

# New York Works

## Creating Good Jobs

### Addendum to the 2019 Progress Update

This document is an addendum to the *New York Works* 2019 Progress Update, published in summer 2019. We are providing an update across “financing and tax incentives” projects through the end of Fiscal Year (“FY”) 2019, based on data that was not available at the time of prior reporting.

For more information on the objectives of *New York Works* and on our job-counting methodology and jobs created to-date, please visit our website at [newyorkworks.cityofnewyork.us](http://newyorkworks.cityofnewyork.us). We look forward to detailing FY 2020 progress in our next update, to be released in January 2021.



**The City of New York**  
**Mayor Bill de Blasio**

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# Financing and Incentives

The city offers several financing tools to help businesses acquire property, construct and renovate facilities, and invest in equipment. The key tools reported by *New York Works* are:

- » **Build NYC:** helps non-profit organizations make real estate capital investments by accessing low-cost debt through tax-exempt bond financing.
- » **New York City Industrial Development Agency (NYCIDA):** supports business growth, relocation, and expansion across the five boroughs by lowering the cost of capital investment.
- » **New Markets Tax Credits (NMTC):** incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.
- » **NYCIDA Food Retail Expansion to Support Health (FRESH):** brings healthy and affordable food options to communities by lowering the costs of owning, leasing, developing, and renovating supermarket retail space.

This addendum to the 2019 Progress Update accounts for total projected good-paying jobs and total good-paying jobs created to-date for actions taken through FY19. For the period of January 1, 2017 to June 30, 2019, the city's use of financing and tax incentives created **586 good-paying jobs** (an increase of nearly 300 jobs since the 2019 Progress Update) and is projected to create **1,275 good-paying jobs** overall by 2020 (an increase of 200 jobs since the 2019 Progress Update) across over 50 projects.

## Good-paying Jobs from Financing and Incentives

Job Catalysts	Projected Good-Paying Jobs from Actions Through FY19	Anticipated Date for Achieving Projection	Good-Paying Jobs Created Through FY19
<b>Build NYC</b> transactions with non-profits	525	By 2024	348
<b>NYCIDA</b> industrial and commercial deals with businesses	500	By 2024	168
<b>New Markets Tax Credits</b> for real estate investments	175	By 2020	65
<b>NYCIDA FRESH</b> deals to support new grocery stores	75	By 2022	5
<b>Total</b>	<b>1,275</b>		<b>586</b>

These tools demonstrate strong initial results in terms of the diversity and equity of the workers who benefit. **62 percent** of total jobs created to-date are held by women and **47 percent** are held by workers of color.

Many of the jobs created through the city's financing and tax incentives programs also foster growth in jobs that require advanced qualifications and those that do not. **24 percent** of total jobs created to-date are held by workers with qualifications below the bachelor's level.

Job Catalysts	Workers Living in NYC	Jobs Held by Women	Jobs Held by Workers of Color	Jobs Held by Workers Without a Bachelor's Degree
<b>NYCIDA</b> (including FRESH)	66%	28%	62%	66%
<b>BuildNYC</b>	82%	66%	46%	19%
<b>New Markets Tax Credits</b>	84%	46%	43%	50%
<b>Total<sup>1</sup></b>	<b>81%</b>	<b>62%</b>	<b>47%</b>	<b>24%</b>

For the latest job creation projections from all city actions, please refer to the 2019 Progress Update at [newyorkworks.cityofnewyork.us](http://newyorkworks.cityofnewyork.us).

## Build NYC

Build NYC supports non-profit organizations through low-cost bond financing. Since the beginning of 2017, Build NYC has executed nearly 30 transactions. These projects will create approximately **525 good-paying jobs** and support the growth of a variety of organizations.

### PROJECT SPOTLIGHT

In September 2019, NYCEDC finalized a deal to issue \$34 million in tax-exempt revenue bonds through Build NYC to provide financing to **Children's Aid Society** ("Children's Aid") to relocate to a new headquarters in Harlem.<sup>2</sup> The financing will go towards purchasing and renovating a 42,000-square-foot condominium building, which will bring the organization's headquarters closer to its constituents in the Bronx and Harlem. This relocation will also enable Children's Aid to centralize its staff in a single building and expand its services to even more New Yorkers.

## NYCIDA

NYCIDA administers discretionary programs that allow the city to support companies that bolster the local economy, create jobs for New Yorkers, and uphold the city's position as a global business hub. NYCIDA's industrial program focuses on reducing the cost of constructing, renovating, and owning industrial spaces. Since the beginning of 2017, NYCIDA has executed nearly 20 transactions. Collectively, these industrial deals will create approximately **500 good-paying jobs**.

### BUSINESS SPOTLIGHT

In 2018, NYCEDC facilitated an NYCIDA deal that enabled **C. Kenneth Imports** ("CKI"), an immigrant-owned small business, to renovate its Hunts Point warehouse to expand operating capacity.<sup>3</sup> The renovation will help the company distribute food to more West Indian grocers, which, in turn, will lead CKI to increase its headcount and hire more city residents to meet its business demand.

## New Markets Tax Credits (NMTC)

The federally supported NMTC program stimulates business and real estate investment in low-income communities. The four NMTC projects will create approximately **175 good-paying jobs** through tax credit deals.

### PROJECT SPOTLIGHT

In 2018, NYCEDC allocated NMTC credits to support the **Madison Square Boys & Girls Club** expansion in Central Harlem.<sup>4</sup> Its programming is focused on young people ages six to 18 in under-resourced neighborhoods of New York City. The 45,000-square-foot Pinkerton Clubhouse contains modern educational spaces and recreational facilities, as well as innovative visual and performing arts spaces. The clubhouse is estimated to serve approximately 450 youth daily and 1,500 annually.



NMTC supported the Madison Square Boys & Girls Club

## FRESH

FRESH provides zoning incentives and financial benefits for the establishment and retention of grocery stores in underserved communities. These financial incentives are available to eligible grocery store operators and developers through NYCIDA. The four FRESH projects will create approximately **75 good-paying jobs** and promote access to affordable, quality food.

### BUSINESS SPOTLIGHT

In 2018, NYCEDC's FRESH program—with support from a New Markets Tax Credits ("NMTC") deal—enabled the opening of a 38,000-square-foot Village Super Market (under the ShopRite banner) on Bruckner Boulevard in the Bronx.<sup>5</sup> To cater to the neighborhood's needs, the **Village Super Market** offers health and wellness services, while also housing a community room designed for hosting gatherings, classes, and other local events.



The FRESH program enabled the opening of Village Super Market

# Notes & References

1. NOTE: Totals feature a weighted average from reporting data across all projects.
2. SOURCE: Baird-Remba, R. (2019, September 17). EDC Seals \$34M Bond Deal for New Children's Aid Society HQ in Harlem. Retrieved from <https://commercialobserver.com/2019/09/nycedc-bonds-childrens-aid-society-harlem/>.
3. SOURCE: Our History – C. Kenneth Imports: Bringing you a taste of home. (2019). Retrieved from <https://www.ckennethimports.com/our-history/>.
4. SOURCE: Harlem World Magazine. (2019, June 11). Madison Square Boys & Girls Club Cuts Ribbon On New Club House In Harlem. Retrieved from <https://www.harlemworldmagazine.com/madison-square-boys-girls-club-cuts-ribbon-on-new-club-house-in-harlem/>.
5. SOURCE: Redman, R. (2018, July 5). ShopRite makes debut in the Bronx. Retrieved from <https://www.supermarketnews.com/retail-financial/shoprite-makes-debut-bronx>.