



City of Phoenix

PUBLIC INFORMATION OFFICE

NEWS

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PHOENIX NEW MARKETS LOAN PROGRAM NOW OPEN

Phoenix Community Development and Investment Corporation (PCDIC), a non-profit agency created for the Phoenix New Markets Tax Credits (NMTC) program, now offers below market commercial real estate loans for projects or businesses located in federally qualifying low-income census tracts.

Through an investment partnership with General Motors Acceptance Corporation Commercial Holding Capital Corporation (GMACCH Capital Corp.), PCDIC is pleased to announce that it has closed on a \$100 million commercial real estate loan fund.

Eligible projects include the acquisition, rehabilitation, expansion or new construction of commercial real estate for retail, office and industrial projects.

"Implementing any new program can be challenging but thanks to the commitment of city of Phoenix staff, the PCDIC Board and GMACCH Capital Corp., the NMTC program is ready to help those communities that need it the most," said Acting Community and Economic Development Director and Board Vice Chairman Roberto E. Franco.

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phoenix.gov

New Markets Tax Credits
ADD 1-1-1

The mission of Phoenix's program is to attract and provide funds for qualified projects that will improve the quality of life of individuals who live and work in underserved areas of the community. To learn more about the loan terms, visit our Web site at www.phoenixnmtc.org.

Board Member George Dean, President and CEO of the Greater Phoenix Urban League said, "I am pleased to see another tool that can help create jobs in our lower income areas. I am hopeful that our program will provide greater accessibility to our minority- and women-owned businesses for the financing that they need to grow their businesses. I look forward to the day when we can expand our efforts to assist all Phoenix small business owners."

GMACCH Capital Corp. will underwrite all loan requests on behalf of PCDIC, with final authorization made by the PCDIC Board of Directors. The PCDIC Board is comprised of representatives from Chicanos Por La Causa, the Greater Phoenix Urban League, Phoenix Community Alliance and the city of Phoenix.

GMACCH Capital Corp. Vice President Bill Nash noted that his company has dedicated significant resources to ensure the success of this fund and its positive impact on the low-income areas in the city of Phoenix. "We are very excited about working with PCDIC to help spur development in underserved areas of Phoenix. Our collective expertise and effort with the New Markets Tax Credit Program will have a positive impact for both the short and long-term future of the city."

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New Markets Tax Credits
ADD 2-2-2

"I am very excited about the opportunities that this fund will generate for our community. This program will enhance efforts already underway to revitalize areas of Phoenix that need improvements," said Board Member Don Keuth, President of Phoenix Community Alliance.

Board Member Pete Garcia said, "As a native of Phoenix, I can truly appreciate the positive community development that has been occurring in areas of the city that some believed to be lost causes. Our program is another step in the right direction that will provide better quality of life for our youths now and in the future."

In November 2003, the U.S. Department of the Treasury, Community Development Financial Institutions Fund, awarded Phoenix the largest NMTC allocation in the amount of \$170 million. Consistent with program objectives, Phoenix will use the funds to stimulate private sector investment in the economic development of its low-income communities.

For more information, call 602-261-8708 or 602-534-2351.

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