

Still to do
Timber
Renewable Roof Funding

Dutchtown Commons Funding Plan

Prepared for:
Mr. Ari Schwartz
Days Restart, LLC

Created by:
Hailstone Economic LLC

December 11, 2019



Table of Contents

Funding Descriptions	3
Grants	3
<ul style="list-style-type: none">● Redevelopment Assistance Capital Program (RACP)● Healthy Food Financing Initiative (HFFI)● Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)● Community Revitalization Fund Tax Credit Program (CRFP)● Multimodal Transportation Fund (DCED)● Multimodal Transportation Fund (PennDOT)● Local Share Account - Northampton and Lehigh County● Local Share Account - Monroe County● Northampton County Affordable Housing Program● CIPP Job Creation Grant Program	
Loans	14
<ul style="list-style-type: none">● Building PA● High Performance Building Program	
Tax Credits	17
<ul style="list-style-type: none">● New Markets Tax Credit (NMTC)● Low-Income Housing Tax Credit (LIHTC)● Job Creation Tax Credit● Qualified Opportunity Fund	
Funding Timeline	22



Grants

- Redevelopment Assistance Capital Program (RACP)
- Healthy Food Financing Initiative (HFFI)
- Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)
- Community Revitalization Fund Tax Credit Program (CRFP)
- Multimodal Transportation Fund (DCED)
- Multimodal Transportation Fund (PennDOT)
- Local Share Account - Northampton and Lehigh County
- Local Share Account - Monroe County
- Northampton County Affordable Housing Program
- CIPP Job Creation Grant Program



Redevelopment Assistance Capital Program (RACP)

Funder	Pennsylvania Office of the Budget
Eligibility	Redevelopment authorities; industrial development authorities; general purpose forms of local government; local development districts; public authorities; industrial development agencies
Uses	Acquisition and construction of economic, cultural, civic, recreational, and historical improvement projects that have a regional or multi-jurisdictional impact and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity. Funding can also be used for interest during construction, permits, land, and abatement of hazardous materials. Funding provided on a reimbursement basis.
Funding Range	\$500,000 to \$8 million
Funding Average	\$1,342,308; 37% of applications and 12% of requested amount funded
Requirements	Projects that can normally obtain funding from PENNDOT, PENNVEST, the Department of Community and Economic Development, or other state agencies are generally restricted from participating in RACP. LSA can be used as match in certain counties. Project must have a total of at least \$1 million. The Applicant must demonstrate and document that the project qualifies for financing with federally tax-exempt bonds. 50% of non-state match must be secured when full application and business plan submitted. Loans must be 20+ year term to be used as match. Three written bids required. Grantee must provide Department of Labor & Industry's Pennsylvania Prevailing Wage Determination Letter issued for the specific project to demonstrate compliance with the Prevailing Wage Act. Subject to PA Steel Procurement Act. Contractors must have 100% performance and payment bonds. Project close-out audit required. Projects in CRIZ not eligible. See this link for key compliance guidelines.
Deadline	eRACP submitted in January; full application and business plan due six months after award notification.
Award Notification	TBD
Contact	Select the appropriate person from this list
Notes	Project Authorization: 9937 2017-052 10/30/17 \$5 million Construction and other related costs for a West Ward Grocery Store The Commodore in Easton awarded \$3 million in 2019. Link



Healthy Food Financing Initiative

Funder	The Reinvestment Fund
Eligibility	For-profit business enterprises, cooperatively-owned businesses, tax-exempt nonprofit corporations, institutions of higher education, state and local governments and governmental agencies, authorities, commissions, and food policy councils, tribal governments and tribal governmental agencies, authorities and food policy councils, and partnerships organized to improve access to fresh, healthy foods. Must be located in an underserved, low-income area.
Uses	Provides financial and technical assistance to eligible healthy food retail projects across the country. HFFI aims to provide financial resources and expertise necessary to expand access to healthy foods in underserved areas, to create and preserve quality jobs, and to revitalize low-income communities.
Funding Range	Unknown
Funding Average	\$140,000
Requirements	Must accept SNAP.
Deadline	TBD; usually February (opens in November)
Award Notification	TBD; usually August
Contact	(215) 574-5862 info@investinginfood.com
Notes	Total of \$1.4 million in financial assistance and \$400,000 in technical assistance awarded in 2019. No awards in PA in 2019. Link

Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) Realty Transfer Tax Fund (RTT)

Funder	Pennsylvania Housing Finance Agency (PHFA)
Eligibility	Units of local government (counties, cities, boroughs, townships, town and home rule municipalities), nonprofit and for-profit entities, and economic, community, and housing developments organizations in Pennsylvania. 9% tax credit applicants are not permitted to request funds from the PHARE/RTT fund. Applications are accepted from developments financed with tax-exempt bonds and 4% Tax Credits.
Uses	Creation, rehabilitation and support of affordable housing
Funding Range	\$31,000 to \$1,250,000
Funding Average	\$100,000 to \$500,000
Requirements	30% of units funded by PHARE must be restricted to households with income below 50% AMI. All units funded by PHARE must benefit households with income below 200% AMI.
Deadline	November
Award Notification	July
Contact	All questions must be submitted via email only to Bryce Maretzki at Bmaretzki@phfa.org. Phone calls will not be accepted.
Notes	Link Applied November 2019



Community Revitalization Fund Tax Credit Program (CRFP)

Funder	Pennsylvania Housing Finance Agency (PHFA)
Eligibility	Financially viable, mixed-use property located on a commercial corridor supported by a comprehensive neighborhood revitalization strategy. Pennsylvania units of local government such as counties, cities, boroughs, townships and municipalities, redevelopment authorities, for-profit entities, non-profit entities (with operational capacity), economic development organizations, and neighborhood/downtown/business improvement districts are eligible to apply. Located in an area within municipalities, urban centers and commercial corridors of core communities which have experienced or are at imminent risk of significant depopulation, disinvestment or distress with a documented beneficial impact on the community.
Uses	Development, rehab, site improvements, acquisition, commercial build-out, restoration, conversion
Funding Range	\$500,000 to \$1,000,000
Funding Average	unknown
Requirements	Projects must maintain a mixture of residential and non-residential uses for at least ten (10) years. Residential units must remain affordable to households at or below 80% of area median income for at least ten (10) years.
Deadline	October
Award Notification	unknown
Contact	All RFP questions must be submitted via email to Bryce Maretzki at bmaretzki@phfa.org . Phone calls will not be accepted.
Notes	Third class cities were prioritized in the 2019 funding round. This program is funded by PHFA's Mixed-Use Development Tax Credit. Link



Multimodal Transportation Fund

Funder	PA Department of Community and Economic Development
Eligibility	Municipalities; Councils of Governments; Businesses; Economic Development Organizations; Public Transportation Agencies; Ports-Rail/Freight
Uses	Development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.
Funding Range	Up to \$3 million; project costs must be at least \$100,000 Lowest grant \$60,000 (Lehigh Valley/2018-2019)
Funding Average	\$520,000
Requirements	Up to 10% can be used for engineering, design, and inspection. Administration limited to 2% of grant award. 30% non-federal match. PA Human Relations Act. Prevailing wage may apply for construction projects. All other funding must be committed by the application deadline.
Deadline	July 31
Award Notification	Decision made in November
Contact	(717) 787-6245 ra-dcedcbf@pa.gov
Notes	Link \$100 application fee

Multimodal Transportation Fund

Funder	PennDOT
Eligibility	Municipalities; Councils of Governments; Businesses; Economic Development Organizations; Public Transportation Agencies; Ports-Rail/Freight
Uses	Development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.
Funding Range	Up to \$3 million; project costs must be at least \$100,000 Lowest grant \$60,000 (Lehigh Valley/2018-2019)
Funding Average	unknown
Requirements	Up to 10% can be used for engineering, design, and inspection. Administration limited to 2% of grant award. 30% non-federal match. PA Human Relations Act. Prevailing wage may apply for construction projects. All other funding must be committed by the application deadline.
Deadline	Opens in July
Award Notification	September
Contact	(717) 705-1230 RA-PDMultimodalFund@pa.gov
Notes	Link \$100 application fee



Local Share Account - Northampton and Lehigh County

Funder	PA Department of Community and Economic Development (DCED)
Eligibility	Municipalities, counties, economic development agencies and redevelopment authorities in Northampton and Lehigh Counties
Uses	Projects in the public interest, community improvement projects, economic development projects
Funding Range	\$25,000 to \$275,000
Funding Average	\$68,000
Requirements	\$100 application fee; administration limited to 3%; engineering limited to 10%; contingency costs limited to 5%; recipients must set up a separate account for LSA funds; competitive bidding required for contracts over \$10,000; prevailing wage applicable if over \$25,000
Deadline	November 15
Award Notification	unknown
Contact	(717) 787-6245 ra-dcedcbf@pa.gov
Notes	Link \$100 application fee

Local Share Account - Monroe County

Funder	PA Department of Community and Economic Development (DCED)
Eligibility	Any municipality in Monroe County, as well as those counties and municipalities contiguous to Monroe County. Economic development and redevelopment authorities in Monroe County and the contiguous counties (Carbon, Lackawanna, Northampton, Pike, and Wayne) are also eligible.
Uses	Public interest projects; community interest projects; economic development projects; roadway improvement projects
Funding Range	Northampton County Projects: \$15,000 to \$350,000
Funding Average	Northampton County Projects: \$105,000
Requirements	\$100 application fee; administration limited to 3%; engineering limited to 10%; contingency costs limited to 5%; recipients must set up a separate account for LSA funds; competitive bidding required for contracts over \$10,000; prevailing wage applicable if over \$25,000
Deadline	September 30
Award Notification	unknown
Contact	(717) 787-6245 ra-dcedcbf@pa.gov
Notes	Link \$100 application fee

Affordable Housing Program

Funder	Northampton County
Eligibility	Non-profits, public agencies, local governments, government authorities and private, low income housing providers
Uses	Maintain or increase the availability of quality, affordable housing (rentals or owner occupied) for residents of Northampton County whose annual incomes are below 80% of the household median income for the County.
Funding Range	Maximum \$50,000
Funding Average	Unknown
Requirements	Units must be affordable for at least five (5) years via deed restriction. Funds are released on a reimbursement basis. Zoning approval is required prior to application. Semi-annual performance and financial reports. Projects \$5,001 to 24,999 require three written quotes. Projects \$25,000 and above require formally advertised public bid as well as affirmative marketing and preference to small and diverse businesses.
Deadline	September (application opens in July)
Award Notification	January
Contact	Sarah Ortiz Community & Economic Development Specialist sortiz@northamptoncounty.org (610) 829-6308
Notes	Total pool of funds is \$200,000 Link

CIPP Job Creation Grant Program

*Starts
Prevailing
Wage*

Funder	Northampton County
Eligibility	For-profit and not-for-profit entities that are creating new permanent full-time jobs. Base hourly wage must equal or exceed \$19.18* and at least 50% of healthcare benefit premiums covered.
Uses	Wages and benefits
Funding Range	Maximum \$50,000 \$5,000 to 10,000 per job
Funding Average	Unknown
Requirements	All jobs must be created within three (3) years of grant award and maintained for an additional two (2) years. Minimum grant agreement length is three (3) years. Failure to meet agreement terms will result in 200% restitution of the grant award. Payroll documents will be required to substantiate job creation/retention. For projects over \$25,000, prevailing wage and competitive bidding must be used. Semi-annual performance and financial reports.
Deadline	None
Award Notification	Ongoing
Contact	Mark Hartney Administrator, Community and Economic Development mhartney@northamptoncounty.org (610) 829-6312
Notes	Projects that can most effectively address the Commonwealth of Pennsylvania’s Keystone Principles for Growth, Investment and Resource Conservation will receive preference. Pre-application conference with staff is encouraged. Link Incentive to attract grocery store

Loans

- Building PA
- High Performance Building Program



Building PA

Funder	Pennsylvania Department of Community and Economic Development (DCED)
Eligibility	Industrial, commercial, and mixed use projects.
Uses	Provides mezzanine capital for developers of real estate assets in small to mid-sized Pennsylvania communities. Acquisition, development, and redevelopment.
Funding Range	\$1 million to \$30 million
Funding Average	Unknown
Requirements	\$1 non-public equity for every \$1 of loan. Non-public equity must consist of at least ten percent (10%) cash from the developer or investor. Non-public cash equity used in the land acquisition or engineering design can be counted toward the equity if the investment occurred not longer than one year prior to application submittal. Term of the loan can be no more than 10 years with a 25 year amortization. Rate is tied to 1st mortgage rate w/floor of 5%. 1% loan commitment fee.
Deadline	Rolling
Award Notification	n/a
Contact	(717) 787-6245
Notes	Apply through an approved fund manager Link



High Performance Building Program

Funder	Pennsylvania Department of Community and Economic Development (DCED)
Eligibility	Small businesses (<100 full time employees) and individuals
Uses	Funding to underwrite the cost premiums for buildings that meet NGBS, LEED, or GBI standards. Can be used for acquisition, clearing and land prep, planning and design, construction or renovation, certification fees, and verification of building performance.
Funding Range	Loans up to \$2 million (at 10-year Treasury plus 250 basis points for 10 years) and grants up to \$500,000 or 10% of eligible costs
Funding Average	n/a
Requirements	1:1 match required; \$100 application fee; 1% commitment fee on loans; administrative costs limited to 2%. May be subject to prevailing wage.
Deadline	Rolling
Award Notification	n/a
Contact	(717) 787-6245 ra-dcedcbf@pa.gov
Notes	Link



Tax Credits

- New Markets Tax Credit (NMTC)
- Low-Income Housing Tax Credit (LIHTC)
- Job Creation Tax Credit
- Qualified Opportunity Fund

New Markets Tax Credit (NMTC)

Funder	Intermediaries include Communities First Fund, The Reinvestment Fund, PNC Community Partners, Commonwealth Cornerstone Group, and LISC/National Equity Fund
Eligibility	For-profit businesses investing in low-income communities (at least 20% poverty rate or median income below 80% for the area)
Uses	Incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities. Community Development Entities (CDEs) use their authority to offer tax credits to investors in exchange for equity in the CDE. Using the capital from these equity investments, CDEs can make loans and investments to businesses operating in low-income communities on better rates and terms and more flexible features than the market. In exchange for investing in CDEs, investors claim a tax credit worth 39 percent of their original CDE equity stake, which is claimed over a seven-year period.
Funding Range	Varies
Funding Average	Varies
Requirements	Varies
Deadline	Rolling
Award Notification	TBD
Contact	Selected intermediary
Notes	Link (CDFI Fund)

Communities First
 High In
 Eastern
 PNC
 Cornerstone



Low-Income Housing Tax Credit

Boyer
Mixed

Funder	Applications accepted by Pennsylvania Housing Finance Agency (PHFA)
Eligibility	For profit owners of affordable housing. Must not have outstanding obligations, delinquencies or evidence of significant noncompliance on existing developments. See this link for additional eligibility criteria.
Uses	Tax incentive to owners of affordable housing. The incentive is an annual tax credit (a dollar for dollar reduction in the tax payer's federal taxes) earned in the initial ten years following when the units are placed in service assuming program requirements are met. A developer markets or "syndicates" the credits allocated to the development to investors whose contributions are used as equity in the development's financing plan.
Funding Range	n/a
Funding Average	n/a
Requirements	See this link , page 14, for threshold criteria related to visitability, amenities, unit size, fair housing, Phase I ER, sustainability and energy conservation, affordability, broadband infrastructure, smoking, and supportive services. At least 10% of the low income units in Urban Areas and 5% of the low income units in Suburban/Rural Areas must be affordable to households at or below 20% AMI. For developments consisting of all low income units, at least half of these units must be accessible. For mixed income developments containing market rate units, 5% of the units must be accessible.
Deadline	Intent to submit due in September and full application in November
Award Notification	April
Contact	Linda Stewart, Manager of Tax Credit Program (717) 780-3889 lstewart@phfa.org
Notes	Link Enterprise Community Partners and LISC/National Equity Fund are also syndicators



Process Incentive

Job Creation Tax Credit

Funder	PA Department of Community and Economic Development (DCED)
Eligibility	Twenty-five percent of the tax credits allocated each year must go to businesses with less than 100 employees.
Uses	\$1,000-per-job tax credit to approved businesses that agree to create jobs within three years.
Funding Range	\$1,000 per job
Funding Average	n/a
Requirements	Must create at least 25 new jobs or expand the existing workforce by at least 20 percent.
Deadline	Rolling
Award Notification	n/a
Contact	(717) 787-7120 jaodonnell@pa.gov
Notes	Link Incentive to attract grocery store

Qualified Opportunity Fund

Funder	n/a
Eligibility	A Qualified Opportunity Fund is an investment vehicle that files either a partnership or corporation federal income tax return and is organized for the purpose of investing in Qualified Opportunity Zone property. To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing Form 8996, Qualified Opportunity Fund, with its federal income tax return. LLCs are eligible.
Uses	Investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.
Funding Range	n/a
Funding Average	n/a
Requirements	A Qualified Opportunity Zone business must earn at least 50 percent of its gross income from business activities within a QOZ each taxable year.
Deadline	n/a
Award Notification	n/a
Contact	n/a
Notes	FAQ Form 8996



Funding Timeline

Month	Applications	Awards
January	-eRACP	-NC Affordable Housing Program
February	-Healthy Food Financing Initiative	
March		
April		-LIHTC
May		
June		
July	-Multimodal Transportation Fund (both)	-PHFA PHARE
August		-Healthy Food Financing Initiative
September	Casino -LSA Monroe -NC Affordable Housing Program -LIHTC Letter of Intent	-Multimodal Transportation Fund (PennDOT)
October	-PHFA CFRP Artist Bryce	
November	Casino -PHFA PHARE 300k -LSA Lehigh/Northampton 200k -LIHTC Full Application 1A	-Multimodal Transportation Fund (DCED)
December		
Open/Rolling	-New Markets Tax Credit	
Unknown	-RACP Full Application and Business Plan	-RACP -PHFA CFRP -NMTC -LSA (both)

\$3m

\$140k

\$300k

150k

500k

\$3m

