

**Name of Project: Neighborhood retail, San Antonio, Texas**  
**Name of CDE: National New Markets Tax Credit Fund, Inc.**

This small (55,000 square feet) suburban style shopping center lies in the southwestern area of San Antonio, six miles from downtown. A few miles to the west is Kelly-USA, a major redevelopment of the former Kelly Air Force Base, a victim of earlier base closings. The shopping center sits on a major east–west thoroughfare that is characterized by several other larger and comparable shopping centers. It has four relatively small tenants. Adjacent are Home Depot, SuperTarget, Burlington Coat Factory and Sam’s Club. To the north and south are blue-collar residential areas.

The MFI of the immediate census tract was 70% while the poverty rate was 18.5%. The 2000 unemployment rate was 1.9 times the national average at that time. Ninety-three per cent of the population was Hispanic/Latino. Forty per cent of adults had no high school diploma and fifteen per cent of households in the 2000 census were headed by single mothers. The shopping center lies in an EPA Brownfields area. This combined with the high unemployment ratio makes the census tract a CDFI Fund “area of greater economic distress”.

This \$3,850,000 loan was the permanent financing of the purchase. There was no additional public or private financing. The loan was made on CDFI Fund-defined “flexible terms” in that the payments were interest only for five years, resulting in a 30 bps savings to the borrower.

CRF-USA is reviewing opportunities to make contributions to enhance the community impact of the NMTC loan. Although the community impact plan is not yet completed, one potential strategy will work to connect young adult workers to the nearby Urban Empowerment Zone opportunities. Eligible young adult workers can bring employers a Work Opportunity Tax Credit.