

### **APPENDIX D: POTENTIAL FUNDING SOURCES AND STRATEGIES.**

This appendix lists potential funding sources that local governments can pursue for financial support when undertaking infrastructure projects related to TSD:

#### **Federal Sources:**

- 1) TEA-21 and SAFETEA-LU: Surface Transportation Program; Statewide Competitive Allocation; Congestion Management Air Quality; Transportation and Community Systems Preservation Pilot Program.
- 2) Federal Transit Administration: Livable Communities Initiative-funds community facilities adjacent to bus and rail lines.
- 3) TOD/TSD Revolving Fund: Funds generated by a municipality or agency by joint development may be rolled into a revolving loan fund.
- 4) Community Development Block Grants (CDBG): Administered by U.S. Department of Housing and Urban Development, resources may be used to address a range of community development needs.
- 5) Section 108 Loan Guarantee Program: May use CBDG funds to leverage larger federal loans for economic development projects.
- 6) Economic Development Initiative: May be used in conjunction with Section 108 funds, provides increased opportunities for access to capital.
- 7) Empowerment Zones and Enterprise Communities: A CDBG program area; encourages investment in designated areas through tax incentives.
- 8) Home Investment Partnership Program (HOME): Provides funds for affordable housing opportunities.
- 9) Homeownership Zones: Loans are provided to stimulate housing development in low-income areas, through the Economic Development Initiative and Section 108.

#### **Local Strategies:**

- 1) Sliding-Scale Impact Fees: Reducing development impact fees based on transit considerations.
- 2) Tax Abatements: Intended to stimulate investment and development through phased property tax increases.
- 3) Tax Increment Financing: Used to finance public costs in a designated area intended to stimulate investment and development in that area.
- 4) Benefit Assessment Districts: Charges are levied on properties located within a designated district and used to pay for public improvements benefiting property owners in that district.
- 5) Zoning: Incentive Zoning (density bonuses); Performance Zoning (incentives if certain criteria are met); Inclusionary Zoning; Interim Zoning.

(This page intentionally left blank.)