



## **Welcome to the CLU-IN Internet Seminar**

Area-Wide Planning: Coordination Opportunities with HUD

Sponsored by: OBLR

Delivered: June 29, 2011, 1:30 PM - 3:30 PM, EDT (12:30 PM-2:30 PM CDT)

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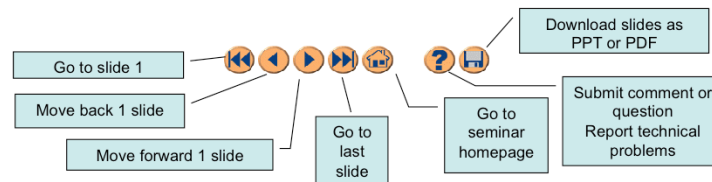
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Visit the Clean Up Information Network online at [www.cluin.org](http://www.cluin.org)

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# Housekeeping

- Please mute your phone lines, Do NOT put this call on hold
  - press \*6 to mute #6 to unmute your lines at anytime (or applicable instructions)
- Q&A
- Turn off any pop-up blockers
- Move through slides using # links on left or buttons



- This event is being recorded
- Archives accessed for free <http://clu.in.org/live/archive/>

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Although I'm sure that some of you have these rules memorized from previous CLU-IN events, let's run through them quickly for our new participants.

Please mute your phone lines during the seminar to minimize disruption and background noise. If you do not have a mute button, press \*6 to mute #6 to unmute your lines at anytime. Also, please do NOT put this call on hold as this may bring delightful, but unwanted background music over the lines and interrupt the seminar.

You should note that throughout the seminar, we will ask for your feedback. You do not need to wait for Q&A breaks to ask questions or provide comments. To submit comments/questions and report technical problems, please use the ? Icon at the top of your screen. You can move forward/backward in the slides by using the single arrow buttons (left moves back 1 slide, right moves advances 1 slide). The double arrowed buttons will take you to 1<sup>st</sup> and last slides respectively. You may also advance to any slide using the numbered links that appear on the left side of your screen. The button with a house icon will take you back to main seminar page which displays our agenda, speaker information, links to the slides and additional resources. Lastly, the button with a computer disc can be used to download and save today's presentation materials.

With that, please move to slide 3.

# US Department of Housing and Urban Development

## Programs and Resources for community revitalization

Krista Mills, HUD Field Office Director  
Mary Oakley, Ohio Dept of Development  
Kimball Crangle, Senior Developer, DHA

EPA Webinar

June 29, 2011

## Community Development Block Grants





## **Overview: Community Development Block Grants (CDBG)**

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- ▶ The CDBG Program provides formula funding to support community and economic development opportunities, principally for low- and moderate-income people.
  
- ▶ Eligible Grantees:
  - ▶ Principal cities of Metropolitan Statistical Areas;
  - ▶ Other metropolitan cities with populations of at least 50,000;
  - ▶ Qualified urban counties with populations of at least 200,000; and
  - ▶ State governments for small units of local government.

## **Community Development Block Grants – Basic Requirements**

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- ▶ The most flexible of all HUD funding opportunities
  - ▶ Funds can be used for most kinds of development as long as the activity meets one of the following national objectives:
    - ▶ Benefits low- and moderate-income people
    - ▶ Prevention or elimination of slums or blight
    - ▶ Addresses and Urgent Need
- ▶ Compliance
  - ▶ Statutory and regulatory eligibility
  - ▶ Categorical eligibility
  - ▶ Meets a National Objective (above)
  - ▶ Costs are necessary and reasonable

Krista

## **Community Development Block Grants – Access**

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- ▶ **Entitlement Communities** receive funding directly from the U.S. Department of Housing and Urban Development (HUD)
  
- ▶ **Small Cities Program:** States award grants to smaller units of general local government
  - ▶ Targeted at cities with population of less than 50,000 and counties with populations of less than 200,000
  - ▶ Small Cities communities are required to apply to the designated state organization for assistance.

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Krista

## **CDBG: Examples of Eligible Activities**

### **▶ Activities Benefiting Low- to Moderate-Income People**

#### **▶ Area Benefit**

- ▶ Acquisition, construction, reconstruction, rehabilitation, or installation of public improvements or public facilities
- ▶ Street improvements
- ▶ Connection to water and sewer lines
- ▶ Community centers, parks

## **CDBG: Examples of Eligible Activities - continued**

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### ▶ Specific Populations/Services

- ▶ Public facilities including neighborhood/community facilities and facilities for persons with special needs (e.g., homeless shelters, group homes).
- ▶ Public facilities used in conjunction with public services are also generally eligible. These public service activities may include, but are not limited to:
  - ✓ Healthcare and substance abuse services;
  - ✓ Child care
  - ✓ Educational services
  - ✓ Recreation programs
  - ✓ Energy conservation counseling and testing

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Krista

## **CDBG: Examples of Eligible Activities - continued**

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### ▶ **Jobs/Economic Development**

- ▶ Loans to pay for the expansion of a factory or commercial business
- ▶ Creates or retains permanent jobs, at least 51 percent of which, to be held by or available to L/M persons
- ▶ Construction of a business incubator

### ▶ **Housing**

- ▶ Removal of material and architectural barriers that restrict accessibility
- ▶ Energy conservation
- ▶ Construction of housing by eligible organizations
- ▶ Rehabilitation to buildings that are residential, low-income rental, or homeowner housing:
- ▶ Activities that support new housing construction such as acquisition, clearance and street improvements

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Krista

### **CDBG: Examples of Eligible Activities - continued**

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- ▶ **Prevention/Elimination of Slums and Blight**

- ▶ Historic preservation of a blighted public facility
- ▶ Demolition of a vacant, deteriorated, abandoned building
- ▶ Removal of environmental contamination on a property to enable it to be redeveloped for a specific use

- ▶ **Urgent Need**

- ▶ Serious or immediate threat to health or welfare of the community

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Krista

## CDBG Eligible Activities: Planning

- ▶ Comprehensive plans
- ▶ Community development plans (including the ConPlan)
- ▶ Functional plans
  - ▶ for housing
  - ▶ land use and urban environmental design
  - ▶ economic development
  - ▶ open space and recreation
  - ▶ energy use and conservation
  - ▶ floodplain and wetlands management
  - ▶ transportation
  - ▶ utilities
  - ▶ historic preservation
- ▶ Other plans and studies
  - ▶ small area and neighborhood plans
  - ▶ capital improvements program plans
  - ▶ individual project plans
  - ▶ urban environmental design
  - ▶ historic preservation studies
  - ▶ Policy planning, management, and capacity-building activities



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Mary: Planning is also an eligible CDBG activity. In order to qualify for funding, planning activities must be the following requirements

Planning must be for a CDBG-eligible activity;

Planning activity must produce a tangible product;

Planning activities can only be undertaken for projects, which upon implementation, will meet at least one of the three national objectives;

Planning activity must further the State's investment objectives; and

The planning activity's product should be used to further the design and development of future applications to meet local community and economic development needs



## **Small Cities CDBG Program**

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- ▶ How can states shape their CDBG programs to support both national and state objectives?
- ▶ State discretion to build their CDBG program and to allocate resources
- ▶ States are required to submit an annual plan outlining CDBG funding opportunities
- ▶ Contact state administrator; contact list at <http://portal.hud.gov/hudportal/HUD?src=/states/>

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Mary

## **Ohio – Small Cities Program Highlights**

- ▶ The State of Ohio awards Formula Allocation Program grants to 130 communities annually.
- ▶ The amount of the grant is determined by a Formula that divides the low- and moderate-income (LMI) population of the community into the LMI population of the non-entitlement areas of the State and then multiplies the amount of funds allocated to the Formula Allocation Program for the year
- ▶ The State of Ohio also provides CDBG Discretionary Program funding for “targets of opportunity” projects and activities that are CDBG-eligible but do not fit within the structure of existing programs

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Mary

## Ohio – Small Cities Program Highlights

- ▶ Ohio has recently established a state-funded Brownfield Planning Incentive Pilot Program to:
  - ▶ Assist communities in developing the capacity to initiate brownfield redevelopment projects;
  - ▶ Better prepare communities for obtaining brownfields and other state and federal implementation funds;
  - ▶ Approach brownfield redevelopment from a wider lens to establish a more coordinated redevelopment strategy;
  - ▶ Achieve a greater return on investment by making the redevelopment process more predictable and defined for developers;
  - ▶ Set the stage for sustainable community revitalization by planning for economic redevelopment, housing needs, community services and infrastructure investments simultaneously; and
  - ▶ Be responsible stewards of limited state funds by facilitating the development of more prepared applicants resulting in an increased success rate for existing state and federal brownfield programs
- ▶ Ohio hopes to use CDBG dollars as match funding for eligible planning projects

## Ohio – Small Cities Program Highlights

- ▶ Approximately 112 communities operate CDBG Revolving Loan Funds (RLFs) that can be used to finance planning and implementation for projects meeting the slum and blight national objective
- ▶ Communities are required to submit a project description, explanation as to how the project will meet a CDBG national objective, and preliminary sources and uses table along with a waiver request to use the funds
- ▶ If approved, the State of Ohio will issue a waiver to allow the community to proceed with the project

Mary

## **Brownfields examples from the Ohio Small Cities Program**

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- ▶ *City of Fostoria:*

- ▶ *\$500,000 was awarded to the City of Fostoria for the demolition and clean-up of a 6.75 acre site that housed 4 vacant and dilapidated school buildings in the Central Business District. The city of Fostoria sold the site to a developer for the construction of a 58,000 square foot Kroger Company grocery store. 63 full-time equivalent jobs, 33 of which were for persons of low- and moderate-income (LMI), were created.*

- ▶ *Lawrence County:*

- ▶ *\$10,000 was awarded to assist with the cost of an environmental Phase 2 Site Assessment, which was required to evaluate potential uses for a site that had been determined to have a recognized environmental condition.*

## Helpful Hints

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- ▶ *Contact the state for a copy of the annual Consolidated Plan*
- ▶ *Familiarize yourself with the types of programs the state administers*
- ▶ *Establish a contact at the state's designated CDBG office*
- ▶ *Request a site visit or one-on-one meeting with your assigned representative*
- ▶ *Host a seminar to provide state and local funding sources a forum at which to network and present opportunities for funding*
- ▶ *Ask how you can be involved in the state's citizen participation process*

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Mary

## **Section 108 Loan Guarantees**

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- ▶ Provides public entities loan funds for businesses or other entities to carry out approved economic development, housing, and public facility projects.
  - ▶ 100% guarantee of funds generated by communities through sale of notes to private investors
- ▶ The public entity may carry out eligible projects itself.
- ▶ Guaranteed funds may be used for any CDBG-eligible activity
- ▶ Eligible entities
  - ▶ CDBG entitlement recipients
  - ▶ States on behalf of non-entitlement recipients

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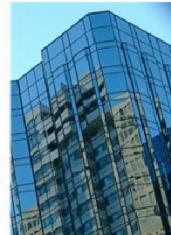
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Krista Mills continues to end

## **Example Activities for Section 108 Loan Guarantees**

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- ▶ Industrial expansion
- ▶ Capitalization of a small business revolving loan fund
- ▶ Construction of a neighborhood shopping center
- ▶ Construction of a warehouse facility and industrial park
- ▶ Funding a business incubator
- ▶ Housing rehabilitation by a nonprofit organization
- ▶ Constructing an office building





## Benefits of the Section 108 Program

- ▶ **Accelerate CDBG activities** – Instead of “paying as you go,” communities can complete needed projects now by utilizing Section 108.
- ▶ **Potential leverage** – A community has access to funds totaling up to five times its annual CDBG entitlement while retaining the use of its entitlement.
- ▶ **Spread costs over time** – The costs of these needed projects can be spread out over long periods of time—the maximum loan term is 20 years. Long-term repayment schedules lessen the yearly debt burden.
- ▶ **Not a general obligation** – Since Section 108 borrowing is not ordinarily a general obligation, the Section 108 indebtedness does not affect the debt limit of the community.

## Additional Benefits of the Section 108 Program

- ▶ **Avoid private benefit restrictions** – Most State constitutions prohibit the use of tax-generated funds to benefit private interests. Since Section 108 generally encumbers Federal entitlements and not tax revenue, communities can avoid this restriction.
- ▶ **Access funds at AAA rate** – Despite the premium over the U.S. Treasury securities associated with Section 108 debt, the rate is approximately equal to what AAA-rated publicly-held companies pay for its debt. Consequently, a third-party borrower, who is typically nonrated and privately held, can access financing at significantly lower rates that would be otherwise be available.
- ▶ **Access long-term funds at a fixed rate** – The fixed rate eliminates the risk of future rate changes to the community.

More information:

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/108/>

## **Section 108 Program: Things to Consider**

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- ▶ The maximum repayment period for a Section 108 loan is twenty years.
- ▶ Requires community pledge of future CDBG allocations
- ▶ Loan amounts are capped at 5 times more than the recipient's (or State's, in the case of nonentitlement entities) latest CDBG entitlement amount, minus all outstanding Section 108 commitments.

## ***Worcester, Massachusetts***

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- ▶ **Number of full-time jobs retained: 135**
- ▶ The City of Worcester has used Section 108 funds to provide gap financing as a credit enhancement for local business and industry to start-up or expand. The city only draws down the Section 108 funds as it uses them on a project-by-project basis, and therefore incurs no interest costs.

Charlie

## ***Wichita, Kansas***

- ▶ The City of Wichita and Cessna Aircraft Company acquired a large site in a troubled neighborhood to undertake a two-phase project. The first phase included the construction of the Cessna Learning Work Complex, including a light assembly facility and a learning/day care facility to be used by Cessna trainees living in the neighborhood. Since construction, the 21st Street Corridor has seen substantial investment, including a new bank, senior center, police substation, Boys and Girls Club, library, and affordable housing complexes.



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Charlie

## **Sustainability at Its Best**

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**Former Gas Stations  
Transformed into Vibrant  
Live-Work Residences**

**Indianapolis, Indiana**



## Office of Sustainable Housing and Communities (OSHC)

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- ▶ The mission of the Office of Sustainable Housing and Communities is to create strong, sustainable communities by connecting housing to jobs, fostering local innovation, and helping to build a clean energy economy.

- ▶ OSHC Website:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/sustainable\\_housing\\_communities](http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities)

- ▶ Interagency Partnership for Sustainable Communities – Partnership for Sustainable Communities Website

<http://www.sustainablecommunities.gov/>



## **Office of Sustainable Housing and Communities – Grant Descriptions**

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- ▶ **Sustainable Communities Regional Planning Grants**
  - ▶ Integrate housing, land use, economic and workforce development, transportation, and infrastructure investments
- ▶ **Community Challenge Grants**
  - ▶ Include amending or replacing local master plans, zoning codes, and building codes on a jurisdiction wide basis or in a specific neighborhood, district, or corridor.
- ▶ **Community Challenge/TIGER II Grants**
  - ▶ Better align transportation, housing, economic development, land use planning, and to improve linkages between DOT & HUD's programs (Joint NOFA Fiscal Year 2010 only)



## Office of Sustainable Housing and Communities – Challenge Grant

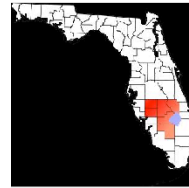
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- ▶ Covington, Kentucky – Downtown Action Plan
- ▶ Fiscal Year 2010 Award: \$359,300
- ▶ Goals
  - ▶ Increase number of downtown workers – decrease vehicle miles traveled
  - ▶ Rehabilitate vacant or underutilized older commercial property
  - ▶ Increase recreational space
  - ▶ Location efficient affordable housing
  - ▶ New HOPEVI site within study area



## Office of Sustainable Housing and Communities – **Regional Planning Grant**

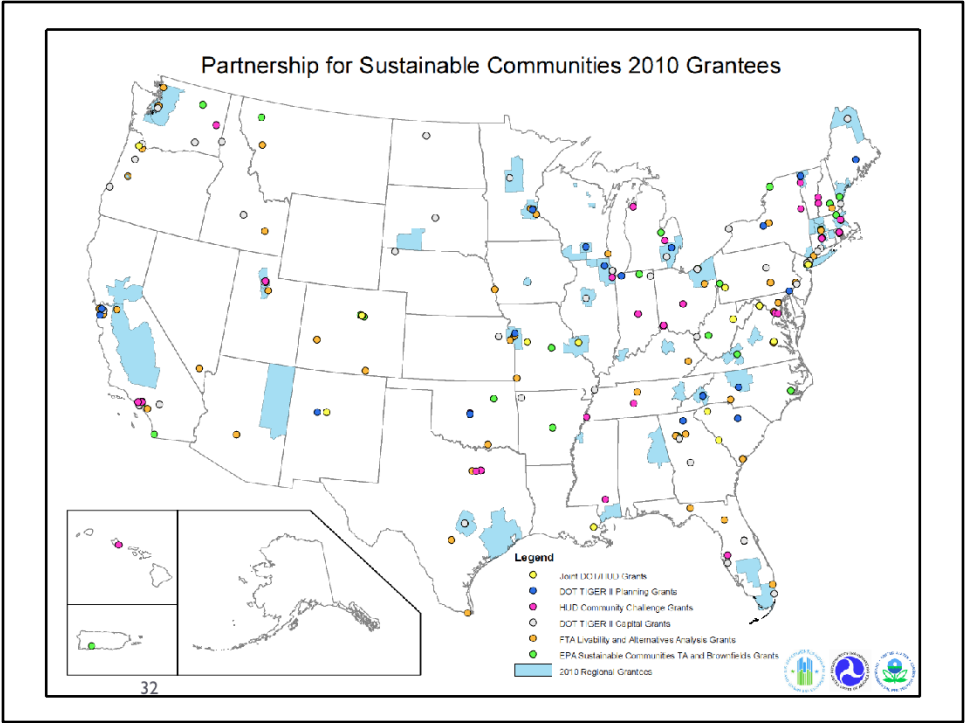
- ▶ Central Florida Regional Planning Council – Six county rural region
- ▶ Fiscal Year 2010 Award: \$1,400,000
- ▶ Goals
  - ▶ Growth while preserving natural areas and protecting wildlife and agricultural production
  - ▶ Support sustainable, healthy communities of all sizes
  - ▶ Ensure a vibrant economic and social life



## **Office of Sustainable Housing and Communities - Fiscal Year 2011 Funding**

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- ▶ Office of Sustainable Housing and Communities
  - ▶ 67 Million
  - ▶ Advance Notice of Funding Availability Posted June 20
  
- ▶ Community Challenge Grants
  - ▶ 40 Million
  - ▶ Notice of Funding Availability yet to be published
  
- ▶ Federal Grants
  - ▶ <http://www.grants.gov/>



## **OSHC – Fiscal Year 2010 Grantees**

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### ► FY 2010 Grantee Project Summaries

#### Regional Planning Grants -

[http://portal.hud.gov/hudportal/HUD?src=/  
program\\_offices/sustainable\\_housing\\_communities/  
sustainable\\_communities\\_regional\\_planning\\_grants](http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities/sustainable_communities_regional_planning_grants)

#### Community Challenge/TIGER II Planning Grants –

[http://portal.hud.gov/hudportal/HUD?src=/  
program\\_offices/sustainable\\_housing\\_communities/HUD-  
DOT\\_Community\\_Challenge\\_Grants](http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities/HUD-DOT_Community_Challenge_Grants)

## **Home Investment Partnerships (HOME) program**

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- ▶ HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households
- ▶ Communities often use funds in partnership with local nonprofit groups
  - ▶ Jurisdictions must reserve at least 15% of their allocations to fund projects by nonprofit groups designated as Community Housing Development Organizations (CHDOs) or Community Land Trusts (CLTs)
  - ▶ Other types of nonprofit groups may be eligible as subrecipients of HOME funds.

## **Eligible Activities**

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- ▶ Provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers
- ▶ Build or rehabilitate housing for rent or ownership
- ▶ Site acquisition or improvement
- ▶ Demolition of dilapidated housing to make way for HOME-assisted development
- ▶ Payment of relocation expenses
- ▶ Rental assistance
- ▶ Security deposits
- ▶ Loan guarantees or other forms of credit enhancement
- ▶ Grants
- ▶ Direct Loans

## **Roles for Nonprofits**

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- ▶ Act as a Jurisdiction's subrecipient and
  - ▶ Manage a homeowner rehabilitation program on behalf of the Jurisdiction
  - ▶ Act as owners, operators, or developers of rental housing supported by the Jurisdiction's HOME funds
- ▶ Take on a limited administrative role for the PJ, such as marketing the program in its neighborhood, or helping translate materials into the language spoken by neighborhood residents.
- ▶ Act as a community advocate or advisory group.
- ▶ Provide counseling to owners on behalf of the Jurisdiction on topics such as simple home repairs and maintenance.



## Things to Consider

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- ▶ The eligibility of households for HOME assistance varies with the nature of the funded activity.
  - ▶ There are income limits associated with each type of housing assistance.
  - ▶ The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.
- ▶ Participating jurisdictions must provide a 25% cost match
- ▶ Jurisdictions have 2 years to commit HOME funds and 5 years to spend them

## HOME: More Information

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- ▶ Detailed Program Overview
  - ▶ <http://www.hud.gov/offices/cpd/affordablehousing/training/materials/building/>
- ▶ Program Guides
  - ▶ [h  
ttp://www.hud.gov/offices/cpd/affordablehousing/programs/home/topical/admin.cfm#model](http://www.hud.gov/offices/cpd/affordablehousing/programs/home/topical/admin.cfm#model)
- ▶ Home Rental Assistance Guides
  - ▶ <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/topical/rental.cfm>

## HOPE VI

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- ▶ The Hope VI Program provides competitive funding for the elimination or reclamation of severely distressed public housing developments.

- ▶ Eligible Uses for Funding:

- ▶ Demolition
- ▶ Major rehabilitation and new construction of public housing
- ▶ Acquisition of sites in other locations for private new construction
- ▶ Supportive services for those relocated by the program



## HOPE VI

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► Things to consider:

- The HOPEVI program promotes the creation of mixed-income communities that are pedestrian-friendly, and transit-accessible.
- It also encourages high standards of green building for new construction projects through regulation and the prioritization of proposals with green features.
- Only Public Housing Authorities are eligible to apply for a HOPEVI Grant.
- PHAs must provide matching contributions in amounts at least equal to five percent of the grant amount.

More information:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

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## **Choice Neighborhoods Planning Grant**

- ▶ Core Goals: Housing, People and Neighborhoods
- ▶ The FY 2011 Choice Neighborhoods Notice of Funds Availability (NOFA) for Planning Grants was issued on June 6, 2011 and announced approximately \$3.6 million available for awards.
- ▶ These Planning Grants will support the development of comprehensive neighborhood revitalization plans to transform communities into viable, mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs.
- ▶ Eligible applicants are public housing authorities (PHAs), local governments, nonprofits and for-profit developers that apply jointly with a public entity.

## Additional HUD Resources:

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- ▶ **Assessment Tools for Environmental Compliance:**

- ▶ [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/environment/atec](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/atec)

- ▶ **Green and Healthy Homes Initiative**

- ▶ GHHI is a national partnership between the federal government, national and local philanthropy and local partners that leverages public investments in energy efficiency and weatherization with health and safety measures to ensure a more effective and sustainable use of public and private investments in economically challenged communities. By aligning and coordinating various resources, the GHHI uses a single intervention to fix the problems of each housing unit, while ensuring the work is safe for both residents and workers.

- ▶ <http://www.greenandhealthyhomes.org/>

- ▶ **Economic Development Tools:**

- ▶ <http://www.hud.gov/offices/cpd/economicdevelopment/library/webcasts09172007.cfm>

## **Resources in Action...**

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### **South Lincoln Redevelopment**

### **La Alma/Lincoln Park Neighborhood, Denver, CO**

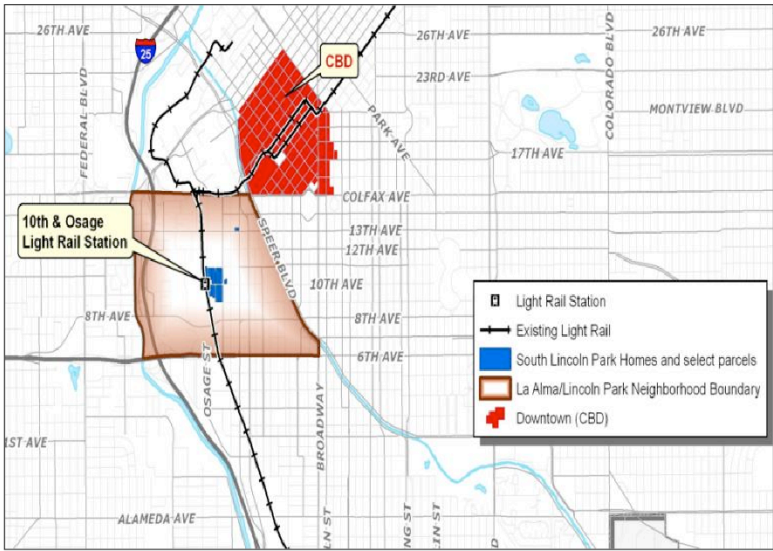
Kimball Crangle

Senior Developer, Denver Housing Authority



# South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO





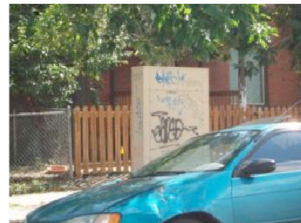
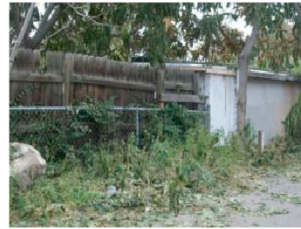
## South Lincoln Redevelopment

Physical Distress: concentrated poverty and physical distress



## South Lincoln Redevelopment

Physical Distress: not displaying attributes of a livable community



# Pre-development Activity

pre-2009

City and EPA recognized the redevelopment opportunity of the site due to neighborhood organizing and avocation of investment into the area

Brownfield identified and cleaned up with EPA grant to remove soil contamination that occurred while the site was used as a storage yard for adjacent rail users

Following clean up The City of Denver sold the land to Denver Housing Authority, an adjacent land owner, to ensure DHA's South Lincoln Homes revitalization activity was feasible (build first, demolish second).

The clean site and DHA's pre-development planning work rendered the site **"shovel ready"** which lead to a \$10m Stimulus Award in 2009.

# Community Outreach

in 2009 - 2010

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140 + community meetings or group interviews to review goals, concerns, concept options and site amenities for the South Lincoln Redevelopment Master Plan.

12 Steering Committee meetings to review comments by the community, troubleshoot design ideas and offer guidance to the Master Plan.

Over 550 comments received. Comments received at each of these meetings were used by the Steering Committee and design team to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.

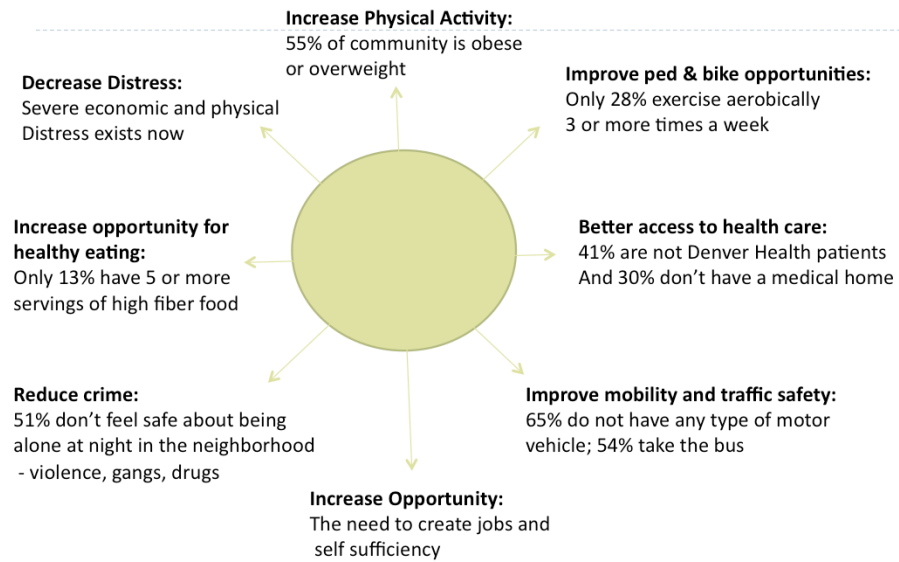


## **“Holistic Sustainability” for a Livable Community**

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- How to incorporate:
  - transportation,
  - housing,
  - community development,
  - economic development,
  - jobs,
  - energy, and
  - environmental needs and goals.
- Started with a [Health Impact Assessment \(HIA\)](#)
  - Interviews, survey data, Denver Health, PEQI, food audit
- Health issues were identified and recommendations were made to enhance:
  - social and mental wellbeing,
  - natural environment,
  - built environment,
  - transportation,
  - access, and
  - safety.

## Needs Assessment findings:



## **Denver Healthy Development Measurement Tool application for South Lincoln:**

- Provides structure and objectives, as well as indicators
  - Environmental Stewardship,
  - Sustainable and Safe Transportation,
  - Social Cohesion,
  - Public Infrastructure,
  - Adequate and Healthy Housing, and
  - Healthy Economy

**South Lincoln Redevelopment HDMT**

# Healthy Development Measurement Tool

Adequate and Healthy Housing	Environmental Stewardship	Safe and Sustainable Transportation	Social Cohesion	Public Infrastructure	Healthy Economy
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**South Lincoln Redevelopment HDMT**

## Healthy Development Measurement Tool

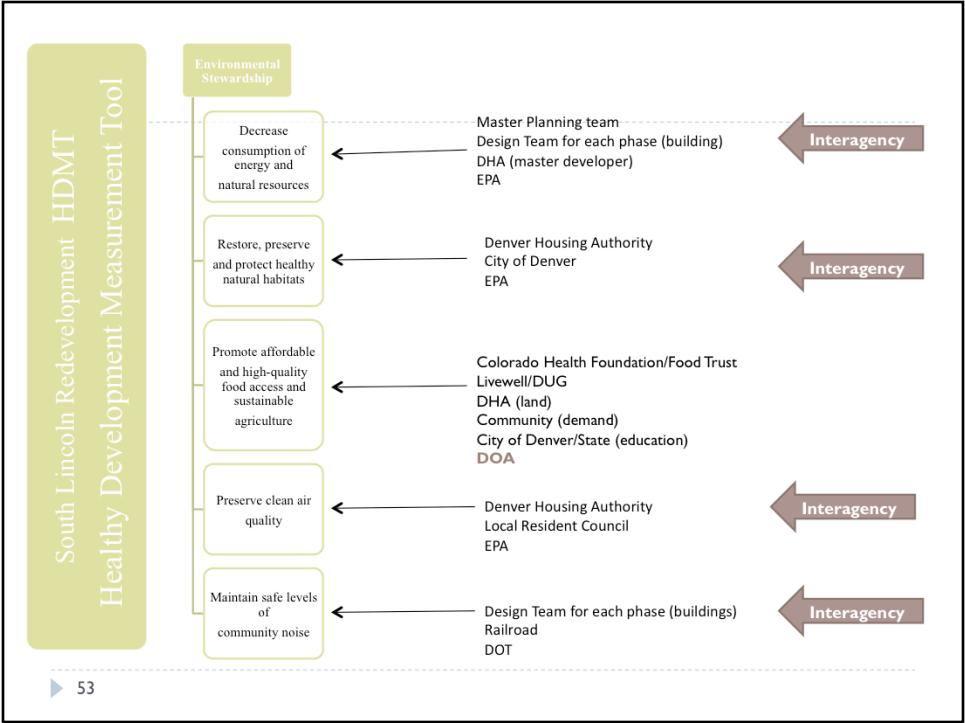
Adequate and Healthy Housing	Environmental Stewardship	Safe and Sustainable Transportation	Social Cohesion	Public Infrastructure	Healthy Economy

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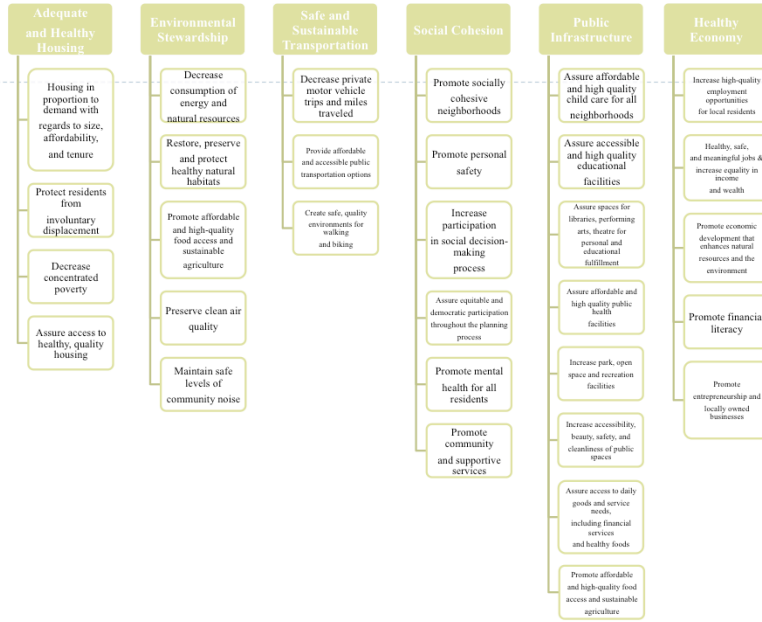

A vertical timeline with five empty rectangular boxes for notes.


A vertical timeline consisting of a central line with seven horizontal rectangular boxes attached to it, intended for taking notes.



South Lincoln Redevelopment HDMT  
Healthy Development Measurement Tool



## Partnership for Sustainable Communities

....To coordinate federal housing, transportation, and environmental investments, protect public health and the environment, promote equitable development, and help address the challenges of climate change....

"It's important that the separate agencies working to improve **livability in our neighborhoods** are all pointed in the same direction. We're leading the way towards communities that are cleaner, healthier, more affordable, and great destinations for businesses and jobs," said **EPA Administrator Lisa P. Jackson**. "This partnership provides a framework to guide decisions that affect all communities. This way, investments of financial and human resources by any one of our agencies will meet shared goals and confront significant challenges we all face together."

"As a result of our agencies' work, I am pleased to join with my DOT and EPA colleagues to announce this statement of **livability principles**" said **HUD Secretary Shaun Donovan**. "These principles mean that we will all be working off the same playbook to formulate and implement policies and programs. For the first time, the Federal government will speak with one voice on housing, environmental and transportation policy."

**DOT Secretary LaHood** said, "Creating livable communities will result in improved quality of life for all Americans and create a more efficient and more accessible transportation network that services the needs of individual communities. Fostering the concept of **livability in transportation projects and programs** will help America's neighborhoods become safer, healthier and more vibrant."

## Six Livability Principles

*Working together to identify opportunities to build more sustainable communities and to remove policy or other barriers that have kept Americans from doing so.*

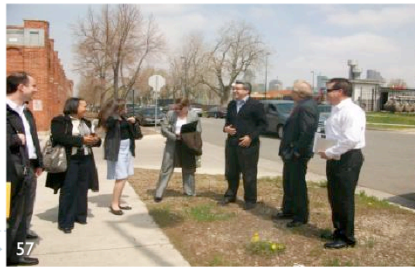
- **Provide more transportation choices**, to develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
- **Promote equitable, affordable housing**, to expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- **Enhance economic competitiveness**, to improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
- **Support existing communities**, to target federal funding toward existing communities – through such strategies as transit-oriented, mixed-use development and land recycling – to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.
- **Coordinate policies and leverage investment**, to align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- **Value communities and neighborhoods**, to enhance the unique characteristics of all communities by investing in healthy, safe and walkable neighborhoods – rural, urban or suburban.

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# PSC application in Region VIII at South Lincoln

## Meetings to implement the Interagency Partnership

- Planning Meetings:
  - January – June 2010
  - HUD (DHA), DOT (FHWA, FTA, RTD), EPA (Envir. Health)
- Working Meetings/Charettes:
  - August 2010 – present
    - Energy
    - Transportation
    - Stormwater and Water



## Analysis of the Partnership

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- The Region VIII partnership resulted in:
  - **EPA Assessment Grants**
    - \$ 21,000 – vacant land assessments
    - \$110,000 - Phase I, Phase II, asbestos survey for existing buildings
  - **EPA Brownfields Sustainability Pilot**
    - \$150,000 Technical Assistance grant administered by EPA
      - Funding 3 charrettes
        - Energy (August 10<sup>th</sup> and 11<sup>th</sup>, 2010)
        - Transportation (October 21<sup>st</sup> and 22<sup>nd</sup>, 2010)
        - Stormwater/water (December 6<sup>th</sup> and 7<sup>th</sup>, 2010)

## Other Sources Received...

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- 2009 Stimulus Award - \$10m
  - Leveraged:
    - \$9m of tax credit equity
    - \$2m from City of Denver (Skyline/CDBG)
- HUD HOPE VI grant (FY 2010) - \$22m
  - City CDBG/HOME - \$6.6m
  - State HOME - \$2.5m
  - Low Income Housing Tax Credits – \$5.85m
    - Can leverage into:
      - ~\$37m of equity
      - ~ \$21m of permanent debt

## South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO

### □ Next Steps:

- ▶ Continue implementation of the Revitalization Plan
- ▶ Continue working with the Partnership for Sustainable Communities
- ▶ First phase is 60% through with construction
- ▶ Second phase in design and will break ground in February





For more information:

## South Lincoln Redevelopment Denver, CO

<http://www.denverhousing.org/development/SouthLincoln/>

South Lincoln Redevelopment

Page 1 of 2

The screenshot shows the Denver Housing Authority website. The header includes the organization's name and logo. A navigation menu is visible on the left. The main content area is titled "South Lincoln Redevelopment" and features a photograph of a residential building. Below the photo, there is a list of project details, including the location, size, and status. The text is partially obscured by a large, semi-transparent watermark that reads "Kimball Crangle".

Kimball Crangle  
[kcrang@denverhousing.org](mailto:kcrang@denverhousing.org)

720.932.3123

***For additional examples and information,  
contact:***

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Make sure to visit EPA's brownfields web site:  
***[www.epa.gov/brownfields](http://www.epa.gov/brownfields)***

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# Resources & Feedback

- To view a complete list of resources for this seminar, please visit the [Additional Resources](#)
- Please complete the [Feedback Form](#) to help ensure events like this are offered in the future

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