

LOCUS



Smart Growth America
Improving lives by improving communities

Thank you for joining us for the
2018 launch of LOCUS'
Rebuild America's Neighborhoods
campaign

Live broadcast will begin momentarily.
Please enter your questions in the chat box below.

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**Welcome from
our president**

Jair Lynch

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LOCUS Webinar: Rebuilding America's Neighborhoods

February 21, 2018 | 2:00-3:00 pm EST



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Please type your questions in the chat box on your screen or tweet them at [@LOCUSdevelopers](https://twitter.com/LOCUSdevelopers) as they arise.

Questions will be answered at the end of the presentation.



Christopher Coes

Director of **LOCUS** and Vice
President of Real Estate
Policy and External Affairs at
Smart Growth America

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Why LOCUS?



LOCUS was created to serve as the nation's top, unified real estate voice for inclusive and vibrant walkable development



REBUILD (AMERICA'S) NEIGHBORHOODS CAMPAIGN

Who?

- Developers
- Investors
- Community leaders
- Elected officials

What?

- Political relationships
- Policy insight
- Industry expertise

Why?

- To affect federal and local legislative decision and policy making



REBUILD (AMERICA'S) NEIGHBORHOODS CAMPAIGN



- Protect **affordable housing programs** including HOME, Choice Neighborhoods, and HUD's Rental Assistance Demonstration program
- Protect **community development funding** like CDBG, Brownfields, Choice Neighborhoods, Historic and New Markets Tax Credits



- Increase funding for **Affordable Housing Tax Credits**
- Increase **transit and local infrastructure funding**



- Create a **Neighborhood Rehab Tax Credit** that accelerates private investment
- Reform the **Mortgage Interest Deduction** to encourage greater homeownership

Why is the Rebuild movement happening now?

House tax plan will dramatically reduce private investment in neighborhood revitalization

**HELP PROTECT AMERICA'S
THREATENED COMMUNITY
DEVELOPMENT AND AFFORDABLE
HOUSING PROGRAMS**

Bipartisan Budget Act set to add billions to infrastructure spending over the next two years

**CONGRESS PASSED THE TAX CUTS
AND JOBS ACT – WHAT'S NEXT?**

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Rebuilding America's Neighborhoods and the Tax Cuts and Jobs Act



- ✓ Retained Low-Income Housing Tax Credits
- ✓ Protected private activity bonds
- ✓ Preserved Historic and New Markets Tax Credits

What's next?



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At the Federal Level -

- Budget and Appropriations
- Infrastructure & Transportation Reauthorization
- Inner City and Community Revitalization
- GSE Reform

At the State and Local Levels

- Local Affordable Housing and Commercial Space
- State and Local Zoning Reform
- Regional and State Ballot Initiatives for Infrastructure

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Establish a Neighborhood Rehabilitation and Investment Credit



The proposed credit includes entire redevelopment projects and private investment in public infrastructure, expands to residential and mixed-use, and is scalable from 15-35% based on the attainment of these benchmarks:

15% baseline credit

- Non-historic building 50+ years old, OR underutilized, distressed or abandoned; AND
- Within ½-mile of rural town center or planned transportation OR in a federally designated zone or district (such as Federal Disaster Area, Choice Neighborhoods, Rural Redevelopment, Promise Zone)
- Five-year recapture if eligibility not maintained

25% credit

- Meet the baseline, plus:
- Include additional affordable or workforce housing (15% of project cost in distressed communities or 40% in non-distressed communities)
- 10-year recapture if eligibility not maintained

35% credit

- Meet the baseline, plus:
- Private investment in infrastructure, economic development and/or community service
- 15-year recapture if eligibility not maintained

We need you!



- Real estate developers and investors
- Community leaders
- Elected officials
- Political and business partnerships

- Real estate policy and financing expertise
- Creativity
- Strong voice
- Donations to support our efforts

What's in it for you?

- Use your **experience, expertise, and political connectivity** to impact policymaking at the federal, state, and local levels
- Maximize **private real estate development and investments** in America's walkable neighborhoods
- Network and bring private dollars and responsible policy change to your city or town

LOCUS Member Testimony



Pres Kabacoff

Executive Chairman of the
Board at **HRI Properties**,
LOCUS Steering Committee
Member

JOIN THE REBUILD AMERICA'S NEIGHBORHOODS CAMPAIGN

The time to act is now. If you are...

... a **developer** or **investor**

- ✧ Pay **\$500** to join LOCUS and make a pledge of **\$1,000** to support the Rebuild America's Neighborhoods campaign for the next two years

... a **local government** or **nonprofit** organization

- ✧ Pay **\$150** to join LOCUS and the Rebuild America's Neighborhoods campaign

To join the campaign and make a contribution, please visit

<https://smartgrowthamerica.org/rebuild-america/>

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A vibrant, colorful street scene featuring multi-story buildings in various colors (red, blue, yellow, orange). A prominent sign on the right reads 'BOSSA'. The scene is overlaid with a semi-transparent blue banner containing the campaign title.

REBUILD (AMERICA'S) NEIGHBORHOODS CAMPAIGN

Questions?

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LOCUS LEADERSHIP SUMMIT

Rebuild America's Neighborhoods

April 22-24, 2018

National Press Club, Washington DC

Register for the Summit at

www.smartgrowthamerica.org/program/locus/leadership-summit/