

Financing Brownfields

HUD Resources

The following is the work product of Grant McFann and does not represent the position of the U.S. Department of Housing and Urban Development.

What's out there?

That depends on your plan.

- **Reuse Plan: none, clearance and remediation only**
 - Community Development Block Grant (CDBG)
- **Reuse Plan: public use**
 - CDBG
- **Reuse Plan: affordable housing**
 - CDBG
 - HOME Investment Partnerships (HOME)
 - Neighborhood Stabilization Program (NSP)
- **Reuse Plan: revenue potential**
 - CDBG
 - Federally Guaranteed Loan (Section 108)
 - Brownfields Economic Development Grant (BEDI)

How much \$\$ are we talking?

Declining.

Community	CDBG10	CDBG11	Reduction	HOME10	HOME11	Reduction
ANDERSON	\$1,035,722	\$871,311	15.9%	\$369,399	\$325,897	11.8%
BLOOMINGTON	\$913,802	\$761,650	16.7%	\$711,699	\$628,356	11.7%
CARMEL	\$212,410	\$181,263	14.7%			
COLUMBUS	\$318,199	\$265,685	16.5%			
EAST CHICAGO	\$1,478,136	\$1,234,873	16.5%	\$411,486	\$364,404	11.4%
ELKHART	\$817,230	\$682,661	16.5%			
EVANSVILLE	\$3,213,713	\$2,686,257	16.4%	\$848,560	\$749,013	11.7%
FORT WAYNE	\$2,306,235	\$1,925,622	16.5%	\$1,140,968	\$1,006,808	11.8%
GARY	\$3,965,306	\$3,313,244	16.4%	\$1,095,584	\$970,395	11.4%
GOSHEN	\$300,826	\$251,179	16.5%			
HAMMOND	\$2,525,940	\$2,114,140	16.3%	\$666,472	\$590,590	11.4%
INDIANAPOLIS	\$10,429,386	\$8,670,064	16.9%	\$4,609,924	\$4,060,005	11.9%
KOKOMO	\$1,084,792	\$912,964	15.8%			
LAFAYETTE	\$702,716	\$587,143	16.4%	\$987,208	\$873,202	11.5%
LA PORTE	\$541,863	\$453,297	16.3%			
MICHIGAN CITY	\$781,341	\$654,509	16.2%			
MISHAWAKA	\$593,794	\$495,983	16.5%			
MUNCIE	\$1,573,841	\$1,283,811	18.4%	\$671,117	\$592,220	11.8%
NEW ALBANY	\$791,394	\$660,953	16.5%			
SOUTH BEND	\$3,055,831	\$2,551,928	16.5%	\$1,176,163	\$1,037,820	11.8%
TERRE HAUTE	\$1,968,242	\$1,648,321	16.3%	\$514,009	\$454,131	11.6%
WEST LAFAYETTE	\$477,115	\$399,019	16.4%			
HAMILTON COUNTY	\$685,864	\$580,896	15.3%			
LAKE COUNTY	\$1,447,735	\$1,204,148	16.8%	\$675,986	\$600,204	11.2%
STATE PROGRAM	\$34,059,120	\$28,548,421	16.2%	\$16,699,875	\$14,673,286	12.1%

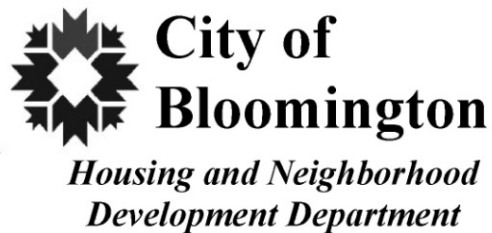
How much \$\$ are we talking?

Quickly invested.

Community	CDBG10	Uncommitted	Share	HOME10	Uncommitted	Share
ANDERSON	\$1,035,722	\$0	0.0%	\$369,399	\$57,900	15.7%
BLOOMINGTON	\$913,802	\$501,595	54.9%	\$711,699	\$508,634	71.5%
COLUMBUS	\$318,199	\$35,406	11.1%			
EAST CHICAGO	\$1,478,136	\$1,436,222	97.2%	\$411,486	\$308,615	75.0%
ELKHART	\$817,230	\$116,823	14.3%			
EVANSVILLE	\$3,213,713	\$41,191	1.3%	\$848,560	\$54,738	6.5%
FORT WAYNE	\$2,306,235	\$659,363	28.6%	\$1,140,968	\$740,330	64.9%
GARY	\$3,965,306	\$0	0.0%	\$1,095,584	\$191,959	17.5%
GOSHEN	\$300,826	\$88,231	29.3%			
HAMMOND	\$2,525,940	\$447,032	17.7%	\$666,472	\$462,276	69.4%
INDIANAPOLIS	\$10,429,386	\$1,108,821	10.6%	\$4,609,924	\$1,834,932	39.8%
KOKOMO	\$1,084,792	\$0	0.0%			
LAFAYETTE	\$702,716	\$0	0.0%	\$987,208	\$234,325	23.7%
LA PORTE	\$541,863	\$447,242	82.5%			
MICHIGAN CITY	\$781,341	\$1,143	0.1%			
MISHAWAKA	\$593,794	\$0	0.0%			
MUNCIE	\$1,573,841	\$5,501	0.3%	\$671,117	\$345,882	51.5%
NEW ALBANY	\$791,394	\$247,892	31.3%			
SOUTH BEND	\$3,055,831	\$59,394	1.9%	\$1,176,163	\$566,504	48.2%
TERRE HAUTE	\$1,968,242	\$94,245	4.8%	\$514,009	\$280,656	54.6%
WEST LAFAYETTE	\$477,115	\$4,953	1.0%			
HAMILTON COUNTY	\$898,274	\$898,274	100.0%			
LAKE COUNTY	\$1,447,735	\$472,779	32.7%	\$675,986	\$506,990	75.0%

How much \$\$ are we talking?

And Pre-planned.



2005-2010 Consolidated Plan

Submitted: April 15, 2005

City of Anderson, IN
Community Development Department

2010 One Year Action Plan



What are the strings?

You've got to turn square corners.

- **Environmental Review**
 - Top priority and Local Government responsibility.
- **Federal Procurement**
 - Sealed bid for construction, competitive proposal otherwise.
- **Federal Labor Standards**
 - For construction of public facilities or improvements and housing of eight or more units.
- **Eligibility and National Objective**
 - Reuse *and potentially subsequent re-Reuse.*

What are National Objectives?

The public purpose.

- **Benefit People with Low and Moderate Incomes**

**Always requires a Reuse Plan*

- Area Basis, ex. park
- Limited Clientele, ex. homeless center
- Housing, ex. Habitat for Humanity
- Jobs, ex. grocery store

- **Address Conditions of Slum or Blight**

**Does not require a Reuse Plan*

- Spot Basis
- Area Basis

Limited to distressed areas?

No, but. . .

- **All programs are Community driven**
 - Get Local buy-in up front.
- **Overall Benefit requirement**
 - Community must use 70% or more of its CDBG funding over a one to three year period for activities that benefit people with low and moderate incomes. Most achieve 90% or higher.

What should I remember?

Three things.

- **Coordinate w/ the Local Government up front**
 - Your project must be included in the annual plan.
- **Have a Re-use plan**
 - Detailed plans open the door to more revenue streams.
- **Don't get ahead of yourself**
 - Committing ANY funds to the project prior to completing the environmental review can jeopardize HUD investment.

Hypothetically?

Your turn.