

# TO BE BACK IN BUSINESS...

- Use new tools and strategies for community revitalization
- Brownfields activities as a percentage of expenses
- Successful projects may take a long time
- Don't need all the money at once
- Consider all sources
- Money attracts money; success breeds success

# FUNDING & TECHNICAL ASSISTANCE SOURCES

Environmental Protection  
Agency

Housing & Urban  
Development

Economic Development  
Administration

Department of  
Agriculture

Department of Energy

Department of  
Transportation

Army Corps of Engineers

Department of Toxic Substances  
Control

State Water Resources Control Board

Strategic Growth Council

Housing & Community  
Development

Department of Transportation

California Infrastructure Bank

Enhanced Infrastructure Financing  
Districts

Community Revitalization &  
Investment Authorities

New Market Tax Credits

Foundations



# U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

- Community Development Block Grants
- Section 108 Loan Guarantee



Kodak Theater, Los Angeles 2010  
David Brower Center, Berkeley 2007



Contact  
Entitlement cities & Urban Counties  
CDBG coordinator



# U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)

- Grants to local government & non-profits in areas of severe economic distress
- Targets attraction of private capital investment and to create higher-skill, higher-wage jobs
- Locally-developed, regionally-based economic initiatives that contribute to economic growth & regional competitiveness, innovation & entrepreneurship.



Downtown Business Hub, Fresno



# U.S. DEPT. OF AGRICULTURE RURAL DEVELOPMENT

- Community Facilities Loans/Grants
  - Health care, public safety, public buildings, cultural & education, energy transmission/distribution; transportation
  - Public entities – population <20,000
- Water & Environmental Loans/ Grants
  - Water & Wastewater infrastructure - new & replacement
  - Public entities – population <10,000; municipalities, counties & special purpose districts, nonprofits & tribes
- Energy, Housing & Business Development



Villa Hermosa, Indio CA



Multipurpose building in PR

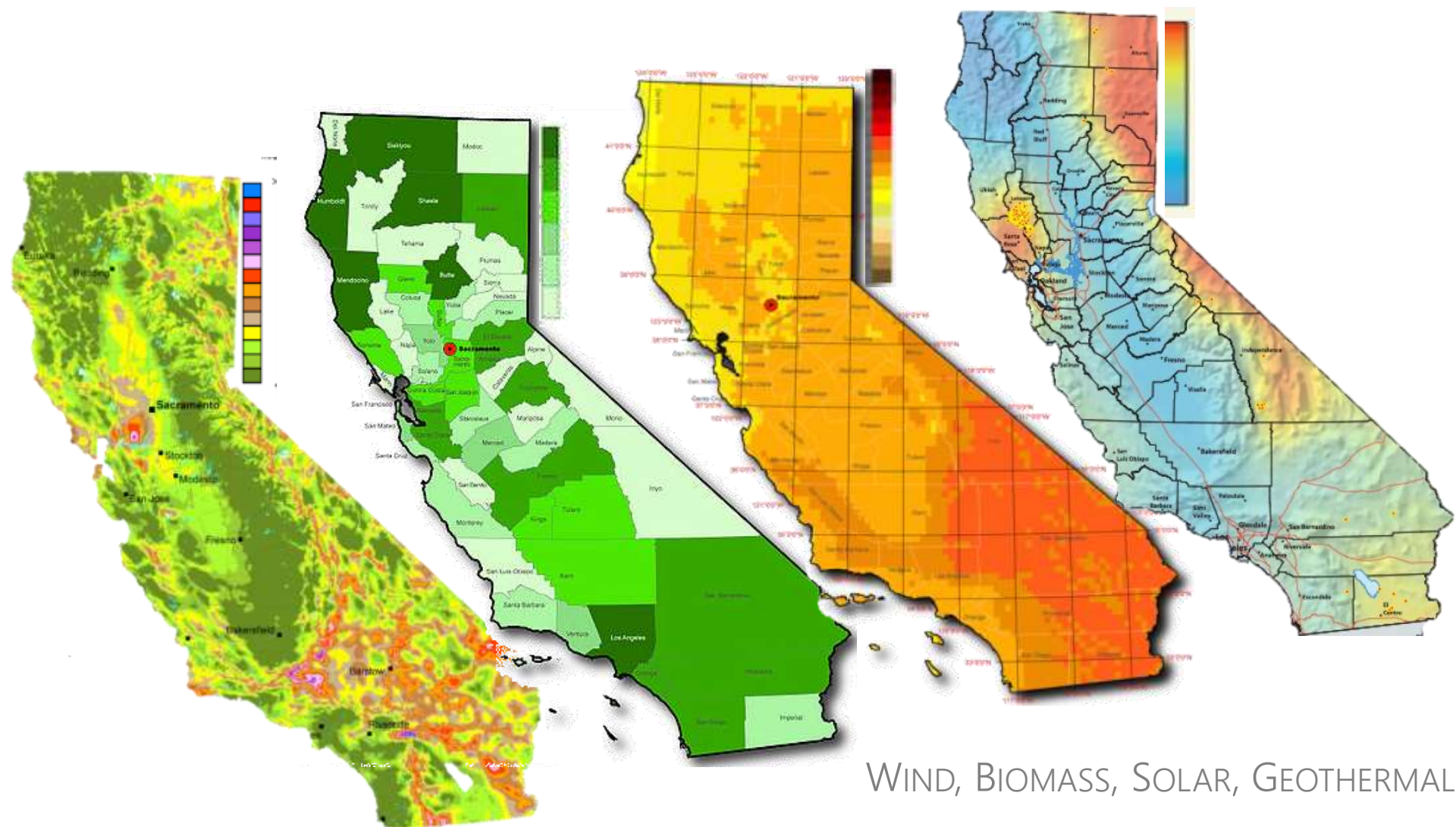
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# U.S. DEPARTMENT OF ENERGY



WIND, BIOMASS, SOLAR, GEOTHERMAL

# NATIONAL PARK SERVICE (NPS)



## Route 66 Corridor Preservation Program

- Private individuals, nonprofits, government agencies
- Preservation of transportation-related properties - motels, gas stations, cafes, road segments and cultural landscapes
- Technical assistance & cost-share grants



# STRATEGIC GROWTH COUNCIL

Projects that reduce greenhouse gas emissions (GHGs) through compact, infill development, affordable housing, active transportation and mass transit

- Affordable Housing & Sustainable Communities (AHSC)
  - \$320M in 2016; \$500M in 2017
- Sustainable Agricultural Lands Conservation (SALC)



**MacArthur Transit Village, Oakland**  
\$17M TOD Grant  
\$17M Infill Grant  
448 Total Units  
89 Affordable

**1050 B St., San Diego**  
\$4M TOD Grant  
229 Affordable Units



**MacArthur Park Apartments, Westlake MacArthur Station, LA**  
\$16M TOD Loans, \$1M TOD Grant  
172 Affordable Units





# HOUSING AND COMMUNITY DEVELOPMENT (HCD)

- Housing Related Parks
  - To increase the supply of affordable housing by providing financial incentives with for newly constructed units affordable to very low or low-income households
  - Planning, pre-development, construction
  - New or improved park and recreation facilities
  - Fall 2016





# TRANSPORTATION



Highway and transit supports revitalization by:

- (1) upgrade facilities
  - (2) amenities that improve access to – and marketability of – sites
  - (3) structures that serve as part of the remedial solution
- Formula grants - work thru state MPOs,
  - Discretionary funds: TIGER

Planning Grant

- Strategic Partnerships
- Sustainable Communities
  - Community surveys; meetings, focus groups
  - Planning & conceptual drawings
- Fall 2016

# INFRASTRUCTURE BANK BONDS & LOANS

Public Agency  
and 501c3

Enterprise Zones

Exempt Facilities

Industrial

Education

Parks / Recreation

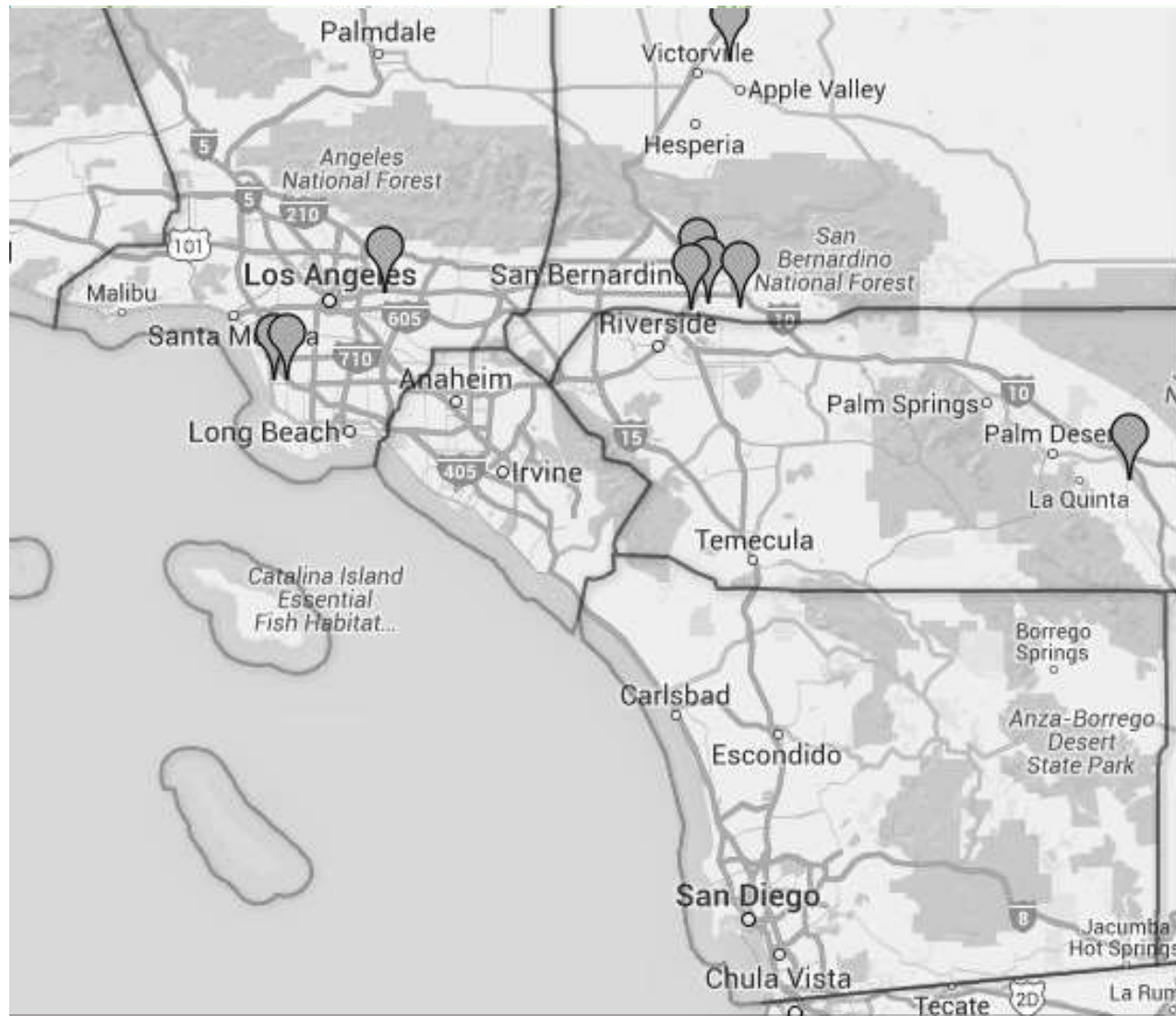
Public Facilities

Water / Wastewater

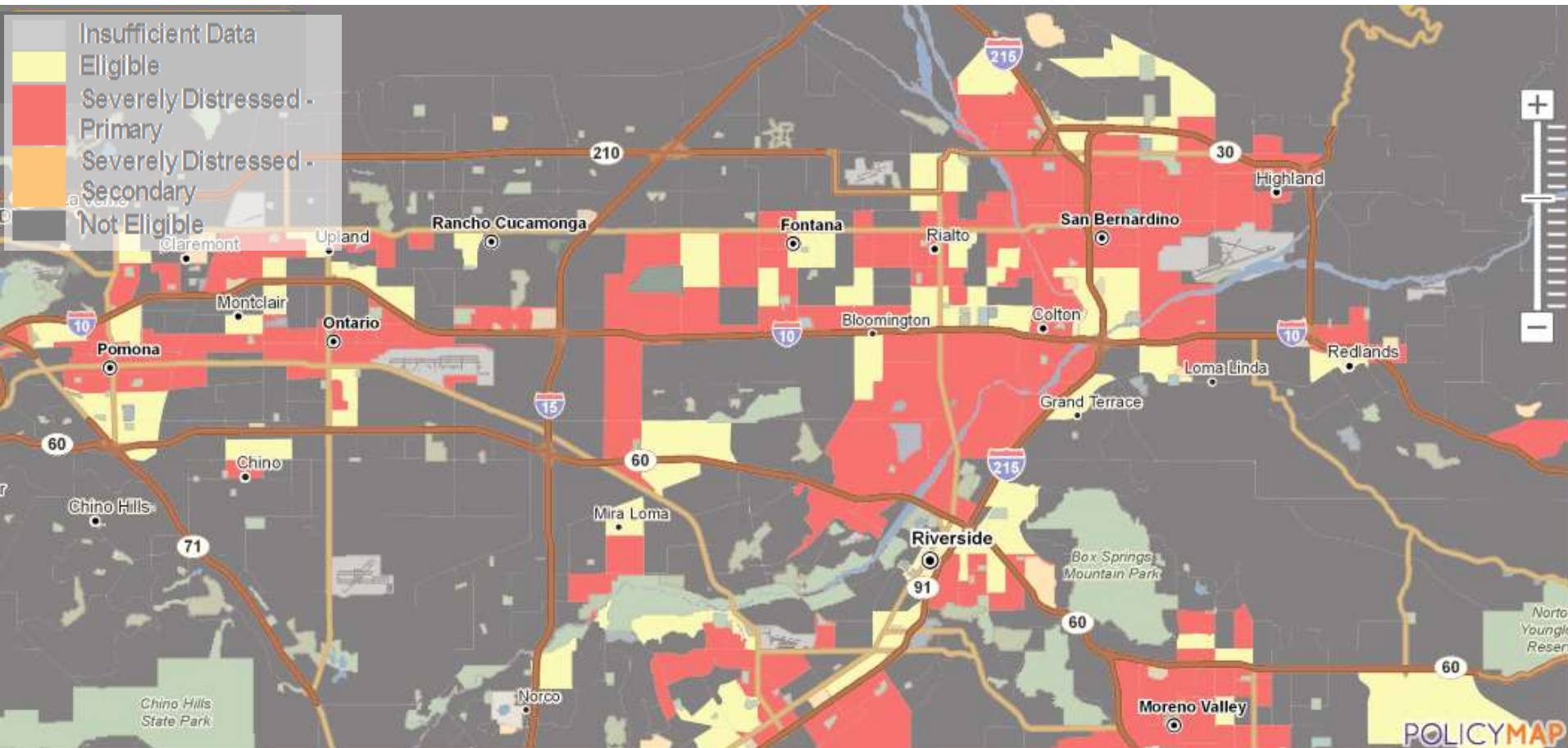
Utilities

Solid Waste

Streets / Highways



# NEW MARKET TAX CREDITS (NMTC)





# RECENT NMTCS IN CALIFORNIA



Provides a tax incentive for private sector investment into economic development projects and businesses located in low-income communities.

- Create/maintain jobs (emphasis on quality jobs)
- Generate goods and services (education, healthcare, daycare)
- Promote affordable housing
- Catalyze development in underserved communities

Azusa Commons, Azusa  
First 5 Fresno

# ENHANCED INFRASTRUCTURE FINANCE DISTRICT (EIFD)

- New - Modeled after Mello-Roos/CFD
- For Infill, master planned communities, developments with inclusionary housing
- Formation requirements
  - Resolution of Intention
  - IFD Plan
  - Resolution of Formation
- Thresholds & limits
  - 55% voter approval for bonds
  - 45-year life

# COMMUNITY REVITALIZATION & INVESTMENT AREAS

- Disadvantaged communities with low MHI and 3 of the following:
  - high unemployment
  - high crime rate
  - deteriorated & inadequate infrastructure
  - deteriorated commercial/residential bldgs
- Must be contiguous / expenditures limited to CRIA boundary
- Requires 25% of TI allocated to Low and Moderate Income Housing Fund
- Authority has power of eminent domain
- Thresholds & limits
  - Election required if 25% of property owners and residents file a protest
  - 45-year life

Source / Tool (partial list)	Due diligence (assessment)	Planning, Outreach	Remediation	Infrastructure	Implementation	Operations
Department of Housing & Community Development - HUD	x	x	x	x	x	
Economic Development Administration		x		x	x	
Housing & Community Development - HCD	x		x	x	x	
Department of Transportation – Caltrans/DOT		x	x	x	x	
Infrastructure Bank - iBank	x		x	x	x	x
New Markets Tax Credits - NMTC					x	
Enhanced Infrastructure Finance Districts - EIFD				x	x	
Community Revitalization & Investment Authorities - CRIA				x	x	
U.S. Environmental Protection Agency - EPA	x	x	x			
Department of Toxic Substances Control - DTSC	x		x			
State Water Resources Control Board - SWRCB	x		x			