

New Markets Tax Credit Year in Review

Through the latest funding round of New Markets Tax Credits (NMTC), Capital for Compassion provided consulting services to seven development projects, resulting in organizations across the country receiving a combined \$19,700,000 to expand vital services and jobs in low income communities. Many of these projects have received Affordable Housing Program (AHP) grants and previous NMTC funding as well.



Family YMCA of Marion and Polk Counties: Salem Family YMCA - Salem, OR

Project Budget: \$29,800,000

NMTC Net Proceeds: \$4,300,000

Building on a 128-year legacy of community service, the Family YMCA of Marion and Polk Counties is constructing a new 51,000 square foot community center to grow its capacity to serve the entire age spectrum with an expanded program service model. The new facility is designed with spaces for childcare, youth development, an accessible warm water pool, saunas, community meeting rooms and lounges, community café, gym, multipurpose training rooms, accessible fitness equipment, and a roof top track and terrace overlooking downtown. Programs offered at the facility will include school-age childcare, youth sports, virtual workout classes, group fitness, day and overnight camps, family camps, and unique services for children, families, and adults. Centrally located, the new center is surrounded by shops and restaurants, City Hall, the state Capitol and government buildings, public transportation, Riverfront Park, and Willamette University.

For more information, visit theyonline.org

Tommy Car Wash Systems Headquarters Holland, MI

Project Budget: \$35,300,000

NMTC Net Proceeds: \$5,400,000



Tommy Car Wash Systems is developing a new 245,000 square foot headquarters with production space to receive and assemble components for new car wash locations, blend cleaning solutions, and ship everything to car wash sites across the country. Plans for the headquarters also include an onsite working car wash to act as a demonstration center, remote monitoring of hundreds of car wash locations, and expanded corporate office space to allow franchise owners to gather for meetings and training. Over 300 people will be employed at the facility. Employees are recruited through partnerships with local organizations and are supported with training and advancement opportunities. Tommy Car Wash Systems produces state-of-the-art equipment for car wash operators and is expanding rapidly. The new headquarters meets the demand for more space to address ongoing growth while consolidating operations into one corporate office and one warehouse.

For more information, visit tommycarwash.com



Helping Up Mission: Center for Women & Children

Baltimore, MD

Project Budget: \$50,000,000

2021 NMTC Net Proceeds: \$1,200,000

Prior NMTC Net Proceeds: \$1,800,000

AHP Grant: \$2,000,000

In response to an abundant need for services to support homeless women and children, Helping Up Mission is building a 101,547 square foot building to serve these needs. With seven stories and two levels of underground parking, the facility will house space for 260 emergency and transitional housing beds, classrooms, childcare, a primary care and wellness center, a mental health service area, a workforce development and education center, a recreation and fitness area, multipurpose spaces, counseling rooms, and office space. The new building also meets the Enterprise Green Communities criteria as its construction techniques include green roofs, electric car charging stations, bicycle racks, and environmentally conscious finish materials. Services offered at the new center will include case management, drug and alcohol screening and counseling, job training and work therapy, employment and interview skills training, financial literacy, life skills training, dental/vision/health care, GED training and testing, after school childcare and academic support, and aftercare. Previous NMTC financing provided funding for construction of the Center for Women & Children, while this round of financing directed funds toward the facility's operations.

For more information, visit helpingupmission.org

Union Rescue Mission: Angeles House

Los Angeles, CA

Project Budget: \$39,600,000

2021 NMTC Net Proceeds: \$1,800,000

Prior NMTC Net Proceeds: \$6,100,000

AHP Grant: \$1,150,000

To address the ongoing homelessness crisis in Los Angeles, Union Rescue Mission is constructing a 74,866 square foot facility to assist homeless families with transitional housing and supportive services. Angeles House will have 86 units for families to have their own sleeping area, bathroom, and storage, with a total capacity of 364 beds. The facility will be equipped with a common kitchen, communal dining, computer lab, classroom, daycare facility, administrative and case management office space, medical and dental clinic, and a recreational, educational, and multipurpose space. Families at Angeles House have access to legal assistance, daycare, dental services, permanent housing placement, recovery programs, case management assistance, transportation, job training and placement, and education classes. Angeles House also offers mental health assessments, evaluations, and follow up treatments through a partnership with Pepperdine University. Angeles House will have the capacity to serve approximately 130 families every year.



For more information, visit urm.org



Light of Life Rescue Mission: Ridge Place *Pittsburgh, PA*

Project Budget: \$14,100,000

NMTC Net Proceeds: \$2,000,000

AHP Grant: \$750,000

Currently constrained by space limitations, Light of Life Rescue Mission is renovating and expanding the Ridge Place facility to increase services available for the homeless population in Pittsburgh. The completed 56,185 square foot building will include separate floors dedicated to services for men and services for women with children, 40 bedrooms, common spaces, classrooms, computer labs, training areas, counseling offices, communal kitchen and dining, chapel, food pantry, donation center, playroom with age appropriate toys, and green spaces. Individuals involved in the recovery programs at Ridge Place have access to case management, literacy and parenting classes, life skills and computer training, daycare, after school programs, substance abuse recovery, health referrals, job training, internships, employment placement, and housing referrals. Located in a community with a 29.3 percent poverty rate, Ridge Place meets the needs of the homeless where they are, with strong supports to help each individual and family achieve sustained independence.

For more information, visit lightoflife.org

Fresno Mission: City Center Phase 1 *Fresno, CA*

Project Budget: \$40,000,000

Phase 1 NMTC Net Proceeds: \$2,500,000

Fresno Mission is taking an innovative approach to providing social services to homeless and at-risk families in Fresno through the development of City Center, a nine acre former hospital campus with over 170,000 square feet of buildings. City Center is based on a relationship-first model, where those in need of assistance are greeted with a cup of coffee in a café-style area and can be connected with over 20 organizations on campus who address emergency needs and provide a pathway out of crisis. The campus includes a charter school for at-risk youth, recreational center, community playground, childcare center, residential building with crisis housing for nearly 306 people, a hub with space for partner organizations, and spaces for assessment and counseling, a food pantry, clothing distribution, a chapel, a teaching kitchen, communal dining, and office and administrative space. Family HealthCare Network will operate a 7,439 square foot Federally Qualified Health Center on campus. Among City Center's many unique features is the design of its housing to be capable of serving families as large as ten people.



For more information, visit citycenterfresno.org



Memphis Union Mission: The Opportunity Center Phase 2 - Memphis, TN

Project Budget: \$36,600,000

Phase 2 NMTC Net Proceeds: \$2,500,000

Phase 1 NMTC Net Proceeds: \$4,400,000

Phase 1 AHP Grant: \$500,000

Memphis Union Mission's Opportunity Center expands emergency shelter and supportive services for homeless individuals in the Memphis area. This new 21,594 square foot community facility includes spaces for 104 emergency shelter beds, medical and dental services, recovery programming, counseling, life skills training, education, employment readiness workshops, haircuts, community gathering, and offices. Guests also have access to non-prescription reading glasses, podiatry evaluations and shoes, blood pressure and diabetes screenings, and presentations on flu prevention and diabetes. This project is the second phase of a three-phase plan to increase capacity and create a robust offering of services to homeless individuals. Phase one created a 61,050 square foot emergency shelter facility with 122 beds, commercial kitchen, dining, guest storage, laundry, clothing distribution area, activity area, lounges, a library, counseling rooms, classroom, office space, and a nurse's station. The third phase will bring the total capacity to 350 beds and will add additional medical, educational, and case management services to assist people in breaking the cycle of homelessness and poverty.

For more information, visit memphisunionmission.org

About Capital for Compassion

Capital for Compassion is a for profit company that helps nonprofits across the United States access tax credit financing and affordable housing grants for development projects that deliver significant empowerment and supportive services to low-income residents who are often homeless and have special needs.

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