



**NEW MARKETS**  
TAX CREDIT COALITION



# NEW **MARKETS** TAX CREDIT **New Member Briefing Report** Congressman William R. Timmons

**SC-04**

[nmtccoalition.org](http://nmtccoalition.org)

A report on the loans and investments in South Carolina's 4th CD and beyond  
Above: View of the Greenville Riverwalk

# NMTC IMPACT IN SOUTH CAROLINA

## JOBS AND INVESTMENT

**—now—  
HIRING** **15.7K** The NMTC created 15,719 South Carolina jobs, including:

- 8,264 construction jobs;
- 7,455 full-time-equivalent jobs.

**JOBS STATEWIDE**

**81** The NMTC made 81 South Carolina projects possible, including manufacturing expansions, business incubators, hospitals, vocational training centers, and daycare centers.

**PROJECTS FINANCED IN SOUTH CAROLINA**

**\$1.7B** The NMTC delivered \$1.7 billion to South Carolina businesses and revitalization projects that would not have been possible but-for the NMTC.

**IN TOTAL CAPITAL TO SOUTH CAROLINA**

# NMTC IMPACT IN SC-04

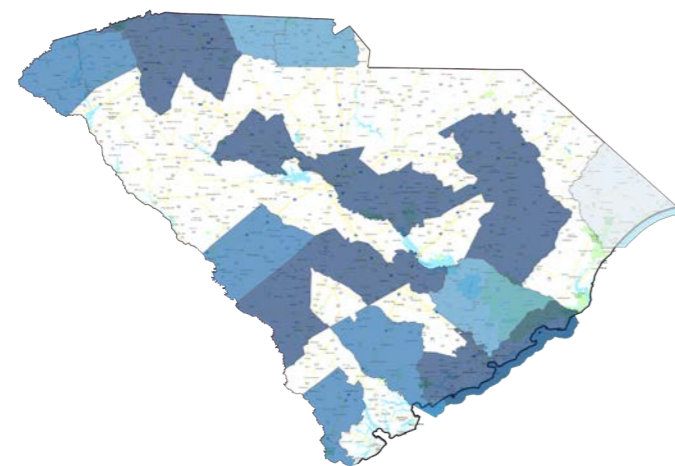
## INVESTMENT AND PROJECT EXAMPLES

**29** 29 NMTC projects have been financed in South Carolina's 4th Congressional District.

**PROJECTS FINANCED IN SC-04**

**\$520M** The NMTC delivered \$520 million in total capital to businesses and revitalization projects in South Carolina's 4th Congressional District.

**IN TOTAL CAPITAL IN SC-04**



**NMTC Investment by County 2003-2018**

- \$0 - \$100,000
- \$100,000 - \$250,000
- \$250,000 - \$500,000
- \$500,000 - \$1,000,000
- \$1,000,000 - \$10,000,000
- \$10,000,000 - \$50,000,000
- \$50,000,000+

Through September 30, 2018



**Plush Mill**  
Greenville, SC

The renovation of the historic Plush Mill. The revitalized 24,500 sq. ft. building houses Serendipity Labs, a co-working and shared office space.



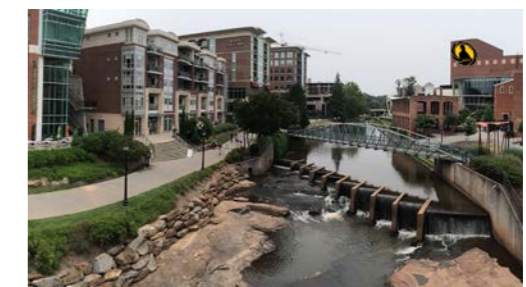
**Legacy Charter School**  
Greenville, SC

Improvement of a charter school facility to increase offerings and programming. Financing supported the construction of the school's first formal library, additional classroom space, a gymnasium, and kitchen renovations.



**Upward Star Center**  
Spartanburg, SC

Financing for a new health and wellness community facility providing a faith based sports league for youth and an onsite orthopedic and rehabilitation center.



**Riverwalk Project**  
Greenville, SC

90,000 sq. ft. mixed-use space with offices, retail, and affordable housing. Conceived as a catalyst for future development in the heart of Greenville's Historic West End, the building is an extension of the City's transformative RiverPlace development along the banks of the Reedy River.

# ABOUT THE NMTC

AFTER DECADES OF CUTS TO COMMUNITY DEVELOPMENT GRANT PROGRAMS, COMMUNITIES INCREASINGLY COUNT ON THE NEW MARKETS TAX CREDIT TO MAKE IMPORTANT INVESTMENTS POSSIBLE

The New Markets Tax Credit (NMTC) is an important source of financing for businesses and community facilities in America's most distressed rural and urban communities. Congress authorized the NMTC in 2000 to bring down the cost of capital in communities outside of the economic mainstream. Taxpayers receive a 39 percent tax credit (taken over seven years) for qualified investments into Community Development Entities (CDEs), organizations with a track record of loans and investments in underserved areas. CDEs use the proceeds of those investments to finance business expansions, community facilities, and other projects prioritized by communities.

## ECONOMIC IMPACT

### CREATING JOBS

The NMTC has delivered \$80 billion total project financing to over 5,000 projects, creating 1,000,000 jobs at a cost to the federal government of less than \$20,000 per job.

### JUMP-STARTING MANUFACTURING

From the outfitting of maker-spaces to the construction of large plants, the NMTC provides nearly \$1 billion annually to manufacturing & industrial facilities.

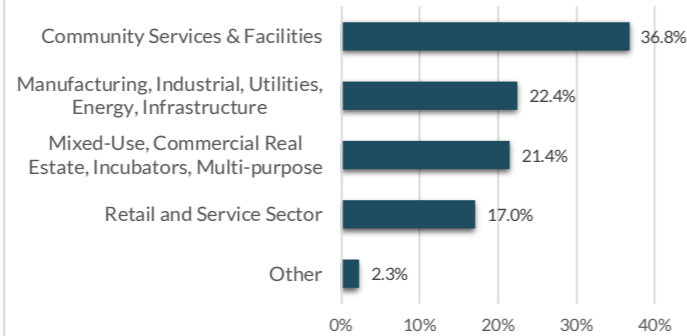
### ENHANCING SERVICES

Over one-third of NMTC financing goes to YMCAs, hospitals, childcare centers, nonprofits, arts & cultural amenities, & other facilities vital to healthy communities.

## INDEPENDENT EVALUATION

An independent compliance review by Summit Consulting found that program participants are significantly lowering the cost of capital for borrowers in low-income communities and exceeding statutory and regulatory requirements for the targeting of economic distress.

Projects by Category



## EXTENSION LEGISLATION

The NMTC expires December 31, 2019. Without the NMTC, hard-hit communities will lose access to billions of dollars for high-impact projects.

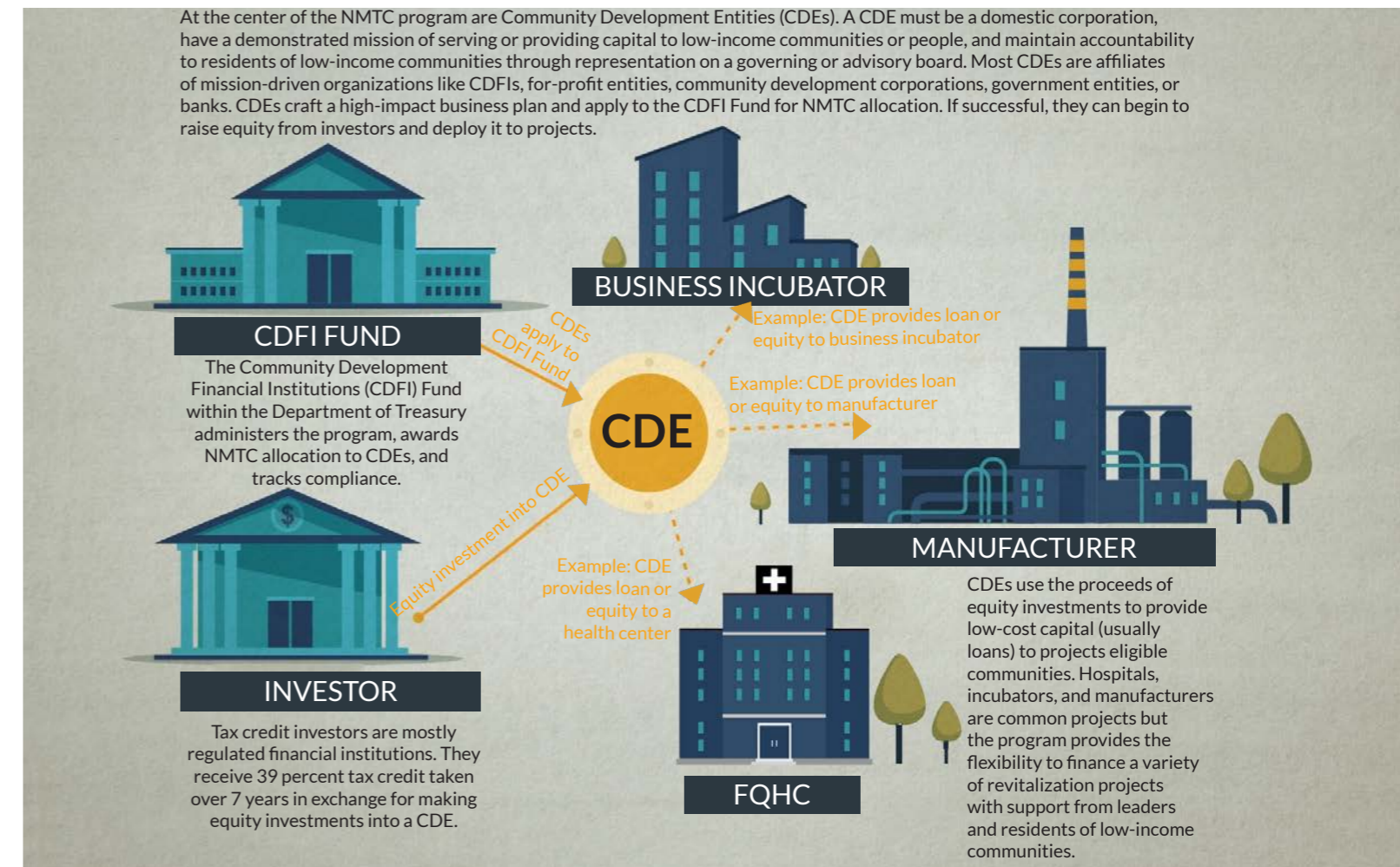
Extension legislation has been introduced by Sens. Roy Blunt (R-MO) and Ben Cardin (D-MD) in the Senate and Reps. Terri Sewell (D-AL) and Tom Reed (R-NY) in the House. **The New Markets Tax Credit Extension Act of 2019 (H.R. 1680/S. 750).**

The legislation would: provide an indefinite extension to the NMTC; increase allocation authority, adjusted for inflation; improve tax credit pricing and expand the investor-base by providing AMT relief to NMTC investors

In the 115th Congress, 123 members of the House and Senate from both parties cosponsored the NMTC Extension Act of 2017 (S. 384 and H.R. 1098).

# HOW IT WORKS

MOBILIZING CAPITAL FOR HIGH-IMPACT PROJECTS



## ELIGIBLE COMMUNITIES

NMTC projects must be located in census tracts with poverty rates of at least 20 percent or median incomes at or below 20 percent of the area median. However...

**75%** of NMTC projects are located in **severely distressed communities** that far exceed the statutory requirements for distress.

## WHAT ABOUT RURAL?

The NMTC statute directs the CDFI Fund to ensure NMTC allocation reaches a proportional share of non-metropolitan counties.

**23%** of NMTC projects were located in non-metropolitan counties in 2017.

## GAP FINANCING

Example: Imagine a business needs \$15 million to expand a production facility and purchase new equipment to meet growing demand. The business can only come up with \$12 million from a conventional lender. The NMTC fills the gap and makes the expansion possible.

**\$15 MILLION TOTAL PROJECT COST**

**\$12 MILLION IN CONVENTIONAL FINANCING**

**NMTC FILLS \$3 MILLION GAP**

# ONLINE RESOURCES

<b>NMTC Coalition:</b>	<a href="http://nmtccoalition.org">nmtccoalition.org</a>
State Fact Sheets:	<a href="http://nmtccoalition.org/state-fact-sheets">nmtccoalition.org/state-fact-sheets</a>
Project Maps	<a href="http://nmtccoalition.org/map">nmtccoalition.org/map</a>
Project Profiles:	<a href="http://nmtccoalition.org/stories">nmtccoalition.org/stories</a>
How It Works Video:	<a href="http://nmtccoalition.org/how-it-works">nmtccoalition.org/how-it-works</a>
Research:	<a href="http://nmtccoalition.org/research">nmtccoalition.org/research</a>
Statute:	<a href="http://nmtccoalition.org/statute">nmtccoalition.org/statute</a>
 <b>CDFI Fund:</b>	 <a href="http://cdfifund.gov">cdfifund.gov</a>



Above: An interior view of Serenity Labs at Plush Mill in Greenville, SC

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