Sea Level Rise: Who Pays and How?
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Sea Level Rise: Who Pays and How?

Sarah Cox

“Coastalville Town Manager”
Sea Level Rise: Who Pays and How?

Funding?
Sea Level Rise: Who Pays and How?

Chief Resilience Officer (CRO)
Sea Level Rise: Who Pays and How?

Allen Kratz, Resilience Works, LLC
Resilience Funding Adviser
Sea Level Rise: Who Pays and How?

Welcome to “Coastalville, Maine”
Sea Level Rise: Who Pays and How?

“Is this guy for real?”
Sea Level Rise: Who Pays and How?

“A lot for me to cover!”
Sea Level Rise: Who Pays and How?

✓ Essentials only!
✓ No new spending
✓ No new taxes
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

- Federal
- State
- Private-sector (profit/non-profit)
Sea Level Rise: Who Pays and How?

Comprehensive Plan = key
Comprehensive Plan

• Current
• “Consistency Finding”
Sea Level Rise: Who Pays and How?

Island Institute

Shore Up Technical Assistance Fund
Sea Level Rise: Who Pays and How?

Kickstarts Comprehensive Planning
Sea Level Rise: Who Pays and How?

Rolling Program: No application deadline
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

Great way to start
Sea Level Rise: Who Pays and How?

Early Money Is Like Yeast
Maine Coastal Community Grants

• Up to $100,000/project
• Municipal Planning Assistance Program, DACF
Sea Level Rise: Who Pays and How?

Potential Grant Maximums

Island Institute $10K
Coastal Community Grant $100K
Sea Level Rise: Who Pays and How?

Community Development Block Grants (CDBG)

Federal Funds → States
Community Development Block Grants (CDBG)

• “improve deteriorated residential & business districts & local economic conditions….”

• “incent public & private investments”
Sea Level Rise: Who Pays and How?

POTENTIAL GRANT MAXIMUMS

ISLAND INSTITUTE $10K
COASTAL COMMUNITY GRANT $100K
COBG $300,000
Sea Level Rise: Who Pays and How?

Community Development Block Grants (CDBG)

The case: Strong Economy ↔ Coastal Resilience
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

National Register of Historic Places

Maine Register of Historic Places
Stormwater Detention Capacity

60 feet x 100 feet = 6,000 square ft.

x 5-foot basement = 30,000 cubic ft.

30,000 cubic ft. = ± 225,000 gallons
Sea Level Rise: Who Pays and How?

“Is this guy for real?”
Sea Level Rise: Who Pays and How?

Delay $\Rightarrow$ Store $\Rightarrow$ Discharge
Sea Level Rise: Who Pays and How?

“This is getting interesting!”
Sea Level Rise: Who Pays and How?

Environmental Protection Agency

Brownfields Program

Site-specific assessment grants

< $200,000
Sea Level Rise: Who Pays and How?

Warehouse Adaptive Reuse

Basement: $\pm 1.1$ M gallons stormwater

1\textsuperscript{st} Floor: retail

2\textsuperscript{nd} Floor: housing
Sea Level Rise: Who Pays and How?
Historic Preservation Tax Credits

- Federal: 20% of developer’s income
- Maine: 25% of developer’s income
Sea Level Rise: Who Pays and How?

Historic Preservation Tax Credits

Attract private-sector investment without town funds
Sea Level Rise: Who Pays and How?

Maine Housing Authority / Maine Housing National Housing Trust Fund
Sea Level Rise: Who Pays and How?

• Historic tax credits
• Maine Housing Trust Fund
Sea Level Rise: Who Pays and How?

- Historic tax credits
- Maine Housing Trust Fund
- Revolving Loan for Acquisitions
Sea Level Rise: Who Pays and How?

Tax credit financing
Sea Level Rise: Who Pays and How?

Tax credit financing
Low-Income Housing Tax Credit (LIHTC)
Sea Level Rise: Who Pays and How?

Low-Income Housing Tax Credit (LIHT) subsidizes < $20K/unit based on formula
Opportunity Zones

• Defer tax on developer’s future profits
• Contrast: LIHTC cuts tax on initial investment
Sea Level Rise: Who Pays and How?

Low Income Housing Tax Credits

↔

MaineHousing’s Rental Loan Program
Sea Level Rise: Who Pays and How?

Maine New Markets Capital Investment Program

Federal New Markets Tax Credit

Both= 39% credit against developer’s income
Incentives for Developers

- Historic tax credits
- National Housing Trust Fund
- Revolving Loans for Acquisition Fund
- Low-Income Housing Tax Credit
- Opportunity Zones
- Rental Loan Program
- Maine New Markets Capital Investment Program
- Federal New Markets Tax Credit
Sea Level Rise: Who Pays and How?

Incentives for Developers

✓ Island Institute
✓ Coastal Community Grant
✓ CDBG
✓ Clean Water State Revolving Loan Fund
✓ Northern Border Regional Commission
Clean Water State Revolving Fund
Maine Municipal Bond Bank + DEP

• Low-interest loans to municipalities
• Construct, repair, improve wastewater treatment facilities
Sea Level Rise: Who Pays and How?

Loan versus Grant
Sea Level Rise: Who Pays and How?

Clean Water State Revolving Fund

1.4% average loan versus 3.5% prevailing market loan rate (2017 data)
Clean Water State Revolving Fund

3.5% market rate

1.4% preferential rate

2.1% point saving
Sea Level Rise: Who Pays and How?

Northern Border Regional Commiss’n

• 12 counties in Maine:
  Androscoggin, Aroostook, Franklin, Hancock, Kennebec, Knox, Oxford, Penobscot, Piscataquis, Somerset, Waldo, Washington

  Rockport: $250,000
Sea Level Rise: Who Pays and How?

Potential Grant Maximums

- Island Institute $10K
- Coastal Community Grant $100K
- COBG $300,000
- Clean Water State Revolving Loan Fund
- Northern Border Regional Commission $250K
Sea Level Rise: Who Pays and How?

Small Harbor Improvement Program

Maine DOT

Up to $250,000 with 1:1 local match
Sea Level Rise: Who Pays and How?

Potential Grant Maximums

Island Institute $10K
Coastal Community Grant $100K
COBG $300,000
Clean Water State Revolving Loan Fund
Northern Border Regional Commission $25K
Small Harbor Improvement Program $250K
Sea Level Rise: Who Pays and How?

Coastal Enterprises, Inc.
Technical advice, financing for private sector
Helps communities grow good jobs, environmentally sustainable enterprises
Sea Level Rise: Who Pays and How?

Incentives for Developers

✓ Historic tax credits
✓ National Housing Trust Fund
✓ Revolving Loans for Acquisition Fund
✓ Low-Income Housing Tax Credit
✓ Opportunity Zones
✓ Rental Loan Program
✓ Maine New Markets Capital Investment Program
✓ Federal New Markets Tax Credit
✓ Coastal Enterprises Inc. (CEI)
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

Floodplain: Shoreline’s natural sponge
Sea Level Rise: Who Pays and How?

“Coastalville must put up funds?!”
Sea Level Rise: Who Pays and How?

Land and Water Conservation Fund

Department of Agriculture, Forestry and Conservation

Up to $300,000 with 1:1 local match
Sea Level Rise: Who Pays and How?

“Recreation in a floodplain?”
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

- ISLAND INSTITUTE $10K
- COASTAL COMMUNITY GRANT $100K
- CDBG $300,000
- CLEAN WATER STATE REVOLVING LOAN FUND
- NORTHERN BORDER REGIONAL COMMISSION $250K
- SMALL HARBOR IMPROVEMENT PROGRAM $250K
- LAND AND WATER CONSERVATION FUND $300K
Sea Level Rise: Who Pays and How?

Recreational Trails Program

Dep’t Agriculture, Forestry & Conservation (Federal Highway Administration funds)

Up to $50,000 with 1:1 local match
Sea Level Rise: Who Pays and How?

Flood-risk reduction resilience:
An emerging key metric for all funding programs
Sea Level Rise: Who Pays and How?

DEP

Stream Crossing Grants

< $95,000
Sea Level Rise: Who Pays and How?

FEMA
Pre-Disaster Mitigation Program
Matching fund: 75% federal, 25% state
Most recent federal share for Maine:
$864,000 (7/1/19)
Sea Level Rise: Who Pays and How?

Potential Grant Maximums

Island Institute $10K
Coastal Community Grant $100K
CDBG $300,000
Clean Water State Revolving Loan Fund
Northern Border Regional Commission $250K
Small Harbor Improvement Program $250K
Land and Water Conservation Fund $300K
Recreational Trails Program $50K
FEMA Pre-Disaster Mitigation Program $200K
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

Potential Grant Maximums

- Island Institute $10K
- Coastal Community Grant $100K
- COBG $300,000
- Clean Water State Revolving Loan Fund
- Northern Border Regional Commission $250K
- Small Harbor Improvement Program $250K
- Land and Water Conservation Fund $300K
- Recreational Trails Program $50K
- FEMA Pre-Disaster Mitigation Program $200K
Sea Level Rise: Who Pays and How?

Potential Grant Maximums

Island Institute $10k
Coastal Community Grant $100k
COBG $300,000
Clean Water State Revolving Loan Fund
Northern Border Regional Commission $250k
Small Harbor Improvement Program $250k
Land and Water Conservation Fund $300k
Recreational Trails Program $50k
FEMA Pre-Disaster Mitigation Program $200k

Total = $1,400,000
Sea Level Rise: Who Pays and How?

LOCAL MATCHES (MAXIMUM)

LAND AND WATER CONSERVATION FUND $300K
NORTHERN BORDER REGIONAL COMMISSION $250K
SMALL HARBOR IMPROVEMENT PROGRAM $250K
CLEAN WATER STATE REVOLVING LOAN FUND (TBD)
Sea Level Rise: Who Pays and How?

LOCAL MATCHES (MAXIMUM)

LAND AND WATER CONSERVATION FUND $300K
NORTHERN BORDER REGIONAL COMMISSION $250K
SMALL HARBOR IMPROVEMENT PROGRAM $250K
CLEAN WATER STATE REVOLVING LOAN FUND (TBD)

TOTAL LOCAL MATCHES (MAXIMUM) = $800,000
Sea Level Rise: Who Pays and How?

Return on of Coastalville’s investment of $800,000

$1,460,000 / $800,000 = 183%
Sea Level Rise: Who Pays and How?

Economic Resilience

Social Resilience
Sea Level Rise: Who Pays and How?
Sea Level Rise: Who Pays and How?

Thanks to

David Downs, Catholic Charities Housing
Ruta Dzenis, DAFC
Sarah Cox, Brooksville
Jerry Levitt Fine Art Photography, Deer Isle
Brook Minner, Bucksport and Brooksville
Stewart Mader, ex-Fitch Ratings
Nathan Robbins, DEP
Martha Shiels, Environmental Finance Center
General Comments and Questions?