

Annual Community Impact Survey - Nashua Center for the Performing Arts - Year 2
EXHIBIT A-2

Introduction

Borrower Legal Name:	Nashua Center for the Performing Arts
Sponsor Name:	City of Nashua, NH
Address:	201 Main Street, Nashua, NH 03060
Name of Contact Person:	Niel Cannon
Phone:	(603) 496-0214
Email:	nielcannon16@gmail.com
Date Survey Completed:	Year 2

Annual Community Impact Survey - Nashua Center for the Performing Arts - Year 2

Part 1: Project-Specific Questions

Please select the blue boxes to enter the answer. Some boxes will contain a pull-down menu when appropriate. All questions in this section refer to the facility that was financed with NMTC proceeds

- | | | | | | | | | | | | |
|--|---|--------|----|---|----|---|----|--------|----|---|----|
| <p>1. What is the current total square footage of the facility?</p> | <p>Reported
At Closing</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">53,340</td> <td style="text-align: center;">SF</td> </tr> </table> | 53,340 | SF | | | | | | | | |
| 53,340 | SF | | | | | | | | | | |
| <p>2. What is the total square footage currently used for:</p> <ul style="list-style-type: none"> Office Space Retail Space Manufacturing Community Space TOTAL USED | <p>Reported
At Closing</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">#</td> <td style="text-align: center;">SF</td> </tr> <tr> <td style="text-align: center;">#</td> <td style="text-align: center;">SF</td> </tr> <tr> <td style="text-align: center;">#</td> <td style="text-align: center;">SF</td> </tr> <tr> <td style="text-align: center;">53,340</td> <td style="text-align: center;">SF</td> </tr> <tr> <td style="text-align: center;">#</td> <td style="text-align: center;">SF</td> </tr> </table> | # | SF | # | SF | # | SF | 53,340 | SF | # | SF |
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| # | SF | | | | | | | | | | |
| 53,340 | SF | | | | | | | | | | |
| # | SF | | | | | | | | | | |
| <p>3. What benefits did the facility provide for your organization?
(Please select "Yes" from drop-down menu for all that apply)</p> <ul style="list-style-type: none"> Allow for expansion of existing programs/services Enable us to offer new programs/services Provide additional office space for our organization Provide office space for other nonprofits/service providers Create community meeting space Update facility/brought it to code Other (Please specify in the space below) | <p>Reported
At Closing</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> </table> | | | | | | | | | | |
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Provide community space for the performing arts.

Part 2: Job Outcomes

1. Temporary Construction and Permanent Jobs Created/Retained

	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Construction Jobs Created ¹	120	120	120					
Permanent Jobs Created	15	0	0					
Permanent Jobs Retained	0	0	0					
Total Permanent Jobs ²	15	0	0					

2. Quality Job Outcomes

a. Living Wage (LW) as defined by:

Lenders

b. County/MSA:

County

	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Quality Jobs								
Living Wage per hour threshold	\$12.60		17.78					
Quality Permanent FTEs	# / %	0	0					
Quality Accessible FTEs	# / %	0	0					

Living Wage can be found in the MIT Living Wage Calculator linked below:
<https://livingwage.mit.edu/metros/33340>

c. Please indicate the type of benefits the Permanent FTEs receive from the following:

Type of benefits	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Paid Holidays	NO	0	0					
if "Yes", how many days?	#							
Paid Vacation	NO	0	0					
if "Yes", how many days?	#							
Paid Sick Days	NO	0	0					
if "Yes", how many days?	#	0						
Paid Health Insurance	NO	0	0					
Paid Vision Insurance	NO	0	0					
Paid Dental Insurance	NO	0	0					
Paid Insurance for Dependents	NO	0	0					
Short-term Disability Insurance	NO	0	0					
Long-term Disability Insurance	NO	0	0					
Paid Life Insurance	NO	0	0					
Paid Child Care	NO	0	0					
Adoption Assistance	NO	0	0					
Paid Education/Training	NO	0	0					
Tuition Reimbursement	NO	0	0					
Retirement Contributions	NO	0	0					
Employee Stock Ownership Plan	NO	0	0					

d. Briefly describe the benefits offered to employees, if applicable:
 Reported At Closing

e. Please indicate if there have been any changes to the type of benefits reported at closing or from the previous reporting year below:

f. Do the Permanent FTE jobs receive career advancement opportunities?

Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Yes/No							

If yes, please explain in the space below.

g. If applicable, please address the following questions in each year:

- i. What is the estimated percentage of employees hired at entry-level or lower-level positions who have been promoted since date of hire?
- ii. What is the estimated number of employees promoted in the last calendar year who, immediately before being hired, were making 80% or less of the median area income OR had less than a high-school education?
- iii. What is the estimated percentage of management and executive-level positions that have been filled through internal promotions?
- iv. If applicable, what is the number of union jobs created?
- v. Does the Project offer financial literacy, business start-up, or other services to low-income employees?
- vi. Is an Employee Assistance Program (EAP) available? (Yes/No)

	Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
i.	Yes/No							
ii.	Yes/No							
iii.	Yes/No							
iv.	Yes/No							
v.	Yes/No							
vi.	Yes/No							

3. Accessible Job Outcomes

Low-Income Persons Accessible Jobs

Type of Job	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Permanent Jobs Created	# / %							
Permanent Jobs Retained	# / %							
Total Permanent Jobs ²	# / %							

Low-Income Community Residents

a. What is the average commuting mileage of employees?

	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Minutes	#							
Miles	#							

b. Please explain any policies or processes that are in place to target jobs to Low-Income Persons or residents of Low-Income Communities, including opportunities for training and advancement.
Reported At Closing

c. What percentage of the jobs are represented by the following demographics?

	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
White	%							
Black or African American	%							
Hispanic / LatinX Origin	%							
Asian	%							
Native American and Alaska Native	%							
Native Hawaiian and Other Pacific Islander	%							
Other: N/A	%							
Male	%							
Female	%							

d. Please explain any policies or processes put in place to target jobs for employees facing barriers to entry of employment (i.e., previous criminal background or incarceration; mental or physical disability, long-term unemployed, etc.)

e. How many employees meet the following categories?

	Reported At Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
i. Unemployed prior to hire	#							
ii. Hired through a job training or placement program	#							
iii. Individuals with prior justice system involvement	#							
iv. Disabled (mental or physical disability)	#							
v. Veteran	#							

¹Pre-development or construction jobs are short-term (i.e., under 24 months in duration) that result from real estate projects or financing. Enter the number of pre-development or construction full-time equivalent (FTE) jobs projected to be created or retained because of the financing. An FTE job is the equivalent of at least a 35-hour workweek. In calculating the number of FTE jobs, part-time employees should be aggregated to FTEs by summing up the total number of hours worked by all part-time employees during a reporting period and dividing by the number of FTE (35-hour) workweeks in the reporting period.

²A permanent job is one that is at least 24 months in duration. Enter the number of permanent FTE jobs projected to be created or retained because of the financing. In calculating the number of FTEs, the same methodology as above should be applied with respect to part time employees. Jobs of the tenant business at the facility are considered for this determination.

³The Low-Income Community Resident Assessment utilizes Esri ArcGIS software and the commute time from the Project location provided by the Sponsor to estimate the local labor market's potential penetration rate or low-income community residents accessing jobs with the Project.

Part 3: Goods and/or Services Provided to Low-Income Persons

Please select the blue boxes to enter the answer. Some boxes will contain a pull-down menu when appropriate.

1. The Project and if applicable, its tenants offers the following services and achieved the following impacts:

	Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Provider: [Project/Tenant]	Project	Project	Project					
Type of Service(s)/Program	FTE Jobs	FTE Jobs	FTE Jobs					
Number of Persons Served	15	0	0					
Estimated Percentage that are low-income	60%	0	0					
Estimated Percentage that are minorities	N/A	N/A	N/A					
Estimated Percentage that are from the local community	N/A	N/A	N/A					
Expected Service Radius	30 Miles	0	0					

	Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Provider: [Project/Tenant]	Project	Project	Project					
Type of Service(s)/Program	Persons Served (Yr.5)	Persons Served	Persons Served					
Number of Persons Served	75,000	0	0					
Estimated Percentage that are low-income	2%	0	0					
Estimated Percentage that are minorities	N/A	N/A	N/A					
Estimated Percentage that are from the local community	N/A	N/A	N/A					
Expected Service Radius	N/A	N/A	N/A					

	Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Provider: [Project/Tenant]								
Type of Service(s)/Program								
Number of Persons Served								
Estimated Percentage that are low-income								
Estimated Percentage that are minorities								
Estimated Percentage that are from the local community								
Expected Service Radius								

2. Please describe your target beneficiaries: your typical client, customer, or service recipient.

Typical beneficiaries are users of facility as well as existing and new businesses that will benefit from increased economic activity generated by 75,000+ attendees.

3. If specific counties are served, please list them below:

Hillsborough County

4. Please explain why your goods and/or services are currently important to the community. What differentiates your programs if similar goods and/or services are available elsewhere?

N/A

5. Please describe any food services provided that benefit Low-Income Persons.

N/A

6. Please detail strategic partnerships that the Project Owner has developed with non-profits, mission-driven businesses, or community organizations to increase the impact of the goods/services provided to Low-Income Persons or Communities.

N/A

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Part 4: Supporting Minority - and Women-Owned Businesses

1. Are the Project Owner or tenants Minority- or Women-Owned Businesses, or businesses owned by Low-Income Persons (ownership 50% or more)? (Yes/No)

	Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Project Owner	No	N/A	N/A					
Tenant #1								
Tenant #2								

2. Do the Project Owner or tenants currently/expect to contract or subcontract with Minority- or Women-Owned Businesses for parts of their operations? (Yes/No)

	Reported at Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Project Owner	No	N/A	N/A					
Tenant #1								
Tenant #2								

3. Briefly describe the Project Owner or tenant's efforts to support Minority- and Women-Owned Businesses.

N/A

Part 5: Additional Investments in the Community

1. In the space below, please provide a brief description, including location, of other public or private projects that have occurred in the surrounding area subsequent to the commencement of construction of the Project.

Year 2 catalytic developments include the following: (1) a building at 146 Main Street is being renovated to include 22 apartments. This property had been vacant for 6 years. Total estimated investment: \$5,500,000; (2) a new tenant is now occupying 15,000 sf of previously vacant - for 4 years - office space in the former TD Bank Building across from the Performing Arts Center; and (3) a new BBQ restaurant has opened, filling an empty storefront at 53 Main Street. Total estimated investment: \$480,000. These are in addition to Year 1 investments (3 projects) totaling an estimated \$35,500,000.

Part 6: Environmentally Sustainable Outcomes

Please select the blue boxes to enter answer. Some boxes will contain a pull-down menu when appropriate.

- 1. In the space below, please describe any other environmental- or energy-related features that have reduced annual operating costs to the end users of the Project.

Reported at Closing

Insulated bldg. envelope; LEED compliant roofing; solar oriented facades; use of recycled content finish materials, low- and no-VOC materials, enhanced storm water management, no new parking, low flow plumbing fixtures, LED lighting, occupancy sensors to manage consumption, Energy Star heating and cooling, Direct Digital controls for managing energy consumption and identifying trouble spots.

Year 1 - 7

All of these measures included in construction.

- 2. Does the Project use green stormwater infrastructure? (Yes/No) Reported at Closing
Yes/No
If Yes, please describe in the space below, including estimated gallons of stormwater diverted annually.

NO

Reported at Closing

Year 1 - 7

- 3. In the space below, please explain any variance between actual outcomes and projected outcomes previously submitted.

N/A

Part 7: Flexible Lease Rates in the Case of Financing Real Estate

QALICBs

Please select the blue boxes to enter answer. Some boxes will contain a pull-down menu when appropriate.

1. Does the Project provide space for tenants that are locally owned, Minority- or Women-owned businesses, or non-profit tenants? (Yes/No)
- If yes, are there explicit set-asides for such tenants? (Yes/No)

In the space below, please note any tenants that have benefitted from these efforts.

2. Does the Project offer reduced rents or flexible leases for the types of tenants noted in Question #1? (Yes/No)

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Part 8: Housing

Please select the blue boxes to enter answer. Some boxes will contain a pull-down menu when appropriate.

1. Square feet of rental housing space SF
2. Square feet of affordable rental housing space SF
3. Total number of rental housing units
4. Number of rental housing units affordable to incomes 80% of AMI or below
5. Number of market-rate units
6. Number of dormitory units
7. Projected property use
8. Total gross revenues—commercial use \$
9. Total gross revenues—residential use \$