



Development Finance Initiative

Contacts

C. Tyler Mulligan

Associate Professor of Public
Law and Government

Director
Development Finance Initiative
919.962.0987
mulligan@sog.unc.edu

Marcia Perritt

Associate Director
Development Finance Initiative
919.966.4247
mperritt@sog.unc.edu

The Development Finance Initiative (DFI) at the School of Government assists local governments with attracting private investment for transformative projects by providing specialized finance and development expertise. DFI partners with communities on projects including the following:

- Building reuse
- Community development
- Downtown revitalization
- Economic development
- Neighborhood redevelopment

What services are available from DFI?

DFI services support implementation of local community and economic development priorities that require private investment. DFI can be thought of as an extension of a local government's planning, finance, and economic and community development departments. DFI services include the following:

- Assessment of distressed properties
- Creation of Requests for Proposals (RFPs) to attract private development into underserved areas
- Real estate finance and structuring, including identification of investors, lenders, tax credit equity sources, and other partners
- Advising on public-private partnerships and development incentives
- Assistance with pre-development including market value, cost assumptions, project budgets, operating statements, and marketing data
- Evaluation of development proposals, agreements, and contracts
- Assessment of developer experience and capacity
- Development of small business finance programs

What development finance tools can DFI help our community to implement?

The DFI team's experience touches on a range of development finance tools that are designed to attract private investment into local community and economic development projects, including the following:

- Targeted financing (Tax Increment Financing or TIF, Municipal Service Districts or MSDs)
- Tax credit financing (historic preservation, new markets, brownfields, low-income housing)
- Loan funds (revolving loan funds, microenterprise loans, and innovative debt and equity hybrid products)
- Secondary market and securitization programs (loan loss reserve funds, supporting the growth of secondary markets)
- Equity (community development venture capital)
- Federal grant programs (CDBG, HUD, EDA)

How can I get DFI engaged in our community?

DFI is a fee-based service offered by the School of Government at UNC-Chapel Hill. Costs for smaller towns and economically distressed communities may be subsidized by third-party partners. Assistance is available on an ongoing or project-by-project basis depending on the needs of the community. For more information, contact Marcia Perritt at 919.966.4247 or mperritt@sog.unc.edu. Initial contact may be followed by a site visit and a letter of agreement for DFI services.

For more information

To learn more about DFI and other community and economic development programs, visit dfi.sog.unc.edu

The Development Finance Initiative has been made possible by a generous grant from Local Government Federal Credit Union.

Community and Economic Development

ced.sog.unc.edu

Contacts

Jonathan Q. Morgan

Associate Professor of Public Administration and Government
919.843.0972
morgan@sog.unc.edu

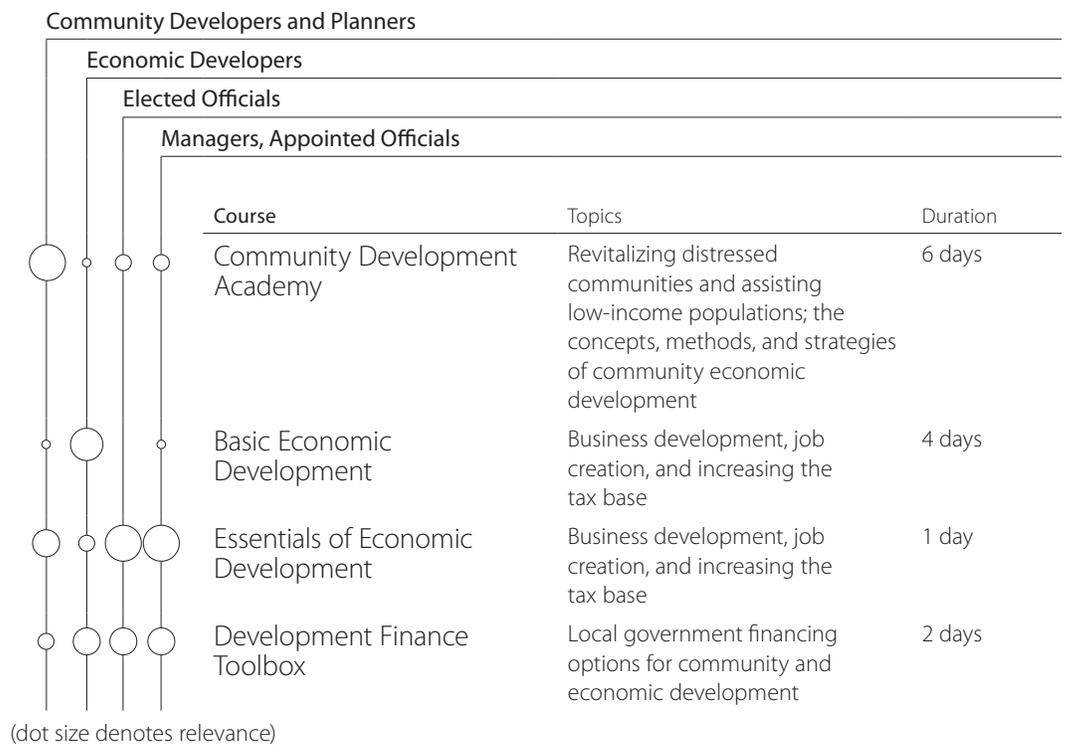
C. Tyler Mulligan

Associate Professor of Public Law and Government
919.962.0987
mulligan@sog.unc.edu

The Community and Economic Development program at the School of Government provides public officials with training, research, and assistance that support local efforts to create jobs and wealth, expand the tax base, and maintain vibrant communities. We deploy the resources of the university to support the development goals of communities in North Carolina.

What can the Community and Economic Development program offer you?

The following courses are held annually.



ON-DEMAND WEBINARS

For a complete list of community and economic development webinars available on demand, visit ced.sog.unc.edu.

For more information

To learn more about community and economic development at the School of Government, visit ced.sog.unc.edu.

What publications are available?

Community and Economic Development faculty members have written books on a range of relevant topics, from a basic economic development handbook to publications on rural asset building, housing codes, property inspections, and small town development. For a complete list, visit ced.sog.unc.edu.