



Walnut Ridge

1500 W. Main Street, Walnut Ridge, AR 72476

Project Description

LEGF's NMTC allocation financed the redevelopment of a 58,975 square foot skilled nursing and elder care facility located in a severely distressed, non-metropolitan census tract in Walnut Ridge, AR. The project created and retained 140 direct permanent full-time equivalent (FTE) jobs, 100% quality, and 50% to low-income persons and low-income community residents. The new campus for Green House Cottages of Walnut Ridge has 119 licensed beds caring for 235 patients each year, with 60% of the patient slots reserved for low-income persons. Its unique model eliminates the institutionalized feeling of traditional nursing homes and replaces it with a greater focus on care for each elder, emphasizing quality of life, dignity, autonomy, and emotional well-being.

Permanent Job Creation & Community Goods and Services

The Walnut Ridge project created and retained 140 new full-time employment opportunities. The weighted average wage of these newly created positions is \$18.30 per hour, and all positions pay a wage in excess of the living wage threshold in Lawrence County, AR. The Project is also able to provide community goods and services to an expected 235 patients each year, 60% low-income persons.

Quality Jobs: 140 / 100%

Benefits/Training Opportunities: Each position is eligible for a comprehensive benefits package, including medical, dental, vision, and life insurance, paid vacation and sick leave, tuition assistance, and a retirement plan for full-time employees, in addition to job training and advancement opportunities.

Total NMTC allocation	\$14,000,000
LEGF NMTC allocation	\$7,000,000
Closing date	December 30, 2021

Census Tract: 05075470502

Distress Criteria:

- Poverty rate of 20.40%
- Delta Regional Authority
- Medically Underserved Area
- Non-Metropolitan

Without the NMTC financing, the project could not have proceeded at its intended scope. The existing facility had reached full capacity and could only serve a fraction of the low-income, underserved, elderly community in Lawrence County. The NMTC program provided a crucial lifeline for expansion and improvement, enabling the sponsor to address the community's needs while maintaining a high staff-to-elder ratio to ensure a high quality of service.

Community Alignment

As of the Closing Date, the Project has partnered with The Green House Project®, state agencies, and local/regional training organizations and community colleges to train unemployed and under employed persons and create a career ladder for long-term employment/skilled development. More specifically, the organization has partnered with Black River Technical College in Pocahontas, AR for CNA's, Med Tech and nurse training, as well as Arkansas State University in Newport, AR. Collaboration with the above partners will focus on several workforce development strategies including, on-site job fairs, mentor/shadowing programs, clinical training center, and host agency for workforce development. It is estimated that 50% of the direct permanent FTE's will be recruited and/or trained by the workforce programs. Furthermore, the sponsor has also collaborated with the UAMS health science colleges and other area secondary education organizations to stage the Project as an innovation center for academic excellence.