

Department of Commerce Brownfields Revolving Loan Fund (BRLF) Program

Rainier Court IV - City of Seattle

\$2 million loan/grant combo from BRLF
81 affordable senior housing units in 2019



BEFORE



AFTER

Department of Commerce Brownfields Revolving Loan Fund (BRLF) Program

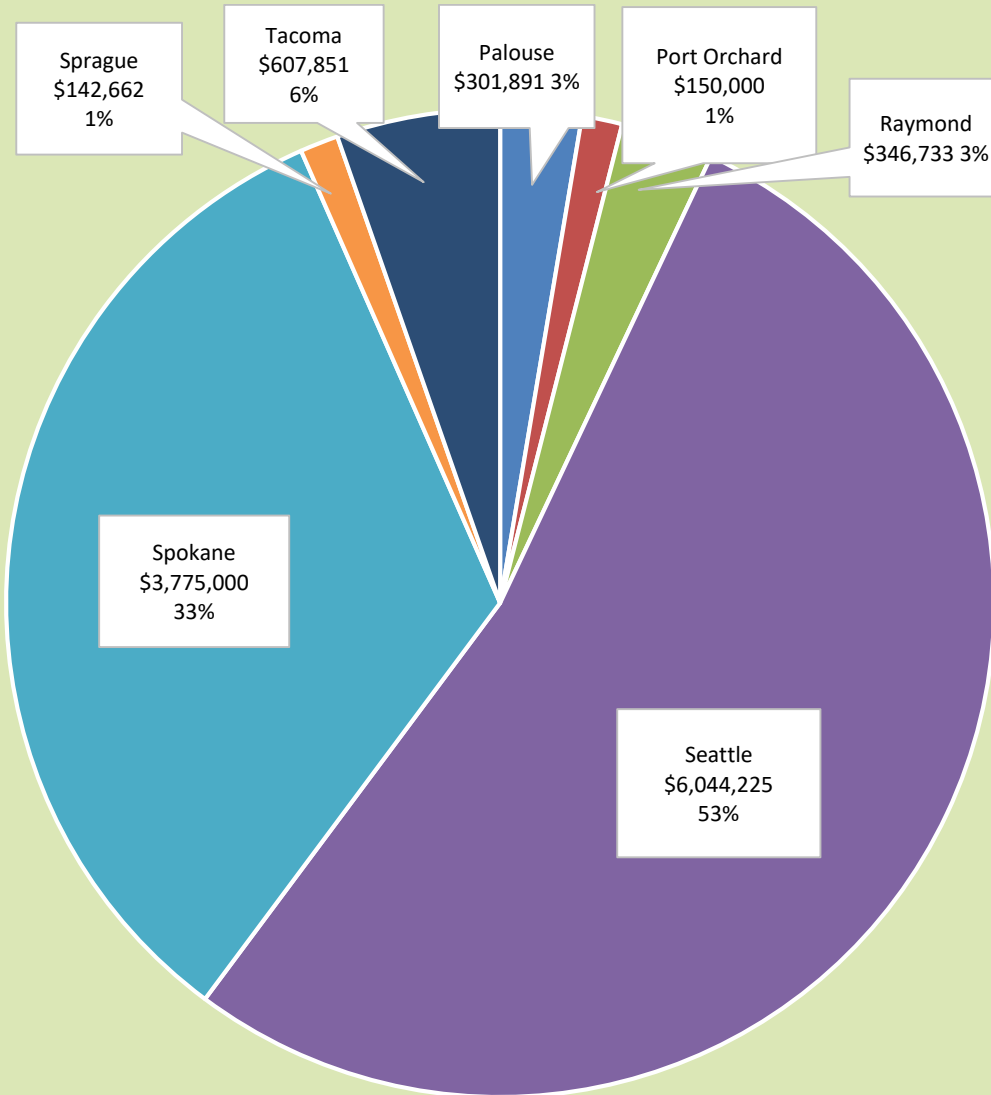


Kendall Yards - City of Spokane

\$3.4 million BRLF loan
77 ac. walkable mixed-
use neighborhood

- Over \$10 Million loans/grants past 18 years
- Completed 13 sites, for over 85 acres reclaimed / redeveloped to date
- Leveraged more than \$315 Million in private funds to date
- Created 156 new housing units to date

BRLF Distribution of Funds 2000-2019



BRLF Funding & Eligibility Requirements

- \$2 Million available for Loans and Grants to eligible applicants
- Limited funds available for petroleum, mainly for hazardous substances
- Average loan \$500,000
- Must be prospective purchaser with site access or own property
- Cannot be responsible for contamination
- Redevelopment must have public benefit component

BRLF Program Guidelines

ELIGIBLE APPLICANTS:	Local and regional governments, non-profit agencies, tribes, and private businesses.
ELIGIBLE PROPERTIES MUST MEET THE FOLLOWING CRITERIA:	<ul style="list-style-type: none"> • Must own property or be a prospective purchaser with site access. • Must not be a responsible party as defined under CERCLA, Section 101 (39). • Must have conducted All Appropriate Inquires (AAI) at least 6 months prior to property acquisition (due diligence) if claiming protection from liability. • Properties must be idled, underutilized or abandoned as a result of real or perceived contamination. • Property must be entered into the voluntary Cleanup Program and identified on, or be added to, Ecology’s confirmed and Suspected Contaminated Sites database. • The cleanup must be completed within 12 months from the date removal activities begin on site. • A site reuse or redevelopment plan should be developed and redevelopment must have a public benefit.
ELIGIBLE ACTIVITIES:	<ul style="list-style-type: none"> • Excavation, consolidation, or removal of contaminated soils from drainage or other areas. • Containment, treatment and disposal of hazardous materials. • Removal of drums, barrels, tanks or other bulk containers that contain or once contained hazardous substances. • Site monitoring, including sampling and analysis necessary during the cleanup process.
FUNDING:	<ul style="list-style-type: none"> • Average loan approximately \$500,000; Maximum grant or forgivable loan \$200,000. • Maximum term of the loan, prefer 5 years or less; Interest Rate 1.5%, negotiable. • Loan Fee 1%. • Private, for profit entities NOT eligible for grants or discounted loans.
COLLATERAL:	Lien on real property required, may subordinate to loans that have a greater value.
TIMELINE:	Applications are considered on an ongoing, first-come, first-served basis.

Currently \$2 Million Available for Loans and Grants to Eligible Entities.

BRLF Key Points & Take Aways

- EPA Funded Program, must follow **federal** program guidelines (Davis Bacon, NEPA/106, etc.).
- Must have conducted All Appropriate Inquiry (AAI) **prior** to property acquisition (due diligence).
- Utilize your resources....
EPA – Ecology – Commerce Partnership

Commerce Programs with Potential Brownfield Clean-up Activity Support

Name of Fund	What it Funds?	Eligible Applicant(s)	Website / Contact Information
Community Development Block Grants (CDBG)	Infrastructure, community facilities, economic development, housing rehabilitation, planning and public services.	Rural towns, cities, and counties	https://www.commerce.wa.gov/serving-communities/current-opportunities-2/community-development-block-grants/ Kaaren Roe, 360-725-3018 Kaaren.Roe@commerce.wa.gov
Housing Trust Fund	Provides state and federal funds for affordable housing construction and preservation for low income and special needs populations.	Local governments, tribes, and non-profits	https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/ Ann Campbell, 360-725-2983 Ann.Campbell@commerce.wa.gov
Community Economic Revitalization Board (CERB)	Public infrastructure, which supports private business growth and expansion. Domestic and industrial water, stormwater, wastewater, public buildings, port facilities and telecommunications.	Local governments and federally –recognized tribes	https://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/ Janae Delk, 360-725-3151 Janae.Delk@commerce.wa.gov
Public Works Board	Historically, the Public Works Board offers low interest loans for infrastructure projects. Funding for 2018 depends upon legislative approval.	Cities, counties, special purpose districts, municipal and quasi-municipal corporations	https://www.commerce.wa.gov/building-infrastructure/pwb-home-page/ Connie Rivera, 360-725-3088, Connie.Rivera@commerce.wa.gov
Growth Management Planning Grants	Grants for updating comprehensive plans and development regulations. Funding availability and eligibility depends upon Legislative action.	Small local governments (10,000 population & less) with GMA comprehensive plan updates	https://www.commerce.wa.gov/serving-communities/growth-management/ Ike Nwankwo, 360-725-3056 Ike.Nwankwo@commerce.wa.gov
Brownfields Revolving Loan Fund	Sites that were once used for commercial, industrial or agricultural use may have polluted the site with a petroleum product and hazardous substance. This pollution now hinders the site's expansion, redevelopment or reuse.	Local and regional governments, non-profit agencies, tribes, ports, and private business	https://www.commerce.wa.gov/serving-communities/current-opportunities-2/brownfields-revolving-loan-fund/ Tina Hochwender, 360-725-3087, Tina.Hochwender@commerce.wa.gov
Community Capital Facilities Grants	Grants to help build and improve public facilities. Funded by the sale of state bonds through competitive grant programs or capital projects introduced by the Governor or the Legislature.	Local governments and non-profits	https://www.commerce.wa.gov/building-infrastructure/capital-facilities/ Tony Hanson, 360-725-3005, Tony.Hanson@commerce.wa.gov