

BROWNFIELDS RESOURCE GUIDE

Funding and Technical Assistance
for Remediation and Reuse



**Delaware Valley Regional
Planning Commission**

December 2007

Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty and intercity agency that provides continuing, comprehensive and coordinated planning to shape a vision for the future growth of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties, as well as the City of Philadelphia, in Pennsylvania; and Burlington, Camden, Gloucester and Mercer counties in New Jersey. DVRPC provides technical assistance and services; conducts high priority studies that respond to the requests and demands of member state and local governments; fosters cooperation among various constituents to forge a consensus on diverse regional issues; determines and meets the needs of the private sector; and practices public outreach efforts to promote two-way communication and public awareness of regional issues and the Commission.



Our logo is adapted from the official DVRPC seal, and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole, while the diagonal bar signifies the Delaware River. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey.

DVRPC is funded by a variety of funding sources including federal grants from the U.S. Department of Transportation's Federal Highway Administration (FHWA) and Federal Transit Administration (FTA), the Pennsylvania and New Jersey departments of transportation, as well as by DVRPC's state and local member governments. The authors, however, are solely responsible for its findings and conclusions, which may not represent the official views or policies of the funding agencies.

DVRPC fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. DVRPC's website may be translated into Spanish, Russian, and Traditional Chinese online by visiting www.dvrpc.org. Publications and other public documents can be made available in alternative languages or formats, if requested. For more information, please call (215) 238-2871.

Table of Contents

Introduction.....	1
Federal Government Resources.....	3
State Government Resources – New Jersey.....	11
State Government Resources – Pennsylvania.....	25
Regional and County Resources.....	35
Nonprofit Resources.....	39
Site Location Resources.....	41

Introduction

The U.S. Environmental Protection Agency (EPA) defines brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Brownfield sites can take many forms, ranging from abandoned factories and rail yards, to gas stations, parking lots, and even residential properties. The EPA estimates that more than 450,000 brownfields are located in communities across the country. Local governments, property owners, developers, and nonprofit and citizen groups can recapture the often substantial value of these sites by utilizing the resources and tools available to return them to productive use.

This resource guide was created to increase awareness about the funding and technical assistance programs available to support the cleanup and reuse of brownfields in the Delaware Valley region. Southeastern Pennsylvania and southern New Jersey are home to hundreds of previously developed, underutilized sites in need of remediation and revitalization. Many of these properties are located near rail lines, established commercial areas, and major highways – ideal settings for many forms of new development. The programs summarized in this document support the reuse of

brownfields through the provision of a variety of forms of assistance, including, but not limited to, the following:

- Grants;
- Loans;
- Tax credits;
- Training;
- Project and professional certifications; and
- Technical assistance.

To learn more about the individual programs described in this resource guide, please contact the agencies and organizations responsible for their administration. For general information about brownfield reclamation activities in the Delaware Valley, please contact DVRPC.

Federal Government

The U.S. Government oversees dozens of financial assistance programs that support brownfield remediation and redevelopment efforts in communities across the country. Some of these initiatives, which were determined by DVRPC staff to be among the most relevant to Delaware Valley communities, are described below. For a complete listing of the funding programs administered by the federal government that may be utilized for brownfield reclamation activities, download a free copy of the *Brownfields Federal Programs Guide* at www.epa.gov/swerosps/bf/partners/2005_fpg.pdf.

U.S. Environmental Protection Agency (U.S. EPA)

Program:	Assessment Grants
Form of Assistance:	Grants to support site inventories and assessments. Planning and public involvement activities related to brownfield reclamation activities are also eligible uses for these funds.
Eligibility:	State, local, and tribal governments; land clearance authorities; quasi-governmental entities; regional councils; and redevelopment agencies.
Terms:	In general, grants of up to \$200,000 are available for site assessments. An additional \$200,000 to \$350,000 may be allocated if petroleum or other hazardous substances are present on the site. To receive more than \$200,000 to address the presence of such contaminants, the applicant must request a waiver. Due to budget limitations, no entity may apply for more than \$700,000 in assessment support. The performance period for funded grants is two years.
Deadline:	Varies; U.S. EPA issues a call for applications approximately once per year.
Contact Information:	U.S. Environmental Protection Agency Office of Brownfields Cleanup and Redevelopment Mail Code 5105 T 1200 Pennsylvania Avenue NW Washington, DC 20460 T: 202.566.2758 W: www.epa.gov/brownfields/

Program:	Cleanup Grants
Form of Assistance:	Grants to carry out cleanup activities at brownfields.
Eligibility:	State, local, and tribal governments; land clearance authorities; quasi-governmental entities; regional

	councils; and redevelopment agencies. In order to receive a Cleanup Grant, an applicant must own the site for which they are applying by the time the grant is awarded. At a minimum, a Phase I site assessment must be completed before the application is submitted.
Terms:	No entity may apply for more than \$1 million for funding cleanup activities at more than five sites. Cleanup Grants require a 20 percent cost share that may be in the form of a contribution of money, labor, materials, or services, and must be for allowable costs. A Cleanup Grant applicant may request a waiver of the 20 percent cost share requirement based on hardship. An eligible entity may apply for up to \$200,000 per site. The performance period for funded grants is two years.
Deadline:	Varies; U.S. EPA issues a call for applications approximately once per year.
Contact Information:	U.S. Environmental Protection Agency Office of Brownfields Cleanup and Redevelopment Mail Code 5105 T 1200 Pennsylvania Avenue NW Washington, DC 20460 T: 202.566.2758 W: www.epa.gov/brownfields/

Program:	Revolving Loan Fund Grants
Form of Assistance:	Grants to capitalize revolving loan funds and fund sub-grant programs that support brownfield cleanup activities.
Eligibility:	State, local, and tribal governments; land clearance authorities; quasi-governmental entities; regional councils; and redevelopment agencies.
Terms:	At least 60 percent of the awarded funds must be used to implement a revolving loan fund in order to provide no-interest or low-interest loans for brownfields cleanup. A 20 cost share is also required and may take the form of money, labor, materials, or services, and must be for allowable costs. Eligible entities may apply for up to \$1 million. Coalitions of eligible entities may apply together under one recipient for up to \$1 million per entity. The performance period for this program is five years.
Deadline:	Varies; U.S. EPA issues a call for applications approximately once per year.
Contact Information:	U.S. Environmental Protection Agency Office of Brownfields Cleanup and Redevelopment Mail Code 5105 T 1200 Pennsylvania Avenue NW Washington, DC 20460 T: 202.566.2758 W: www.epa.gov/brownfields/

Program:	State and Tribal Response Program
Form of Assistance:	Noncompetitive grants that provides a flexible source of funding for state and tribal response programs. These response programs generally address the assessment, cleanup, and redevelopment of brownfields and other sites with actual or perceived contamination.
Eligibility:	States and Native American tribes with response programs that include, or are in the process of establishing, a Memorandum of Agreement with the U.S. EPA. Eligible entities must also maintain and make available to the public a record of the sites at which response actions have been completed or are planned.
Terms:	No more than \$200,000 may be awarded to support the assessment or cleanup of an individual site. Sub-grants may not be allocated to entities that are potentially responsible for the contamination.
Deadline:	Varies; U.S. EPA issues a call for applications approximately once per year.
Contact Information:	U.S. Environmental Protection Agency Office of Brownfields Cleanup and Redevelopment Mail Code 5105 T 1200 Pennsylvania Avenue NW Washington, DC 20460 T: 202.566.2758 W: www.epa.gov/brownfields/

Program:	Job Training Grants
Form of Assistance:	This grant and technical assistance program links site cleanup activities with environmental job training. Ideally, this program equips people affected by brownfields with the job training they need to help remediate and redevelop contaminated properties.
Eligibility:	State, local, and tribal governments; land clearance authorities; quasi-governmental entities; regional councils; and redevelopment agencies.
Terms:	Eligible entities may apply for up to \$200,000 in grant support through this initiative. The performance period for this program is two years.
Deadline:	Varies; U.S. EPA issues a call for applications approximately once per year.
Contact Information:	U.S. Environmental Protection Agency Office of Brownfields Cleanup and Redevelopment Mail Code 5105 T

	1200 Pennsylvania Avenue NW Washington, DC 20460 T: 202.566.2758 W: www.epa.gov/brownfields/
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Program:	Targeted Brownfield Assessments (TBA)	
Form of Assistance:	Grants and/or technical assistance for environmental assessments at brownfield sites. TBA funds may also be used to devise remediation plans and cost estimates. This program was designed to supplement other U.S. EPA brownfield initiatives that support the remediation and redevelopment of contaminated properties.	
Eligibility:	States, tribal governments, and municipalities.	
Terms:	In general, U.S. EPA will not fund TBAs at properties where the owner is responsible for the contamination. Additionally, the TBA program does not finance cleanup or demolition activities.	
Deadline:	Varies; each U.S. EPA Regional Office is allocated an annual TBA budget and manages its own selection process.	
Contact Information:	<p><u>New Jersey Sites</u> Brownfields Office U.S. Environmental Protection Agency, Region 2 290 Broadway, 18th Floor New York, NY 10007-1866 T: 212.637.3000 W: www.epa.gov/region02/brownfields/</p>	<p><u>Pennsylvania Sites</u> Pennsylvania Brownfields Coordinator U.S. Environmental Protection Agency, Region 3 3HS51 1650 Arch Street Philadelphia, PA 19103-2029 T: 215.814.2092 W: www.epa.gov/reg3hwmd/bfs/</p>

U.S. Department of Commerce

Program:	Public Works and Economic Development Program	
Form of Assistance:	Grants to support the redevelopment of brownfields and the construction of facilities that will generate private sector jobs and investment. Funds can also be used to rehabilitate essential public infrastructure and support heritage preservation initiatives.	
Eligibility:	Economic Development Districts, states, municipalities, tribal governments, and institutions of higher education.	

Terms:	To receive funding, a project must be located in an area that satisfies certain economic distress criteria. The project should also improve prospects for the successful creation of industrial or commercial facilities and provide new long-term employment opportunities. (Ideally, these opportunities should benefit the long-term unemployed and members of low-income families.) The applicant must have the required local share of funds committed, available, and unencumbered (on average, grants administered through this program cover approximately 50 percent of project costs), and the project must be capable of being started and completed in a timely manner. In Fiscal Year 2005, a total of \$179,451,000 in grant funding was available through this program. The average grant size in Fiscal Year 2005 was \$1,265,590.
Deadline:	Open/Ongoing. The application process is handled by the regional offices of the Economic Development Administration, a division of the U.S. Department of Commerce.
Contact Information:	Economic Development Administration U.S. Department of Commerce 601 Walnut Street, Suite 140 South Philadelphia, PA 19106-3821 T: 215.597.7883 W: www.eda.gov/AboutEDA/Programs.xml

U.S. Department of Health and Human Services

Program:	Brownfields Minority Worker Training Program
Form of Assistance:	Comprehensive training program for disadvantaged workers. This initiative seeks to provide economic and environmental restoration to communities affected by brownfields as it increases the number of minority adults employed in the environmental field. The National Institute of Environmental Health Sciences (NIEHS) at the National Institutes of Health administers this program.
Eligibility:	Nonprofit organizations that provide worker health and safety education/training, including colleges and universities, and faith-based and community-led groups.
Terms:	NIEHS may only support one such training program in a given community. In 2005, a total of \$3.5 million was available through NIEHS to support the Brownfields Minority Worker Training Program.
Deadline:	NIEHS issues a call for applications once every five years. The next open application period will take place in 2009.
Contact Information:	Worker Education and Training Branch National Institute of Environmental Health Sciences National Institutes of Health, U.S. Department of Health and Human Services

	PO Box 12233 Mail Drop EC-25 Research Triangle Park, NC 27709-2233 T: 919.541.0217 W: www.niehs.nih.gov/careers/hazmat/programs/mwt/index.cfm
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U.S. Department of Housing and Urban Development (HUD)

Program:	Community Development Block Grant Program (CDBG)
Form of Assistance:	Grants to support a wide range of community development activities, including, but not limited to, site acquisitions, the preparation of revitalization plans, environmental assessments, building demolition and rehabilitation work, and cleanup activities.
Eligibility:	HUD distributes 70 percent of CDBG funds to identified "Entitlement Communities" that meet established criteria. The remaining 30 percent is allocated to the states for distribution to non-entitlement municipalities and counties.
Terms:	To receive its annual CDBG allocation, an Entitlement Community must provide HUD with a Consolidated Plan. (This document is a required component of the application package for several grant programs managed by HUD. For more information about Consolidated Plans, see www.hud.gov/offices/cpd/about/conplan/). Entitlement communities select and administer their own projects. States oversee the distribution of funds to non-entitlement communities.
Deadline:	CDBG funds are allocated on an annual basis.
Contact Information:	U.S. Department of Housing and Urban Development Philadelphia Regional Office The Wanamaker Building 100 Penn Square, East Philadelphia, PA 19107-3390 T: 215.656.0626 W: www.hud.gov/offices/cpd/communitydevelopment/programs/

Program:	Brownfields Economic Development Initiative (BEDI)
Form of Assistance:	Grants to support economic development and the reuse of brownfield properties.
Eligibility:	CDBG entitlement communities and non-entitlement communities that are eligible to receive Section

	108 loan guarantees. (Section 108 is the lending arm of the CDBG program. Visit www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm to learn more about Section 108).
Terms:	BEDI grants must be utilized in conjunction with new HUD Section 108 loan guarantees. As a result, a request for a new Section 108 loan guarantee authority must accompany each BEDI application. In 2006, HUD awarded \$10 million in BEDI grants. BEDI grants are currently capped at \$1 million.
Deadline:	HUD issues a call for applications once per year.
Contact Information:	Office of Economic Development U.S. Department of Housing and Urban Development 451 7th Street SW Washington, DC 20410 T: 202.708.0614 W: www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm

Federal Tax Incentives

The U.S. Government, through the Internal Revenue Service and other cooperating agencies, manages several tax incentive programs that may be utilized to support brownfield reclamation activities. A few of these programs are described below.

- ***Federal Brownfields Tax Incentive***

The Federal Brownfields Tax Incentive was designed to encourage cleanup and redevelopment activities by allowing taxpayers to reduce their taxable income each year by the cost of their eligible cleanup expenses. For more information about the Federal Brownfields Tax Incentive, visit www.epa.gov/swerosps/bf/bftaxinc.htm.

- ***New Markets Tax Credit (NMTC)***

The NMTC program provides private-sector investors (banks, corporations, individuals, etc.) with federal income tax credits in exchange for making qualified development investments in low-income communities. Every year, the Community Development Financial Institutions (CDFI) Fund, an arm of the U.S. Department of the Treasury, allocates NMTC tax credit equity to certified Community Development Entities (CDEs). CDEs can take many forms, including that of a community development corporation, community loan fund, small business development organization, or community development venture capital fund, among others. Through the CDFI Fund, CDEs are empowered to identify NMTC projects and partner with the private-sector investors that will ultimately receive the tax credits. The NMTC provides a credit for 39 percent of the cost of the claimant's total investment and is collected over a seven year period. CDEs with operations or interests in the Delaware Valley region include The Reinvestment Fund, the Local Initiatives Support Corporation, and Wachovia Community Development Enterprises LLC, among others. To learn more about NMTCs, visit www.cdfifund.gov/what_we_do/programs_id.asp?programID=5.

- ***Low Income Housing Tax Credit(LIHTC)***

To obtain a LIHTC, an investor provides capital that will be used to support the development of low-income housing units. The investor need not be the developer or manager of the project. All LIHTCs are paid annually to investors over a period of 10 years. For projects without federal financing, the value of the tax credit is approximately nine percent of the development cost (excludes the value of the land). The value of tax credits for projects with federal financing is four percent. To be defined as low-income, a housing development project must meet one of the following criteria:

- 1) At least 20 percent of its units must be rented to households earning no more than 50 percent of the area median income; or
- 2) At least 40 percent of its units must be rented to households earning no more than 60 percent of the area median income.

Additional information about the LIHTC can be found at www.huduser.org/datasets/lihtc.html#about.

- ***Federal Historic Preservation Tax Incentives***

Current tax incentives for historic preservation include a 20 percent tax credit for the certified rehabilitation of registered historic structures, and a 10 percent credit for the rehabilitation of non-historic, non-residential buildings built before 1936. To be eligible for either credit, the planned rehabilitation must involve the reuse of a depreciable building and be completed according to standards established by the Secretary of the Interior. Federal historic preservation tax credits may also be used in conjunction with LIHTCs and/or tax deductions for charitable contributions. The National Park Service and the Internal Revenue Service, in partnership with the State Historic Preservation Offices, are responsible for managing the federal government's historic preservation tax incentive programs. For more information, see www.nps.gov/history/hps/tps/tax/index.htm.

State Government – New Jersey

In addition to the programs summarized below, the State of New Jersey also administers a *Brownfields Redevelopment Task Force* and a *Brownfields Redevelopment InterAgency Team*. The New Jersey Brownfields Redevelopment Task Force assists municipalities and counties with brownfield redevelopment efforts and oversees the *New Jersey Brownfields Sitemart*, an inventory of marketable brownfield properties that are available for redevelopment (see page 45 for more information about the New Jersey Brownfields Sitemart). The 13-member Task Force includes seven representatives from New Jersey state agencies and six public members that are appointed by the Governor. The Brownfields Redevelopment InterAgency Team supports the work of the Task Force and is comprised of representatives from various state agencies. For more information about the Task Force or InterAgency Team, visit www.nj.gov/dca/osg/commissions/brownfields/index.shtml.

New Jersey Department of Environmental Protection (NJDEP)

NJDEP administers a wide range of environmental protection, conservation, and pollution prevention programs throughout the state of New Jersey. The Office of Brownfields Reuse at NJDEP coordinates remediation efforts across the state and pilots innovative approaches to redevelopment.

Program:	Brownfield Development Area (BDA) Initiative
Form of Assistance:	NJDEP project management assistance for communities that are impacted by multiple brownfield sites. Other benefits of BDA designation include planning and financial incentives from partner state agencies, facilitated coordination with other NJDEP program areas, and expanded funding opportunities through the Hazardous Discharge Site Remediation Fund.
Eligibility:	A local steering committee comprised of individuals and organizations that represent the affected area must submit the application. Community groups and municipal governments are encouraged to participate.
Terms:	NJDEP's Office of Brownfield Reuse will assign a project manager who will have responsibility for all brownfield sites within the BDA. Additionally, the steering committee, municipality, and NJDEP must execute a Memorandum of Understanding (MOU) to govern the steps of the BDA process and the commitments of each party. These MOUs have a one-year duration and are renewable based on a showing of adequate progress.
Deadline:	NJDEP issues a call for applications approximately once per year.
Contact Information:	Brownfield Development Area Initiative New Jersey Department of Environmental Protection Office of Brownfield Reuse 401 East State Street PO Box 028

	Trenton, NJ 08625-0028 T: 609.292.1251 W: www.state.nj.us/dep/srp/brownfields/bda/
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Program:	Cleanup Star Program
Form of Assistance:	Permits environmental professionals meeting rigorous education and experience requirements to investigate and remediate low-risk sites and areas of concern with limited NJDEP oversight.
Eligibility:	Environmental professionals that meet NJDEP's Cleanup Star certification requirements. (See NJDEP's website for the current list of qualifications.)
Terms:	Approved Cleanup Stars must complete a minimum of one remediation within a two-year period in order to remain in the program. Failure to meet this requirement may result in removal from the program and render the Cleanup Star ineligible to reapply for a period of one year.
Deadline:	Varies.
Contact Information:	Cleanup Star Program New Jersey Department of Environmental Protection Office of Brownfield Reuse 401 East State Street PO Box 028 Trenton, NJ 08625-0028 T: 609.633.0544 W: www.state.nj.us/dep/srp/cleanupstar/

Program:	Hazardous Discharge Site Remediation Fund (HDSRF)
Form of Assistance:	Grants, matching grants, and loans for the investigation and cleanup of suspected or known discharges of hazardous substances. Funding that is allocated through this program may be used to support preliminary assessments, site investigations, remedial investigations, and remedial actions.
Eligibility:	Municipalities, counties, and redevelopment entities authorized to exercise redevelopment powers pursuant to Section 4 of P.L. 1992, c. 79 (C.40A:12A-4) are eligible to apply. An ordinance or resolution authorizing the submittal the HDSRF application is required to receive funding. Public entities are also required to provide a comprehensive redevelopment plan for the property and a resolution stating that the subject site will be redeveloped within three years of the completion of the remediation.
Terms:	Terms vary by funding type; consult the HDSRF weblink listed below for complete information. In

	general, funding caps for individual municipalities range from \$250,000/year to \$3 million/year.
Deadline:	Open/Ongoing.
Contact Information:	Hazardous Discharge Site Remediation Fund New Jersey Department of Environmental Protection Office of Brownfield Reuse 401 East State Street PO Box 028 Trenton, NJ 08625-0028 T: 609.292.1251 W: www.state.nj.us/dep/srp/finance/hdsrf/

Program:	Petroleum Underground Storage Tank Remediation, Upgrade, and Closure Fund (UST Fund)
Form of Assistance:	Grants and loans to support upgrading, closing, and remediating discharges associated with underground storage tanks.
Eligibility:	Owners and operators of regulated and non-regulated petroleum underground storage tanks. (Includes homeowners with leaking underground home heating oil tanks.)
Terms:	Grants for eligible project costs up to \$750,000 may be awarded for sites located in a state-designated Planning Area 1 (metropolitan) or Planning Area 2 (suburban). Conditional hardship grants may be awarded for up to 100 percent of eligible project costs up to \$500,000 per site. Loans may be awarded for up to 100 percent of eligible project costs up to \$2 million per facility. Loans for eligible project costs up to \$3 million per facility may be awarded for sites located in a state-designated Planning Area 1 (metropolitan) or Planning Area 2 (suburban), or if contamination from the UST threatens a drinking water source. Interest rates are determined by NJEDA. Public entities are awarded interest-free loans. Loan terms may not exceed 10 years and may require establishment of a property lien.
Deadline:	Ongoing/Open.
Contact Information:	UST Fund NJ Department of Environmental Protection Bureau of Contract and Fund Management PO Box 413 Trenton, NJ 08625-0413 T: 609.777.0101 W: www.state.nj.us/dep/srp/finance/ustfund/

Program:	Voluntary Cleanup Program (VCP)
Form of Assistance:	Permits interested parties to work with NJDEP to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment. This program provides participants with the flexibility to remediate at their own pace without fear of penalties.
Eligibility:	Responsible parties, property owners, developers, and local officials.
Terms:	The party conducting the cleanup must execute a Memorandum of Agreement (MOA) with NJDEP to establish the scope of the cleanup activities. Such activities could include, but are not limited to, preliminary assessments, site investigations, and remedial actions. As an alternative to entering into an MOA, a fixed cost of \$500 may be applied for the review of remedial action reports covering removal of leaking, underground storage tanks not regulated by N.J.A.C. 7:14B. This payment alternative is only available in cases where the discharges from the tanks have not impacted groundwater. Properties subject to the Industrial Site Recovery Act and the Underground Storage Tank or Federal Superfund programs are not eligible to be part of the VCP. Participating parties may exit the program if they desire.
Deadline:	Open/Ongoing.
Contact Information:	Voluntary Cleanup Program New Jersey Department of Environmental Protection Office of Brownfield Reuse 401 East State Street PO Box 028 Trenton, NJ 08625-0028 T: 609.292.2943 W: www.nj.gov/dep/srp/volclean/

New Jersey Economic Development Authority (NJEDA)

Program:	Brownfield Revolving Loan Fund
Form of Assistance:	Interim loan financing for site remediation costs.
Eligibility:	Developers and property owners.
Terms:	Borrowers must sign a Brownfield Reimbursement Agreement with the New Jersey Commerce, Economic Growth & Tourism Commission. Loans of up to \$750,000 are available at below-market interest rates.

Deadline:	Open/Ongoing.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Bond Financing
Form of Assistance:	Tax-exempt and/or taxable bonds for real estate acquisitions, equipment, machinery, building construction, and renovations.
Eligibility:	Government entities, businesses, and nonprofit organizations may apply; however, eligibility varies by project type.
Terms:	The minimum loan size is approximately \$750,000 and NJ EDA may guarantee a portion of the bond financing. All site investigations and remediation work must be complete before NJEDA issues the bonds.
Deadline:	Contact NJ EDA regarding the availability of funds.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Business Employment Incentive Program
Form of Assistance:	Grants to businesses that locate or expand in New Jersey.
Eligibility:	Businesses.
Terms:	High-tech and biotech firms must create at least 10 new jobs in New Jersey. All other sectors must create 25 new jobs. Grants equal a portion of the total amount of state income taxes withheld from the new employees (generally 10 to 80 percent of the amount withheld). Companies relocating or expanding at brownfield sites may qualify for a 10 percent bonus over and above the 80 percent grant maximum. The maximum grant term is 10 years.

Deadline:	Open/Ongoing.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Fund for Community Economic Development
Form of Assistance:	Low-interest loans.
Eligibility:	Community development organizations and developers.
Terms:	Eligible entities may borrow up to \$50,000 to finance feasibility studies and other predevelopment costs.
Deadline:	Contact NJ EDA regarding the availability of funds.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Loans and Guarantees
Form of Assistance:	Low-interest loans and loan guarantees to help businesses get bank financing to close their funding gaps.
Eligibility:	Businesses planning to locate on former brownfield sites in designated areas can borrow funds for buildings, equipment, or working capital (to meet operational needs).
Terms:	Loans of up to \$10 million are available for projects located in designated low-income areas.
Deadline:	Contact NJ EDA regarding the availability of funds.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990

	T: 609.777.4898 W: www.njeda.com
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Program:	Real Estate Development Assistance
Form of Assistance:	Real estate development services to support the implementation of major economic development projects. NJ EDA's role as a service provider may include acquiring real estate, acting as a developer, participating in public-private ventures, and serving as a consultant.
Eligibility:	Government entities, private businesses, and nonprofit organizations.
Terms:	Varies; contact NJEDA for details.
Deadline:	Not applicable.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Redevelopment Area Bond Financing
Form of Assistance:	Tax-exempt bonds to fund the infrastructure and remediation components of redevelopment projects.
Eligibility:	Municipalities with designated redevelopment areas.
Terms:	Participating municipalities must negotiate and execute a Payment in Lieu of Taxes (PILOT) agreement with the site's developer. Some or all of the payments derived from the PILOT agreement must then be used to pay the debt service on the bonds. Qualifying bonds are excluded from the municipality's gross debt.
Deadline:	Contact NJ EDA regarding the availability of funds.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Revenue Allocation District Financing
Form of Assistance:	A municipality may designate an area in need of redevelopment and use the new tax revenues generated from the project to pay for development costs.
Eligibility:	Municipalities.
Terms:	A revenue allocation district may not include more than 15 percent of the total taxable property in the municipality. Municipalities that utilize Redevelopment Area Bonds (see above) have the option of designating NJ EDA to act on their behalf as the redeveloper. This enables the municipality to take advantage of NJ EDA's ability to condemn property and handle other technical components of the project.
Deadline:	Contact NJ EDA regarding the availability of funds.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

Program:	Smart Growth Predevelopment Funding
Form of Assistance:	Loans and loan guarantees.
Eligibility:	Developers undertaking commercial, industrial, office, and mixed-use projects.
Terms:	To be eligible for funding, a project must have municipal support and be included in a local development plan. Loans of up to \$1 million are available at below-market rates.
Deadline:	Contact NJ EDA regarding the availability of funds.
Contact Information:	New Jersey Economic Development Authority 36 West State Street PO Box 990 Trenton, NJ 08625-0990 T: 609.777.4898 W: www.njeda.com

New Jersey Department of Community Affairs (DCA)

Program:	Smart Future Planning Grants
Form of Assistance:	Grants to support planning initiatives that are consistent with smart growth objectives, and statewide and regional planning precepts. In 2007, DCA accepted applications falling within five general categories: main street design; rural sustainability; regional sustainability; transferable development rights real estate market analysis; and urban parking solutions.
Eligibility:	Municipal governments. Depending on what category of grant assistance is being sought, nonprofit organizations and higher education and research institutions may also be eligible to apply.
Terms:	In general, grants do not exceed \$100,000; however, the maximum allowable grant size varies by category and may change from year to year. Smart Future Grants are for planning purposes only and may not be used to finance capital improvements or support general administrative costs.
Deadline:	DCA issues a call for applications once per year.
Contact Information:	Smart Future Planning Grant Program New Jersey Department of Community Affairs Office of Smart Growth PO Box 204 Trenton, NJ 08625-0204 T: 609.633.0600 W: www.nj.gov/dca/osg/resources/grants/index.shtml

New Jersey Commerce, Economic Growth & Tourism Commission (NJ Commerce)

Program:	Brownfields Redevelopment Incentive Program
Form of Assistance:	Allows developers to obtain reimbursements for up to 75 percent of approved remediation costs. Reimbursement funds come from new tax revenues associated with completed projects.
Eligibility:	Developers intending to remediate and revitalize brownfield properties.
Terms:	Applicants must first meet with representatives from NJ Commerce, NJ DEP, and the New Jersey Department of Treasury to discuss their project. Prior to or in conjunction with the submission of their application, most developers will be required to enter into a Memorandum of Agreement with NJ DEP regarding the cleanup of the site.
Deadline:	Open/Ongoing.

Contact Information:	Brownfields Coordinator New Jersey Commerce, Economic Growth & Tourism Commission 20 West State Street PO Box 820 Trenton, New Jersey 08625-0820 T: 609.292.5392 W: www.state.nj.us/commerce/
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Program:	Urban Enterprise Zones (UEZ)
Form of Assistance:	Tax incentives and other financial benefits for businesses that locate in distressed commercial and industrial areas classified as UEZs. New Jersey is currently home to 32 UEZs located in 37 municipalities. To obtain location information about specific UEZs, consult the UEZ website provided below.
Eligibility:	Qualified businesses located in or planning to relocate to a UEZ.
Terms:	To obtain the tax benefits provided by the UEZ program, a firm must be located within a designated zone and certified as a qualified business by the New Jersey Urban Enterprise Zone Authority. Additionally, jobs created within a UEZ should not result in unemployment in other parts of the state. At least 25 percent of the full-time employees hired by a qualified business within a UEZ must meet one or more of the following criteria: (a) Reside in a UEZ or qualifying municipality; (b) Be unemployed or a recipient of a New Jersey public assistance program for at least six months prior to being hired; or (c) Qualify as a low-income individual pursuant to the Workforce Investment Act of 1998.
Deadline:	Open / Ongoing.
Contact Information:	Urban Enterprise Zone Program New Jersey Commerce, Economic Growth & Tourism Commission 20 West State St. Trenton, NJ 08625-0820 T: 609.777.0885 W: www.state.nj.us/commerce/econ_uez_program.shtml

New Jersey Redevelopment Authority (NJRA)

NJRA supports redevelopment activities in New Jersey's urban areas. For a complete list of the municipalities that are eligible to receive funding from NJRA, see www.njra.us.

Program:	Bond Financing
Form of Assistance:	Bond financing for capital improvements and expansions. By issuing its qualified small-issue bonds to qualified borrowers, NJRA acts as a conduit and allows the borrowed funds (bond proceeds) to be treated as tax-exempt.
Eligibility:	Businesses and nonprofit organizations. To qualify for tax-exempt bond financing, borrowers must meet the Internal Revenue Code's eligibility requirements.
Terms:	Proceeds from tax-exempt bonds may be used for land and building acquisition, new construction or expansion, purchase of new equipment and machinery, debt/refinancing, and working capital. Qualified businesses are eligible to receive from \$750,000 to \$10 million in tax-exempt bonds. There is no set limit on the maximum amount of bond financing nonprofit organizations can receive. Bonds come with a 20 years term for real estate projects and a 10 year term for equipment, unless the expected economic life of the asset is less. Interest rates may vary but are always below-market.
Deadline:	Open/Ongoing.
Contact Information:	Bond Program Business Development Division New Jersey Redevelopment Authority 150 West State Street PO Box 790 Trenton, NJ 08625 T: 609.292.3739 W: www.njra.us

Program:	Environmental Equity Program
Form of Assistance:	Loans to assist with the site acquisition, remediation, and demolition costs associated with brownfield redevelopment projects.
Eligibility:	Government entities and for-profit and nonprofit developers may apply for funding through this program. Projects must be located in municipalities that are eligible for assistance from NJRA. In addition, the funded activities must be components of a local redevelopment plan, and the scope and timeline of the planned remediation work should be known.

Terms:	Varies. Efforts are made to establish interest rates and terms that support the feasibility of the funded projects.
Deadline:	Open/Ongoing.
Contact Information:	Environmental Equity Program Business Development Division New Jersey Redevelopment Authority 150 West State Street PO Box 790 Trenton, NJ 08625 T: 609.292.3739 W: www.njra.us

Program:	Pre-Development Fund
Form of Assistance:	Loans to support feasibility studies, architectural costs, environmental and engineering studies, legal costs, and other related expenses.
Eligibility:	Government entities and for-profit and nonprofit developers may apply for funding through this program. Projects must be located in municipalities that are eligible for assistance from NJRA. Additionally, projects must be commercial development initiatives that are components of local redevelopment plans.
Terms:	Maximum loan amount of \$250,000 per project. Funds are advanced from a \$2.5 million NJRA predevelopment loan fund and are generally repaid from the proceeds realized upon the sale of the site to the developer, or at the commencement of development activity. Maximum term of 24 months at a fixed rate that is typically below market.
Deadline:	Open/Ongoing.
Contact Information:	Pre-Development Fund Business Development Division New Jersey Redevelopment Authority 150 West State Street PO Box 790 Trenton, NJ 08625 T: 609.292.3739 W: www.njra.us

Program:	Urban Site Acquisition Program
Form of Assistance:	Revolving loan fund that supports site acquisition and redevelopment activities. Financing is also available for the planning and predevelopment costs associated with creating and implementing a neighborhood or redevelopment plan.
Eligibility:	Government entities and for-profit and nonprofit developers may apply for funding through this program. Projects must be located in municipalities that are eligible for assistance from NJRA and the funded activities must be components of a local redevelopment plan.
Terms:	This program is supported by a \$20 million revolving loan fund. The loans provided through this initiative generally come with a 12 to 18 months term and carry a fixed interest rate that is typically below market.
Deadline:	Open/Ongoing.
Contact Information:	Urban Site Acquisition Program Business Development Division New Jersey Redevelopment Authority 150 West State Street PO Box 790 Trenton, NJ 08625 T: 609.292.3739 W: www.njra.us

Other Relevant State Agencies and Programs – New Jersey

Additional state agencies in New Jersey also administer funding and technical assistance programs that can be utilized to support brownfield reclamation efforts. Although these initiatives were not necessarily designed as land recycling programs, brownfield properties often fulfill their eligibility requirements.

- ***New Jersey Board of Public Utilities*** (www.bpu.state.nj.us)
This state agency administers a number of programs that provide credits or reduced utility service rates to customers that locate or expand in targeted areas, which sometimes encompass brownfield properties.
- ***New Jersey Environmental Infrastructure Trust*** (www.njeit.org)
The New Jersey Environmental Infrastructure Trust provides low-cost financing for the construction of environmental infrastructure projects that enhance and protect water resources. Because brownfield remediation efforts can help to improve local water quality, some such projects may be eligible for assistance through this statewide program.

- ***New Jersey Historic Preservation Office*** (www.state.nj.us/dep/hpo/)
Many brownfields include historic properties that are eligible for various grant, loan, tax credit, and technical assistance programs. The New Jersey Historic Preservation Office can help identify appropriate resources for individual sites.
- ***New Jersey Housing and Mortgage Finance Agency*** (www.nj-hmfa.com) and the ***Council on Affordable Housing*** (www.state.nj.us/dca/coah)
Redevelopment efforts that involve the creation of new housing units may be qualified for some of the various assistance programs directed by these agencies.
- ***NJDEP's Green Acres Program*** (www.state.nj.us/dep/greenacres/)
Brownfields that will be remediated and utilized as recreation or conservation areas may be eligible for assistance through Green Acres.

State Government – Pennsylvania

Pennsylvania Department of Environmental Protection (PADEP)

Program:	Brownfield Action Team
Form of Assistance:	High-priority projects selected for assistance through the Brownfield Action Team are assigned a project manager at PADEP and are eligible for expedited remediation and development permits. PADEP also helps ensure liability protection for remediated properties and coordinates funding with the Department of Community and Economic Development, the Governor’s Action Team, and other state agencies.
Eligibility:	Municipalities may submit proposals that identify properties or areas of concern and describe plans for remediation and redevelopment.
Terms:	To receive assistance through the Brownfield Action Team program, a project site must be located within the boundaries of the applicant municipality and be situated on or in a brownfield, Enterprise Zone, Keystone Opportunity or Expansion Zone (KOZ/KOEZ), Keystone Innovation Zone, greyfield, or abandoned mining area. Evidence of local support for the project must be exhibited and the proposed redevelopment should be consistent with local zoning and other relevant planning documents. A proposed project plan must be submitted to PADEP as part of the application.
Deadline:	Open/Ongoing.
Contact Information:	Brownfield Action Team Department of Environmental Protection 400 Market Street Harrisburg, PA 17101 T: 717 783-7816 W: www.depweb.state.pa.us/ocrlgs/site/default.asp

Program:	One Cleanup Program
Form of Assistance:	Allows property owners to satisfy both federal and state cleanup obligations as they pursue a release from liability under Pennsylvania’s Land Recycling Program (commonly referred to as “Act 2”). Selected projects receive project management assistance, streamlined approvals, and other forms of support.
Eligibility:	Property owners may apply on behalf of any site that is eligible for corrective action under the federal Resource Conservation and Recovery Act.

Terms:	This program is governed by a Memorandum of Agreement between U.S EPA and PADEP.
Deadline:	Open/Ongoing.
Contact Information:	One Cleanup Program Department of Environmental Protection 400 Market Street Harrisburg, PA 17101 T: 717.783.9480 W: www.depweb.state.pa.us/ocrlgs/site/default.asp

Program:	Pennsylvania Energy Harvest Program
Form of Assistance:	Grants to support development and capital improvement projects that incorporate renewable energy and green building technologies.
Eligibility:	Counties, municipalities, other government authorities, school districts, nonprofit organizations, conservation districts, and businesses registered with the Department of State.
Terms:	Proposals regarding renewable energy deployment; biomass energy projects; coal-mine methane/waste coal reclamation for energy; implementation of innovative energy efficiency technologies; or clean distributed generation infrastructure improvements will be considered. Funding may be applied to projects on brownfield sites. The current average grant size is \$200,000.
Deadline:	PADEP issues a call for applications once per year.
Contact Information:	Energy Harvest Program DEP Grants Center 400 Market Street PO Box 8776 Harrisburg, PA 17105-8776 T: 717.705.5400 W: www.depweb.state.pa.us/energy/cwp/view.asp?a=1374&Q=483024

Pennsylvania Department of Community and Economic Development (DCED)

Program:	Business in Our Sites Program
Form of Assistance:	Loans and grants to facilitate future business growth through the acquisition and preparation of previously utilized and underdeveloped sites.

Eligibility:	Municipalities, redevelopment authorities, industrial development agencies, and private developers (loans only).
Terms:	Interest rates for loans are set by the Commonwealth Financing Agency. This program establishes no loan size minimums or maximums; however, projects within a single municipality may not receive more than 15 percent of the total funds available statewide. Loans are financed with patient capital and no repayment is required until the subject property is sold or leased. Grants may not exceed \$5 million or 50 percent of the total amount of financing provided for a single project, whichever is less. Business in Our Sites is funded by a \$300 million statewide funding pool.
Deadline:	Open/Ongoing, depending on the availability of funds.
Contact Information:	Business in Our Sites Program Commonwealth Financing Authority Commonwealth Keystone Building 400 North Street, 4th Floor Harrisburg, PA 17120-0225 T: 717. 787.7120 W: www.newpa.com/programDetail.aspx?id=39

Program:	Core Communities Housing Program (formerly the Brownfields for Housing Program)
Form of Assistance:	Grants for affordable housing activities on previously developed sites in core communities. According to DCED, there are no population or density thresholds a community must meet in order to qualify as a core community. However, core communities are generally defined as municipalities or portions of municipalities that have a developed population center with a defined residential core; an urban street pattern; some level of commercial, cultural and/or civic activity; and a degree of local identity.
Eligibility:	Counties, municipalities, and redevelopment authorities. Nonprofit housing corporations may also be eligible for funding, provided they meet certain conditions and/or apply through a redevelopment authority or unit of local government. The City of Philadelphia is not eligible to apply for funding under this program.
Terms:	CCHP funds may only be used to create or improve property for affordable residential purposes on previously developed sites. For a project to receive redevelopment assistance through this program, the identified site must have been productive within the past 40 years, and be serviced by existing water and sewer infrastructure. Individual grant amounts vary by project. Applicants must identify at least one dollar of matching funds for every dollar of CCHP funds requested. No more than 15 percent of the awarded grant funds may be used to cover administrative costs.
Deadline:	Open/Ongoing.
Contact Information:	Core Communities Housing Program

	Pennsylvania Department of Community and Economic Development Philadelphia State Office Building 1400 Spring Garden Street, Room 1800 Philadelphia, PA 19130 T: 215.560.2256 W: www.newpa.com/programDetail.aspx?id=87
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Program:	Industrial Sites Reuse Program
Form of Assistance:	Loans and grants for site assessments and remediation activities.
Eligibility:	Municipalities, counties, redevelopment authorities, nonprofit economic development entities, and private companies involved in reuse of industrial properties. To be eligible for funding, an applicant must not have caused or contributed to any environmental contamination on the subject site.
Terms:	A 25 percent match is required for grant and loan projects. Grants and loans for environmental assessments come with a five year term and may not exceed \$200,000. Grants and loans for remediation activities come with a 15 year term and may not exceed \$1 million. Loans carry an interest rate of two percent.
Deadline:	Open/Ongoing, depending on the availability of funds.
Contact Information:	Pennsylvania Department of Community and Economic Development Center for Business Financing Commonwealth Keystone Building 400 North Street, 4th Floor Harrisburg, PA 17120-0225 T: 717.787.7120 W: www.newpa.com/programDetail.aspx?id=25

Program:	Infrastructure and Facilities Improvement Program
Form of Assistance:	Grants provided to certain issuers of debt in order to assist with the payment of debt service.
Eligibility:	Authorities that issue debt for tax increment financing, redevelopment agencies, convention center authorities (includes municipal authorities formed for the purpose of convention center activities), and the Pennsylvania Economic Development Financing Authority.
Terms:	DCED calculates the amount of funding individual projects are eligible to receive based on the amount of state sales tax, hotel occupancy tax, and employer withholding of personal income tax

	the project is expected to generate. Industrial facilities, such as warehouses and distribution centers are common recipients of these grant funds. Retail properties may also be eligible, provided they will create at least 200 full-time jobs and occupy 200,000 square feet of space.
Deadline:	Open/Ongoing, depending on the availability of funds.
Contact Information:	Infrastructure and Facilities Improvement Program Pennsylvania Department of Community and Economic Development Center for Business Financing Commonwealth Keystone Building 400 North Street, 4th Floor Harrisburg, PA 17120-0225 T: 717.787.7120 W: www.newpa.com/programDetail.aspx?id=40

Program:	Infrastructure Development Program
Form of Assistance:	Grants and loans for site remediation, clearance, and new construction.
Eligibility:	Municipalities, local development districts, and industrial development and redevelopment authorities may apply for assistance for themselves or on behalf of private companies that are engaged in eligible activities. Such activities include agriculture, industrial, manufacturing, research and development, and export services. Real estate developers that are working with eligible private companies may also participate in this program.
Terms:	Loan maximum of \$1,250,000 per project with 3 percent interest and a 15-year term.
Deadline:	Open/Ongoing, depending on the availability of funds.
Contact Information:	Infrastructure Development Program Pennsylvania Department of Community and Economic Development Center for Business Financing Commonwealth Keystone Building 400 North Street, 4th Floor Harrisburg, PA 17120-0225 T: 717.787.7120 W: www.newpa.com/programDetail.aspx?id=26

Program:	Keystone Opportunity and Expansion Zones (KOZ/KOEZ)				
Form of Assistance:	State and local tax abatements for businesses and residents that locate in one of the Commonwealth's 12 designated zones. Development projects in KOZs/KOEZs are also given priority consideration for assistance under various community and economic building initiatives.				
Eligibility:	Businesses, property owners, and residents that meet the criteria listed in the Keystone Opportunity Zone and Keystone Opportunity Expansion Zone Act.				
Terms:	Pennsylvania businesses relocating to a KOZ/KOEZ must either increase their full-time employment by 20 percent within their first full year of operation in the KOZ/KOEZ, or make a 10 percent capital investment in the KOZ/KOEZ property based on their prior year's gross revenues. Eligibility for benefits is based upon annual certification. In order to receive benefits, the applicant entity must be in compliance with all local and state tax laws, and building and zoning codes.				
Deadline:	Open/Ongoing.				
Contact Information:	<table border="0"> <tr> <td><u>Philadelphia County</u> Philadelphia Department of Commerce 1515 Arch Street, 12th Floor Philadelphia, PA 19102 T: 215.683.2021</td> <td><u>Other Southeastern Pennsylvania Counties</u> Chester County Economic Development Council 737 Constitution Drive Exton, PA 19341 T: 610.458.5700</td> </tr> <tr> <td colspan="2">W: www.newpa.com/programDetail.aspx?id=64</td> </tr> </table>	<u>Philadelphia County</u> Philadelphia Department of Commerce 1515 Arch Street, 12th Floor Philadelphia, PA 19102 T: 215.683.2021	<u>Other Southeastern Pennsylvania Counties</u> Chester County Economic Development Council 737 Constitution Drive Exton, PA 19341 T: 610.458.5700	W: www.newpa.com/programDetail.aspx?id=64	
<u>Philadelphia County</u> Philadelphia Department of Commerce 1515 Arch Street, 12th Floor Philadelphia, PA 19102 T: 215.683.2021	<u>Other Southeastern Pennsylvania Counties</u> Chester County Economic Development Council 737 Constitution Drive Exton, PA 19341 T: 610.458.5700				
W: www.newpa.com/programDetail.aspx?id=64					

Program:	Tax Increment Financing (TIF) Guarantee Program
Form of Assistance:	Provides a credit enhancement for TIF projects through the use of guarantees to issuers of bonds or other indebtedness. The program's goals include improving market access; lowering project capital costs; promoting and stimulating the general economic welfare of various regions and communities in the Commonwealth; and assisting with the development, redevelopment, and revitalization of brownfield and greenfield sites in accordance with Pennsylvania's TIF Act.
Eligibility:	Municipalities and municipal authorities that issue TIF bonds to fund local economic development projects.
Terms:	Projects must be located in blighted areas (see the characteristics of blight described in the Urban Redevelopment Law), within a TIF district, and on previously utilized property or on undeveloped property that is planned and zoned for development. Applicants must show that the revenue to be realized as a result of the project will be sufficient to offset the amount of the debt service. They must also demonstrate that the project complies with the TIF Act prior to the issuance of bonds or other indebtedness. Businesses or private developers must agree to create a certain number of permanent

	full-time jobs within the TIF district. The maximum guarantee amount per project is \$5 million.
Deadline:	Open/Ongoing.
Contact Information:	Tax Increment Financing Guarantee Program Pennsylvania Department of Community and Economic Development Center for Private Financing Commonwealth Keystone Building 400 North Street, 4th Floor Harrisburg, PA 17120-0225 T: 717.783.1109 W: www.newpa.com/programDetail.aspx?id=45

Program:	Transit Revitalization Investment District (TRID) Program
Form of Assistance:	Planning grants to support the creation of TRIDs within one-half mile of existing or planned transit stations. TRID planning areas may include brownfield sites.
Eligibility:	Individual municipalities, multiple municipalities (working in partnership), joint municipal agencies, counties, regional agencies, and other bodies authorized to act on behalf of those listed.
Terms:	Grantee municipalities must engage their local transit agency in their planning process. (Under Pennsylvania's TRID Act, transit agencies are authorized to acquire and improve property within designated TRIDs for real estate development purposes and to participate in joint development projects.) Multi-municipal projects are eligible for funding and collaboration and coordination with the applicable county government(s) and other local stakeholders is also encouraged. Participation in the TRID program provides municipalities with priority access to state-level planning and implementation grants and technical assistance. TRID planning grants require a 25 percent local match. The current planning grant maximum is \$75,000.
Deadline:	Varies, depending on the availability of funds.
Contact Information:	Customer Service Center Pennsylvania Department of Community and Economic Development Commonwealth Keystone Building 400 North Street, 4th Floor Harrisburg, PA 17120-0225 T: 717.787.6837 W: www.newpa.com/download.aspx?id=819

Pennsylvania Infrastructure Investment Authority (PENNVEST)

Program:	Brownfield Remediation Loan Program
Form of Assistance:	Loans to support the cleanup and reuse of contaminated properties. To be eligible for funding through this program, the proposed remediation activities must be related to a water quality benefit.
Eligibility:	Municipalities, counties, and affiliated industrial or economic development agencies. Public entities may apply for financing on behalf of a private party provided that either the public entity or the private party has an ownership interest in the property to be remediated.
Terms:	Provides up to \$11 million in loan funds for project sites in a single municipality, and up to \$20 million for multi-municipal efforts. Interest rates vary by county and carry a 20-year term.
Deadline:	PENNVEST takes action on applications at its March, July, and November board meetings. Applications are due 60 days prior to the date of the board meeting at which they will be considered.
Contact Information:	Pennsylvania Infrastructure Investment Authority 22 S. Third Street Harrisburg, PA 17101 T: 717.783.4496 W: www.pennvest.state.pa.us

Other Relevant State Agencies and Programs – Pennsylvania

Additional state agencies in Pennsylvania also administer funding and technical assistance programs that can be utilized to support brownfield reclamation efforts. Although these initiatives were not necessarily designed as land recycling programs, brownfield properties often fulfill their eligibility requirements.

- ***Growing Greener II*** (www.growinggreener2.com)
This coordinated statewide funding program provides \$625 million to address crucial environmental issues across the state. A wide range of initiatives are eligible for grant support from Growing Greener II, including activities that are relevant to many brownfield redevelopment efforts.
- ***Pennsylvania Historical and Museum Commission*** (www.phmc.state.pa.us)
Many brownfields include historic properties that are eligible for various grant, loan, tax credit, and technical assistance programs. The Pennsylvania Historical and Museum Commission can help identify appropriate resources for individual sites.

- ***Pennsylvania Housing Finance Agency*** (www.phfa.org)
Redevelopment efforts that involve the creation of new housing units may be qualified for some of the various assistance programs administered by PHFA.

Regional and County Government

Delaware Valley Regional Planning Commission (DVRPC)

DVRPC is an interstate, intercounty, and intercity agency that provides continuing, comprehensive, and coordinated planning to shape a vision for the future growth of the Delaware Valley region. The region includes Bucks, Chester, Delaware, Montgomery, and Philadelphia counties, in Pennsylvania; and Burlington, Camden, Gloucester, and Mercer counties in New Jersey.

Program:	Transportation and Community Development Initiative (TCDI)
Form of Assistance:	Grants to support planning, design, and feasibility studies that encourage reinvestment and redevelopment in older communities.
Eligibility:	Core cities, developed communities, and selected census tracts that are located in DVRPC's nine-county service area. (To determine a community's eligibility, visit DVRPC's website at www.dvrpc.org). Within the City of Philadelphia, community development corporations (CDCs) may also apply for TCDI funds.
Terms:	\$100,000 grant maximum for projects located within a single municipality; \$125,000 maximum for multi-municipal projects. Grantees are required to provide a 20 percent match.
Deadline:	Application and selection process takes place every two years.
Contact Information:	Delaware Valley Regional Planning Commission 190 N. Independence Mall West, 8 th Floor Philadelphia, PA 19106 T: 215.592.1800 W: www.dvrpc.org

New Jersey Counties

The four New Jersey counties in the DVRPC region (Burlington, Camden, Gloucester, and Mercer) manage a wide range of funding and technical assistance initiatives that support the reuse of brownfield properties. Several of these programs are described below and on the following page.

- ***Burlington County***

The ***Burlington County Bridge Commission***, which functions as the improvement authority for Burlington County, oversees a wide range of financing programs that are available to local municipalities, school districts, fire districts, and other local entities. Depending on the level and type of assistance that is needed, brownfield redevelopment projects may be eligible for assistance from the Burlington County Bridge Commission. See www.bcbridges.org/improve/index.asp for more information about the services provided.

- ***Camden County***

The ***Camden County Improvement Authority*** serves as the county's economic development agency. Although the Authority does not manage a redevelopment initiative specifically for brownfield properties, it does offer a variety of financing tools that may be utilized to support brownfield reclamation efforts. Visit www.camdencounty.com/MakingItHappen/ccia.html to learn more about the Camden County Improvement Authority.

- ***Gloucester County***

As part of its ***Brownfield Redevelopment Program***, Gloucester County maintains online listings and maps of designated redevelopment areas and high priority projects. For more information about Gloucester County's efforts to support brownfield reuse, see www.co.gloucester.nj.us/Government/Departments/EconomicDev/factsinc/brwndev/browndev.cfm.

- ***Mercer County***

The financing programs and project development services provided by the ***Mercer County Improvement Authority*** may be utilized by municipalities to support the reuse of brownfield properties in communities across the county. See www.mcia-nj.com for additional information.

Pennsylvania Counties

Like their counterparts in New Jersey, the five Pennsylvania counties in the DVRPC region (Bucks, Chester, Delaware, Montgomery, and Philadelphia) administer a variety of funding and technical assistance programs that support the redevelopment of brownfield sites. Many of these initiatives are described below.

- ***Bucks County***

The Bucks County Redevelopment Authority maintains an online inventory of existing and redeveloped brownfield sites within its jurisdiction. See www.bcrda.com for additional details.

- ***Chester County***

The Chester County Industrial Development Authority oversees the ***Chester County Brownfields Advisory***, a committee of environmental professionals that provides education, outreach, and other forms of assistance to local governments and landowners. For additional details about the Brownfields Advisory, see www.cceconomicdevelopment.com/service_brownfield.html. Another source of support for brownfield projects in Chester County is the ***Chester County Community Revitalization Program***, which offers grant assistance to 16 targeted municipalities. To receive funding, proposed projects must be identified in a completed Urban Center Revitalization Plan. For more information, see <http://dsf.chesco.org/ccdcd>.

- ***Delaware County***

Formerly known as the Renaissance Program, the ***Delaware County Revitalization Program*** provides grant funding for a variety of projects in 29 first generation suburbs located primarily in the eastern part of the county. For additional information, see www.co.delaware.pa.us/hcd/07ren/07ren.html.

- ***Montgomery County***

The ***Montgomery County Community Revitalization Program*** provides grant funding for a wide range of community and economic development activities in 24 targeted municipalities located throughout the county. In addition to implementation initiatives, funds may also be utilized to support the creation of local revitalization plans. For more information, visit www2.montcopa.org/planning.

- ***City of Philadelphia***

The ***Philadelphia Department of Commerce*** works in coordination with the U.S. EPA and the Commonwealth of Pennsylvania to provide financial and technical assistance resources that support the reuse of brownfield properties within the city's municipal boundaries. For a summary of some of the resources available to developers and property owners, see www.phila.gov/commerce/comm/IV_2/mbat_env_concerns.htm.

In addition to the programs described above, counties are also responsible for allocating a portion of the federal CDBG funds distributed by HUD. For more information about the CDBG program, see page 9 or contact your county government directly.

Nonprofit Resources

Several national nonprofit organizations are engaged in a variety of outreach, technical assistance, and financing activities that support brownfield remediation and redevelopment efforts in communities across the country. The following list provides information about some of the groups involved in this work; however, it is by no means exhaustive.

Organization:	International City/County Management Association (ICMA)
Brownfield Programs:	The mission of ICMA's Brownfields Program is to enhance the ability of local governments and communities to effectively engage in brownfield redevelopment efforts. ICMA accomplishes this goal by supporting research initiatives and facilitating opportunities for information sharing. ICMA also cosponsors the annual National Brownfields Conference together with U.S. EPA. This event, which is free of charge, attracts thousands of attendees every year, making it the largest brownfields-focused event in the United States.
Contact Information:	International City/County Management Association 777 North Capitol Street NE, Suite 500 Washington, DC 20002-4201 T: 202.289.4262 W: www.icma.org

Organization:	National Association of Local Government Environmental Professionals (NALGEP)
Brownfield Programs:	NALGEP represents local government professionals that are responsible for environmental compliance and the development and implementation of related programs in their communities. The brownfield-related initiatives overseen by NALGEP include the Brownfield Communities Network, which supports local revitalization efforts by facilitating information sharing and training activities. NALGEP also hosts the annual Brownfield Communities Network Summit.
Contact Information:	National Association of Local Government Environmental Professionals 1333 New Hampshire Avenue, N.W., Second Floor Washington, D.C. 20036 T: 202.638.6254 W: www.nalgep.org

Organization:	National Brownfields Association (NBA)
Brownfield Programs:	This educational organization advocates for the responsible redevelopment of brownfield properties. Additionally, the NBA publishes <i>Brownfield News</i> magazine, organizes national events such as The Big Deal conference, and oversees a membership that includes governments, businesses, and individuals. The NBA maintains statewide chapters in both Pennsylvania and New Jersey.
Contact Information:	National Brownfield Association 5440 North Cumberland Avenue, Suite 155 Chicago, IL 60656 T: 773.714.0407 W: www.brownfieldassociation.org

Organization:	Northeast-Midwest Institute
Brownfield Programs:	This policy research and advocacy organization has published numerous reports on all aspects of brownfields, including dozens of redevelopment case studies that may be downloaded from its website. The Northeast-Midwest Institute is unique among policy centers because it is directly tied to Congress through the Northeast-Midwest Congressional and Senate Coalitions.
Contact Information:	Brownfields Program Northeast-Midwest Institute 50 F Street NW, #950 Washington, DC 20001 T: 202.544.5200 W: www.nemw.org/brownfields.htm

Site Location Resources

The state governments of Pennsylvania and New Jersey both maintain online databases of contaminated properties that are available for remediation and redevelopment. These websites help connect developers and other investors with the information they need to identify, acquire, and cleanup brownfields.

New Jersey Brownfields Sitemart (www.njsitemart.com)

This website connects buyers and sellers of contaminated properties in order to encourage the remediation and reuse of polluted land in New Jersey.

Known Contaminated Sites in New Jersey (www.state.nj.us/dep/srp/kcs-nj)

Managed by the New Jersey Department of Environmental Protection, this online report provides basic information on approximately 13,700 sites where the contamination of soil or groundwater has been confirmed. The website is a good first stop for anyone interested in collecting general information about a specific property.

PA SiteFinder (www.pasitefinder.state.pa.us)

Similar to New Jersey Brownfields Sitemart, PA SiteFinder lists previously developed properties that are available for purchase and reuse, and links potential buyers to information about public financing initiatives and other redevelopment programs.

Brownfields Resource Guide

Funding and Technical Assistance for Remediation and Reuse

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ABSTRACT:

This resource guide was created to increase awareness about the funding and technical assistance programs available to support the cleanup and reuse of brownfields in the Delaware Valley region. Southeastern Pennsylvania and southern New Jersey are home to hundreds of previously developed, underutilized sites in need of remediation and revitalization. Many of these properties are located near rail lines, established commercial areas, and major highways – ideal settings for many forms of new development.

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BROWNFIELDS RESOURCE GUIDE

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for Remediation and Reuse



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