



Southern Community Capital

SCC NMTC FINANCING APPLICATION

Southern Community Capital, LLC, (“SCC”) is a Community Development Entity (“CDE”) as certified through the CDFI Fund, a division of the Department of the Treasury. A subsidiary of Trustmark National Bank, SCC focuses its New Markets Tax Credit (“NMTC”) allocation deployment into the following types of projects: Industrial Expansions, Catalytic Neighborhood Developments, Start-up Manufacturers, and Community Facilities within its specified service area of Mississippi, Alabama, Texas, Tennessee, and Florida.

SCC is able to provide below-market cost capital to projects in highly distressed low-income communities that have deep and significant community impact. SCC places an emphasis on projects that facilitate the creation of quality and accessible jobs, which, in turn increases individual wealth for low-income individuals.

Project Name:

Project Description:

Provide a short, 1-2 paragraph narrative that describes the project, its surrounding community, and its anticipated community and economic impacts. *(Note: impacts discussed in this section should be summarized. There is a separate section to discuss specific anticipated community impacts.)*

Contact Information

Date submitted:

Application completed by:	Relation to project:
Primary contact person :	Relation to project:
Telephone number:	E-mail address:



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Project Location & Distress Criteria

Address:	Street:	City:
	State:	Zip:

Community Type:

<input type="checkbox"/>	Major Urban Area (total urban/suburban population > 1 million)
<input type="checkbox"/>	Minor Urban (total urban/suburban population < 1 million)
<input type="checkbox"/>	Rural Area (census tracts designated as non-metropolitan, outside of an MSA)

11-digit Census Tract Code (if known):

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If the census tract number is not known, use the following link to enter the project address:

[NMTC Mapping Tool](#)

Community Distress Criteria

To be eligible for SCC NMTC allocation, the project must be located in a Low-Income Community classified as **“Severely or Highly Distressed”** by the CDFI Fund by meeting at least one of the following four criteria:

<input type="checkbox"/>	Poverty rate of 30% or greater
<input type="checkbox"/>	Median family income of 60% or less of that area’s median family income
<input type="checkbox"/>	Unemployment rate of 1.5x the national average for 2011-2015 American Community Survey
<input type="checkbox"/>	Non-metro area that meets “Qualified” criteria

If none of the above criteria are met, additional distress criteria may be used. Please indicate any criteria that apply to the project location. Supporting documentation must be provided.

<input type="checkbox"/>	Located in a FEMA-designated “major disaster declaration” since 8/15/07, <u>and</u> the county is eligible for both individual and public assistance, with the initial investment made within 24 months of the disaster declaration.
<input type="checkbox"/>	Located in a federally-designated Empowerment Zone, Enterprise Community, or Renewal Community.
<input type="checkbox"/>	Located in a SBA-designated HUB Zone as a HUB Zone certified business <u>and</u> the investment will support businesses that obtain HUB Zone certification from SBA.
<input type="checkbox"/>	Located in a Census tract identified as a Food Desert under the Healthy Food Financing Initiative definition, to the extent QLICI activities will increase access to healthy food.
<input type="checkbox"/>	Located in a federally-designated Native American or Alaskan Native area, Hawaiian Homeland, or redevelopment area designated by the appropriate Tribal or other authority.
<input type="checkbox"/>	Located in an area designated as distressed by the Appalachian Regional Commission or Delta Regional Authority.
<input type="checkbox"/>	Located in a federally-designated medically underserved area, <u>and</u> the investment will support health related services.
<input type="checkbox"/>	Located in a State or local Tax Increment Financing (TIF) district, Enterprise Zone, or any other State or local program for particularly economically distressed areas (indicate which areas).
<input type="checkbox"/>	Project qualifies as distressed <u>and</u> is located in a Non-Metropolitan county.



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Borrower/QALICB Profile

Borrower/QALICB Name:			
Borrower/QALICB Contact Information	Address:	Street:	City:
		State:	Zip:
	Contact:	Phone:	Email:
Is Borrowing Entity a Special Purpose Entity (SPE)? <i>*If no, the Borrower may be required by counsel to create an SPE to serve as Borrower.</i>			<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the Borrower/QALICB a portion of a business for NMTC purposes? <i>*If "yes," please provide further detail:</i>			<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Borrower/QALICB an existing Trustmark customer?	<input type="checkbox"/> Yes <input type="checkbox"/> No		Trustmark Contact Name:
NMTC Counsel Engaged? <input type="checkbox"/> Yes <input type="checkbox"/> No	Counsel Contact Info:	Name:	
		Phone:	Email:
NMTC Accounting Firm Engaged? <input type="checkbox"/> Yes <input type="checkbox"/> No	Accountant Contact Info:	Name:	
		Phone:	Email:
NMTC Consultant(s) Engaged? <input type="checkbox"/> Yes <input type="checkbox"/> No	Consultant(s) Contact Info:	Name:	
		Phone:	Email:

Please provide a detailed description of the Borrower/QALICB team in the space below such as experience with similar projects, participation in any similar tax credit programs in the past, etc.

QALICB Requirements

The following businesses are prohibited under the NMTC program: massage parlor; hot tub facility; suntan facility; country club; racetrack or other facility used for gambling; store whose principal purpose is the sale of alcoholic beverages for consumption off-premises; development or holding of intangibles for sale; private or commercial golf course.

Qualifying businesses must meet the following criteria:

- At least 40% of the QALICB's tangible property must be located within a low-income community.
- At least 50% of the QALICB's revenue must be derived from activity performed within a low-income community.
- At least 40% of the QALICB employees' services are performed within a low-income community.
- Income from rental of residential real estate may not account for more than 80% of the QALICB's revenues.



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- If your project has a residential housing component, at least 20% of the housing units developed or rehabbed as a result of the NMTC investment must be rented to, and have rates affordable to, Low-Income Persons (80% AMI).

Community Impacts

Job Creation

Temporary (construction) job creation	
Permanent FTE job creation and/or retention	
M/W/DBE/veteran targets for construction and/or permanent jobs	
Anticipated Permanent FTE Average Wage	
Number of jobs accessible to Low-Income Persons ¹	
Job training programs	

Describe employment benefits such as living wage, health care, retirement savings, etc.

Community and/or Commercial Goods and Services

Will the project provide vital commercial goods and services to residents of the low-income community (grocery, retail, restaurants)?

Will the project help provide for the expansion of healthcare, educational and/or cultural amenities available to the low-income community?

Environmental

Does the project include any LEED certification or other sustainable resources (i.e. “green” features)?

Is any environmental remediation required as a result of this project? If so, please provide documentation.

Catalytic

Will this project influence additional development in the area? If so, how?

¹ Low-income accessible jobs are based on educational attainment requirements and are deemed accessible if the job does not require more than a high school education.



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Is the project the first phase of a master plan or larger development plan in the community?

Anticipated impact on overall neighborhood stabilization

Anticipated overall impact on minority populations

Other impacts, if any:

Financial Profile

In addition to completing the following financial information, please include a sources and uses budget and projected operating budget of the project.

Total Project Cost	
SCC Allocation Requested	
Anticipated Financing Closing	
Anticipated Completion Date (Construction Only)	

Why does this project need NMTCs? (Examples: budget gap, inadequate state/local government support, land constraints, high rental rates, etc.)

List all other sources of financing:

Type*	Source	Amount	Status**

*Examples: debt, grant, equity, other tax credits, etc.

**To establish the how soon the project can begin, please use the following status categories:

Dispersed: Funds have been given to the borrower and distributed for use.

Committed: The borrower has received a legally binding commitment from the lender.

Term Sheet: Financing is contingent on approval and verification of assumptions and is not yet legally binding.

Application Pending: Borrower has submitted a request for financing but not yet received a decision.

Estimate: An informal, preliminary estimate of available funds.

Other: Please explain

Provide a narrative for any relevant timing or conditions related to each source, or any other factors that may affect the timing of the closing:



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Local Community Support

	Yes	No	Explanation
Is the project receiving any support from the local or state government in the form of a financial subsidy?			
Does the Project have a letter of support or able to obtain a letter of support from a local elected official?			
Is the project working with a local community/economic development organization?			

Attachments (if applicable)

	Detailed Project Budget
	Anticipated Sources and Uses
	Supporting materials for community distress criteria
	Supporting materials for anticipated job creation and community benefits
	Copy of any written redevelopment plan or other related materials
	Evidence of community support (e.g. news articles, support letters, etc.)
	Term sheets, commitment letters, grant agreements, and/or documents evidencing sources of funds
	Financial statements (audited, if applicable) for the past 3 fiscal periods and current interim financials

Contact Us

Please send the completed application, attachments, and any questions you have to taxcredits@trustmark.com

For Direct Contact:

Jessica Horner: (601) 208-7844 or jhorner@trustmark.com

Melissa Jones: (601) 208-7671 or melissa_jones@trustmark.com

Address:

248 E. Capitol St, Ste 402

Jackson, MS 39201

Thank you for completing this application for SCC NMTC Financing.



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Glossary of NMTC Definitions

CDE - Community Development Entity

This is the entity that applies for (and may receive) NMTC allocation authority and often suballocates that allocation to a Sub-CDE to invest/lend to a QALICB

FTE - Full-Time Equivalent Jobs

One FTE is a 35-hour or more work week. When calculating FTE's, part-time employees should be combined (i.e. 2 part-time employees that each work 17.5 hours equals one FTE)

QALICB - Qualified Active Low Income Community Business

This is the qualified project entity

QEI - Qualified Equity Investment

This is the equity investment made to the CDE, the proceeds of which are used to fund the loan to, or equity investment in, the project

QLICI - Qualified Low Income Community Investment

This is the loan to (or equity investment in) the project entity

Sub-CDE - Subsidiary Community Development Entity

This is a subsidiary of the CDE that typically receives a QEI and makes a loan to or investment in the QALICB