

Sustainable Development Report

Issue: # 1

July 2011



The Founders of Estolano LeSar Perez Advisors LLC
From Left to Right: Katherine Perez, Jennifer LeSar & Cecilia Estolano

Welcome to ELP Advisors' monthly *Sustainable Development Report*

This marks the inaugural issue of the monthly *Sustainable Development Report* published by [Estolano LeSar Perez Advisors](http://www.elpadvisors.com) ("ELP Advisors"). Cecilia Estolano, Jennifer LeSar and Katherine Aguilar Perez formed ELP Advisors to offer our combined expertise in transportation, planning, economic development, sustainability, housing and community engagement to public sector, foundation and business clients seeking an innovative approach to complex urban issues. We believe that communities are strongest when they grow in ways that are economically and environmentally sustainable. We help our clients build healthy communities with family-supporting jobs, diverse transportation and housing options, dynamic businesses, beautiful places and deep civic engagement.

ELP Advisors compiles the *Sustainable Development Report* for our clients and colleagues to highlight items that are helpful and relevant to policy professionals working to create thriving, healthy, vibrant communities.

ELP Advisors has staffed offices in downtown Los Angeles and San Diego and a working office adjacent to the Capitol in Sacramento. ELP Advisors is an affiliate of [LeSar Development](http://www.lesardevelopment.com)

About Us

[ELP Advisors](#) works with cities, agencies, stakeholders, foundations and business groups to craft strategies to grow thriving, healthy, vibrant communities.

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Website

www.elpadvisors.com
www.lesardevelopment.com

[Consultants](#) ("LDC"), which provides consulting services primarily to local government agencies involved in redevelopment, community development, affordable housing, and homelessness.

Together, LDC and ELP Advisors provide a full range of policy, strategic planning and technical services in the issue areas that are the most critical to building better communities. We hope you will find the *Sustainable Development Report* a useful tool. We welcome your comments and suggestions.

Sincerely,

Cecilia V. Estolano | Jennifer LeSar | Katherine Aguilar Perez

Transit-Oriented Development

Transit Oriented Development Fund Created to support Affordable Housing Production

Bay Area communities have a new funding tool to assist in financing the development of affordable housing and community services located near transit lines. The newly created \$50 million [Bay Area Transit-Oriented Affordable Housing \(TOAH\)](#) Fund will support projects in the nine county Bay Area and in selected Priority Development Areas (PDAs). While the goal is on the creation and preservation of affordable housing, the Fund can also support additional community improvements such as childcare centers, health facilities, and other neighborhood retail services.

The TOAH Fund was made possible by the partnership of the Great Communities Collaborative, Metropolitan Transportation Commission (MTC) and a six-party Community Development Financial Institution (CDFI) Consortium. In addition, three major foundations provided grant support to the TOAH Fund.

The MTC provided critical funding of an initial investment of \$10 million, representing the public sector portion of the Fund. The public funds leverage an additional \$15 million investment comprised of a combination of grants from The Ford Foundation, Living Cities, the San Francisco Foundation, and capital from the CDFI consortium. Citi Community Capital and Morgan Stanley provided the final \$25 million of the TOAH Fund capital stack. The Low Income Investment Fund is the Fund Manager of the program.

The TOAH Fund offers a range of loan products including acquisition loans, predevelopment loans, construction bridge loans, and leveraged loans for New Market Tax Credit deals. Loans up to 110% LTV with 7 year terms provide patient capital in the tight Bay Area housing market.

The focus of the TOAH Fund is to address the high cost of housing in the Bay Area and to provide essential funding tools in the development of mixed use projects that are located near transit. Efforts to develop a similar fund in Southern California are currently underway.

Sustainable Economic Development

ELP NEWS

We are seeking talented and enthusiastic interns. To learn about current internship opportunities [click here](#).



EPA's E3 Program Seeks to Green America's Manufacturing Sector

On June 17th, the U.S. Environmental Protection Agency (EPA) hosted a kickoff meeting and presentation of its E3 initiative at the Southern California Gas Company offices in Downey, CA. The E3 initiative, born out EPA's Green Suppliers Network, was designed to provide manufacturers with the technical and financial assistance to meet new and evolving sustainability standards. The ultimate goal of the program is to transform manufacturers into firms that are more competitive, productive and greener, while also producing jobs to support America's sagging labor market. EPA is seeking partners to expand the program to communities in California. A well-designed program with strong local partners can augment business assistance and industrial retention efforts in local communities.

What is E3?

The Program Manager for E3 defined the program as "A model for collaboration among manufacturers, utilities, local government, and federal resources intended to:

- Invest in local communities
- Address energy and suitability challenges
- Provide valuable technical training and assessment
- Enable economic growth"

The key components of the E3 program are technical assessments, implementation support, as well as training and continuous improvement, all of which are conducted by local E3 teams.

Once manufacturers are armed with the recommendations for improving their firm, they can take advantage of loan and grant programs to begin implementation. These programs are funded through the Small Business Administration, Department of Labor, and local Workforce Investment Boards. In addition, local E3 teams will be available to find local funding and provide additional training and continuous improvement support for manufacturers transitioning to greener and leaner processes. California is one of many states, such as Oregon and New York that are "currently under discussion" for adopting E3 programs.

As the EPA tours the nation to present the E3 program, businesses and economic development managers should consider how the program should be designed to benefit local manufacturers and the local economy. For more information on E3 [click here](#).

Brookings Sizes Up the Clean Economy

A new report by the Metropolitan Policy Program at Brookings uses a database of establishment-level employment statistics to examine the nature, size and growth of the clean economy at the regional level. Among its findings, "*Sizing the Clean Economy*" concludes that the clean economy is manufacturing and export intensive and that it offers more opportunities and better pay for low- and middle-skilled workers than the national economy as a whole. Check out the report [here](#).

Community Planning

Los Angeles County Draft General Plan Released

Los Angeles County released the Draft General Plan in April 2011. LA County anticipates the release of the Notice of Participation and scoping meetings for the Environmental Impact Report in August, and will be scheduling community outreach meetings in Fall 2011. The Draft General Plan represents a comprehensive effort to update the County's 1980 General Plan, and to guide development in the unincorporated areas through the year 2035. The General Plan guides the long-term physical development and conservation of the County's land and environment through a framework of goals, policies, and implementation programs. The County's goal is to complete the Update by 2012. For more information, [click here](#) to visit the LA County Planning website, or contact the LA County Planning Department at (213) 974-6417 and genplan@planning.lacounty.gov.

Sustainable Communities Notes

HUD Releases Advance Notice of Sustainable Communities Regional Planning Grant Application Requirements

The Advance Notice sets forth the requirements of this year's grants program to enable potential applicants to start preparing for the application process. The Advanced Notice can be found [here](#).

This year \$67 million will be available under the program. The Advance Notice outlines a pre-application screening process. Teams must pass a pre-application review to be invited to submit a full application. The requirements are much more comprehensive and complex than last year's application and require significant coordination among stakeholders.

Reconnecting America Provides Tips for Preparing Sustainable Communities Grant Applications

Reconnecting America interviewed successful applicants from the 2010 round of HUD Regional Sustainable Communities Grants to understand the factors that led to success in winning these highly competitive grants. Based on these interviews, Reconnecting America has released a concise list of tips for applicants this year. These tips can be found [here](#).

Score Your Application Using the Center for Neighborhood Technology's Housing and Transportation Affordability Index

HUD's Advance Notice for the Sustainable Communities Regional Planning Grants outlines several rating factors that will be used to score applications. Under Rating Factor 2 applicants will be required to submit quantitative and qualitative data for 10 specified, readily-collectible data points with their proposal. One data point required is the proportion of the regional population paying more than 45 percent of income to housing and transportation expenses. The Advance Notice indicates that data

for the combined housing transportation expenses will be verified using CNT's Housing + Transportation Affordability Index. Check out CNT's index [here](#).

SCAG Hosts Public Outreach Workshops on RTP/SCS

The Southern California Association of Governments (SCAG) has launched a series of public outreach workshops on the 2012 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) during the months of July and August.

SCAG develops the RTP every four years. It provides a vision for transportation investments throughout the region and uses growth forecasts and economic trends that project out over a 20-year period.

As a result of the passage of Senate Bill 375 (SB 375), SCAG is tasked with developing an SCS. SB 375 was enacted to reduce greenhouse gas emissions from automobiles and light trucks through integrated transportation, land use housing and environmental planning. The SCS is a newly required element of the 2012 RTP. SCAG must develop the SCS to provide a plan for meeting emissions reduction targets set for the by the California Air Resources Board.

The workshops on the 2012 RTP/SCS are being held throughout the six county SCAG region. For a complete listing of the public outreach workshop schedule [click here](#).

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