF ACTIVITY *(Check appropriate box or boxes)*

<input type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Non Profit or Public Benefit	<input checked="" type="checkbox"/> Other (Specify)
Please fill in when "Other" is specified: Federally Qualified Health Center		

IV. PROJECT & FINANCING SUMMARY

Summary of Project Budget and Requested Bond Financing:

	Total Project Budget (\$):	Project Budget Paid from Bond Proceeds (\$):
Land Acquisition		
Building(s)	8,300,000	8,300,000
Facility Improvements		
New Construction		
New Machinery & Equipment		
Architectural & Engineering		
Legal & Professional		
Financing Costs (Costs of Issuance)		
Other <u>Closing Costs</u> \$ <u>Moving Costs</u> \$		
Total:	\$ 8,300,000	\$ 8,300,000

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V. ADDITIONAL INFORMATION

Please provide **one complete set** of the following information as attachments to this Application.

Attachments:

- A. Brief Project Description in Narrative Form.
- B. Description of the Applicant.
- C. Public Benefits Associated with the Project.
- D. Annual Financial Statements for the most recent three years.
- E. \$1,500.00 Application Fee – Check made payable to the “California Enterprise Development Authority.”

VII. CERTIFICATION

I hereby represent that all information contained in this documentation and attachments are true and correct to the best of my knowledge.

Date:

4/15/2026

Signature:

Carolyn Eng

Print Name:

Carolyn Eng

Title:

CEO

SUBMIT THIS APPLICATION AND ATTACHMENTS TO:

California Enterprise Development Authority

Attn: CEDA
Address: 2150 River Plaza Drive, Suite 275, Sacramento, CA 95833
Telephone: (916) 448-8252, Ext. 12
Fax: (916) 448-3811
E-mail: michelle@ceda.org
Website: <https://ceda.caed.org/>

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ATTACHMENT A: DESCRIPTION OF PROJECT

Herald Christian Health Center is seeking eight million three hundred thousand dollars (\$8,300,000) in tax-exempt bond financing of our El Monte and San Diego clinic buildings.

The El Monte clinic occupies a 27,000 SF facility. Originally a warehouse, it was purchased in 2022 and received over 2 million dollars in donations which supported the renovation transforming it into a state-of-the-art health center. It has 10 medical examination rooms, 9 dental operatories, 3 acupuncture rooms and 4 behavioral health rooms. It also houses our enrollment department which assist thousands of people in the community to apply for and navigate Medi-Cal, Covered California insurance and other social benefits. Later this year, we will be renovating a 6000 SF space in the El Monte site to launch a senior wellness center. HCHC has already secured \$500,000 in grant funding for the renovation.

Our San Diego clinic has moved 3 times in the past 10 years due to the exponential patient growth. In 2004, HCHC finally purchased a 10,000 SF building. After renovation, the San Diego clinic site has 8 medical examination rooms, 5 dental operatories, 3 acupuncture rooms and 2 behavioral health rooms.

Once secured, the funding will allow HCHC to replace two existing loans with better terms and rate. This will not only help us with long-term planning, growth and sustainability but it will also ensure that low income and underserved community members have access to holistic and high-quality healthcare.

ATTACHMENT B: DESCRIPTION OF APPLICANT

Please provide a brief history of the development of the business; and current and future business activities.

Herald Christian Health Center (HCHC) is a 501(c)(3) non-profit organization dedicated to serving the community by providing no- or low-cost medical care, dental services, behavioral health services, acupuncture, optometry, spiritual support, and social services. Founded in 2007, HCHC's mission is to provide high-quality, affordable, holistic healthcare to low-income and underserved populations. Our focus is on the uninsured and underinsured, those with limited access to healthcare and social services, low-income individuals, and new immigrants with limited English proficiency. HCHC offers comprehensive medical, dental, optometry, acupuncture and behavioral health services, along with case management, insurance enrollment, and advocacy for patient rights.

HCHC has experienced significant growth over the past 15 years. What began as a single community clinic in a 2,250 square-foot facility in San Gabriel has expanded to new and larger sites including City of Industry, Rosemead, and San Diego. In May 2022, we partnered with the Garvey School District to open our first school-based clinic at Arlene Bitely Elementary School. In 2005, we also launched our seventh clinic in El Sereno, primarily serving the Hispanic community. As of 2025, HCHC employs over 250 staff members and serves more than 19,000 patients annually. We are recognized for our ability to respond to community needs with linguistically and culturally competent healthcare services, and we are especially respected within the Chinese community.

Following the implementation of the Affordable Care Act in 2013, HCHC expanded its efforts to assist both the newly insured and the uninsured in navigating the health exchange. We established a dedicated team to provide professional, ethical, and linguistically sensitive enrollment services, earning HCHC the status of Certified Enrollment Entity for Covered California. HCHC has ranked first in enrollments among California's Chinese communities and has received the highest funding awards.

In 2013, HCHC was designated as a Federally Qualified Health Center (FQHC) by the Health Resources and Services Administration (HRSA), gaining federal funding and recognition for our commitment to serving underserved populations, offering comprehensive services, and maintaining high standards of quality. Year after year, we have earned the Gold National Quality Leader award from HRSA, placing us among the top 10% of FQHCs nationwide. Additionally, HCHC is an Accredited Ambulatory Healthcare Center and a Primary Care Medical Home, as designated by the Joint Commission, for our focus on quality and safe patient care, chronic disease management, increased provider access, and the use of technology in health information.

ATTACHMENT C: SUMMARY OF PROJECT PUBLIC BENEFITS

Public benefits may include: job creation; job retention; provide innovative and/or environmentally friendly products; and/or location of the project in a “distressed” community (i.e. enterprise or empowerment zone, redevelopment project area, or an area with high rates of poverty or unemployment).

The service area of HCHC is defined by ZIP Code and covers the area from which the vast majority (77.7%) of patients live. This area spans 35 ZIP Codes across the San Gabriel Valley of urban Los Angeles and the Clairemont Mesa of San Diego. Thus, the service area has two distinct parts. The distinct parts are necessary because the San Diego site, which provides culturally appropriate health care access to San Diego’s Chinese population, as well as the general population, is located 1.7 hours without traffic (103 miles) from the nearest Los Angeles site, which is in the City of Industry.

A notable proportion of the service area population served by HCHC falls within lower- and middle-income brackets, with rates exceeding regional, state, and national comparisons in key ranges. Specifically, 10.6% of individuals fall within the 138% to 199% FPG bracket — slightly above 10.3% in Los Angeles and San Diego Counties, 9.8% statewide, and nationally. Even more striking is the 30.8% of individuals falling between 200% and 399% FPG, compared to 28.3% in the counties, 27.5% across California, and 29.6% nationally. These elevated percentages suggest that a large segment of the population is living just above the poverty line, often earning too much to qualify for safety-net programs yet still vulnerable to economic shocks and underinsured. The data underscores the importance of community health centers like HCHC that serve the “working poor” and those in the coverage gap, as these households may face significant barriers to affordable, consistent healthcare.

Access to Health Care: Low-income residents in the service area face significantly greater challenges accessing primary care than their regional and statewide counterparts. Notably, 13.2% had difficulty finding primary care, compared to just 8.8% in Los Angeles and San Diego Counties and 9.2% statewide. More than half of the population—58.5%—lacked a personal doctor, substantially higher than the 46.4% regional and 44.3% state averages. Insurance-related access barriers are also elevated: 8.4% of insured individuals reported that their general doctor did not accept their insurance, compared to 5.9% regionally and 5.7% statewide. Access to necessary care, tests, or treatment was “not usually easy” for 25.6%, significantly higher than the 18.7% in LA/SD Counties and 19.0% across California. Finally, 19.5% of residents visited the emergency room in the past year, exceeding both the regional (16.5%) and state (16.8%) levels—further highlighting potential gaps in routine and preventive care. Collectively, these figures tell a compelling story of strained access and overreliance on emergency services among low-income individuals in the service area.

Among low-income residents who delayed medical care, the most common reason was cost, lack of insurance, or other insurance-related challenges, reported by 38.2%—notably higher than the Los Angeles and San Diego County average (34.8%) and the statewide average (35.8%). Additionally, 28.2% cited healthcare system or provider-related barriers, such as appointment availability, wait times, or provider accessibility. This also exceeds both the regional and state averages of 22.2%, underscoring the disproportionate structural and financial obstacles residents in this service area face when trying to access timely care. These patterns reflect systemic access barriers beyond individual control, signaling a need for targeted interventions.

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Main Reason for Delay of Medical Care	Low-Income Number	Low-Income Percent	LA & SD Counties	Calif.
Cost, lack of insurance, or other insurance-related reasons	28,655	▲ 38.2 %	34.8 %	35.8 %
Healthcare system/provider issues and barriers	21,125	▲ 28.2 %	22.2 %	22.2 %
Personal and other reasons	25,179	33.6 %	43.0 %	42.0 %
Total who delayed medical care	75,016	100.0 %	100.0 %	100.0 %

Source: Gary Bess Associates, calculated from the 2023 California Health Interview Survey 4-Year Pooling and 2023 American Community Survey 5-Year Estimates.

HCHC's service area is home to a uniquely diverse population with significant concentrations of several non-Western ancestral identities. Notably, 37.9% of residents identify as Mexican, which is substantially higher than in Los Angeles and San Diego Counties (34.1%), California overall (32.3%), and nearly four times the national average (11.3%). The Chinese population (excluding Taiwanese) is another standout, comprising 20.4% of the area — an astounding rate compared to 4.6% regionally, 4.8% statewide, and just 1.6% nationally. Similarly, the Vietnamese community represents 4.8% of the population—well above regional (1.5%), state (2.1%), and national (0.7%) levels.

The success of our health center's outreach to uninsured and underserved populations is revealed through the UDS report submitted each year to HRSA. We consistently serve high numbers of low-income patients with Medi-Cal and limited English proficiency. In 2025, 81% of our patients fell below 200% of the Federal Poverty Guidelines, and 68% of our patients utilized Medi-Cal. 76% of our patients are best served in a language other than English and 82% of our patients are of Asian descent. We are proud of the hard work that we have put in for our community and we hope to continue building on our strengths.

HCHC Senior Wellness & Resource Center in El Monte: The expected number of seniors aged 60 and older in Los Angeles County is expected to reach 2.5 million by 2030. Many face increasing physical, mental, and social challenges. To meet these needs, we are opening the HCHC Senior Wellness and Resource Center, a dedicated space where seniors can access care, maintain independence, socialize, and live with dignity.

Herald Christian Health Center (HCHC) has been a cornerstone of healthcare in our community for over 15 years, playing a vital role in improving access to care for low-income, uninsured, and underserved populations across the San Gabriel Valley and San Diego. With a future-focused approach and ongoing expansion, we are committed to remaining a long-term, trusted provider and community hub, continuously adapting to meet the evolving needs of the populations we serve.