

FUNDING TOOLS

One of the primary challenges for implementing the Foster Corridor Investment Strategy will be to leverage limited public dollars in order to attract private investment. The following table presents a variety of public and non-profit tools and sources that could be employed to help fund the short-term projects described on the previous pages. Utilizing these tools to maximum advantage will require the continued cooperation of and coordination between the agencies and non-profits that make up the Foster-Lents Integration Partnership.

Tool	Source	Eligible Projects	Eligible Recipients	Typical Amount	Notes
PUBLIC					
Statewide Transportation Improvement Program (STIP)	ODOT	Capital transportation improvements	PBOT	?	http://www.oregon.gov/odot/td/stip/Pages/default.aspx
Transportation Growth Management Program (TGM)	ODOT	Planning projects with a transportation connection	PBOT, BPS	Varies, from \$25,000 to \$150,000 typically	Competitive process, needs to be coordinated with other City of Portland TGM grant applications. Applications due annually in spring.
OPRD Park Grants Outdoor recreation projects open to the public	Oregon Parks and Recreation Department	Land acquisition, development, and major rehabilitation projects	Cities, counties, parks and port districts	Small projects max of \$15,000 Large projects max of \$750,000 Requires a match for cities with over 25,000 population	Grant cycle begins in February Applications are due in April http://www.oregon.gov/oprd/GRANTS/pages/local.aspx
Metro Regional Flexible Funds "Regional flexible funds come from two different federal grant programs: the Surface Transportation Program and the Congestion Mitigation/Air Quality Program. The regional flexible fund allocation process identifies which projects in the Regional Transportation Plan will receive funding."	Metro disburses federal funds	"Project and program applications may be nominated by jurisdictions, transportation or transit agencies within the metropolitan region. These funds can be spent on a number of different types of improvements, except local street construction. Also, projects must be listed in the Regional Transportation Plan or subsequently added if not already listed."	Projects on the RTP	Varies \$94.58 million will be allocated 2016-2018 for: \$26.01 million to region-wide programs \$33.80 million to a regional economic opportunity fund \$34.77 million to the community investment funds for active transportation/ complete streets and the green economy/freight initiatives	Regional flexible funds are allocated every two years. Projects have been submitted for the 2016-2018 funding cycle http://www.oregonmetro.gov/index.cfm/go/by.web/id=19681
Nature in Neighborhoods capital grants Land purchases or other capital improvements that provide access to nature and engage the community and lead to more livable neighborhoods	Metro	Land Purchase or Capital improvements	Neighborhood and community groups, nonprofit organizations, schools, cities, counties and public park providers	Minimum of \$16,600 (Project cost min. of \$50K with a 2:1 match)	2013 grant cycle is closed Letters of interest typically submitted in November for the following year, with full applications due in January. http://www.oregonmetro.gov/index.cfm/go/by.web/id=18203
Nature in Neighborhoods Restoration and Enhancement grants Grants "support habitat restoration, stream and floodplain enhancement and conservation education efforts that strive to engage people and build strong community support for watershed health"	Metro	Habitat restoration Outreach and education	Applicants must have nonprofit, tax-exempt status and hold insurance.	Program and projects: \$10,000 to \$30,000 Planning & project development: \$5,000 to \$15,000 (1:1 match required)	2013 grant cycle is closed Typical cycle requires a pre-application letter due early in January with final applications due in March http://www.oregonmetro.gov/index.cfm/go/by.web/id=24982
Regional Arts & Culture Council (RACC) project grants RACC supports non-profit organizations and individual artists for project based arts programming in Multnomah, Washington, and Clackamas County	RACC	Art exhibit with community participation, in K-12 schools, or artistic focus (murals)	Non-profits Individual artists K-12 schools	up to \$6,000	Applications are available in June, with deadlines beginning in August for project occurring in the upcoming calendar year. http://www.racc.org/grants/project-grants
Community Watershed Stewardship Program (CWSP) Supports community groups and citizens who want to improve the health of Portland watersheds through a variety of community organized projects	BES	Community gardens, cleanup and restoration of parks, streams, native plants, environmental education and art projects On publicly accessible/visible land in City of Portland or land managed by City of Portland	Community groups, businesses, non-profits, student groups, faith organizations, neighborhood or business associations, and service group	up to \$10,000	Applications due in March Future uncertain (dependent on budget cycle beginning July 1st) http://www.portlandoregon.gov/bes/43077
Ecoroof Grants have supported the design and construction of ecoroofs throughout the City as an environmental and sustainable building benefit	BES	Ecoroofs	Residential and commercial projects have been funded in the past	?	No longer accepting applications to the program as the funding is uncertain (dependent on budget cycle beginning July 1st) http://www.portlandoregon.gov/bes/44422
1% for Green "This program supports construction of green street facilities in the City of Portland that manage stormwater, enhance livability, and provide other environmental benefits."	BES	Green street swales, curb extensions, planters, vegetated infiltration basins, porous paving or other facility types	Private or public property within the City of Portland that treat the stormwater runoff from the public right-of-way	No maximum limit 10% match may be required	May 1st and November 1st application deadlines project has 24 months to secure full funding or grant must be returned http://www.portlandoregon.gov/bes/article/341452
Development Opportunity Services "The DOS Grant supports property owners and business tenants in their efforts to evaluate possible uses and improvements for underutilized properties"	PDC	Evaluation of development project feasibility for property owners and businesses in urban renewal areas	Property owners or lessees	\$12,000 max (matching grant)	Applies to urban renewal areas http://www.pdc.us/developers-and-contractors/developer-contractor-programs/developer-opportunity-service-program.aspx
Storefront Improvement Grants Matching grants used to improve exterior improvements to neglected commercial buildings in urban renewal areas.	PDC	Façade, lighting and signage improvements	Property owners or lessees	Exterior Façade Improvements: max \$20,000 Signage, Lighting and Awning Incentive: up to an \$12,000 (75% matching grant)	Applies to urban renewal areas http://www.pdc.us/for-businesses/business-programs/storefront-improvement.aspx
Commercial Property Redevelopment Loan Program Gap financing for select projects in URAs that include certain elements such as: preservation of old/historic buildings, TOD, job growth or retention, sustainable building practices or advancement of social equity	PDC	Hard and soft project costs related to property acquisition, development or redevelopment Seismic upgrades, tenant improvements and public infrastructure	Developers or business owners that occupy 50% or less of the project space	10% to 20% of the project funding	Applies to urban renewal areas http://www.pdc.us/developers-and-contractors/developer-contractor-programs/commercial-property-redevelopment.aspx
Community Livability Grant "Grants are meant to encourage projects that address community objectives, advance social equity, focus on disadvantaged Portlanders, and build local community capacity. Projects must add, expand or improve physical space that benefits the broader community."	PDC	Real property improvements to public facilities and neighborhood and cultural amenities such as: Health, or nutrition centers, education and workforce training, recreational space, Community gardens, childcare, etc.	Varies	\$5,000 to \$50,000	2013-14 eligible projects are in the Lents Town Center (\$300,000), Interstate Corridor (\$300,000) and Gateway URA (\$75,000) Grant workshops begin in June 2013 (part of pre-application process) http://www.pdc.us/for-residents/community-livability-grant.aspx
Challenge Grants Leverage private donations by requiring a match in order to receive funding	Various	Various	Varies depending on the grant guidelines and granting agency policies	no limit/ limited by particular program	PDC or other public entities can issue funds based on matching private sector funds Could be a good way to encourage crowdfunding or other private sources of capital
Historic Preservation Tax Credits Preservation tax incentives for the rehabilitation of historic buildings	National Park Service/State Historic Preservation Office (SHPO)	Rehabilitation of historic/pre-1936 buildings 20% for "historic" buildings for commercial, industrial, or rental residential purposes 10% for nonresidential purposes of buildings built before 1936	Owner/developer	10% to 20% of certified rehabilitation costs	Building must be pre-1936 construction or designated as a historic building through SHPO www.cr.nps.gov/nr/publications/bulletins/strevman/strevman10.htm

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Low Income Housing Tax Credits "Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can in turn offer lower, more affordable rents"	HUD allocated to state agency	Residential rental property meeting either threshold: 20% of units at or below 50% AMI, or 40% of units at or below 60% AMI	New or rehabbed rental housing projects by developer or agency	Cannot exceed 15 percent of developer fees	Requires a minimum affordability period of 30 years http://portal.hud.gov/hudportal/HUD?src=/program_offices/com_m_planning/affordablehousing/training/web/lihtc/basics
New Market Tax Credits "Attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities."	Federal income tax credit	Loans for equity invested in active low-income businesses or CDEs, used to purchase qualifying loans or provide financial counseling to businesses in low-income communities	Community Development Entity (CDE)	39 percent of the original investment amount, claimed over a period of seven years	http://cdfifund.gov/what_we_do/programs_id.asp?programID=5
Tax Abatements Local government option to forego taxes in order to provide incentives to encourage certain projects such as TOD, low income housing, etc.	City of Portland	TOD Low income housing Historic preservation Etc.	Property owner	varies	
Sustainability at Work Provides training and grants to businesses to become more sustainable and energy efficient	Bureau of Planning and Sustainability	Composting Other energy efficiency targets specific to the business	Businesses	varies	A sustainability advisor will be assigned to help the business improve efficiencies and conserve resources. Could be done on a district-wide level. http://www.sustainabilityatworkpdx.com/
Energy Trust of Oregon Technical assistance and/or cash incentives in new or existing commercial spaces	Energy Trust of Oregon	Equipment upgrades and remodels Design and construction of new energy efficient buildings	Commercial business owner, design and construction professional, or multifamily property manager,	varies	http://energytrust.org/business/
Water Conservation Assessment The Water Efficiency Team will help businesses implement efficiency improvements by offering technical support and applicable rebates.	Portland Water Bureau	Water saving improvements	Commercial, industrial, multi-family and institutional properties that are PWB customers	varies	http://www.portlandoregon.gov/water/39678?archive=2013-02
Business Oregon Variety of financial and other services to assist business development.	Business Oregon	Business development	Businesses in Oregon	varies	http://www.oregon4biz.com/Business-financing-resources/
PACE (Property Assessed Clean Energy) LID formed to provide loans to finance investments in energy efficiency improvements to buildings that are then repaid through assessments on the building. Managed at a County-wide level.	Multnomah County	Qualifying energy efficiency upgrades like new HVAC systems, insulation, lighting systems, or window replacements	Building owners	varies	Feasibility study completed in 2012. PACE program under consideration for Multnomah County. http://www.multco.us/news/pace-feasibility-study-completed
PRIVATE					
Crowd-sourcing Community funding process where profiled projects solicit pledges from donors through programs such as Kickstarter. Typically a minimum threshold of donations must be met, otherwise donations are returned.	Private donations	Any project Could be used as a challenge grant to match other funds	Likely to be successful with a non-profit or project that has a clear community benefit	no limit	There are different crowdfunding websites that focus on distinct types of projects: creative endeavors, causes, non-profits, etc. http://www.hongkiat.com/blog/crowdfunding-sites/ (This website features several different crowdfunding sites with a quick explanation of each.)
Private debt/equity Private capital from an owner or development partner. Private capital can take the form of equity in the land or building by the owner, equity from outside investors such as pension funds, corporations, or high net worth individuals. Debt can take the form of bank loans for acquisition or construction. Equity sources described above can often also be structured as debt.	Private equity	Any project, but particularly for development	Private development projects	no limit	Opportunistic Can be leveraged by combining private funds with other grant/loan programs
Local Improvement District (LID) Special district within which properties are voluntarily assessed in order to pay for specific infrastructure improvements that benefit the district	Property tax surcharge or one-time special assessment	Capital improvements such as street paving, lighting, streetscape improvements, etc. Could fund alleyway improvements	Any collection of property owners that would benefit from the identified project. Requires consent from a majority of the affected property owners.	no limit	Revenues can be collected up front or paid over a fixed period of time in annual assessments. The formula for assessing property can be very flexible.
NON-PROFITS, ETC.					
Mercy Corps NW REIT Mercy Corps is partnering with Rose CDC to pool funds from renters in the Foster-Lents area to invest in a commercial building to rent as an equity building tool.	Mercy Corps & Rose CDC	Commercial real estate along Foster	Property owners through the sale of a building	no limit	http://www.rosecdc.org/
Ecotrust Natural Capital Fund Funding pool that can provide seed money, loans or distribute New Market Tax Credits for a variety of projects that uphold Ecotrust's mission of environmental stewardship in conjunction with economic prosperity.	Ecotrust	Varies according to Ecotrust's criteria of return on investment, alignment of missions and ability to build lasting relationships	Varies according to Ecotrust's criteria of return on investment, alignment of missions and ability to build lasting relationships	varies	Can include seed money, loans, and distribution of New Market Tax Credits. http://www.ecotrust.org/ncl/#