

*New Markets Tax Credit (NMTC) Program Evaluation*  
**Survey of Local Community/Economic Development Agency Officials**

**11/25/09**

The Community Development Financial Institutions (CDFI) Fund of the U.S. Department of the Treasury has contracted with the Urban Institute, a non-profit research organization based in Washington DC, to study federal government economic development initiatives targeted to low-income areas. As part of this effort, the Urban Institute commissioned Silber and Associates to survey a small sample of community and economic development officials across the country. Your agency or organization was selected to participate in the survey.

**The Survey.** The survey includes general questions about your community's use of federal government programs for economic development purposes. It should only take between 10 and 15 minutes to complete.

**Your participation.** Your participation in the survey is voluntary but very important and much appreciated. It will help the CDFI fund better understand community use of federal economic development programs. If you do not believe you are the best person to respond to the questions, please inform XX (email and phone) at Silber Associates.

**Guarantee of confidentiality.** Be assured that we will follow strict rules to protect your confidentiality. The information you provide will be combined with information we receive from all others who are surveyed, and neither your name, your organization's name, or your community's name will be passed along to the CDFI Fund or others, or cited or reported in any way.

**Questions or concerns.** If you have technical or other difficulties in responding to this survey, please contact Dr. Bohne Silber at Silber and Associates, xxx. Also, you may contact Nancy Pindus ([npindus@urban.org](mailto:npindus@urban.org); 202-261-5523 or Martin Abravanel [mabravanel@urban.org](mailto:mabravanel@urban.org); 202-261-5834) at the Urban Institute if you have general questions about this survey or concerns about your or your agency's/organization's inclusion.

**Thank you** very much for your time and cooperation.

This survey has been approved by the Office of Management and Budget, as required by the Paperwork Reduction Act of 1995, under OMB control number XXXX-XXXX, which expires on XX/XX/XXXX. The time to complete this information collection is estimated to be 15 minutes, including the time to review instructions, search existing data resources, gather the needed data, and complete the survey. If you have any comments concerning the accuracy of the time estimate or suggestions for improving this form, please write to U.S. Department of the Treasury, Community Development Financial Institutions Fund, XXXXXXXXXX, Washington, DC XXXXX.

Please check the appropriate box for each question.

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**Community and economic development** aims to improve resident social and economic well being and quality of life, revitalize and sustain neighborhood and community assets, and promote community viability by, among other means, upgrading the environs, creating or retaining jobs, supporting the tax base, and encouraging citizen empowerment and participation.

1. Does your jurisdiction currently have a formal community or economic development **comprehensive/strategic plan**—either prepared by a government agency, an independent entity, or both?
  - Yes, solely prepared by local government
  - Yes, solely prepared by an independent entity or private group
  - Yes, prepared jointly by local government and independent entity/ private group
  - Yes, prepared by some other entity (specify)
  - No formal comprehensive/strategic plan
  - Don't know
  
2. (If you answered "Yes" to Question 1): How important or unimportant would you say your jurisdiction's community or economic development comprehensive/strategic plan is when it comes to deciding such things as which community or economic development activities to pursue, where to pursue them, etc.?
  - It is essential
  - It is very important but not essential
  - It is somewhat important
  - It is not very important
  - Don't Know
  - Did not answer "Yes" to Question 1

The remaining questions focus more specifically on **economic** development—generally defined as public or private sector activities intended to attract, retain or expand industrial, commercial or service enterprises in a location, encourage growth, and create or retain jobs.

3. Since the year 2000, has your jurisdiction obtained any funds from **Federal government program sources** to provide economic development assistance for various activities—including activities run by government agencies or private businesses or organizations? Please consider funds that went from the Federal government to either local government **or** directly to businesses or organizations.

- Yes
- No
- DON'T KNOW

<p>4. Since the year 2000, has your jurisdiction obtained any funds from <b>State government program sources</b>—including revenue or development bonds—to provide economic development assistance for various activities undertaken either by local government agencies or private businesses or organizations. Please consider funds that went to either local government <b>or</b> directly to businesses or organizations.</p>			
	Yes	No	Don't Know
a. Government agencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Private businesses or organizations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Since the year 2000, has your jurisdiction provided any economic development funds for various activities using **local government** revenues or revenue bond financing that did **not** originate with Federal or State government programs?

- Yes
- No
- DON'T KNOW

6. Since the year 2000, has **your jurisdiction** provided any other type of support for economic development purposes—such as tax abatements, concessions, infrastructure support, etc.?

- Yes, a lot of such support
- Yes, some such support
- No
- DON'T KNOW

7. To the best of your knowledge, since the year 2000 have any of the government programs listed below been used specifically for <b>economic development</b> purposes in your jurisdiction?	Yes	No	Don't know
a. The Community Development Block Grant (CDBG) program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. HUD's Section 108 Loan Guarantee, Economic Development Initiative (EDI), or Brownfields Economic Development Initiative (BEDI) programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. HUD's HOME Investment Partnership or HOPE VI programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The Empowerment Zone/Enterprise Communities, Neighborhood Revitalization Zone, HUB zone, Renewal Communities, or Gulf Opportunity Zone programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The Economic Development Administration's (EDA's) grant or Revolving Loan Fund programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. The Rehabilitation (or Historic) Tax Credit program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. The New Markets Tax Credit Program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. SBA's loan guarantee or investment programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. USDA's loan and grant programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Other. Please specify:_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Other. Please specify:_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. <i>[If you answered “Yes” to <b>any</b> of the programs in Question 7]:</i> Have any of these government programs been used for the following kinds of activities in your jurisdiction?	Yes	No	Don't know
a. Loans to or investments in businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Development or improvement of public infrastructure related to retail, commercial or industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Development of publicly owned facilities—such as convention centers, libraries, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Façade improvement or beautification programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Development or rehabilitation of community, public or nonprofit facilities—including for cultural, educational, or social service provision purposes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Development or rehabilitation of affordable housing or housing related facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Provision of technical assistance and training for business owners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Provision of job training and other workforce development activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Other. Please specify: _____			

9. <i>[If you answered “Yes” to Question 8a. (any government programs have been used for loans to or investments in businesses in your jurisdiction):</i> Have such loans or investments involved:	Yes	No	Don't know
a. Micro-enterprises—which generally have fewer than 5 employees, one of whom is the owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Small retail, commercial or industrial establishments—which generally have fewer than 25 employees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Larger retail, commercial or industrial enterprises	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

“Targeting” refers to efforts to direct some or all economic development activities to particular types of: persons; areas or neighborhoods; or businesses or institutions.

10. In your jurisdiction since the year 2000, have there been any <b>economic development projects or activities involving government programs</b> that have been <b>specifically targeted</b> for the types of persons, areas or entities listed below?	Yes	No	Don't know
a. For low-income, high-poverty neighborhoods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. For certain types of business enterprises—such as those owned by minorities, women, disabled veterans, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For certain types of businesses—such as incubators or start-ups?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. For neighborhood commercial areas in need of retail revitalization?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For specific industrial types of business sectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. For commercial areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. For industrial areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. For areas in need of industrial revitalization?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. For Brownfields sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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To this point we have been asking about government programs related to economic development. Now we would like to focus on attracting **private** capital (loans or investments) to your jurisdiction for economic development purposes. By private capital we mean loans or investments from a for-profit entity—such as a bank, finance company, or equity investor—that provides funds for its business purposes (not because it has an economic development mission) without a public subsidy.

11. **Since the year 2000 but before the current economic downturn in 2008**, would you say it was relatively easy or difficult to attract private capital for economic development projects or activities to your jurisdiction?

- It has been very easy
- It has been somewhat easy
- It has been somewhat difficult
- It has been very difficult
- DON'T KNOW

12. **Since the economic downturn in 2008**, has it been relatively easy or difficult to attract private capital for economic development projects or activities to your jurisdiction?

- It has been very easy
- It has been somewhat easy
- It has been somewhat difficult
- It has been very difficult
- DON'T KNOW

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To this point we have been asking about your entire jurisdiction. Now we would like to focus on particular areas or neighborhoods within your jurisdiction.

13. **Since the year 2000 but before the current economic downturn in 2008**, have there been specific areas or neighborhoods within your jurisdiction where it has been **especially difficult to attract private capital** for economic development?

- Yes, there are many such areas
- Yes, there are several such areas
- Yes, there is one particular area
- No
- DON'T KNOW



14. Are you aware of any government program(s) that can help to attract private capital to areas or neighborhoods where it is especially difficult to attract private capital for economic development?

- Yes
- No
- DON'T KNOW

15. *[If you answered "Yes" to Question 14]:* Since the year 2000, has your jurisdiction used any government program(s) to attempt to attract private capital to such areas or neighborhoods?

- Yes
- No
- DON'T KNOW
- Did not answer "Yes" to Question 14

16. Are you familiar with the Federal government's New Markets Tax Credit (NMTC) program?

- Yes, I am very familiar with it
- Yes, I am somewhat familiar with it
- No, I am not familiar with it
- I DON'T KNOW

17. Do you know of others in your jurisdiction who are familiar with the New Markets Tax Credit (NMTC) program?

- Yes
- No
- DON'T KNOW

*[If you answered "No" to Question 16 **and** Question 17—that is, neither you nor others in your jurisdiction are familiar with the New Markets Tax Credit program, please skip to Question 30.]*

18. Do you know of any use of the NMTC program in your jurisdiction?

- Yes
- No
- DON'T KNOW

19. *[If you answered "Yes" to Question 18]:* About how many projects or activities in your jurisdiction would you say have involved use of the New Markets Tax Credit program?

- One
- Two
- Three
- Four
- Five to ten
- More than ten
- DON'T KNOW

20. *[If you answered "Yes" to Question 19]:* Has your agency/organization/office, or have other economic development agencies/organizations/offices in your jurisdiction been involved with any use of New Markets Tax Credits?

- Yes, definitely
- Yes, probably
- No
- DON'T KNOW

21. *[If you answered to "Yes, definitely" or "Yes, probably" to Question 20]:* How involved has your agency/organization/office, or other local agencies/organizations/offices, been?

- Very involved
- Somewhat involved
- Not involved
- DON'T KNOW
- Answered "No" or "DON'T KNOW" to Question 20

<p>22. <i>[If you answered "Very involved" or "Somewhat involved" to Question 21]:</i> Did your agency/organization/office or any other agency/organization/office do any of the following with respect to use of New Markets Tax Credits in your jurisdiction? (Please place a "√" to the left of each thing an agency/organization/office did.)</p>	
<input type="checkbox"/>	a. We/they initiated or designed one or more project/activity
<input type="checkbox"/>	b. We/they actively encouraged and/or facilitated one or more
<input type="checkbox"/>	c. We/they brought together key parties for one or more
<input type="checkbox"/>	d. We/they provided direct financial support to one or more—including using local revenues, CDBG or other local government program resources
<input type="checkbox"/>	e. We/they provided other types of support to one or more—such as infrastructure improvements, tax abatements, waivers, etc.
<input type="checkbox"/>	f. We/they were involved in eminent domain or condemnation proceedings related to one or more
<input type="checkbox"/>	g. We/they provided referrals to other agencies, organizations or offices for one or more
<input type="checkbox"/>	h. We/they were not actively involved but (passively) approved of one or more
<input type="checkbox"/>	i. We/they opposed one or more
<input type="checkbox"/>	j. Other(s). Please specify:

23. *[If your jurisdiction has a comprehensive/strategic economic or community development plan, as discussed in Question 1]:* Has use of New Markets Tax Credits been consistent or inconsistent with your jurisdiction's comprehensive/strategic economic or community development plan?

- Very consistent
- Somewhat consistent
- It depends—some uses consistent and others inconsistent
- Somewhat inconsistent
- Very inconsistent
- DON'T KNOW
- We have no comprehensive/strategic economic or community development plan

24. Are you in a position to judge whether the use of New Markets Tax Credits has provided any tangible benefits to your jurisdiction?

- Yes
- No
- DON'T KNOW

25. *[If you answered "Yes" to Question 24]:* How beneficial would you say NMTCs have been to your jurisdiction?

- Very beneficial
- Somewhat beneficial
- Not very beneficial
- It depends—some uses have been beneficial and others have not
- DON'T KNOW
- Did not answer "Yes" to Question 24

26. Are you aware of any negative consequences associated with use of New Markets Tax Credits in your jurisdiction?

- Yes, I'm aware of many negative consequences
- Yes, I'm aware of some negative consequences
- No, I'm not aware of any negative consequences (skip to Question 30)
- DON'T KNOW (skip to Question 30)

27. [If you answered “Yes” to Question 26]: Briefly, what negative consequences have been associated with the use of NMTCs in your jurisdiction?

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28. [If you answered “Yes” to question 26]: To the best of your knowledge, have any of the following benefits occurred as a direct result of use of New Markets Tax Credits in your jurisdiction?	Yes	No	Don't know
a. Jobs were created or retained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Businesses were started or expanded	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Infrastructure was expanded or improved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Beautification occurred	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Real estate development or rehabilitation occurred	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Access to retail services were expanded	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Access to social/human services was expanded	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Community facilities were developed, expanded or rehabilitated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Services were initiated, improved or expanded	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Tax revenues were increased	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Other benefits occurred. Please specify:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29. [If you answered "Yes: to any of the benefits listed in Question 28]: As best you can judge, would these benefits likely have occurred if NMTCs had not been used?

- Yes, very likely to have occurred without NMTCs
- Yes, somewhat likely to have occurred without NMTCs
- No, unlikely to have occurred without NMTCs
- It depends. Please explain: \_\_\_\_\_

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- DON'T KNOW
  - Did not answer "Yes" to any of the benefits listed in Question 28

30. Which of the following best describes your agency, organization or office? (Please check all that apply.)

- A community development, or combined community and economic development, agency/office—part of local government
- A separate economic development department, agency/office—part of local government
- An independent (quasi-government) economic development or redevelopment authority
- A private, nonprofit organization or consortium
- A private, for-profit business or consortium
- Some other type of agency, office, organization or business (specify)
- Other (specify) \_\_\_\_\_

31. How long have you been involved in economic or community development work in your current jurisdiction?

- Less than 1 year
- 1-3 years
- 4-6 years
- 7-9 years
- 10 years or more

32. What is your title/position:

- Agency/organization Director
- Agency/organization Deputy Director
- Other agency/organization senior official
- Other agency/organization staff member
- Other: \_\_\_\_\_