

Funding Sources to Help Restore Problem Properties & Rebuild Neighborhoods & Downtowns September 28, 2012

This is intended as a helpful but by no means exhaustive list of resources for you to draw on to implement your problem properties and community revitalization plans.

***It is recommended that municipalities and non-profits interested in applying for federal grants register on grants.gov in order to submit an application. When you registered it is important that you sign up to receive email alerts in order to know when new funding opportunities are announced. Please note that prior to registering on grants.gov, you need to register with the System for Award Management (SAM). This process takes 3 to 5 business days if you have an EIN or up to 2-weeks if you don't have one.**

FEDERAL GRANTS

U. S. Department of Housing and Urban Development

1. Section 108 Loan Guarantee Program (CDBG)

(http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/108)

As the loan guarantee provision of the Community Development Block Grant (CDBG) program, Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects for the benefit of low- to moderate-income persons, or to aid in the prevention of slums

Eligible applicants include: Metropolitan cities and urban counties (i.e. CDBG entitlement recipients); Non-entitlement communities that are assisted in the submission of applications by States that administer the CDBG program; and Non-entitlement communities eligible to receive CDBG funds under the HUD-Administered Small Cities CDBG program. The public entity may be the borrower or it may designate a public agency as the borrower.

Activities eligible for Section 108 financing include: Economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned real property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements); related relocation, clearance, and site improvements; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; public works and site improvements in colonias; and in limited circumstances, housing construction as part of community economic development, Housing Development Grant, or Nehemiah Housing Opportunity Grant programs.

Commitments are limited as follows: Entitlement public entities may apply for up to five times the public entity's latest approved CDBG entitlement amount, minus any outstanding Section 108 commitments and/or principal balances of Section 108 loans; State assisted, non-entitlement public entities may apply for up to five times the latest approved CDBG amount received by its State, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans for which the State has pledged its CDBG funds as security.

Loan Details:

Security: The principal security for the loan guarantee is a pledge by the applicant public entity or the State (in the case of a non-entitlement public entity) of its current and future CDBG funds. Additional security will also be required to assure repayment of guaranteed obligations. The additional security requirements will be determined on a case-by-case basis, but could include assets financed by the guaranteed loan.

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Repayment: The maximum repayment period for a Section 108 loan is twenty years. HUD has the ability to structure the principal amortization to match the needs of the project and borrower. Each annual principal amount will have a separate interest rate associated with it.

Financing Source: Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD.

Interest Rates: Interest rates on interim borrowing are priced at the 3 month London Interbank Offered (LIBO) rate plus 20 basis points (0.2%). Permanent financing is pegged to yields on U.S. Treasury obligations of similar maturity to the principal amount. A small additional basis point spread, depending on maturity, will be added to the Treasury yield to determine the actual rate.

SBA Programs – 504 Loan; (<http://www.sba.gov/content/cdc504-loan-program>)

If your organization has a for profit subsidiary such as a contracting or property management company, and if it fits the federal definition of a small business, you could look at the 504 program.

The 504 Loan program offers small businesses both immediate and long-term benefits, so business owners can focus on growing their business. Some of the top-level benefits include: 90% financing; Longer loan amortizations, no balloon payments; Fixed-rate interest rates; and Savings that result in improved cash flow for small businesses. To be eligible for a 504 Loan, your business must be operated for profit and fall within the size standards set by the SBA. Under the 504 Program, a business qualifies if it has a tangible net worth not more than \$15 million, and an average net income of \$5 million or less after federal income taxes for the preceding two years prior to application. Loans cannot be made to businesses engaged in nonprofit, passive or speculative activities.

USDA Programs – While not applicable for many NJ-based community organizations or municipalities, the following programs may be an opportunity for some to secure funding.

1. Single Family Housing Loans & Grants—There are many programs for individuals/families as well as for developers. TD Bank, for example, anticipates becoming a participant in the Guaranteed Mortgage program in 2013. Section 502 loans can be used to build, repair, or relocate a home, as well as to prepare sites (i.e. bring in water and sewer). There is also a 502 Mutual Self-Help program to facilitate the building of homes for very-low income individuals who provide sweat-equity for the construction of their new home.

2. Community Facilities Direct and Guaranteed Loan Program--These programs can make and guarantee loans to develop essential community facilities in rural areas and towns of up to 20,000 in population. Loans and guarantees are available to public entities such as municipalities, counties, parishes, boroughs, and special-purpose districts, as well as to non-profit corporations and tribal governments.

3. Community Facilities Grants--This program provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population. Grants are authorized on a graduated scale. Applicants located in small communities with low populations and low incomes will receive a higher percentage of grants. Grants are available to public entities such as municipalities, counties, parishes, boroughs, and special-purpose districts, as well as non-profit corporations and tribal governments.

Visit the USDA website for additional information

(http://usda.gov/wps/portal/usda/usdahome?navid=GRANTS_LOANS&navtype=RT&parentnav=PROGRAM_AND_SERVICE)



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Department of Commerce: Economic Development Administration: Planning Program and Local Technical Assistance Program (<http://www07.grants.gov/search/search.do?&mode=VIEW&oppld=189193>)

Description: The Planning program assists eligible recipients in creating regional economic development plans designed to stimulate and guide the economic development efforts of a community or region. The Local Technical Assistance program strengthens the capacity of organizations to undertake and promote effective economic development programs through projects such as feasibility analyses and impact studies.

Deadline: Applications are accepted on a continuing basis and processed as received.

Amount: Estimated grant range: up to \$100,000.

Eligibility: Nonprofit organizations, institutions of higher education, district organizations, and state, local, and tribal governments

Department of Justice/Bureau of Justice Assistance Grant Programs

(http://www.ojp.gov/funding/archived_solicitations_12.htm)

***Grants have been awarded for 2012. Applicants are encouraged to register on the department's website to get updates on new funding opportunities and deadlines for 2013.**

1. Violent Gang and Gun Crime Reduction Program (Project Safe Neighborhoods):

Objective: Project Safe Neighborhoods (PSN) is designed to create safer neighborhoods through a sustained reduction in crime associated with gang and gun violence. The program's effectiveness is based on the cooperation of local, state, and federal agencies engaged in a unified approach led by the U.S. Attorney (USA) in each district. The USA is responsible for establishing a collaborative PSN task force of federal, state, and local law enforcement and other community members to implement gang and gun crime enforcement, intervention and prevention initiatives within the district. Through the PSN task force, the USA will implement the five design features of PSN—partnerships, strategic planning, training, outreach, and accountability—to address specific gun and gang crime problems in that district. Details on the five design features (also referred to as core elements) can be found later online at www.ncjrs.gov/html/bja/205263/

Eligibility: States, units of local government, educational institutions, faith-based and other community organizations, private nonprofit organizations.

2. Community-Based Violence Prevention Demonstration Program

Objective: A growing number of communities have adopted multi-strategy, multi-disciplinary approaches to reduce the violence that has adversely affected youth, families, and neighborhoods across America. This program provides funding for localities to support federal, state, and local partnerships to replicate proven multi-disciplinary, community-based strategies to reduce violence.

3. COPS for Hire Program

Objective: CHP grants provide 100 percent funding for approved entry-level salaries and fringe benefits of full-time officers for three years (36 months) of grant funding. These grants may be used on or after the official grant award start date to: (1) hire new officer positions (including filling existing officer vacancies that are no longer funded in an agency's budget); (2) rehire officers already laid off (at the time of grant application) as a result of state, local, or Bureau of Indian Affairs (BIA) budget reductions unrelated to the receipt of grant funding; or (3) rehire officers scheduled to be laid off (at the time of grant application) on a specific future date as a result of state, local, or BIA budget reductions unrelated to the receipt of grant funding.

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4. COPS Community Policing Development

Objective: This program funds a broad range of projects intended to advance community policing practices by supporting the development innovative community policing strategies, applied research, guidebooks, and best practices that are national in scope. This year, the program funded projects related to a number of public safety topic areas, including: Policing in a New Economy, Ethics and Integrity, Child and Youth Safety, Police Operations, Officer Safety and Wellness, Role of Community Policing in Homeland Security, Veteran Support, and Urban Violence. Additional topics include *Basic Community Policing Regional Technical Assistance*, *Critical Response Technical Assistance*, and *Core Community Policing Training Curriculum Development*.

5. COPS Secure Our Schools (SOS)

Objective: Grants provide funding to state, local, or tribal governments working in partnership with public schools to improve school safety. Successful programs are based on a comprehensive safety assessment that identifies the individual needs of the schools, and law enforcement agencies receiving funding will collaborate with school administrators, teachers, students, and parents to implement solutions to school safety challenges. By supporting these community policing partnerships, this grant program will help protect children and prevent school violence within their communities.

Department of Environmental Protection: (http://www.epa.gov/brownfields/grant_info/)

EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields activities. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters. Visit website for additional information on grants and eligibility requirements.

1. Technical Assistance to Brownfields Communities Grant Guidelines – Request for Proposals

The EPA is announcing \$5 million in grants to provide technical assistance to communities. The EPA anticipates award of up to nine (9) cooperative agreement(s). Grants awarded under the Technical Assistance to Brownfields Communities (TAB) announcement will help communities tackle the challenge of assessing, cleaning up and preparing brownfields sites for redevelopment, especially underserved/rural/small and otherwise distressed communities. Technical assistance being provided through this grant should also be geared toward results and help to move brownfields sites forward in the process toward cleanup and reuse.

Grant Amount: The maximum value of each grant will be based on the technical assistance being provided; however, grants in geographical area 5 shall not exceed \$1,000,000 and grants in geographical areas 1, 2, 3, 4, 6, 7, 8 and 9 shall not exceed \$500,000 each under this competitive opportunity.

Deadline: November 14, 2012.

2. Brownfields Assessment, Revolving Loan Fund and Cleanup Grant Guidelines – Announcing New Request for Proposals

These grants may be used to address sites contaminated by petroleum and hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum). Opportunities for funding are as follows:

Brownfields Assessment Grants (each funded up to \$200,000 over three years; coalitions are funded up to \$600,000 over three years),

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Brownfields Revolving Loan Fund (RLF) Grants (each funded up to \$1,000,000 over five years) and Brownfields Cleanup Grants (each funded up to \$200,000 over three years).

Deadline: November 19, 2012.

Other Brownfields Funding Opportunities

- 1. State and Tribal Response Programs:** Find background information, state & tribal grant funding guidance, MOUs, MOAs, state Brownfields web sites, and state Voluntary Cleanup Programs (VCP) web sites.
- 2. Sustainability Pilots:** Sustainability Pilots are an EPA effort to promote environmental sustainability at local brownfields projects.

Additional Grants and Funding Opportunities (visit the EPA website to get periodic updates on these grant programs— <http://www.epa.gov/environmentaljustice/grants/ej-smgrants.html#descriptions>):

- 1. Area-Wide Planning Pilot Program:** The grant funding and direct assistance (through Agency contract support) will result in an area-wide plan which will inform the assessment, cleanup and reuse of brownfields properties and promote area-wide revitalization.
- 2. Assessment Grants:** Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.
- 3. Revolving Loan Fund Grants:** The purpose of Revolving Loan Fund Grants is to enable States, political subdivisions, and Indian tribes to make low interest loans to carryout cleanup activities at brownfields properties.
- 4. Cleanup Grants:** Cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfield sites.
- 5. Environmental Workforce Development and Job Training Grants:** Environmental Workforce Development and Job Training Grants are designed to provide funding to eligible entities, including nonprofit organizations, to recruit, train, and place predominantly low-income and minority, unemployed and under-employed residents of solid and hazardous waste-impacted communities with the skills needed to secure full-time, sustainable employment in the environmental field and in the assessment and cleanup work taking place in their communities.
- 6. Multi-Purpose Pilot Grants:** The EPA is piloting a new grant program that will provide a single grant to an eligible entity for both assessment and cleanup work at a specific brownfield site owned by the applicant.
- 7. Training, Research, and Technical Assistance Grants:** Training, Research, and Technical Assistance Grants provide funding to eligible organizations to provide training, research, and technical assistance to facilitate brownfields revitalization.
- 8. Targeted Brownfields Assessments:** The Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields.

NJ STATE GRANT PROGRAMS

Urban Transit HUB Tax Credit;

http://www.njeda.com/web/Aspx_pg/Templates/Npic_Text.aspx?Doc_Id=888&menuid=1295&topid=718&levelid=6&midid=1175

Please note that EDA will no longer be accepting any new applications for residential projects under the Urban Transit Hub Tax Credit Program. Tax credits equal up to 100% of the qualified capital investments made within an eight year period. Taxpayers may apply 10% of the total credit amount per year over a ten year period against their

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corporate business tax, insurance premiums tax or gross income tax liability. Tax credits may be sold under the tax credit certificate transfer program of not less than 75% of the transferred credit amount. **Total credits approved under this program are capped at \$1.75 billion, with \$250 million allocated towards residential projects which may receive up to a 35% credit (expires July 2014). Projects have to be within 1/2 mile of transit station, except in Camden where it can be up to 1 mile.** The nine municipalities designated as Urban Transit Hubs are: Camden, East Orange, Elizabeth, Hoboken, Jersey City, Newark, New Brunswick, Paterson, and Trenton.

ELIGIBILITY: Developers, owners and tenants can qualify for the Urban Transit Hub Tax Credit Program if they meet the following eligibility criteria:

- Developers or owners must make a minimum \$50 million capital investment in a single business facility located in one of the nine designated Urban Transit Hubs. In addition, at least 250 employees must work full-time at that facility.
- Tenants must occupy space in a qualified business facility that represents at least \$17.5 million of the capital investment in the facility and employ at least 250 full-time employees in that facility. Up to three tenants may aggregate to meet the 250 employee requirement.
- Projects retaining 250 full-time jobs are eligible for tax credits of up to 80% of the qualified capital investment, while projects creating 200 or more jobs are qualified for up to 100% of the qualified capital investment.
- Mixed-use components are part of the "qualified residential project" definition.
- Applicants must demonstrate at the time of application that the state's financial support of the proposed capital investment in a qualified business facility will yield a net positive benefit to both the state and the eligible municipality.
- S corporations, limited liability corporations and partnerships are eligible; however, tax credits cannot be applied against an individual's New Jersey gross tax liability.

Additional Notes on Program:

- This program is for huge projects—CDCs would probably need to partner with another developer
- Lots of capacity in the program, but it is challenging for investors who have to commit to use their liability over several years, and because the developer will need a bridge loan so the investor will also be looking into the creditworthiness of the developer. Likely investors are going to be AA or AAA-rated corporations with significant long-term NJ tax liability.
- Fee heavy
- Grow NJ Program: \$200 million set-aside within UTHC
- Offshore Wind Projects: \$100 million set-aside within UTHC

Important Note: As of 1/31/12, approved tax credits plus the set-asides resulted in commitments of approximately \$1.2 billion against the cap, leaving about \$30.5 million for residential projects and about \$253.5 million for commercial projects. There are more than \$30.5 million in projects in the approval pipeline for the residential portion, so as of this writing EDA is not accepting any new applications.

New Jersey Department of Transportation:

<http://www.state.nj.us/transportation/business/localaid/fedaid.shtm>

Safe Routes to School (NJ Dept. of Transportation) www.state.nj.us/transportation/community/srts/funding.shtm

A federal program to enable and encourage children in grades K-8, including those with disabilities, to walk and bicycle to school; to make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and to facilitate the planning, development



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and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption and air pollution in the vicinity of schools.

Youth Corps Urban Gateway Enhancement Program: This initiative is a federally funded, community service grant program, which is designed to partner NJDOT with not-for-profits, community-based organizations or other entities with established youth programs who carry out transportation-related gateway enhancement projects. One of the fundamental benefits of the program is funding for youth employment. Youth participants gain valuable work experience through employment on small, community gateway enhancement projects. They also gain a sense of community pride by engaging in paid, productive community service work. NJDOT benefits from the enhancement projects which improve the appearance of State roadways in urban areas.

NJDOT is expected to announce application submission later this year for the Safe Routes to School Program, and whether the Youth Corps Initiative will be funded for 2013.

The North Jersey Sustainable Communities Consortium (NJSCC); (<http://policy.rutgers.edu/njsc/rfp/>)

The NJSCC covers 13 counties and 5 cities: Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties and Newark, Elizabeth, Paterson, New Brunswick and Jersey City. Membership in the North Jersey Sustainable Communities Consortium is voluntary and open to any public jurisdiction, agency or authority; non-governmental organization; neighborhood association; community and faith-based organization; private business or company; or educational institution located in the region or serving the region. Joining will make your organization eligible for Local Demonstration Project and “micro-grant” funding <http://www.policy.rutgers.edu/njsc/join/>

1. Local Demonstration Project (LDP): Provides technical assistance for strategic planning studies focused on designated areas or corridors associated with established or anticipated transit services and/or facilities. Eligible applicants include municipalities, counties, non-governmental organizations, community development corporations, and other interested organizations. To hear more about this exciting opportunity, attend one of the three free LDP Program Information Sessions. Register and learn more at <http://www.policy.rutgers.edu/njsc/ldp/>

Upcoming Workshops:		
October 4, 2012 9am-12pm	October 10, 2012 9am-12pm	November 7, 2012 9 am – 12pm
North Jersey Transportation Planning Authority Offices	Bloustein School of Planning and Public Policy	Raritan Valley Community College
1 Newark Center, 17th Floor	Rutgers University	118 Lamington Road
Newark, NJ	33 Livingston Avenue	Branchburg, NJ
	New Brunswick, NJ	

2. “Micro-grant” funding: While guidelines are currently being developed, here is what is being considered. Community-based organizations whose primary mission is to work on behalf of low-income people and communities will be eligible for grants of up to \$15,000 to implement a community stakeholder outreach process to support the preparation of the Regional Plan for Sustainable Development being developed by the consortium. Grant recipients must provide support for specified outreach processes and may use grant funds to supplement local planning activities consistent with the goals of the study. Join the Consortium to learn about the guidelines and be eligible to apply when they are finalized.

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3. Local Government Capacity Grant Program: (LGCGP) provides financial and/or technical assistance to county and municipal members of the NJSCC Steering Committee to conduct outreach, analysis, coordination and planning activities that help build the capacity of local governments to support and materially advance the development of a Regional Plan for Sustainable Development for the 13-county North Jersey Transportation Planning Authority (NJTPA) region. This is an opportunity for municipalities and community development corporations in eligible counties to partner with eligible entities to advance this work. Here is a link to a description of the program: <http://www.policy.rutgers.edu/njsc/capacity/LGCGP.pdf>

Letters of Intent / Thumbnail Work Program Due: October 12, 2012 - Eligible counties and cities submit letters of intent and thumbnail work programs, along with initial budgets.

4. Request for Qualifications: Local Planning Technical Assistance for Local Government Capacity Grant Program; *Specialized Topic Expertise* for the Local Demonstration Project Program. The NJSCC has issued a RFQ targeted to consulting firms and non-governmental organizations for both the Local Government Capacity Grant Program and the Local Demonstration Project Program. The Local Government Capacity Grant Program (LGCGP) seeks planning consultants and non-governmental organizations (i.e., community-based, service-based and issue-based organizations) with demonstrated capabilities to deliver planning technical assistance to county and local governments in Northern New Jersey. The NJSCC will establish two separate lists of "On-Call" applicants who will have an opportunity to provide technical services for either of the two distinct programs being established by the NJSCC. **Statements of Qualifications are due on October 8th, 2012.** Here is a link to a description of the RFQ: <http://policy.rutgers.edu/njsc/rfp/>

New Jersey Redevelopment Authority: www.njra.us/rti

NJRA Resources:

1. New Jersey Urban Site Acquisition Program (NJUSA)

The NJUSA Program is a revolving loan fund that facilitates the acquisition, site preparation and redevelopment of properties, which are components of an urban redevelopment plan in NJRA-eligible communities. This NJUSA Program serves as a catalyst to jump start urban revitalization efforts. The program provides for-profit and nonprofit developers and municipalities with a form of bridge financing to acquire title to property and for other acquisition related costs.

2. NJRA Bond Program

NJRA sells bonds to raise capital for making long-term loans at attractive, below-market interest rates to a broad range of qualified businesses and nonprofit organizations. NJRA has the ability to issue \$100 million of taxable and tax-exempt bonds annually to stimulate revitalization in New Jersey's urban areas.

3. New Jersey Redevelopment Investment Fund (RIF)

NJRA manages this flexible investment fund that provides debt and equity financing for business and real estate ventures. Through the RIF Program, NJRA is able to offer direct loans, real estate equity, loan guarantees and other forms of credit enhancements.

4. Working in Newark's Neighborhoods (WINN)

Working in Newark Neighborhoods is a subsidiary of the New Jersey Redevelopment Authority. WINN, a revolving loan program, focuses on redevelopment efforts in the city of Newark's neighborhoods. In addition to the City of Newark, nonprofit and for-profit entities and developers are eligible to finance projects located within the city of



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Newark's Port District. These comprehensive redevelopment efforts will attract private sector investment to Newark's outer lying neighborhoods.

PRIVATE FOUNDATION GRANTS

PSEG's 2012 Special Project Funding Program for Community Development (http://www.pseg.com/info/community/outreach/community_development.jsp)

PSEG, in consultation and partnership with the Network, has set aside \$100,000 toward efforts that expand or enhance the impact of community based developers and support organizations in achieving their community development mission. Proposed projects can be stand-alone activities or a discreet part of an ongoing initiative that program funds would help advance. The grant request must reflect a one-time use of funds that meets an immediate need, but has longer-term impact. Submit the application via e-mail to Shauwea Hamilton, shauwea.hamilton@pseg.com, no later than 5pm on October 10, 2012

Organizations can request funds from one (1) of the following categories:

1. **Neighborhood Revitalization:** The execution of a distinct activity needed to advance a neighborhood revitalization plan. Initiatives that involve partnering with your municipality or key stakeholder organizations are encouraged. Proposals should explain the extent of the partnership for extra consideration. Organizations can request up to \$15,000. PSEG Foundation anticipates awarding at least four (4) grants in this category (\$60,000). Partial grants may be awarded. Examples of eligible activities in this category include: feasibility studies, commercial retail analyses, Seed grants to fund neighborhood-initiated projects, community engagement activities, or public safety promotion activities.

2. **Organizational Capacity-Building:** Projects or activities that will maximize the efficiency or effectiveness of your organization, and your impact in the communities with which you work. Organizations can request up to \$8,000. PSEG Foundation anticipates awarding at least five (5) grants in this category (\$40,000). Partial grants may be awarded. Examples of eligible activities in this category include: The purchase of hardware or software to enhance services, and/or provide greater efficiency for the organization's internal systems; Implementation of a communications strategy to enhance the organization's image, communicate results, better connect constituents and stakeholders, etc.; resource development activities; board and/or leadership development; strategic planning; training of staff, board members or volunteers for strategic initiatives

MetLife Foundation: Community-Police Partnerships Awards Program c/o LISC – CSI;

<http://www.lisc.org/section/ourwork/national/safety/awards>

Geographic Range: National

Grant Range: \$15,000 - \$30,000

Application Deadlines: Preliminary applications: The 2013 deadline will be available early in the year

Neighborhood Revitalization Awards

Five awards of between \$20,000 and \$30,000 will be made to recognize exemplary collaboration between community groups and police that yields crime reduction as well as economic development outcomes, such as real estate development, business attraction, and job growth.

Special Strategy Awards

Five awards of \$15,000 each will recognize exemplary collaboration between community groups and police that

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yield significant outcomes in one or more of the following areas: Applied Technology; Aesthetics and Greenspace Improvement;

- Diversity Inclusion and Integration;
- Drug Market Disruption;
- Gang Prevention and Youth Safety; and,
- Seniors and Safety.

TD Charitable Foundation: http://www.tdbank.com/community/our_community.html

1. Housing for Everyone Grant: This grant focuses on **Transitional Housing and Homeless Shelters**. Applications should highlight the ways in which funding will expand the availability of and/or access to transitional housing and/or homeless shelters.

2. Non-Profit Training Resource Fund Grants: A total of \$200,000 will be awarded in 2012 to eligible community-based organizations for employees to attend approved classes/courses that will enhance their job performance. **(The deadline for this application has passed, however, future applicants should check website for 2013 grant application announcement).**

3. TD Bank Community Development; Housing and Economic Recovery Act (HERA) Line of Credit *Revolving Line of Credit for Acquisition-Predevelopment of Commercial Real Estate*

Line of Credit proceeds can be used for:

A. Acquisition - Proceeds of the line can be used to acquire property located within the CDC's defined target area. Must be within the Bank footprint. Intended use of properties is defined - properties acquired fit into a planned project or neighborhood development strategy.

And/or

B. Soft Costs - Up to 50% of the proceeds can be used to complete predevelopment soft costs for properties, such as environmental testing/inspections, architectural, legal service, consultant services to prepare funding applications. Predevelopment Soft Costs may be incurred and funded before or after acquisition of a property.

Loan Size: Min: \$100,000 Max: \$1,000,000

Term: Min: 2 years with two (2) six-month extensions at Bank's discretion.
Max: 3 years, with two (2) six-month extensions at Bank's discretion

Amortization Schedule: Interest only. Principal and all accrued interest due at maturity.

Repayment of principal for all applicable acquisition and soft cost funding is required when a collateral property is released (sale or refinance).

Payments: Monthly, Interest Only

Fees: None

Accrual Method: Commercial Lines shall carry a floating rate of interest that is indexed to the Prime Rate published in the Wall Street Journal or the London Inter-bank Offered Rate (LIBOR). Spread shall not exceed 100 BP over indices.

Collateral: First security interest in business assets. First mortgage on real estate must be obtained when proceeds of the Line of Credit are used to acquire or improve the Real Estate, as an abundance of caution

Investors Foundation; <http://www.myinvestorsbank.com/home/community/foundation>

Geographic Focus: Essex, Morris, Union, Somerset, Hunterdon, Mercer, Monmouth, Hudson, Middlesex, Passaic, Bergen, Ocean, Sussex and Warren.

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Grant Range: Varies

Application Deadline: Grants considered four times a year in March, June, Sept. and Dec. Applications must be submitted by Feb. 1, May 1, Aug. 1 and Nov. 1. There is an ongoing preliminary review of proposals so early submission is encouraged.

Applicant requirements:

- Organizations that are tax exempt under Section 501 (c) (3) of the Internal Revenue Code and qualify as “not a private foundation” under Section 509 (a) of the Code
- Organizations that promote programs supporting arts and education, health and human services, youth and affordable housing
- Organizations that have clearly defined objectives
- Organizations with active participation of boards of directors and/or administrators
- Organizations with low administration expenses and show efforts to achieve a broad base of funding sources

Wells Fargo Foundation “Money for Muscle Program”

<https://www.wellsfargo.com/about/wfhf/teammembervolunteerprogram>

Trading ‘Money for Muscle’, Wells Fargo’s Team Member Volunteer Program provides financial support to nonprofit organizations when Wells Fargo team members help build, renovate, paint or repair a home for low-to moderate-income (LMI) people. If you are a 501c3 public charity providing these kinds of volunteer opportunities you may be eligible for support. The annual construction/application season runs from the first business day in January through the last business day in September.

Here’s how the program works

Reach out to your local Wells Fargo contact and tell them about the project you have in the works.

Don’t have a local contact? Stop by your local Wells Fargo store in the community where you have your project and invite them to participate. If they agree, they will submit a proposal to the Wells Fargo Housing Foundation on your behalf. While eligibility is a first step towards approval, it does not guarantee support. The Wells Fargo Housing Foundation receives many more requests than it can support. Consequently, we must turn down many deserving projects.

1. Minimum 60 volunteer hours \$10,000
2. Minimum 300 volunteer hours \$15,000
3. Minimum 600 volunteer hours \$30,000

A \$5,000 incentive is available for projects that serve the military, use green components or work on foreclosed or abandoned properties.

Wells Fargo Regional Foundation

1. Neighborhood Planning Grants

<https://www.wellsfargo.com/about/regional-foundation/neighborhood-planning-grants>

***The 2012 deadline for consideration has passed. However, those interested in this program for 2013 should review the guidelines on the website for future submission. Prior to proposal submission there is a technical assistance workshop that takes place in May. Check website for additional information.**

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Neighborhood Planning Grants are designed to support an intensive twelve- to twenty-four month resident-driven neighborhood planning process. Neighborhood Planning Grants support direct expenses that are essential to the planning process such as: Planning consultants and/or staff; Outreach and neighborhood organizing functions; Community meetings, and advisory group development. Neighborhood Planning Grants do not support organizational strategic or business plans.

Grant size: Grants range from \$25,000 to \$100,000.

Grant Deadline: Proposals due on September 5, 2012; Invitation to Phase Two distributed: October 5, 2012
Phase Two proposals due: October 12, 2012; Grant recipients notified: February 1, 2013

Selection process: Grants are approved once each year through a competitive, two-phase selection process. Grant funds are disbursed based on performance over a twelve- to twenty four-month period.

Evaluation process: All planning grantees participate in an evaluation processes designed to guide the plan's development, enhance collaboration, and create a baseline for measuring the effectiveness of the plan's implementation. The evaluation includes: The systematic surveying of residents about the quality of life; Quarterly reporting on agreed upon milestones and deliverables; Cataloguing neighborhood assets and investments

2. Wells Fargo Neighborhood Implementation Grants

<https://www.wellsfargo.com/about/regional-foundation/neighborhood-implementation-grants>

Neighborhood Implementation Grants support comprehensive community development projects that target specific neighborhoods. The community development project must be based on a current resident-driven neighborhood plan.

Grant size: Grants vary in size from \$100,000 to \$750,000, and are disbursed over three to five years.

Grant Deadline: October 26, 2012

Selection process: Grants are approved through a competitive, two-phase application process.

Evaluation process: All implementation grantees participate in robust evaluation processes designed to inform the neighborhood stakeholders of the project's performance, enhance collaboration, and assess the overall impact of the implementation initiatives.

Program Related Investments: some foundations make program-related investments which are alternative forms of financing to supply capital to the nonprofit sector. Taking the form of loans, loan guarantees, and other investments made for charitable purposes, program-related investments (PRIs) are commonly used to support community revitalization, low-income housing, micro-enterprise development, and also historic preservation, human services, education, church renovations and many other types of projects.

FINANCING BY CDFIs AND INTERMEDIARIES

Local Initiatives Support Corporation; www.lisc.org

By lending to LISC, institutions help eliminate neighborhood blight, create jobs and drive lasting community revitalization. Secure in the knowledge that their loans will be paid on time, their LISC loans contribute to their organizations' profitability. But they also generate a significant "goodwill" return from the community organizations, public officials and residents who recognize the significant impact of their support.

LISC's Loan Products:

- Pre-development loans used for preconstruction Project costs.
- Acquisition loans used for purchase and closing costs of property acquisition.

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- Construction loans provided alongside a conventional construction loan from a bank; used to pay the hard and soft construction costs of a new construction and/or a rehab project.
- Mini-permanent loans used for permanent financing of charter schools, commercial, and industrial development projects.
- Lines of credit used for flexible working capital to meet organizational cash flow and/or project development needs.

New Jersey Community Capital: www.newjerseycommunitycapital.org

1. Community Asset Preservation Corporation (CAPC): A first of its kind entity dedicated to making large-scale acquisitions of vacant properties and partnering with community-based partners to convert them into quality affordable homes. CAPC revolutionized the bulk-purchase model by arranging and acquiring deeply discounted pools of foreclosed properties and nonperforming mortgages to achieve the economies of scale needed to make conversion of those troubled assets into affordable units feasible. CAPC also purchases large, blighted multi-unit properties and organizes joint ventures to rebuild them into housing.

2. Neighborhood Prosperity Fund (NPF): NPF will consolidate a variety of capital sources into lines of credit and other flexible, low-cost lending products for the acquisition and rehabilitation of hundreds of vacant properties, medium-term financing of rental opportunities, and additional direct purchases of discounted pools of nonperforming mortgages for resolution. Funds from completed projects will efficiently recycle into the NPF to finance new projects as they emerge, NJCC will prioritize initiatives in communities where municipal leaders and local community builders collaborate on plans to rebuild their housing stock and revitalize their distressed areas.

3. Newark/Essex NSP2 Consortium: NJCC is a leader in the 19-member consortium, and has provided the group with strategic guidance in its development and provides over \$9 million in financing to fellow consortium members to facilitate the rehabilitation of foreclosed and vacant properties. NJCC also operates \$1.2 million of the awarded as a loan loss reserve, which the Department of Housing and Urban Development specifically credited as a key reason for granting the funds.

4. Strong Healthy Communities Initiative (SCHI): The SCHI is the City of Newark's winning project for the Living Cities' Integration Initiative. As a member of both the Executive Governance and Steering Committees, NJCC ensures this \$30 million pool of grants, program related investments, and senior debt is appropriately leveraged and used to develop integrative and sustainable approaches to revitalizing neighborhoods. NJCC also manages and deploys \$8.5 million in capital to implement the SCHI Housing Work Plan in its four targeted neighborhoods, which will increase availability of high-quality housing and lead to a significant reduction in vacant and blighted properties.

The Reinvestment Fund (NJPLAN): <http://www.trfund.com/financing/housing/njplan.html>

The New Jersey Predevelopment Loan and Acquisition for Nonprofits (NJPLAN) is a designated fund within TRF that provides low-cost, early-stage funding to nonprofit housing developers. To be eligible for financing under NJPLAN, projects by nonprofit developers must have: residential or mixed-use with residential as the primary use; significant percentage of units created to be made available to low- and moderate-income households and/or housing located in low- and moderate-income census tracts consistent with NJHMFA market based programs; or a defined and realistic strategy or plan that it is part of or consistent with, such as a

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neighborhood plan, a plan for housing improvement in a community, or a plan to address specific housing needs on a local or regional basis.

The Reinvestment Fund will offer three loan types, as follows:

Stage 1 – Predevelopment: \$50,000 at 0% interest for 24 months; unsecured

Stage 2 – Predevelopment: \$250,000 at 4% interest for 18 months; can be unsecured; collateral requested if available.

Acquisition: \$500,000 at 4% interest for 24 months; first mortgage lien or other collateral. Max loan-to-collateral value = 100%. For acquisition of properties exceeding \$20,000, an appraisal is required.

Deadlines: Applications can be submitted any time and are generally reviewed and approved/denied w/in 30 days.

Corporation for Supportive Housing (Pre-Development Loans): <http://www.csh.org/csh-solutions/lending/loans>

CSH focuses its lending services on the specific needs of developers creating supportive housing so that every community can build smarter solutions to prevent and end homelessness. Their financial products expedite development of supportive housing projects, enabling them to better prepare and compete for funding. CSH loan products are available as stand-alone or combined with our other loan products.

Funds may be used for predevelopment costs associated with the development of supportive housing. On rare, strategically important occasions, construction costs may be funded.

Amount: No maximum; based on strategic importance of project and the availability of funds in CSH's loan pool.

Contingency: Up to 10% to fund unforeseen predevelopment costs.

Source of Repayment: Typically committed.

Interest Rate: 5%. With a term of up to three years (can be extended).

Amortization: Interest and principal repaid at maturity (typically at the closing of the take-out funding source).

Disbursements: Multiple installments.

Security/Recourse: Required when available. CSH may subordinate to other lenders. Loans are recourse obligations of the borrower.

Application & Loan Origination Fees: \$500 application fee (non-refundable) and a loan origination fee of 1.5%. The loan origination fee may be financed by CSH.

Federal Home Loan Bank of New York (Community Investment Program):

<http://www.fhlbny.com/community/community-lending-programs/cip/index.aspx>

CIP funding is a non-competitive source of low-priced, long-, medium-, and short-term funds that is available in the form of loans (known as advances) to HLB member community lenders. As part of the suite of Community Lending Programs, CIP Advances are priced below regular HLB advance rates. Long-term funding is available with a CIP Advance, so members can match-fund the duration and structure of the end loan better, locking in a spread for the life of the loan to mitigate interest rate risk.

CIP funds may be used to finance the purchase, construction, rehabilitation, refinancing, and/or pre-development of housing for:



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- Individual owner-occupied housing units, each of which is purchased or owned by a family with an income at or below 115% of the area median;
- Projects involving multiple units of owner-occupied housing in which at least 51 % of the units are owned or intended to be purchased by families with incomes at or below 115% of the area median;
- Rental housing where at least 51% of the units in the project are occupied by, or the rent is affordable to, families with incomes at or below 115% of the area median;
- Manufactured housing parks where at least 51 % of the units are occupied by or the rents are affordable to families with incomes at or below 115% of the area median, or located in a neighborhood with a median income at or below 115% of the area median.