

# VII Appendix

## Appendix A. Existing Tools for Funding and Financing TOD Implementation in Allegheny County

Source/Program	Description	Key Actors (Eligible Applicants)	Considerations	Visioning, Planning, Building Capacity	Local Access Improvements	Revitalization & Building Reuse	New Development	Regional Access Improvements
USER FEES	Fees and rates charged for utilizing infrastructure	Operating entity (e.g., utility or parking provider)			X			X
<b>VALUE CAPTURE</b>								
Tax Increment Financing (TIF)	Mechanism for capturing increases in property values to pay for needed improvements. Typically associated with a specific development project.	Redevelopment authorities or municipalities establish districts and issue bonds; all affected taxing entities (e.g., counties, school districts) must approve district formation.	No more than 10% of a municipality's total assessed value can be located within a TIF district; restricted to areas designated as blighted; typically relies on new development to work; requires additional sources of gap financing.		X	X	X	
Transit Revitalization Investment District (TRID)	District-based tax increment financing mechanism to capture increases in property values to pay for needed improvements. Does not require that there be a finding of "blight"; can generate revenues to support transit service, capital improvements, and maintenance	Municipalities designate TRIDs in cooperation with transit agencies, transportation authorities, redevelopment authorities, and/or AMTRAK.	All affected taxing entities, including school district, must approve. Must be located within 1/8-1/2 of a mile from a transit station; typically relies on new development to work; requires additional sources of gap financing.	X	X	X	X	X
Neighborhood Improvement Districts (NIDs)	Property-based special assessment districts; can pay for capital improvements or services; can assess and provide benefits to commercial, residential, institutional and industrial property owners (i.e., all non tax-exempt properties).	Established by municipalities; affected property owners must be notified of proposal & individuals owning more than 40% of the property in the proposed district have veto power.	Few examples of successful implementation		X	X		

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Business Improvement Districts (BIDs)	Special assessment district; limited to commercial property owners.	Established by municipalities; affected property owners must be notified of proposal & individuals owning more than 40% of the property in the proposed district have veto power.	More common than NIDs; does not require a public vote, but individuals owning more than 40% of the property in the proposed district have veto power		X	X		?
Impact fees	Charges assessed on new development to pay for expanding and extending public services to the development.	Established by municipalities	State enabling legislation only exists for selected impact fees - e.g., transportation (road improvements only), natural gas extraction					X
<b>FEDERAL GRANTS AND LOANS (BY ADMINISTERING AGENCY)</b>								
U.S. Department of Housing and Urban Development (HUD)								
Brownfield Economic Development Initiative (BEDI)	Grants for the redevelopment of abandoned or underutilized industrial and commercial facilities burdened by environmental contamination.	CDBG entitlement and non-entitlement communities	Competitive; must be used in conjunction with a Section 108 Loan Guarantee.			X	X	
Section 108 Loan Guarantees	Provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.	CDBG entitlement and non-entitlement communities	Component of the Community Development Block Grant (CDBG) program.			X	X	
U.S. Environmental Protection Agency (EPA)								
Brownfield Area-Wide Planning Program	Grants for research, technical assistance and training that will result in an area-wide plan and implementation strategy for key brownfield sites.	Local governments, regional councils, redevelopment agencies, non-profit organizations		X				
Assessment Grants	Grants for assessing and planning related to a specific brownfield site.	State, local, and tribal governments, regional councils, redevelopment agencies.		X				

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Brownfield Cleanup Grants	Grants for cleanup activities at brown-field sites.	State, local, and tribal governments, regional councils, redevelopment agencies, non-profit organizations.					X	
Revolving Loan Fund Grants	Funding for a grant recipient to capitalize a revolving loan fund for cleanup activities at brownfield sites.	State, local, and tribal governments, regional councils, redevelopment agencies.					X	
Smart Growth Implementation Assistance Program and Building Blocks for Sustainable Communities	Technical assistance for governments that want to incorporate smart growth techniques into their future development.	State, local, regional, and tribal governments; non-profits in partnership with a governmental entity		X				
U.S. Department of Transportation (DOT)								
New Starts Program	Competitive funding for major new light rail, bus-rapid transit, and heavy rail projects, including extensions and capacity improvements to existing corridors.	Transit agencies, other public entities						X
Transportation Infrastructure Finance and Innovation Act (TIFIA)	Loans, loan guarantees, or lines of credit for major projects (highways, bridges, railroads, etc.)	State and local governments, transit agencies, special authorities	TIFIA projects must have a dedicated revenue source (e.g., user fees, local tax revenues, special assessment revenues)					X
U.S. Economic Development Administration (EDA)								
Public Works and Economic Adjustment Assistance programs	Grants for investments that support the implementation of regional economic development strategies designed to create jobs, leverage private capital, encourage economic development, and strengthen America's ability to compete in the global marketplace.	Local governments and other public entities; non-profit organizations.			X			X

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<b>Federal Home Loan Bank (FHLBank) Pittsburgh</b>								
Affordable Housing Program (AHP)	Grants and loans for the development or rehabilitation of affordable single-family or multi-family housing.	Member banks submit applications on behalf of project sponsors; e.g., a nonprofit, for-profit developer, housing authority or local government					X	
Community Lending Program (CLP)	Revolving loan fund for community and economic development projects, including low- or moderate-income housing, community facilities, and commercial/ industrial facilities.	Member banks submit applications to finance public/private projects	Projects must be located in qualifying low-income areas				X	
Other Federal Programs								
New Market Tax Credits	Federal income tax credits for individual and corporate investors that make equity investments (via CDEs) in businesses or real estate in low-income communities	Community Development Entities (CDEs), Individual & corporate investors	Projects must be located in Qualifying Census Tracts (QCTs).			X	X	
<b>STATE GRANTS AND LOANS (BY ADMINISTERING AGENCY)</b>								
Pennsylvania Department of Community & Economic Development (DCED)								
Keystone Communities	Funding and technical assistance for physical improvements and economic development to support community revitalization.	Municipalities, redevelopment authorities, housing authorities, various nonprofits (e.g., main street organizations, BIDs)	Consolidated multiple previous programs including Main Streets, Elm Streets, Enterprise Zones, Safe Routes to School, and Hometown Streets, and reduced total funding.		X	X		

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Municipal Assistance Program	Provides funding to assist local governments to plan for and efficiently implement a variety of services and improvements, and soundly manage development with an emphasis on intergovernmental approaches. Funding is available for three groups of activities: shared services; community planning; and floodplain management	Municipalities		X				
Neighborhood Assistance Program (NAP)/Neighborhood Partnership Program (NPP)	Provides tax credits to businesses that sponsor neighborhood organizations to develop and implement neighborhood revitalization plans (includes a number of related programs).	Nonprofits, businesses	Nonprofit submits a project application; businesses contribute funding annually towards the project and apply for a tax credit		X	X	X	
Business in Our Sites (BOS)	Grants and loans for predevelopment activities (i.e. improving and acquiring sites) for future use by businesses and developers; preference is for previously utilized sites (reuse).	Municipalities, redevelopment authorities, industrial development agencies, private developers	No new funding, but loans will continue to revolve.		X	X	X	X
Growing Greener II - Main Street and Downtown Redevelopment Grants	Grants to help improve a community's downtown through community development and housing activities, downtown reinvestment, facade and anchor building activities, residential reinvestment, and business assistance.	Municipalities, non-profits.	Funded by a state bond issuance; funding was largely allocated as of 2011. Other Growing Greener II funded farmland preservation, watershed cleanup, environmental remediation at mines and other former industrial sites, and other environmental projects.			X	X	
Industrial Sites Re-use Program	Grants and low-interest loans for environmental assessments and remediation at former industrial sites.	Municipalities, municipal authorities, redevelopment authorities, economic development agencies, private companies				X	X	

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Tax Increment Financing (TIF) Guarantee	Provides credit enhancements (guarantees up to \$5 million) for TIF projects.	Issuers of TIF debt obligations located within a municipality other than a city of the first- or second-class			X	X	X	
Pennsylvania Industrial Development Authority (PIDA)	Low-interest loans through Industrial Development Corporations for land and building acquisition, construction and renovation, resulting in the creation or retention of jobs.	Certified economic development organizations, on behalf of businesses					X	
Infrastructure and Facilities Improvement Program (IFIP)	Multi-year grants to assist with debt service payment. Eligible projects include infrastructure, environmental remediation, other soft costs, and (in some cases) acquisition/development related to convention centers, hospitals, hotels, industrial facilities, retail facilities or research and development facilities	Authorities that issue debt for TIF; Redevelopment Authorities; Convention center authorities; The Pennsylvania Economic Development Financing Authority					X	
Pennsylvania Department of Transportation (PennDOT)								
Pennsylvania Community Transportation Initiative (PCTI)	Provided funding from the state TIP for smart transportation projects (including planning and capital improvements), with an emphasis on high yield and high value projects; investing in existing communities and infrastructure, mixed use and more compact development; and linking development to a variety of transportation options	Municipalities, MPOs, transit agencies, educational institutions, transportation management associations	Unfunded as of the publishing of this report	X	X			

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Pennsylvania Infra-structure Bank	Provides low-interest loans to help fund transportation projects within the Commonwealth. Generally funds aviation, highway/bridge, rail freight, and transit capital projects; may also include traffic calming, pedestrian crossing, and Hometown Streets/Safe Routes to School improvements.	Municipalities, transportation authorities, economic development agencies, non-profits, and private corporations.			X			X
Pennsylvania Housing Finance Agency (PHFA)								
Low-Income Housing Tax Credits (LIHTC)	Federal tax credits for affordable and mixed-income housing.	Developers	Selection criteria include points for the development “forming an important part of a broader or comprehensive program of neighborhood improvement....[which can include] contributing to a transit oriented design initiative”; projects located in a Qualifying Census Tract (QCT) or Difficult Development Area (DDA) may qualify for a higher construction basis.				X	
PHFA Loan Programs	Uses the proceeds from taxable and tax-exempt bond sales to make loans to developers.	Developers					X	
Other State Programs								
Rehabilitation Investment Tax Credit (RITC)	Tax credits for rehabilitation of income-producing historic structures. Administered by the Pennsylvania Historical & Museum Commission	Property owners	In order to be eligible, structures must have been built before 1936 or be listed on the National Register of Historic Places.			X		





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Community Infrastructure and Tourism Fund (CITF)	Grants and loans up to \$250,000 for local infrastructure projects or the acquisition and development of key sites for future use.	Municipalities, authorities, councils of government, non-profit organizations, businesses	Administered by the Redevelopment Authority of Allegheny County	X	X	X	X	X
Community Development Block Grants (CDBG)	Federal block grant program intended to ensure decent affordable housing, community services for vulnerable neighborhoods, and job creation and retention of businesses	Larger cities and urban counties (“entitlement communities” receive annual block grant; DCED administers state funding for smaller communities.	Projects must be located in service areas where at least 51% of residents are low- or moderate-income persons.		X	X	X	