

THE ACTION PROGRAM

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Summary of Recommendations

The Action Program includes a prioritized summary of this Comprehensive Plan’s recommendations. Where applicable, a responsible party is identified in addition to the municipalities’ board of supervisors to oversee the implementation of each recommendation. The Action Program also describes how recommendations can be implemented through regulatory ordinances, capital improvements programming and other actions by each municipality’s planning commission and governing body.

Table 21
SUMMARY OF RECOMMENDATIONS
Boyertown / Colebrookdale / Pike Joint Comprehensive Plan

Recommendation	Immediate (1 st Year)	Short-Range (2 nd through 4 th Year)	Longer-Range (5 th Year and Beyond)	Primary Responsible Party
Future Land Use and Housing				
1. Revise the three municipalities’ zoning ordinances to reflect the Future Land Use and Housing Plan. (p. 78)	X			Governing Bodies, Planning Commissions
Environmental Conservation				
1. Approve only development that respects the property’s natural features. (p. 95)	On-going			Governing Bodies, Planning Commissions
2. Follow the 4-step Growing Greener approach to subdivision design. (p. 96)	X			Governing Bodies, Planning Commissions
3. Establish stream corridor and wetland buffer regulations. (p. 97)	X			Governing Bodies, Planning Commissions
4. Strengthen steep slope protection. (p. 98)	X			Governing Bodies, Planning Commissions
5. Encourage farmers to use best management practices. (p. 98)	On-going			Governing Bodies, Ag. Preservation Boards
6. Restrict tree cutting during construction. (p. 98)	X			Governing Bodies, Planning Commissions
7. Adopt zoning regulations to protect scenic road corridors. (p. 99)		X		Governing Bodies, Planning Commissions

Recommendation	Immediate (1 st Year)	Short-Range (2 nd through 4 th Year)	Longer-Range (5 th Year and Beyond)	Primary Responsible Party
Agricultural Preservation				
1. Encourage more landowners to preserve their farms. (p. 100)		On-going		Governing Bodies (Pike & Colebrookdale)
2. Establish an Agricultural Security Area in Pike Township. (p. 100)		X		Pike Township Board of Supervisors
3. Keep public water and sewer out of agricultural areas. (p. 100)		On-going		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
4. Ensure zoning permits adequate farm-based businesses. (p. 100)		On-going		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
5. Consider Transfer of Development Rights in Colebrookdale Township. (p. 101)		X		Colebrookdale Twp. Board of Supervisors, Planning Commission
6. Strengthen zoning setbacks between agricultural and residential zoning districts. (p. 101)		X		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
7. Consider buying agricultural preservation easements in addition to those Berks County buys. (p. 102)		X		Governing Bodies (Pike & Colebrookdale)
Historic Preservation				
1. Seek formal recognition of more historic sites. (p. 102)		X		Planning Commissions, Berks Conservancy
2. Promote donation of historic facade easements. (p. 102)		On-going		Planning Commissions, Berks Conservancy
3. Expand participation in the PA Blue Markers Program. (p. 102)		On-going		Planning Commissions, Berks Conservancy
4. Install historic welcome signs at key gateways to the region. (p. 103)		X		Governing Bodies
5. Prepare an historic design guidelines pamphlet. (p. 103)			X	Berks Conservancy
6. Reflect historic qualities of area in any future improvements. (p. 103)		On-going		Governing Bodies
7. Strengthen sign regulations in village and countryside areas. (p. 103)	X			Governing Bodies, Planning Commissions (Pike & Colebrookdale)

Recommendation	Immediate (1 st Year)	Short-Range (2 nd through 4 th Year)	Longer-Range (5 th Year and Beyond)	Primary Responsible Party
8. Prohibit internally illuminated freestanding signs and review billboard regulations. (p. 103)	X			Governing Bodies, Planning Commissions
9. Adopt delay of demolition regulations. (p. 103)	X			Governing Bodies, Planning Commissions
10. Allow selected additional uses in historic properties zoned residential. (p. 103)	X			Governing Bodies, Planning Commissions
Borough Revitalization				
1. Work with Building a Better Boyertown and the Borough's Main Street Manager to establish a State-designated Main Street district in Boyertown. (p. 104)	On-going			Boyertown Borough Council
2. Try to qualify Boyertown Borough for the State Elm Street Program. (p. 104)	X			Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
3. Seek State funds for commercial facade rehabilitation. (p. 104)		X		Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
4. Use the Rt. 73 and Rt. 562 intersection as a streetscape improvement core area. (p. 104)			X	Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
5. Target the recruitment of offices to existing and future vacancies. (p. 104)	On-going			Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
6. Prohibit first-floor residential uses in properties that front on Rt. 73 and Rt. 562 within the core downtown area. (p. 105)	X			Boyertown Borough Council and Planning Commission
7. Enhance the pedestrian walkways in and out of the Inner Core parking lot. (p. 105)			X	Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
8. Incorporate a 4-way pedestrian-only cycle into the traffic signal at Rt. 73 and Rt. 562. (p. 105)		X		Boyertown Borough Council, PennDOT

Recommendation	Immediate (1 st Year)	Short-Range (2 nd through 4 th Year)	Longer-Range (5 th Year and Beyond)	Primary Responsible Party
Transportation				
1. Control the design of new access points onto Rt. 73, Rt. 562 and Rt. 100. (p. 108)			On-going	Governing Bodies, Planning Commissions (Colebrookdale & Pike)
2. Implement more road and intersection improvements in Colebrookdale with help of traffic impact fees. (p. 108)			X	Colebrookdale Twp. Board of Supervisors and Traffic Impact Fee Committee
3. Pursue only those road and bridge improvements in Pike needed for safety reasons. (p. 109)			On-going	Pike Township Board of Supervisors
4. Emphasize the north side of the Borough in Boyertown's ongoing repaving program. (p. 109)	X	X		Boyertown Borough Council
5. Continue monitoring the need for additional public parking in downtown Boyertown. (p. 110)			On-going	Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
6. Incorporate Berks County's highway design guidelines into subdivision regulations. (p. 110)		X		Governing Bodies, Planning Commissions
Community Facilities and Services				
1. Continue supporting police, fire and rescue operations. (p. 111)			On-going	Governing Bodies
2. Coordinate public water and sewer planning with future land use policies. (p. 111)			On-going	Governing Bodies, Planning Commissions, Water/Sewer providers
3. Try to make sure on-lot septic systems are adequate in rural areas. (p. 112)			On-going	Governing Bodies, Planning Commissions (Pike & Colebrookdale)
4. Factor school district impacts into the land use decisions. (p. 112)			On-going	Governing Bodies, Planning Commissions (Pike & Colebrookdale)
5. Help determine the viability of the proposed Old Dutchman Trail. (p. 113)		X		Planning Commissions
6. Continue community use of recreation facilities owned by the Boyertown Area School District. (p. 113)			On-going	Non-profit recreation providers, School District

Recommendation	Immediate (1 st Year)	Short-Range (2 nd through 4 th Year)	Longer-Range (5 th Year and Beyond)	Primary Responsible Party
7. Establish a community park in Colebrookdale Township. (p. 113)		X	X	Colebrookdale Twp. Board of Supervisors
Energy Conservation				
1. Try to reduce energy consumption as part of municipal operations. (p. 114)	On-going			Governing Bodies
2. Encourage land developers to use energy-saving site design techniques. (p. 114)	On-going			Governing Bodies
3. Heighten public awareness and education about energy conservation. (p. 114)	On-going			Governing Bodies

Implementing This Comprehensive Plan

The goals and recommendations in this plan should be reviewed and updated as necessary. This comprehensive plan contains recommendations for guiding future development and for preserving historic, natural and cultural resources. There are three basic tools needed to help implement this plan: 1) the zoning ordinance; 2) the subdivision and land development ordinance; and 3) the capital improvement program.

Zoning Regulations, Including Joint Zoning

The zoning ordinance is a legal tool to regulate the use of land. Its regulations apply to: 1) the permitted use of land; 2) the height and bulk of structures; 3) the percentage of a lot that may be occupied by buildings and other impervious surfaces; 4) yard setbacks; 5) the density of development; and 6) the height and size of signs. The zoning ordinance has two parts: 1) the zoning map which delineates zoning districts; and 2) the text which sets forth the regulations that apply in each district along with general information regarding administration of the ordinance.

All three municipalities should revise their current zoning ordinances to more closely reflect this comprehensive plan. The municipalities should then ensure these ordinances remain current in light of changing municipal planning goals, prevailing development trends and state legal requirements.

The three municipalities may also wish to consider adopting a joint zoning ordinance.

The enabling legislation for planning and zoning in Pennsylvania is the Pennsylvania Municipalities Planning Code (MPC). The MPC states the following about formulating and administering a joint municipal zoning ordinance:

Joint Comprehensive Plan - A joint zoning ordinance must be based on a joint municipal comprehensive plan.

Joint Planning Commission - A joint municipal zoning ordinance must be prepared and administered by a joint municipal planning commission. The governing bodies (boards of supervisors of borough councils) of participating municipalities must authorize formation of a joint planning commission by ordinance. The duties, number of members, length of terms, etc. must be agreed upon by the governing bodies of the participating municipalities.

Municipalities may keep their individual planning commissions in addition to participating in a joint planning commission. In this case, the respective duties of each planning commission must be specified. For instance, the municipalities may decide their municipal planning commissions should continue to review subdivision plans and the joint planning commission's primary task is to create and help administer the joint zoning ordinance.

Existing Zoning - Adopting a joint zoning ordinance means the participating municipalities' existing zoning ordinance is repealed.

Enactment - One public hearing is required by the governing body of each participating municipality before adopting a joint municipal zoning ordinance.

Withdrawing - Each participating municipality must stay in for at least three years. A municipality must provide one year written notice of intent to withdraw.

Amendment Procedures - Once joint zoning is adopted, all proposed zoning amendments must be submitted to the joint planning commission. A proposed amendment to the joint zoning ordinance is not effective until it is approved by the governing body of each participating municipality after review by the joint planning commission. All planning commission recommendations would remain advisory just as they are with individual municipal planning commissions.

Zoning Hearing Board - The participating municipalities may establish a joint zoning hearing board or retain their individual zoning hearing boards to act on questions within their own municipal borders. Joint zoning hearing boards must include two members from each participating municipality.

Zoning Officer - Municipalities participating in a joint zoning ordinance may appoint one joint zoning officer or retain individual municipal zoning officers to address matters within their own borders.

Subdivision and Land Developments - A joint planning commission would make recommendations on subdivision and land development applications to the governing body within which the subject property is located. That governing body would still make the final decision on all such applications. Adopting a joint zoning ordinance does *not* mean a municipality is adopting a joint subdivision and land development ordinance. There are no provisions in the MPC for joint subdivision and land development ordinances.

Legal Challenges to Governing Bodies - In Pennsylvania, zoning-related legal challenges to a governing body are initiated by filing a “curative amendment”. This would not change under joint municipal zoning. In these matters, the claimant would bring suit against the governing body where the subject property is located.

Legal Challenges to the Zoning Hearing Board - In Pennsylvania, zoning hearing boards are concerned with variances, special exceptions, challenges to a decision made by a zoning officer and “substantive challenges” to the validity of the ordinance (e.g. someone might claim that a certain use is not allowed anywhere in the municipality). If a joint zoning hearing board is created, the joint hearing board will hear the same types of legal challenges that are now heard by individual municipal zoning hearing boards.

Costs - The text of the joint zoning ordinance must specify arrangements for sharing the costs of administering and enforcing the ordinance, including legal costs. Typically, routine administrative costs are funded from fees paid by applicants. Larger expenses, such as the legal costs of defending the joint ordinance against challenges, would have to be shared by the participating municipalities.

The following are the major advantages and disadvantages of joint municipal zoning.

Advantages:

1. Participating municipalities have legal “immunization” from the need to provide area for every land use in every municipality.
2. It is a more regional approach to growth and development because it allows coordination across borders.
3. Standardization of zoning regulations across two or more municipalities makes enforcement simpler for the participating municipalities and more understandable for area developers and other applicants.
4. Presumably, the pool of residents qualified to serve on a joint planning commission or a joint zoning hearing board will be larger on a regional basis than it is in a single municipality.
5. Certain cost savings can result. For instance, hiring one zoning officer to cover the region may be cheaper than having one in each municipality.

Disadvantages:

1. Municipal officials lose some control over matters they formerly decided alone.
2. Matters may take longer to complete, require more compromises and become more controversial because more than one governing body is involved. For example, all amendments to the joint zoning ordinance must be adopted in identical form by the governing body of each participating municipality.

Subdivision and Land Development Regulations

Subdivision and land development ordinances (SALDO) include regulations to control the layout of streets, the planning of lots, and the provision of utilities. The objectives of a subdivision and land development ordinance are to:

- coordinate street patterns;
- assure adequate utilities and other improvements are provided in a manner that preserves the quality of streams, wells and soils;
- reduce traffic congestion; and
- mandate the use of sound design standards.

Each of the three municipalities should update its SALDO to reflect this comprehensive plan and any new or updated zoning ordinance.

Capital Improvements Programming

Capital improvements relate to streets, stormwater systems, water distribution, sewage treatment and other major public facilities. These projects, which involve the expenditure of funds beyond those needed for normal operations and maintenance, should be prioritized in the form of a six-year capital improvements program. The capital improvements program should be prepared by each municipality's planning commission and adopted by each municipality's governing body.

The capital improvements program should include a capital budget which identifies the highest priority projects recommended for funding in the next annual budget. Each planning commission should revise its capital improvements program and capital budget every year as projects are completed, new needs arise and priorities change. A capital improvements program has many benefits, including the following:

- It helps assure that projects are based on the ability to pay and on a schedule of priorities determined in advance.
- It helps assure capital improvements are viewed comprehensively.
- It promotes financial stability by scheduling projects at proper intervals.
- It facilitates proper allocation of community financial resources.

Planning Commission Role

The planning commissions must assume a lead role in assuring that this comprehensive plan is implemented and updated as needed. Each planning commission should periodically review the plan and recommend any changes needed to reflect current conditions and priorities. The Pennsylvania Municipalities Planning Code also gives the planning commission other responsibilities. At the request of the governing body, the planning commission may:

- make recommendations to the governing body concerning the adoption or amendment of an official map;
- prepare and present a zoning ordinance to the governing body and make recommendations on proposed amendments to it;
- prepare, recommend and administer a municipality's subdivision and land development ordinance;
- prepare and present a building code and housing code to the governing body;
- submit a recommended capital improvements program to the governing body;
- promote public interest in, and understanding of, the comprehensive plan and planning;
- make recommendations to governmental, civic and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals;
- hold public hearings and meetings; and
- in the performance of its functions, enter upon lands to make examinations and land surveys with the consent of the owners.

Governing Body Role

The governing bodies of the three municipalities must each play vital roles in implementing this comprehensive plan. The governing bodies have the final decision on any action that requires an ordinance or expenditure of funds within their respective municipalities. Each governing body should strive to maintain a relationship of trust and confidence with its planning commission. The governing body and the planning commission in each of the three municipalities should keep one another informed of important planning-related matters.

Funding Sources

There are hundreds of funding sources available from federal government, state government, private organizations and foundations, for a variety of activities. The following list summarizes the most commonly used funding sources, including grants and loans, that can help municipalities in community development, economic development, recreation, housing, water and sewer, and storm-water management, and other activities.

Table 22
FUNDING SOURCES

Name of Program	General Description of Program	Administering Agency
Community Development Block Grant (CDBG)	Offers grants for a wide variety of activities, provided the applicant proves by survey or census that the project will benefit 51% low and moderate income persons or handicapped persons or eliminate “blighted” conditions in officially designated areas. For example, funds can be used for water and sewage improvements, storm drainage, handicapped accessibility, housing rehabilitation, parks and recreation, street and sidewalk improvements, code enforcement, community planning, and historic rehabilitation.	Berks County Community Development Office
Berks County Property Rehabilitation Program	Provides low interest loans to low and moderate income owner-occupants of homes to rehabilitation and repair their homes. Typical work involves heating systems, roofs, gutters, and electrical upgrades. Homeowners apply directly to the County.	Berks County Community Development Office
Conservation Corps, PA	Provides funding for work crews for community projects, such as trail improvements.	PA DCNR
Communities of Opportunity	Provides grants to municipalities, redevelopment authorities and housing authorities for community revitalization, economic development, and low-income housing development and rehabilitation.	PA DCED
Community Development Bank, PA	Provides capital and capacity building grants to “Community Development Financial Institutions” (CDFIs). The CDFIs are then allowed to assist with small scale business expansions, new business starts, non-profit facilities and very small businesses.	PA DCED
Community Facilities Loan Program, Federal	Offers low-interest loans to construct, enlarge or improve essential community facilities for public use in rural areas and towns with population less than 50,000. Also offers guarantees of loans by private lenders.	U.S. Dept of Ag. Rural Housing Service
Community Revitalization Program	Very broad grant program. Officially intended to promote community stability, increase tax bases and improve quality of life. Applications may be made by municipalities, authorities, economic development organizations and non-profit corporations. Public/non-profit/profit partnerships are encouraged. Generally can be used for infrastructure, community revitalization, building rehabilitation, demolition of blighted structures, public safety, and crime prevention.	PA DCED & Governor’s Office

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Name of Program	General Description of Program	Administering Agency
Customized Job Training	Provides grants to businesses (other than retail) to train new employees, and retrain and upgrade existing employees. Up to 100% of eligible costs may be paid for new job creations, and up to 70% for other eligible training.	PA DCED Businesses apply through a State-licensed Educ. Agency
Downtown Pennsylvania Program	Offers full-time management to organize and implement a Business District Authority, that provides financing for additional services in a commercial area. The Commercial Revitalization program funds physical improvement projects that are consistent with an action plan. Projects may include site improvements, facade renovations and adaptive reuse of downtown buildings. See also "Main Street Program" in this table.	PA DCED
Economic Development Administration Loan Guarantees	Guarantees business loans made through private lenders. Available for up to 80% of project cost. Primarily intended for manufacturers, but commercial businesses may qualify. An equity contribution is required by business. Must show job creation.	U.S. EDA Philadelphia Office
Economic Development Administration Public Works Grants	Offers grants to distressed municipalities to assist in attracting new industries and encourage business expansion. Projects typically involve water and sewage improvements primarily serving industries, industrial access roads, and business incubators. A 50% local match is typically required.	U.S. EDA Philadelphia Office
Economic Development Administration Economic Adjustment Grants	Provides grants to design and implement strategies to adjust to serious job losses to a local economy, such as natural disasters and defense spending reductions.	U.S. EDA Philadelphia Office
Elm Street Program	Establishes grants for residential areas adjacent to commercial districts. The intent of the program is to fund new streetscapes, infrastructure improvements, facade renovations, and revitalization planning. The Elm Street Program extends the success of the Main Street Program out beyond the central business district.	PA DCED
Environmental Protection Agency Brownfields Program	Grants for a very limited number of pilot demonstration projects for cleanup of contaminated underused industrial sites.	U.S. EPA Philadelphia Office
Emergency Services Loan Program	Provides low-interest loans to fire and ambulance companies to acquire vehicles, or to renovate or acquire buildings to house vehicles.	PA Emergency Management Agency
Keystone Opportunity Zone	State program provides a range of benefits to locally-nominated, State-designated areas that are financially distressed. One major benefit involves greatly reduced local real estate taxes for an initial set of years.	PA DCED

Name of Program	General Description of Program	Administering Agency
Enterprise Zone Program, PA	Encourages investment in “enterprise zones” that are distressed areas designated by the State. The main benefits include: low-interest loan pools (mainly for building acquisition, construction, renovation and machinery), local technical assistance in connecting with financing and technical resources, and preferences in certain State grant and loan programs. A priority is placed upon assistance to industrial businesses. Grants are also available for the initial planning of proposed enterprise zones, and for program administration. See also “E.Z. Tax Credits” below. (This program is completely separate from the Federal Empowerment Zone/Enterprise Community program.)	PA DCED
Enterprise Zone Tax Credits	Provides State tax credits to businesses located within State-designated Enterprise Zones for new building construction and rehabilitation of existing buildings.	PA DCED
Flood Control - Army Corps and NRCS Watershed Programs	Various types of projects to manage flooding. Typically, the Army Corps is involved in larger watersheds, while NRCS has primary responsibility for smaller watersheds.	U.S. Army Corps of Engineers, U.S. Natural Resources Conservation Service
Flood Hazard Mitigation Grant Program	Provides 75% funding to relieve imminent hazards from flooding, such as voluntary buy-outs and demolitions of highly flood-prone properties.	Federal Emergency Management Agency
Flood Protection Program, PA	Offers design and construction of flood protection projects. The project must be deemed economically justifiable under the state capital budget process.	PA DEP, Bureau of Waterways Engineering
Growing Greener Land Trust Grants	Grants to well-established non-profit land trusts and conservancies to plan for and acquire critical natural areas. Land that is acquired must be open to the public.	PA DCNR
Growing Greener Recreation, Park & Cons. Program - Community Grants	Provides 50% matching grants to municipalities to fund: overall planning for park and recreation, master plans for individual parks, acquisition of parkland and nature preserves, countywide natural area inventories, and rehabilitation and improvements to public recreation areas. Grants up to \$20,000, without a local match, are available for material and design costs in small municipalities.	PA DCED
Heritage Parks Program	Provides grants up to 75% of costs for projects within State-designated “Heritage Parks” to preserve and interpret the significant contribution that certain areas made upon the industrial heritage of the state and nation. Funds may be used for four types of projects: Feasibility studies, a Management Action Plan, Special purpose studies, and Implementation projects. Projects are intended to conserve natural, historic and recreational resources relating to industrial heritage to stimulate regional tourism.	PA DCNR
Historic Preservation Tax Credits	Offers Federal income tax credits for a percentage of the qualified capital costs to rehabilitate certified historic buildings, provided the exterior is restored. The program is generally limited to income-producing properties.	National Park Service

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Name of Program	General Description of Program	Administering Agency
Historic Preservation Certified Local Government Grants	Provides modest-sized matching grants to provide technical assistance to municipalities that have official historic districts and meet other criteria to be “certified”.	Federal, administered by PA Historical & Museum Comm.
Historic Preservation Survey and Planning Grants	Matching grants for historic surveys, historic preservation planning and National Register nominations. Available to municipalities and non-profit organizations. Cannot be used for construction.	Federal, administered by PA Historical & Museum Comm.
Housing Programs - mainly including Federal HOME Program (Home Investment Partnerships Program)	Provides grants, low-interest loans and loan guarantees to for-profits and non-profits for the construction or rehabilitation of housing for low and/or moderate income persons. Most cities receive HOME funds that they then allocate among eligible applicants. Funds are also provided to local community-based housing development organizations to develop housing. Funds are also provided through private lenders to assist with downpayment and closing costs for low income and disabled persons to purchase a home for their own occupancy. The HOPE Homeownership Program subsidizes home ownership of public housing, multi-family units and single family units. Funding can be used for rehab of owner-occupied and rental housing. Other Federally-funded housing programs include: Emergency Shelter Grants, Supportive Housing for the Elderly (Section 202), Single Room Occupancy Housing Program, Supportive Housing for Persons with Disabilities, and Housing Opportunities for Persons With AIDS. See also HOME Partnerships below.	PA Housing Finance Agency and PA DCED
Housing Closing Cost Assistance Program	Provides loans to income-eligible, first-time homebuyers for assistance with closing costs.	County Community Development Office
HOME Investment Partnership	Provides grants for expanding the supply of housing for low-income persons, including new construction, acquisition and rehabilitation. Local governments may apply, which may be on behalf of public agencies or for-profit or non-profit developers. PHFA administers Federal HOME funds for financing 5 or more units. These projects are usually coordinated with Federal Low Income Housing Tax Credits.	Federal HOME funds, administered by PA DCED and PA Housing Finance Agency
PA Industrial Development Authority Financing (PIDA)	Provides low interest loans for construction, renovation and site preparation of buildings for new employers. Primarily funds industrial projects.	PIDA and PA DCED
Industrial Sites Re-use Program, PA (“Brownfields”)	Provides grants of up to 75% and low interest loans for assessment of environmental contamination and remediation work at former industrial sites. Available to private companies, non-profit economic development agencies or authorities that own the land. Mainly targeted towards cities. Financing is not available to the company that caused the contamination.	PA DCED in cooperation with PA DEP

Name of Program	General Description of Program	Administering Agency
Infrastructure Development Program, PA (replaced BID Program)	Provides grants and low interest loans for public and private infrastructure improvements needed for a business to locate or expand at a specific site. Financing is also available for infrastructure to redevelop industrial sites that have been idle more than 6 months, such as acquisition and demolition. Primarily available for industries, research facilities, company headquarters and business park developments. A 2:1 private to public match is typically required. A commitment is required to create jobs as a condition of funding. Generally applicants must be municipalities or economic development organizations.	PA DCED
TEA 21 Transportation Enhancements Program (Part of Federal Transportation Efficiency Act)	Provides grants of up to 80% for: facilities for pedestrians and bicycles, acquisition of scenic easements and scenic or historic sites, development of scenic or historic route programs, landscaping and other scenic beautification along highways, historic preservation, restoration of historic transportation facilities (such as canals), preservation of rail corridors (particularly for bicycle/walking routes), control and removal of outdoor advertising, archeological research, and mitigation of water pollution due to highway runoff. All projects must have a direct relationship to transportation.	U.S. DOT funds administered by PennDOT
Intermunicipal Projects Grants	Promotes cooperation between neighboring municipalities so as to foster increased efficiency and effectiveness in the delivery of municipal services at the local level.	PA DCED
Job Creation Tax Credits, PA	Provides State tax credits to businesses that commit to create new jobs in PA within the next 3 years. Must create 25 new jobs or 20% of the existing work force. The jobs must pay over a certain minimum income. The business must explain how it exhibits leadership in technological applications.	PA DCED
Keystone Historic Preservation Funds	Provides 50% matching grants to fund analysis, acquisition or rehabilitation of historic sites. The site must be on the National Register of Historic Places, or officially determined to be eligible for listing. The site must be accessible to the public after funding. The grants can be made to public agencies or non-profit organizations.	PA Historical & Museum Commission
Land Use and Planning Technical Assistance Program	Assists local governments and counties to prepare comprehensive plans, downtown plans, special community development studies and development regulations. Typically provides 50% of the eligible costs. Typically requires participation by two or more municipalities.	PA DCED
Local Government Capital Projects Loan Program	Provides low interest loans to municipalities with populations of 12,000 or less for the purchase of equipment and the purchase, construction, renovation or rehabilitation of municipal facilities. Priorities are given to projects that are necessary for public health and safety or involve intergovernmental cooperation.	PA DCED
Low Income Housing Tax Credit, Federal	Offers Federal income tax credits to non-profit and for-profit developers of housing for low-income persons. Non-profits can then sell their credits to investors.	PA Housing Finance Agency
Machinery and Equipment Loan Fund	Provides low-interest loans to acquire or upgrade machinery and equipment and related engineering and installation for industrial, agricultural, processing and mining businesses. The business must agree to create or preserve jobs as a condition of the financing.	PA DCED

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Name of Program	General Description of Program	Administering Agency
Main Street Program (now “New Communities Program”)	In the downtowns of designated “Main Street Communities”, provides initial planning grants and administrative grants over a 3-year period to pay a large share of the costs of a professional manager to coordinate downtown revitalization efforts. May receive matching grants for facade restoration and other design improvements. Usually limited to municipalities of 5,000 to 50,000 persons.	PA DCED
Minority Business Development Authority, PA	Provides low-interest loans for businesses owned and operated by minorities. Can generally be used for industrial, international trade, franchise, retail and commercial uses. Can be used for site acquisition, building construction and renovation, machinery and working capital.	PA Minority Business Development Authority & PA DCED
Municipalities Financial Recovery Act, PA	Provides technical advice and grants for special purposes (such as studies to improve service efficiency) within municipalities that have been officially designated as financially distressed. After application and designation, the municipality must follow a Financial Recovery Plan.	PA DCED
National Recreational Trails Funding (Symms NRTA)	Provides grants for the acquisition and development of recreation trails (which may include trails for motorized vehicles). A 50% local match is required. Applications may be made by Federal, State or local government agencies or organizations.	Federal, administered by PA DCNR
Neighborhood Assistance Tax Credit Program	Authorizes State corporate income tax credits to private companies to donate funds for services to low-income persons or impoverished neighborhoods. The services typically include neighborhood revitalization, job training, education, social programs to reduce welfare dependency or crime prevention. The tax credit usually equals 50 to 70% of the eligible donation. Partnerships are required between the business and a neighborhood organization.	PA DCED
On-Lot Septic System Program	Offers low-interest loans to limited income households to repair failing on-lot septic systems.	PennVest and PA Housing Finance Agency
Opportunity Grant Program (replaced Sunny Day Fund)	Offers grants to create or preserve very substantial numbers of jobs. May be used for job training, infrastructure, land and building improvements, machinery and equipment, working capital, or environmental assessment and cleanup.	Can only be applied for through the Governors Action Team
PEDFA Financing	Provides low-interest rate financing of business growth. Projects that can be funded with bonds that are exempt from Federal income tax have a lower interest rate than other types of projects. The lower rate financing is limited to activities such as site acquisition, building construction and rehabilitation and new equipment—for manufacturing and certain transportation and utility uses. The higher rate is available to a broader range of businesses and a much wider variety of expenditures.	PA Economic Financing Authority—Applications are made through a local Industrial Development Corp or Authority
PennCAP	Provides a guarantee of loans to businesses made by participating banks.	PA DCED – Apply through a participating bank

Name of Program	General Description of Program	Administering Agency
PENNVEST	Offers low-interest loans for construction and improvement of drinking water and wastewater systems. Outright grants may be available for highly distressed communities. Mainly intended for public systems, but some private systems may be approved. Water projects are funded through the Drinking Water Revolving Loan Fund. Sewage projects are funded through the Clean Water Revolving Fund. In addition, PennVest is authorized to provide loans for projects to control existing stormwater problems, such as separating stormwater from sanitary sewage. The "Advance Funding Program" provides low-interest loans for feasibility studies and engineering of systems if the utility cannot fund such work itself.	PA Infrastructure Investment Authority and PA DEP, Bureau of Water Supply Management – Involves both U.S. EPA and State funds
PIDA - PA Industrial Development Authority (PIDA) Programs	Makes available low-interest financing to businesses and industrial development agencies to create or retain business jobs. Can be used for industrial, research, agricultural processing and major office uses. Can be used for site acquisition, building construction or renovation, multi-tenant spec buildings and industrial park development. A lower interest rate is available for advanced technology projects and in enterprise zones and areas of high unemployment.	PIDA and PA DCED Applications are typically made through a local Industrial Development Corp. or Authority
Nutrient Management Plan Development Incentive Program	Grants of \$4 per acre are available to farmers to cover up to 75% of the cost of preparing nutrient management plans. Low-interest loans are also available through the State to assist in implementing nutrient management-related best management practices.	County Conservation District
Rails-to-Trails, PA	Provides grants for feasibility studies, master site plans, acquisition and improvement of former railroad lines for recreation trails. A 50% local match is required. Open to municipalities, authorities and non-profits.	PA DCNR Field Offices
Rural Economic and Community Development Programs, U.S.	Federal programs available in rural areas: <u>Business & Industrial Guaranteed Loan Program</u> - Provides partial guarantees of loans by lenders for working capital, machinery, buildings, land and certain types of debt refinancing. Loans can be made to businesses, municipalities or non-profit organizations. <u>Intermediary Re-lending Loans</u> - provides very low-interest loans to non-profit organizations to re-loan for businesses and community development projects. <u>Rural Business Enterprise Grants (former Ind. Dev. Grants)</u> - provides grants for acquisition of land and construction of buildings and utilities to facilitate development of small businesses. <u>Home Ownership Loans</u> - aid low- and moderate-income rural residents or buy, build or repair their dwelling. <u>Rural Rental Housing Loans</u> - assist individuals or organizations to build or rehab rental units for low-income and moderate-income residents in rural areas. <u>Home Improvement and Repair Loans and Grants</u> - assist very low-income rural homeowners to remove health and safety hazards in their homes or to improve handicap accessibility. <u>Rural Housing Site Loans</u> - assist in purchasing sites for housing development by private, public or non-profit organizations. <u>Housing Preservation Grants</u> - assist non-profits and public agencies with grant funds to assist low-income owner-occupants and owners of low-income apartments with repairing homes in rural areas.	U.S. Dept. of Agriculture Rural Development Administration (former Farmers Home Administration)
Recycling Market Development Loan Fund	Provides low-interest loans to businesses to purchase recycling source-separating equipment.	PA DEP Bureau of Land Recycling and Waste Management

Name of Program	General Description of Program	Administering Agency
Recycling Grants (under Act 101 of 1988)	Grants for up to 90% of municipal costs to develop and implement recycling programs, such as the purchase of recycling bins and composting equipment. Grants are also available to counties for a recycling coordinator, waste management plans and pollution prevention education.	PA DEP Bureau of Land Recycling and Waste Management
Rivers Conservation Program, PA	Offers 50% grants to conserve and enhance river resources. Typically, funding is first provided for a conservation plan for a waterway. Then after the plan is approved, grants are possible to carry out the plan. Available to municipalities, authorities and non-profits.	PA DCDNR
Rural Utilities Service Financing	Offers low-interest loans for drinking water and sewage projects for rural areas and small towns. The "Water and Water Disposal Loan Program" provides loans for water supply, wastewater disposal, solid waste disposal and storm-water management systems for rural areas and towns with a population less than 10,000 persons. Available to municipalities, authorities and non-profit corps. Grants up to 75% of project costs may be available for highly distressed areas. Also guarantee loans by private lenders. Also provides grants to non-profit organizations to provide technical assistance to rural communities or for a circuit rider to serve several rural water systems. Also offers emergency grants to communities that have experienced a significant decline in quantity or quality of drinking water.	U.S. Dept. of Agriculture Rural Utilities Service
Sewage Facility Planning Grants	Grants to pay up to 50% of the costs to prepare a new sewage facilities plan or update an existing plan, under State Act 537 of 1966.	PA DEP
Shared Municipal Services	Provides modest-sized 50/50 matching grants to promote cooperation among municipalities, in order to increase the efficiency of public services. Two or more municipalities may apply, or a council of governments.	PA DCDCE
Small Business First	Provides low-interest loans for projects by businesses that generally have less than 100 employees. Generally, the funding can be used for site acquisition, building construction, machinery, working capital, environmental compliance, defense-cutback impacts, recycling, technology, export and computer activities. This is also one of the few sources of funding that can be used for restaurants, hotels and motels. The recipient must agree to create or preserve jobs.	PA DCDCE – An application can be made through an "Area Loan Organization"
Small Business Incubator Program	Provides loans and grants for facilities in which a number of new businesses operate under one roof with affordable rents, sharing services and equipment and having equal access to a wide range of professional, technical and financial programs.	PA DCDCE
SBA Financing	Offers low-interest financing for smaller businesses, including: <ul style="list-style-type: none"> – micro-loans and micro-enterprise grants – Section 7(a) Guaranteed Business Loans – Section 504 Loans to allow certified development organizations to make long-term loans for real estate and other fixed assets 	U.S. Small Business Administration
Small Communities Planning Assistance Program (SCPAP)	Provides grants up to 100% of the costs to eligible municipalities to prepare comprehensive plans, development regulations and special strategies for development. Generally, 51% of the municipality's residents must be low- or moderate-income, according to the census or a survey. Limited to municipalities under 10,000 population.	Federal CDBG administered by PA DCDCE

The Action Program

Name of Program	General Description of Program	Administering Agency
Small Water System Regionalization Grants	Provides grants for feasibility studies concerning the merger of small drinking water systems.	PA DEP Bureau of Water Supply
Solid Waste Facility Programs	Programs provide grants for municipalities to review proposed solid waste facilities within their borders. Programs also provide funding for municipal inspectors of facilities and for host fees from operators.	PA DEP Bureau Land Recycling and Waste Management
Stormwater Management Grants (Under State Act 167 of 1978)	Grants for cooperative efforts at the watershed level among municipalities for stormwater planning and ordinances. Grants are typically made to counties, but may be made to municipalities.	PA DEP Bureau of Watershed Conservation
Stream Improvement Program	Provides design and construction assistance to eliminate imminent threats to flooding and streambank erosion.	PA DEP Bureau of Waterways Engineering
Tire Pile Cleanup Grant	Grants to municipalities to provide reimbursement for costs of cleaning up large piles of used tires.	PA DEP Bureau of Land Recycling & Waste Management
Urban Forestry Grants	Provides grants for tree planting projects. Is also a Federal "America the Beautiful" grant program for tree planting.	PA DCNR
Water Supply Plan & Wellhead Protection Grant	Provides grants to counties to plan for water supplies at the county level and to implement programs to protect the wellheads of public wells.	PA DEP Bureau of Water Supply

Sources: Publications and internet sites of various agencies, in addition to Pennsylvanian magazine.

Abbreviations: DCED = PA Dept. of Community and Economic Development
 DCNR = PA Dept. of Conservation and Natural Resources
 DEP = PA Dept. of Environmental Protection
 HUD = U.S. Dept. of Housing and Urban Development
 NRCS = U.S. Natural Resource Conservation Service