



# Broward Alliance Development Conference

June 25, 2009

# Development Support Trends



## THEN

- Urban Infill and Action Grants
- Federal Housing Programs- CDBG- SHIP- HOME- SECTION 108
- Mainstreet Programs
- Brownfield Programs
- Tax Increment Financing

➤ Superfund's

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➤ American Recovery and Reinvestment Act 2009

# Best Tools for 2009 & 2010



Community Redevelopment Agencies  
(CRA districts) remain the top  
redevelopment tool in the State of  
Florida!

- Ongoing statutory obligation
- Defined programming and incentives
- Dedicated staff and resources
- Examples and proven successes
- Limited regulations (Davis Bacon)

# New Tools!



The American Recovery and Reinvestment Act of 2009 provides opportunities for established entities to tap into resources for economic activity:

- Conservation and Agriculture
- Telecommunications
- Economic Development Administration
- Education and Energy
- Federal Highway Administration
- Health and Human Services
- Department of Justice
- Housing and Urban Development
- Department of Treasury
- EPA

# Redevelopment in Today's Economy



- ✓ Federal Highway Administration (Roads!)
- ✓ Health and Human Services (non profit capacity building)
- ✓ Department of Justice (safety, camera's)
- ✓ Housing and Urban Development (CDBG, NSP2 billions!)
- ✓ Department of Treasury- Build America Bonds - Recovery Zone Economic Development Bonds
- ✓ EPA- Brownfield assessment, revolving loan and clean up

# What's Next?

## A Few Predictions



- When markets stabilize, the private sector will gravitate to where the public sector partners are reducing their risk
- The cities who prepare now will be “branded” as those who are cutting edge and ahead of the game
- The private sector should look for proactive public sector partners
- South Florida will rebound...just under new rules