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
Department of Commerce Brownfields Revolving Loan Fund (BRLF) Program

- 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

Kendall Yards - City of Spokane

$3.4 million BRLF loan
77 ac. walkable mixed-use neighborhood
BRLF Distribution of Funds 2000-2019

- Spokane: $3,775,000 (33%)
- Seattle: $6,044,225 (53%)
- Tacoma: $607,851 (6%)
- Palouse: $301,891 (3%)
- Port Orchard: $150,000 (1%)
- Raymond: $346,733 (3%)
- Sprague: $142,662 (1%)
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

<table>
<thead>
<tr>
<th>ELIGIBLE APPLICANTS:</th>
<th>Local and regional governments, non-profit agencies, tribes, and private businesses.</th>
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</table>
| ELIGIBLE PROPERTIES MUST MEET THE FOLLOWING CRITERIA: | • 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: | • 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: | • 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

<table>
<thead>
<tr>
<th>Name of Fund</th>
<th>What it Funds?</th>
<th>Eligible Applicant(s)</th>
<th>Website / Contact Information</th>
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</thead>
<tbody>
<tr>
<td>Housing Trust Fund</td>
<td>Provides state and federal funds for affordable housing construction and preservation for low income and special needs populations.</td>
<td>Local governments, tribes, and non-profits</td>
<td><a href="https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/">https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/</a> Ann Campbell, 360-725-2983 <a href="mailto:Ann.Campbell@commerce.wa.gov">Ann.Campbell@commerce.wa.gov</a></td>
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<tr>
<td>Public Works Board</td>
<td>Historically, the Public Works Board offers low interest loans for infrastructure projects. Funding for 2018 depends upon legislative approval.</td>
<td>Cities, counties, special purpose districts, municipal and quasi-municipal corporations</td>
<td><a href="https://www.commerce.wa.gov/building-infrastructure/pwb-home-page/">https://www.commerce.wa.gov/building-infrastructure/pwb-home-page/</a> Connie Rivera, 360-725-3088, <a href="mailto:Connie.Rivera@commerce.wa.gov">Connie.Rivera@commerce.wa.gov</a></td>
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<tr>
<td>Growth Management Planning Grants</td>
<td>Grants for updating comprehensive plans and development regulations. Funding availability and eligibility depends upon Legislative action.</td>
<td>Small local governments (10,000 population &amp; less) with GMA comprehensive plan updates</td>
<td><a href="https://www.commerce.wa.gov/serving-communities/growth-management/">https://www.commerce.wa.gov/serving-communities/growth-management/</a> Ike Nwankwo, 360-725-3056 <a href="mailto:Ike.Nwankwo@commerce.wa.gov">Ike.Nwankwo@commerce.wa.gov</a></td>
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<td>Brownfields Revolving Loan Fund</td>
<td>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.</td>
<td>Local and regional governments, non-profit agencies, tribes, ports, and private business</td>
<td><a href="https://www.commerce.wa.gov/serving-communities/current-opportunities-2/brownfields-revolving-loan-fund/">https://www.commerce.wa.gov/serving-communities/current-opportunities-2/brownfields-revolving-loan-fund/</a> Tina Hochwender, 360-725-3087, <a href="mailto:Tina.Hochwender@commerce.wa.gov">Tina.Hochwender@commerce.wa.gov</a></td>
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<tr>
<td>Community Capital Facilities Grants</td>
<td>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.</td>
<td>Local governments and non-profits</td>
<td><a href="https://www.commerce.wa.gov/building-infrastructure/capital-facilities/">https://www.commerce.wa.gov/building-infrastructure/capital-facilities/</a> Tony Hanson, 360-725-3005, <a href="mailto:Tony.Hanson@commerce.wa.gov">Tony.Hanson@commerce.wa.gov</a></td>
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