NEW MARKETS TAX CREDIT

ALLOCATION APPLICATION

Riverbend Community Capital CDE, LLC

Application Round:	not specified — CDE to state
Requested NMTC Allocation:	$65,000,000
Preparation Date:	August 23, 2026
Readiness Assessment:	Grade A — 86.6/100 (this tool's own unsourced house heuristic, not a CDFI Fund evaluation)

Contact: Sarah Johnson | sjohnson@riverbendcapital.org | 312-555-0192

Executive Summary

Riverbend Community Capital CDE, LLC respectfully requests $65.0 million in New Markets Tax Credit allocation. Our 20-project pipeline spans 19 states, with 87% of QEI committed to deep and severely distressed census tracts.

Key Metrics

Metric	Value
Total Pipeline QEI	$122,500,000
Total Project Cost	$170,600,000
States Represented	19
Deep/Severe Distress Concentration	87%
NMTC Eligibility Rate	100%
Jobs to Be Created	864
Affordable Units to Be Built	234
Jobs per $1MM QEI	7.0

Application Readiness Assessment

Grade A 86.6/100	**Eligibility Quality:** 100/100 **Distress Concentration:** 100/100 **Geographic Diversity:** 100/100 **Impact Metrics:** 38/100 **Validation Pass Rate:** 100/100 **Completeness:** 80/100

READINESS SCORE: An UNSOURCED HOUSE HEURISTIC of this tool (eligibility 25%, distress concentration 25%, geographic diversity 15%, impact metrics 20%, validation 10%, completeness 5%). The weights are this tool's own judgement; they are not calibrated against award data, the CDFI Fund publishes no such weighting, and the score does not predict an award outcome.

Section A: Business Strategy

Investment Thesis and Strategy

Riverbend Community Capital CDE, LLC will deploy $65.0 million in NMTC allocation across 20 projects in 19 states — targeting 87% of QEI in deep and severely distressed census tracts. The pipeline's largest sector concentration is healthcare.

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Target Markets — Geographic and Demographic

Primary geographic targets: AZ, CA, FL, GA, IL and others.

Riverbend Community Capital CDE, LLC's stated mission is: "Deploy New Markets Tax Credit capital into deep-distress communities across the Midwest and South, with a focus on healthcare, education, and small business operating businesses in persistent poverty…"

Per the persistent-poverty flags supplied in this CDE's own pipeline submission, the pipeline places 15% of QEI in tracts declared as persistent-poverty counties. 3% of QEI is in tracts recorded as High Migration Rural. This share is NOT solely the CDE's declaration: the high_migration_rural column of the pipeline submission is overwritten wherever nmtc-mapper returned a determination for the tract, so where the two disagree the figure above is the tool's, not the CDE's. Check it against your own submission before relying on it, and state which governs.

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Pipeline Overview

Item	Value
Total Projects in Pipeline	20
Total Pipeline QEI ($)	$122,500,000
States Represented	19
% QEI in Deep/Severe Distress	87%

Dominant Sector	Healthcare
Total Jobs to Be Created	864
Sector Diversity Score	91.8/100

QEI Deployment Strategy and Timeline

Riverbend Community Capital CDE, LLC targets an NMTC allocation award. Application round: not specified — CDE to state.

[CDE TO COMPLETE: State your deployment timeline and the diligence status of each project — when you expect to close the first tranche, how the rest are sequenced, and how far each project has actually progressed through your underwriting. This tool holds neither: your pipeline submission records project economics and locations, not diligence milestones or target closing dates. Do not assert that a project has cleared underwriting review unless it has.]

QEI deployment strategy: 87% of QEI committed to deep/severe distress tracts. (This tool's own internal scoring band is ≥75%; it is not a CDFI Fund threshold.)

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Competitive Differentiation

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Section B: Community Outcomes

Aggregate Community Impact Projections

The 20 projects in Riverbend Community Capital CDE, LLC's pipeline will produce the following direct community impacts upon project completion:

• 864 permanent full-time-equivalent jobs created • 298 existing jobs retained • 234 affordable or mixed-income housing units developed • 198,500 sq ft of community facility / commercial space • 7.0 jobs per $1MM of QEI deployed

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Distress Level Commitments

Item	Value
QEI in Deep Distress Tracts (a share of QEI, not of QLICIs — see the basis note below)	53.5%
QEI in Severely Distressed Tracts, Deep Distress included (a share of QEI, not of QLICIs — see the basis note below)	86.7%
— of which severely distressed but not also deep	33.2%
QEI in LIC (Standard Eligible) Tracts	13.3%
QEI in NMTC Native Areas (CDE-declared, not verified by this tool)	10.0%
QEI in High Migration Rural (HMR) Tracts	2.6%
BASIS NOTE — the CDFI Fund's two distress commitments are measured on QLICIs, not on QEI	Question 25 of the CY 2024-2025 NMTC Allocation Application (printed pp. 38-41) sets both commitments, and both are measured on QLICIs — specifically on QLICIs "in terms of aggregate dollar amounts", tested for each QLICI. Question 25(a) asks for at least 85% of QLICIs in areas characterized by at least ONE of items 1-5 (Severe Distress; NMTC Native Areas; U.S. Island Areas; Non-Metropolitan Counties; Targeted Populations) or by at least TWO of items 6-12 (25% poverty / 70% median family income / 1.25x unemployment; Brownfield Sites; ARC and/or DRA Areas; Colonias

Areas; Federal Medically Underserved Areas; FEMA Disaster Areas; Low-Income and Low-Access to Supermarkets). "Multiple indicia of distress" is that two-of-seven test, applied per QLICI — not a loose notion of compounded distress and not a category of its own. Question 25(b)(i) is NOT a 20% bar. It is a selectable commitment level — 0, 5, 10, 15 or 20, and selecting 20 opens a field for any figure from 20% to 100% — over FOUR qualifying area types: Deep Distress, NMTC Native Areas, High Migration Rural Counties and U.S. Island Areas. A CDE that can honestly commit 10% selects 10 and has failed nothing; a CDE whose QLICIs sit in Native Areas, High Migration Rural Counties or Island Areas must count them, and no Deep Distress figure in this document does. The Application further states that "A QLICI that meets this commitment will also automatically meet the commitment made in Question 25(a)." Every distress share in this document is a share of QEI. nmtc-application-builder computes neither QLICI-denominated figure — it reads this pipeline's QLICI amounts only to print them in Appendix A and to check that each is no larger than its QEI — so no figure in this document answers either commitment, and none may be presented to the CDFI Fund as doing so. WHICH OF THE CDE'S QUALIFYING ROUTES ARE VISIBLE HERE: this package carries a per-project field for 6 of the 14 distinct area types Question 25 lists, and they do NOT share one provenance, so each is stated with its own. Severe Distress and Deep Distress: TOOL-VERIFIED — the distress level is read from the CDFI Fund eligibility table for the tract this package geocoded, and a CDE's own distress column is kept separately and labelled CDE-declared wherever it is shown. High Migration Rural Counties: CDE-DECLARED AND TOOL-VERIFIED — enrichment overwrites the CDE's declaration whenever nmtc-mapper returns a determination for the tract, so the declaration stands only where the tool reached none, and where enrichment did not run at all. NMTC Native Areas and U.S. territory: CDE-DECLARED AND TOOL-UNVERIFIED — nothing in this package checks either one, and a Native Area determination is a spatial intersection against the Fund's CIMS map rather than a tract-keyed lookup this package could perform (U.S. territory is the CDE's own word; the Application's U.S. Island Areas is a

	specific list of five). Non-Metropolitan Counties: TOOL-VERIFIED AND TRI-STATE — the OMB designation is read for the same geocoded tract, and a project the lookup could not resolve is recorded as undetermined rather than as metropolitan, so no project is counted in a county type it was never determined to be in. It carries NOTHING for Targeted Populations and nothing for any of items 6-12; it computes no multi-indicia measure at all. Holding those fields is not a partial answer to Question 25 and must not be read as one: the commitment is a share of QLICI DOLLARS, this package weights nothing by QLICI dollars, and a flag that enters no denominator contributes nothing to a share. Deep Distress is a strict subset of severe distress, so the severe-distress share already includes the deep-distress share. The CDE must compute both QLICI-denominated shares from its own QLICI amounts, against the Application's own area lists, before stating either commitment. (The CY 2026 NOAA is not yet published.)

Community Need Documentation

[CDE TO COMPLETE: Document unmet capital need in the markets this pipeline serves. Supply the underlying evidence and cite each source by name, publisher and vintage — for example credit-access or lending data for your tracts, unemployment and poverty measures, business closures or disinvestment history, and community input gathered by your CDE. nmtc-application-builder does not compute, retrieve or verify community-need statistics of any kind, and supplies no figure for this subsection. No number may be entered here without a citation the CDE controls and can defend to the CDFI Fund.]

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Per-Project Impact Detail

(See Attachment: Impact Projections Table)

Long-Term Community Impact Strategy

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Section C: Management Capacity

CDE History and Certification

Riverbend Community Capital CDE, LLC was certified as a Community Development Entity by the CDFI Fund on 2018-06-20. Since certification, the organization has received 3 NMTC allocation awards totaling $155,000,000, of which 2 are recorded as fully deployed.

Per this CDE's own profile declaration, no prior NMTC reporting issues have been recorded.

[CDE TO COMPLETE: State the CDE's full compliance and performance history over its prior allocations — recapture or reduction events, defaults, cures, and material findings. The profile field above covers reporting issues only and is not by itself a representation about defaults or compliance violations.]

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Governance and Organizational Structure

Item	Value
Board Members	9
Community Representatives	4
Independent Directors	3
Board Meeting Frequency	quarterly
CDE Certification Date	2018-06-20
Prior Allocations Received	3
Total Prior Allocation ($)	$155,000,000
Rounds Fully Deployed	2

Track Record — Prior NMTC Deployments

(See Attachment: Track Record Table)

Underwriting Process and Internal Controls

[CDE TO COMPLETE: Describe your CDE's underwriting process end to end — initial screening and how eligibility is established, impact assessment, financial underwriting and credit criteria, your investment committee's composition and approval threshold, and your compliance-monitoring practice over the seven-year period. This tool holds none of these: your CDE profile records a board headcount, which is not an approval rule, and nothing in it describes a control you actually operate.]

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Key Personnel and Qualifications

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Section D: Capitalization Strategy

Deal Economics Summary

Item	Value
Allocation Requested ($)	$65,000,000
Total Pipeline QEI ($)	$122,500,000
Total NMTCs Generated ($)	$47,775,000
Estimated Investor Equity ($)	$39,653,250
Assumed Credit Price ($/NMTC)	$0.83 (market assumption, not a CDFI Fund parameter)
Total Leverage Loans ($)	$82,846,750
CDE Fee Income ($)	$3,062,500
Assumed CDE Fee Rate	2.5% of QEI (market assumption, not a CDFI Fund parameter)
QEI Less CDE Fees ($)	$119,437,500 (not the QALICB's retained benefit — the $82.8MM leverage loan inside this figure is repaid or refinanced)
Compliance Period	7 years (IRC §45D)

Investor Strategy and Relationships

[CDE TO COMPLETE: Describe your actual investor relationships and their current status — named institutions where you have them, whether each is a term sheet, a letter of intent, a prior-round investor or a prospect, and who is expected to lead. This tool has no investor data for your CDE and cannot attest to any relationship, to investor motivation, or to how many investors will participate.]

Modelled on $122.5MM of pipeline QEI at an assumed credit price of $0.83/NMTC credit, the structure implies $39.7MM of investor equity. The credit price is a market assumption of this model, not a quoted or committed price.

Pipeline footprint: 19 states.

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Leverage Structure

Each transaction will utilize a standard leveraged NMTC structure:

1. Leverage Lender provides senior debt (approx. $82.8MM total) 2. Tax Credit Investor contributes equity ($39.7MM) 3. Combined proceeds flow through the CDE as QLICI loans. 3 of 20 projects are declared below-market-rate in this CDE's own pipeline submission; the terms of the remainder are not recorded here. 4. QEI less CDE fees: $119.4MM. This is not the QALICB's retained benefit — the $82.8MM leverage loan inside it is repaid or refinanced after the 7-year period.

Assumed CDE fee rate: 2.5% of QEI ($3.1MM) — a market assumption of this model, not a CDFI Fund parameter. Fees cover origination, compliance monitoring, and asset management over the 7-year compliance period.

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Investor Commitments

[CDE TO COMPLETE: This table is a blank form. nmtc-application-builder holds no investor data for your CDE and supplies no figure in it — not a name, a type, a CRA obligation, a commitment amount, a credit price or a status, and not the number of rows. Add one row per investor you can name and defend to the CDFI Fund, and delete any row you cannot.] (See Attachment: Investor Commitments Table)

Leverage Loan Sources

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Section E: Prior Awards — Deployment History

Prior Allocation Summary

Riverbend Community Capital CDE, LLC has 3 prior NMTC allocation awards totaling $155,000,000, of which 2 are recorded in the CDE profile as fully deployed.

Per this CDE's own profile declaration, no prior NMTC reporting issues have been recorded.

[CDE TO COMPLETE: State the CDE's full compliance and performance history over its prior allocations — recapture or reduction events, defaults, cures, and material findings. The profile field above covers reporting issues only and is not by itself a representation about defaults or compliance violations.]

The deployment history table below provides details on each prior award, including states served and sectors financed.

Award-by-Award Deployment History

- **Award 1 (FY2019):** $40,000,000 — Fully Deployed. States: IL, OH, TN. Sectors: healthcare, small_business.
- **Award 2 (FY2021):** $55,000,000 — Fully Deployed. States: IL, GA, LA. Sectors: education, affordable_housing.
- **Award 3 (FY2023):** $60,000,000 — Partially Deployed. States: OH, MI, MO, TN. Sectors: healthcare, community_facility.

Compliance and Monitoring

(See Attachment: Track Record Table)

Outcomes and Impact Achieved

Outcomes across all 3 prior awards:

[NARRATIVE PLACEHOLDER — Replace this text with your CDE's specific information. CDFI Fund reviewers score on specificity, evidence, and alignment with community need. Length is governed by the limit printed on the published application form for this question, which this tool does not encode — check the form, not this draft.]

Appendix A: Pipeline Detail

Project ID	Project Name	State	Distress Level	QEI Request ($)	Total Project Cost ($)
PRJ-001	Southside Community Health Center	IL	Deep Distress	$8,500,000	$12,500,000
PRJ-002	East Houston Charter Academy	TX	Deep Distress	$7,000,000	$9,800,000
PRJ-003	Bronx Food Hub	NY	Severely Distressed	$5,000,000	$7,200,000
PRJ-004	Watts Manufacturing Center	CA	Deep Distress	$4,500,000	$6,000,000
PRJ-005	Cleveland Neighborhood Clinic	OH	Deep Distress	$7,500,000	$10,000,000
PRJ-006	Atlanta Affordable Homes Phase II	GA	Severely Distressed	$9,000,000	$14,000,000
PRJ-007	Miami Community Resource Center	FL	Low Income Community	$4,000,000	$5,500,000
PRJ-008	North Philadelphia Wellness Hub	PA	Deep Distress	$8,000,000	$11,000,000
PRJ-009	New Orleans Culinary Arts Center	LA	Deep Distress	$6,000,000	$8,200,000
PRJ-010	Memphis Small Business Incubator	TN	Deep Distress	$3,500,000	$4,800,000
PRJ-011	Milwaukee Affordable Apartments	WI	Severely Distressed	$9,500,000	$13,500,000
PRJ-012	St. Louis Community Solar Project	MO	Low Income Community	$3,800,000	$5,000,000

Project ID	Project Name	State	Distress Level	QEI Request ($)	Total Project Cost ($)
PRJ-013	Charlotte Workforce Training Center	NC	Severely Distressed	$5,500,000	$7,500,000
PRJ-014	Phoenix Native American Health Clinic	AZ	Deep Distress	$6,500,000	$9,000,000
PRJ-015	Detroit Auto Parts Manufacturer	MI	Deep Distress	$5,000,000	$6,500,000
PRJ-016	Indianapolis Mixed-Use Community Hub	IN	Severely Distressed	$7,500,000	$10,500,000
PRJ-017	Rural Mississippi Health Access Center	MS	Deep Distress	$3,200,000	$4,200,000
PRJ-018	Kansas City Affordable Senior Housing	MO	Low Income Community	$8,500,000	$11,800,000
PRJ-019	Baltimore Community Food Market	MD	Severely Distressed	$4,200,000	$5,800,000
PRJ-020	Albuquerque Mixed-Use Arts District	NM	Deep Distress	$5,800,000	$7,800,000
TOTALS	**20 projects**			**$122,500,000**	**$170,600,000**

Full 33-column pipeline detail (deal economics, QLICI structure, timeline) is provided in the accompanying Excel workbook, Pipeline Detail tab.

Appendix B: Distress Documentation

Project ID	Project Name	City, State	Census Tract (GEOID)	NMTC Eligible	Distress Level	Severely Distressed Flag	NMTC Native Area (CDE-declared)	High Migration Rural (HMR)	Opportunity Zone	Poverty Rate (%)	Median Family Income	Unemployment Rate (%)	Data Source	ACS Vintage
PRJ-001	Southside Community Health Center	Chicago, IL	17031838200	Yes	Deep Distress	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-002	East Houston Charter Academy	Houston, TX	48201223400	Yes	Deep Distress	Yes	No	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-003	Bronx Food Hub	Bronx, NY	36005035900	Yes	Severely Distressed	Yes	No	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-004	Watts Manufacturing Center	Los Angeles, CA	06037606200	Yes	Deep Distress	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-005	Cleveland Neighborhood Clinic	Cleveland, OH	39035103200	Yes	Deep Distress	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-006	Atlanta Affordable Homes Phase II	Atlanta, GA	13121008700	Yes	Severely Distressed	Yes	No	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates

Project ID	Project Name	City, State	Census Tract (GEOID)	NMTC Eligible	Distress Level	Severely Distressed Flag	NMTC Native Area (CDE-declared)	High Migration Rural (HMR)	Opportunity Zone	Poverty Rate (%)	Median Family Income	Unemployment Rate (%)	Data Source	ACS Vintage
PRJ-007	Miami Community Resource Center	Miami, FL	12086000900	Yes	Low Income Community	No	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-008	North Philadelphia Wellness Hub	Philadelphia, PA	42101017900	Yes	Deep Distress	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-009	New Orleans Culinary Arts Center	New Orleans, LA	22071008500	Yes	Deep Distress	Yes	No	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-010	Memphis Small Business Incubator	Memphis, TN	47157002400	Yes	Deep Distress	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-011	Milwaukee Affordable Apartments	Milwaukee, WI	55079141700	Yes	Severely Distressed	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-012	St. Louis Community Solar Project	St. Louis, MO	29510109500	Yes	Low Income Community	No	No	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-013	Charlotte Workforce Training Center	Charlotte, NC	37119004200	Yes	Severely Distressed	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates

Project ID	Project Name	City, State	Census Tract (GEOID)	NMTC Eligible	Distress Level	Severely Distressed Flag	NMTC Native Area (CDE-declared)	High Migration Rural (HMR)	Opportunity Zone	Poverty Rate (%)	Median Family Income	Unemployment Rate (%)	Data Source	ACS Vintage
PRJ-014	Phoenix Native American Health Clinic	Phoenix, AZ	04013118400	Yes	Deep Distress	Yes	Yes	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-015	Detroit Auto Parts Manufacturer	Detroit, MI	26163527900	Yes	Deep Distress	Yes	No	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-016	Indianapolis Mixed-Use Community Hub	Indianapolis, IN	18097350200	Yes	Severely Distressed	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-017	Rural Mississippi Health Access Center	Greenville, MS	28065950100	Yes	Deep Distress	Yes	No	Yes	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-018	Kansas City Affordable Senior Housing	Kansas City, MO	29095017800	Yes	Low Income Community	No	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-019	Baltimore Community Food Market	Baltimore, MD	24510050200	Yes	Severely Distressed	Yes	No	No	No	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates
PRJ-020	Albuquerque Mixed-Use Arts District	Albuquerque, NM	35001000900	Yes	Deep Distress	Yes	Yes	No	Yes	See ACS	See ACS	See ACS	CDFI Fund NMTC Eligibility Table (2016–2020 ACS)	2016–2020 ACS 5-Year Estimates

Project ID	Project Name	City, State	Census Tract (GEOID)	NMTC Eligible	Distress Level	Severely Distressed Flag	NMTC Native Area (CDE-declared)	High Migration Rural (HMR)	Opportunity Zone	Poverty Rate (%)	Median Family Income	Unemployment Rate (%)	Data Source	ACS Vintage
SUMMARY	**20 total projects**			**20/20**		**17/20 (85%)**	**2/20**							

Appendix C: Geographic Targeting

State	Project Count	QEI ($)	QEI (% of Total)	Deep/Severe Projects	Native Area Projects (CDE-declared)	HMR Projects	OZ Projects
AZ	1	$6,500,000	5.3%	1	1	0	0
CA	1	$4,500,000	3.7%	1	0	0	0
FL	1	$4,000,000	3.3%	0	0	0	0
GA	1	$9,000,000	7.3%	1	0	0	1
IL	1	$8,500,000	6.9%	1	0	0	0
IN	1	$7,500,000	6.1%	1	0	0	0
LA	1	$6,000,000	4.9%	1	0	0	1
MD	1	$4,200,000	3.4%	1	0	0	0
MI	1	$5,000,000	4.1%	1	0	0	1
MO	2	$12,300,000	10.0%	0	0	0	1
MS	1	$3,200,000	2.6%	1	0	1	0
NC	1	$5,500,000	4.5%	1	0	0	0
NM	1	$5,800,000	4.7%	1	1	0	1
NY	1	$5,000,000	4.1%	1	0	0	1
OH	1	$7,500,000	6.1%	1	0	0	0
PA	1	$8,000,000	6.5%	1	0	0	0
TN	1	$3,500,000	2.9%	1	0	0	0
TX	1	$7,000,000	5.7%	1	0	0	1
WI	1	$9,500,000	7.8%	1	0	0	0
TOTAL	**20**	**$122,500,000**	**100.0%**	**17**	**2**	**1**	**7**

Appendix D: Impact Projections

Project Name	State	Sector	Jobs Created	QEI ($)	Cost per Job ($)	Distress Level
Southside Community Health Center	IL	Healthcare	52	$8,500,000	$240,385	Deep Distress
East Houston Charter Academy	TX	Education	38	$7,000,000	$257,895	Deep Distress
Bronx Food Hub	NY	Small Business	65	$5,000,000	$110,769	Severely Distressed
Watts Manufacturing Center	CA	Small Business	80	$4,500,000	$75,000	Deep Distress
Cleveland Neighborhood Clinic	OH	Healthcare	42	$7,500,000	$238,095	Deep Distress
Atlanta Affordable Homes Phase II	GA	Affordable Housing	15	$9,000,000	$933,333	Severely Distressed
Miami Community Resource Center	FL	Community Facility	28	$4,000,000	$196,429	Low Income Community
North Philadelphia Wellness Hub	PA	Healthcare	55	$8,000,000	$200,000	Deep Distress
New Orleans Culinary Arts Center	LA	Education	35	$6,000,000	$234,286	Deep Distress
Memphis Small Business Incubator	TN	Small Business	90	$3,500,000	$53,333	Deep Distress
Milwaukee Affordable Apartments	WI	Affordable Housing	12	$9,500,000	$1,125,000	Severely Distressed
St. Louis Community Solar Project	MO	Clean Energy	22	$3,800,000	$227,273	Low Income Community

Project Name	State	Sector	Jobs Created	QEI ($)	Cost per Job ($)	Distress Level
Charlotte Workforce Training Center	NC	Education	30	$5,500,000	$250,000	Severely Distressed
Phoenix Native American Health C...	AZ	Healthcare	48	$6,500,000	$187,500	Deep Distress
Detroit Auto Parts Manufacturer	MI	Small Business	110	$5,000,000	$59,091	Deep Distress
Indianapolis Mixed-Use Community...	IN	Mixed Use	35	$7,500,000	$300,000	Severely Distressed
Rural Mississippi Health Access ...	MS	Healthcare	20	$3,200,000	$210,000	Deep Distress
Kansas City Affordable Senior Ho...	MO	Affordable Housing	10	$8,500,000	$1,180,000	Low Income Community
Baltimore Community Food Market	MD	Community Facility	45	$4,200,000	$128,889	Severely Distressed
Albuquerque Mixed-Use Arts District	NM	Mixed Use	32	$5,800,000	$243,750	Deep Distress
TOTALS (20 projects)			**864**	**$122,500,000**	**$141,782**	

Full impact detail is in the Excel attachment.

Appendix E: CDE Track Record

Award Year	Allocation ($)	Deployment Status	States Deployed	Sectors	Notes
2019	$40,000,000	Fully Deployed	IL, OH, TN	healthcare, small_business	
2021	$55,000,000	Fully Deployed	IL, GA, LA	education, affordable_housing	
2023	$60,000,000	Partially Deployed	OH, MI, MO, TN	healthcare, community_facility	
TOTALS	**$155,000,000**	**2 rounds fully deployed**	**7 states**		**$155,000,000 total prior allocation**

Appendix F: Methodology

Generated by **nmtc-application-builder v1.5.5** on 2026-08-23.

ELIGIBILITY: CDFI Fund NMTC Eligibility Table, 2016–2020 ACS 5-Year Estimates.

DISTRESS LEVELS (quoted from the CDFI Fund NMTC LIC Eligibility workbook, 2016–2020 ACS, columns O and P — the file this tool loads to classify every tract; the criteria are the workbook's own, with spacing normalised for legibility): Severe distress = LIC AND (Poverty>30%; MFI<=60%; Unemployment>=1.5). Deep distress = LIC AND (Poverty>40%; MFI<=40%; Unemployment>=2.5). The semicolons are ORs; both tiers additionally require the tract to be a Low-Income Community. WHICH ROUND THIS IS BASED ON. This tool encodes the CY 2024-2025 NMTC Allocation Application, which is the most recent PUBLISHED Application and is closed and awarded (it opened 19 Nov 2024, closed 29 Jan 2025, and was awarded 23 Dec 2025 with $10 billion in allocation authority). The CY 2026 Allocation Application and NOAA are NOT YET PUBLISHED: the CDFI Fund has announced that CY 2026 will make $5 billion available — half the prior round — and that it will publish the round's Application Materials when the round opens. USE THIS, AND THEN RE-CHECK IT. The CY 2024-2025 Application is a real federal instrument and is the right basis to prepare against today; nothing here is unreliable. But it is a PROXY for the CY 2026 instrument, not that instrument, so every round-specific figure in this document must be re-verified against the CY 2026 materials once the Fund releases them — specifically: the allocation authority and the number of awards available; the CDE certification deadline for eligibility; Question 25's QLICI-denominated commitment levels, its area-type lists and its ladder; Question 22's QLICI-denominated Non-Metropolitan minimum and maximum; Question 15's product-flexibility ladder; the scoring thresholds in the Review Process. SEPARATELY, AND SOONER: to be eligible to apply in CY 2026, an organization must either already be a certified CDE as of the NOAA's Federal Register publication date, or have submitted its CDE Certification Application through AMIS by 11:59 p.m. ET on August 31, 2026. That deadline is not a figure this tool computes and it does not move with anything in this document. AND IF YOU ARE A PRIOR ALLOCATEE, A THIRD OBLIGATION FALLS ON THE SAME DATE: any prior Allocatee that requires action by the CDFI Fund — certifying a Subsidiary entity as a CDE, or adding a Subsidiary CDE to an Allocation Agreement — in order to meet the Qualified Equity Investment (QEI) issuance thresholds published in the CY 2026 NOAA must submit a CDE Certification Application for its Subsidiary CDE(s) through AMIS by 11:59 p.m. ET on August 31, 2026. Full eligibility information, including the QEI issuance thresholds themselves, comes with the NOAA when it publishes. Verified against cdfifund.gov on 2026-08-20.

DEAL ECONOMICS: computed using the nmtc-calc library, standard leveraged NMTC structure. Statutory credit rate 39% of QEI over 7 years (IRC §45D(a)(2): 5% of the QEI on each of the first three credit allowance dates and 6% on each of the remaining four). Assumed credit price $0.83/credit and CDE fee 2.5% of QEI are market assumptions of this model, not CDFI Fund parameters. The leverage loan is the residual of QEI less investor equity, so leverage plus equity equals QEI in every surface of this document.

IMPACT SCREENING BANDS: THIS TOOL'S OWN BANDS (5 / 12 / 20 FTE per $1MM QEI). The CDFI Fund publishes no jobs-per-QEI benchmark in any denominator: it reports job counts and dollar counts separately and never divides them, and it publishes no distribution, so no band here is a percentile. These are not a federal figure and must not be cited as one.

READINESS SCORE: An UNSOURCED HOUSE HEURISTIC of this tool (eligibility 25%, distress concentration 25%, geographic diversity 15%, impact metrics 20%, validation 10%, completeness 5%). The weights are this tool's own judgement; they are not calibrated against award data, the CDFI Fund publishes no such weighting, and the score does not predict an award outcome.