

National Association of Home Builders

Innovative Infrastructure Solutions: The Home Building Industry Perspective



Overview

- The Challenge
- Search for Solutions
- Extensive Resources



The Challenge

- Development more complicated and riskier today
- Very limited lending currently available for new development
- How to finance infrastructure efficiently and effectively without creating added barriers to housing affordability
- More and better financing mechanisms are needed today than ever before

The Search for Solutions

- Need to better understand available tools and where they have been used successfully
- Rethink assumptions and better leverage available existing resources
- Requires innovation and collaboration between public and private sectors

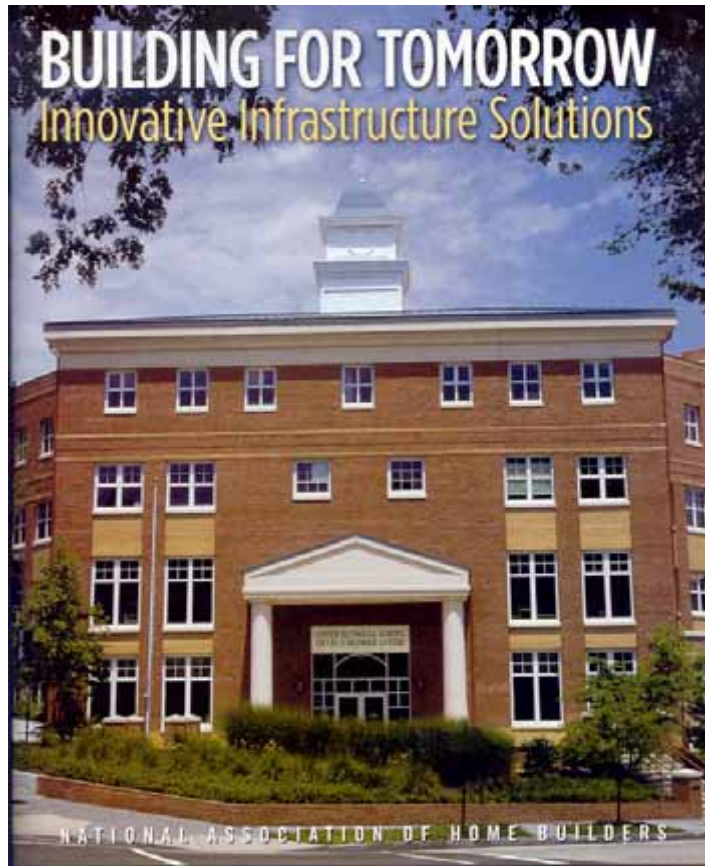


Resources

Go to www.nahb.org/infrastructurefinance



Building for Tomorrow: Innovative Infrastructure Solutions



- Describes many innovative financing tools
- Includes case studies

Building for Tomorrow: Innovative Infrastructure Solutions

Details 27 alternative tools, such as:

- Tax increment financing
- Special districts
- Community development districts
- State revolving loan funds
- Tax-exempt municipal leasing
- Public-Private Partnerships
- Small-scale water and wastewater systems

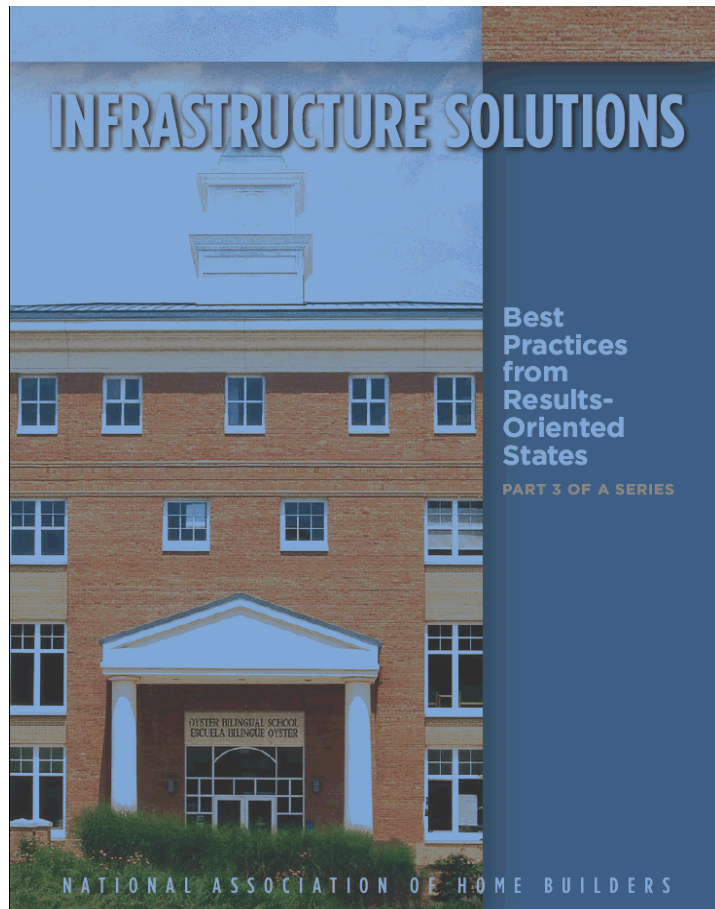
Does Your State Encourage Innovation?



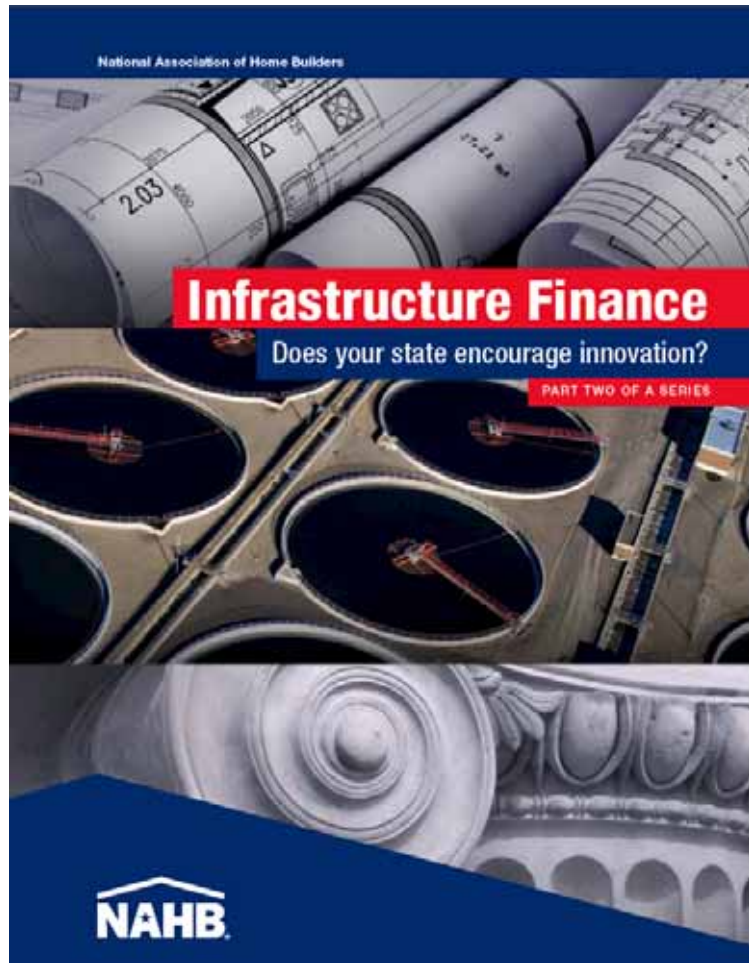
- Which states allow the use of particular tools?
- Easy to use matrix backed up by full report with links to enabling statutes

Best Practices from Results-Oriented States

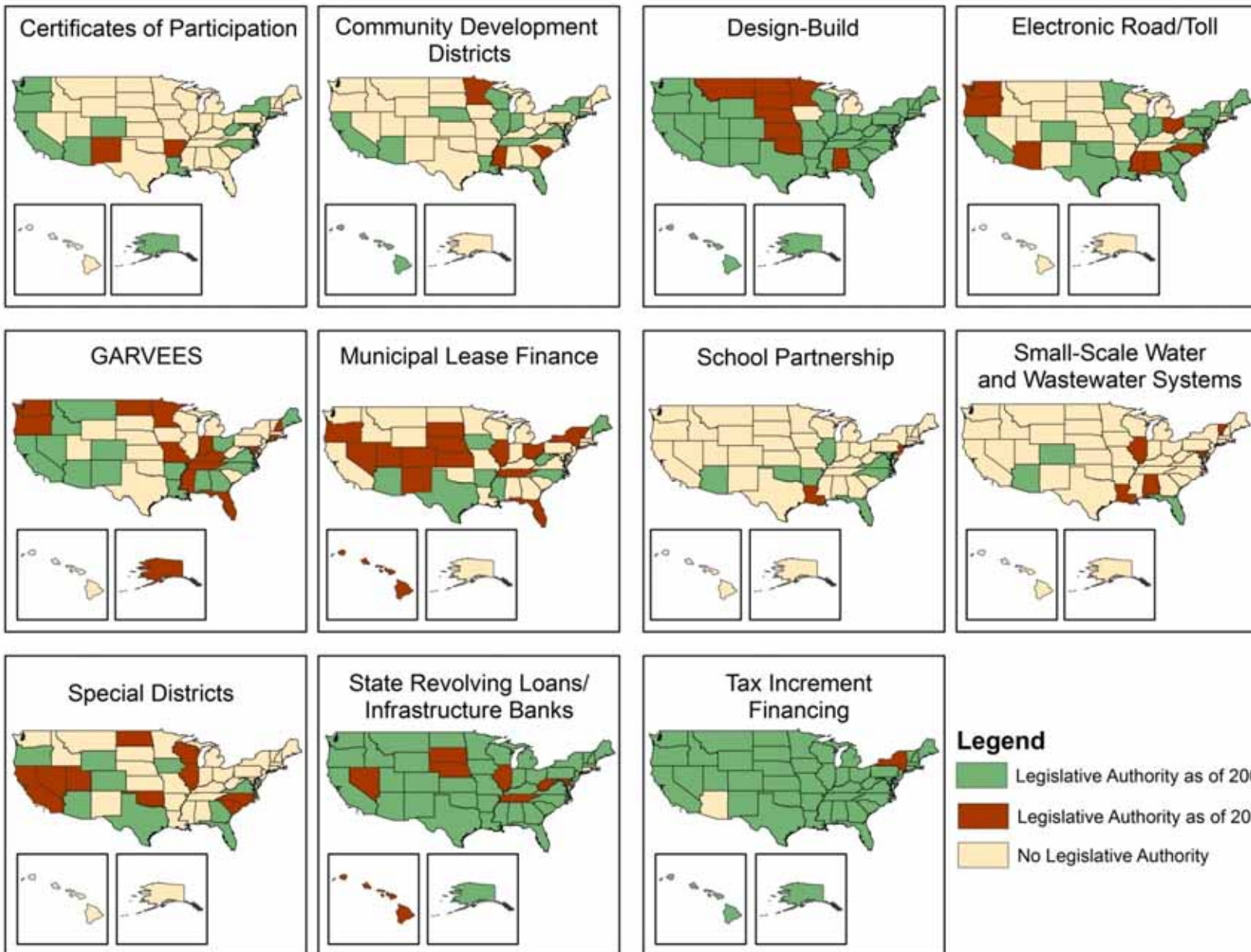
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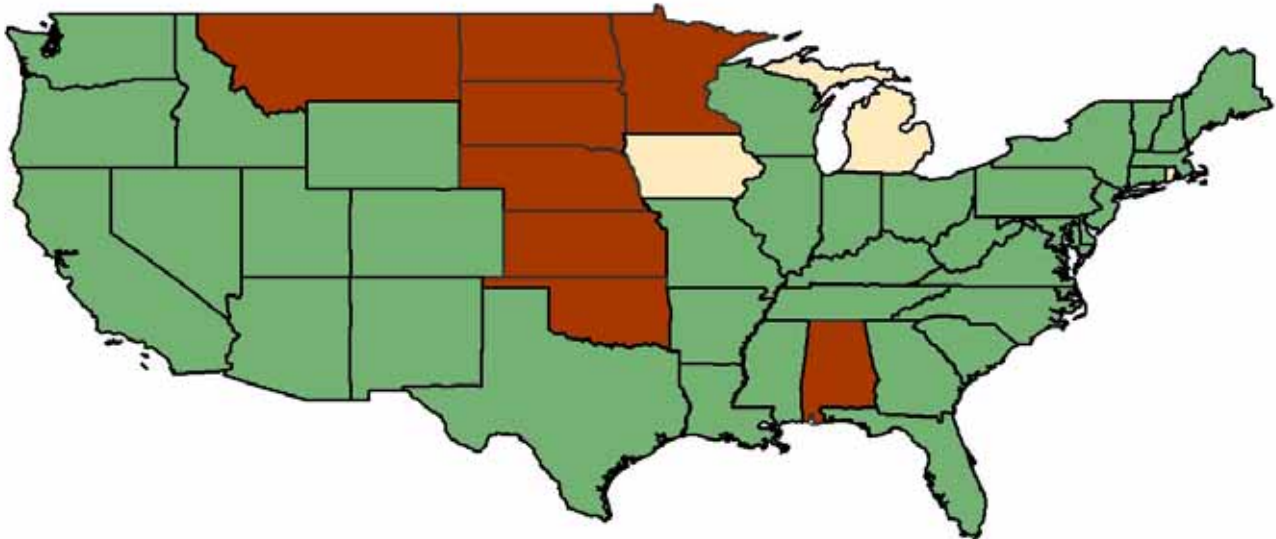
- Identifies states with most effective enabling authority for 11 key tools
- A guide for states who do not yet authorize particular tools



Second publication just updated--showing what has changed since 2007



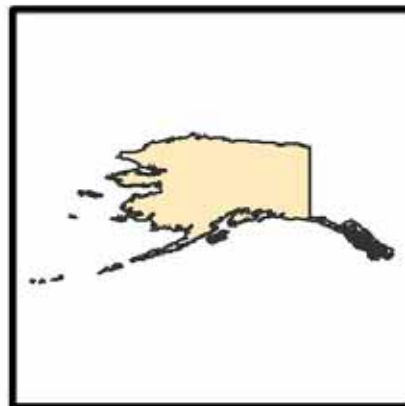
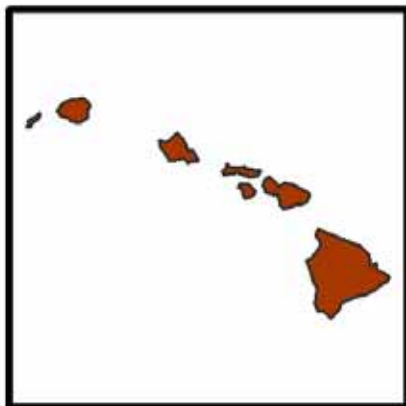
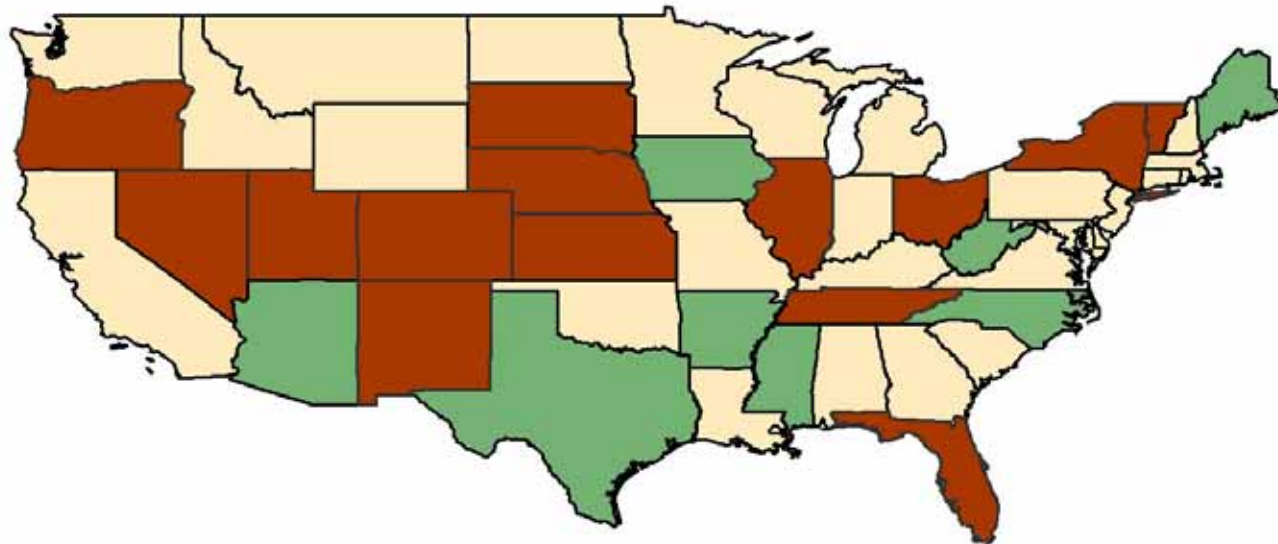
Design-Build



Legend

-  Legislative Authority as of 2007
-  Legislative Authority as of 2012
-  No Legislative Authority

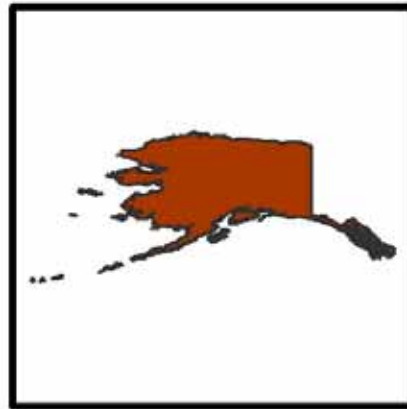
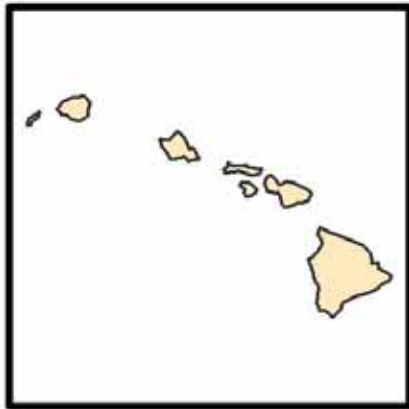
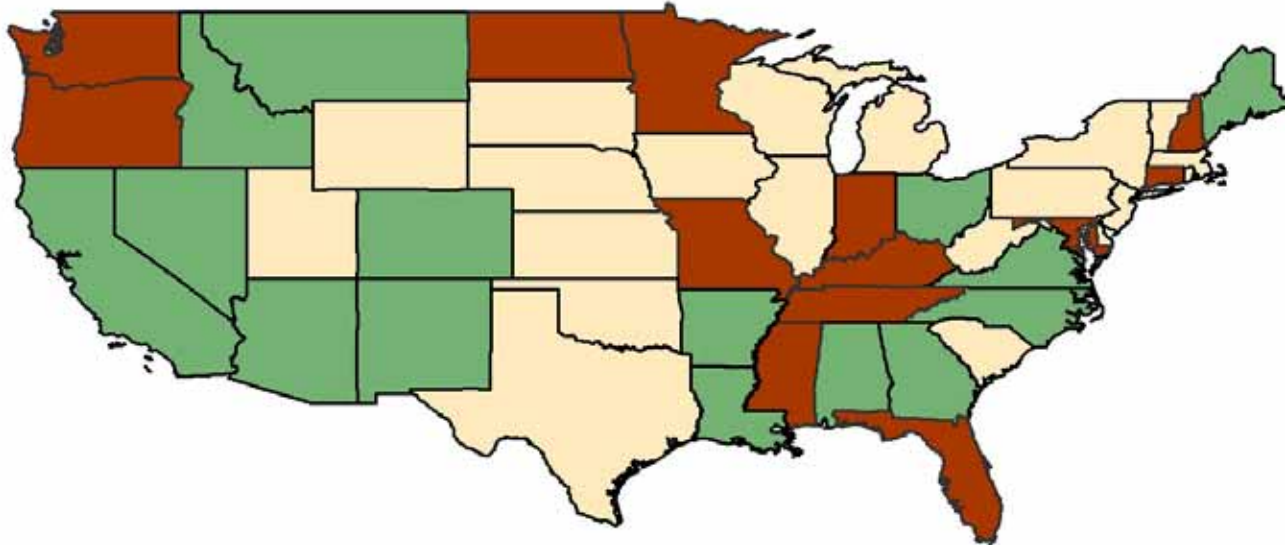
Municipal Lease Finance



Legend

- Legislative Authority as of 2007
- Legislative Authority as of 2012
- No Legislative Authority

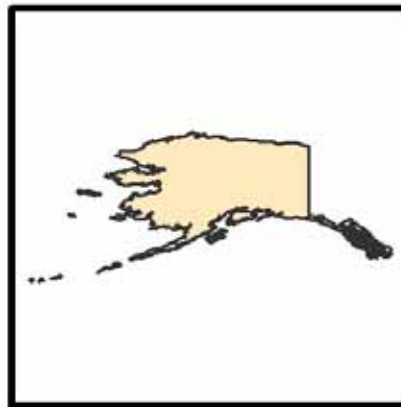
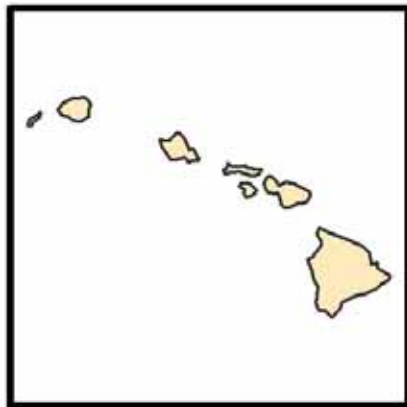
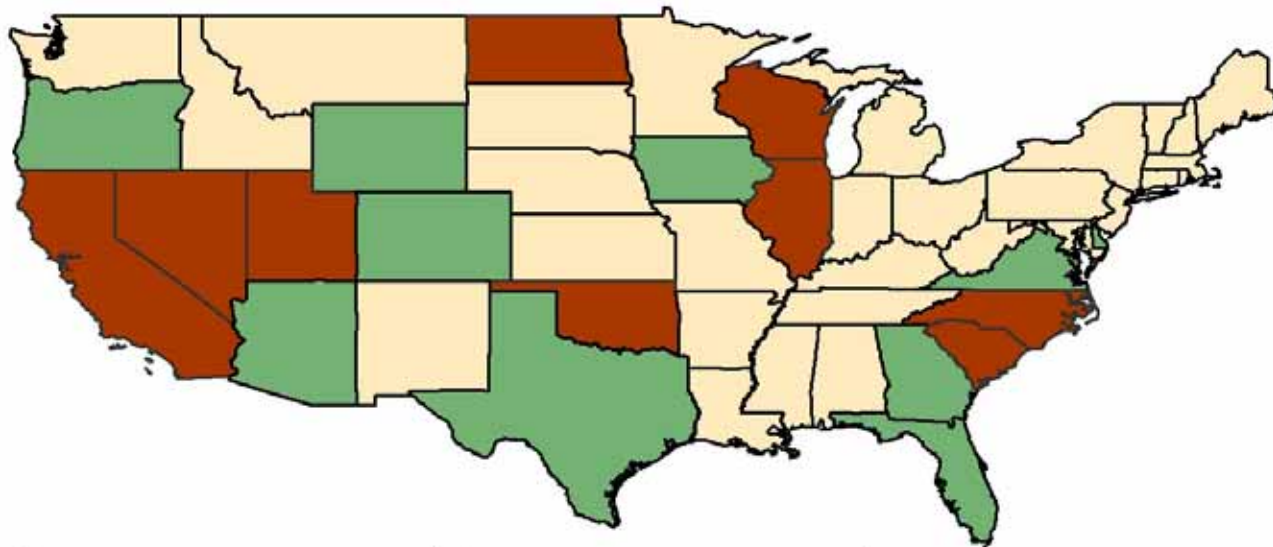
GARVEES



Legend

- Legislative Authority as of 2007
- Legislative Authority as of 2012
- No Legislative Authority

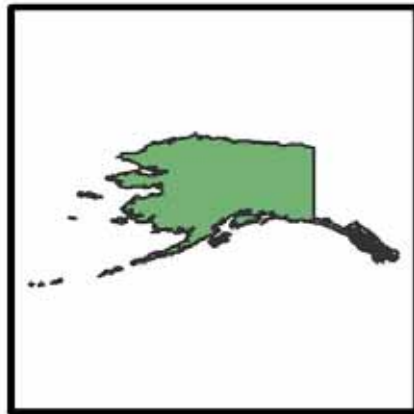
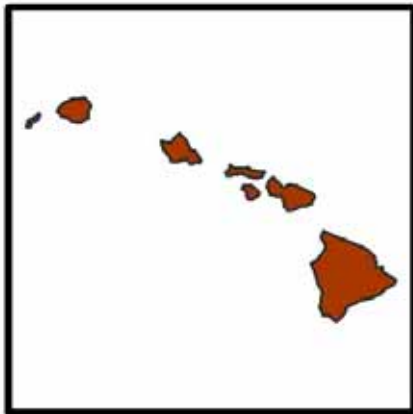
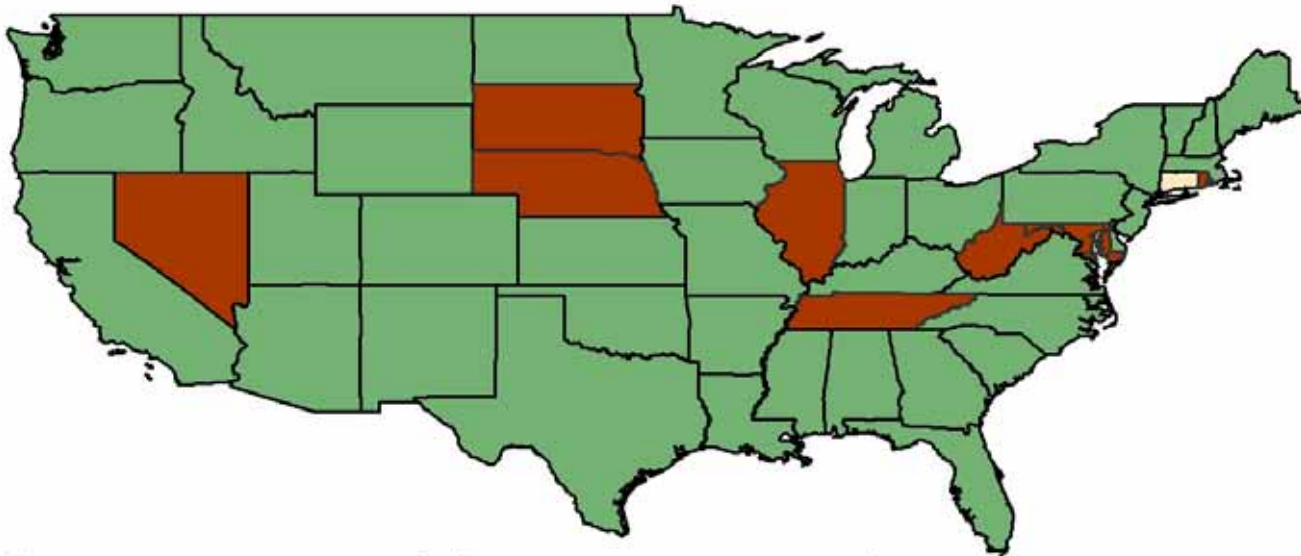
Special Districts



Legend

- Legislative Authority as of 2007
- Legislative Authority as of 2012
- No Legislative Authority

State Revolving Loans/ Infrastructure Banks



Legend

- Legislative Authority as of 2007
- Legislative Authority as of 2012
- No Legislative Authority

National Research Project

**Municipal Finance Development Tools
After The Great Recession**

January 23, 2012

**Prepared For:
National Association of Home Builders**



ORANGE COUNTY, CA SACRAMENTO, CA LAS VEGAS, NV ROSE, ID PHOENIX, AZ
AUSTIN, TX TAMPA, FL ORANGE COUNTY, FL RESEARCH TRIANGLE, NC CHARLESTON, SC

DPFG Findings

- Only one or two public financing tools being used in projects
- Banks had just begun to understand and accept mixed use projects before the recession and are now reversing course
- Interesting case studies even so—including new Texas legislation to revise their long-standing MUD tool

Good Climate for Collaboration!

It's hard work, no question!

But:

- Public & private sectors realize they cannot do this on their own
- Public-private partnerships manage risks and rewards for both partners





Resources Available:

www.nahb.org/infrastructurefinance

NAHB Land Development Services:

Debbie Bassert, Asst. VP, Land Use & Design
800-368-5242, ext. 8443

dbassert@nahb.org