

Community Economic Revitalization Board



CERB
Administered
Programs





Community Economic Revitalization Board

Background

In 1982 Legislature created CERB and established the mission:

“Foster economic development through stimulation of private investment and job opportunities for the general welfare of state inhabitants...” RCW 43.160





Community Economic Revitalization Board

CERB is designed to finance:

Public infrastructure construction to support private business development

Public broadband infrastructure to provide high-speed, open-access service for rural underserved communities.

Economic development, site readiness, and broadband planning





Community Economic Revitalization Board

How CERB works

Technical Assistance (TA)

- Staff provides technical assistance to communities for project development.

Applications

- Applications are due 8 weeks prior to a meeting.
- Staff works with the client to vet the application and project.

CERB

- The Board meets to review applications every two months.
- The applicant presents the proposal to the Board.
- The applicant will know at the meeting if their project is approved.

*CERB Tracks **ALL** Projects for 5 years **AFTER** Completion*





Community Economic Revitalization Board

How CERB works

Pre-Contract Conditions

- Planning – 4 months
- Construction – 6 Months

Project Timelines

- Planning – 2 Years (average 7 months)
- Construction – 4 years (average 14 months)

Project Tracking

- Check in on projects on the even years for 5 years AFTER project completion.





Community Economic Revitalization Board

Programs

Grants

Economic Development
Site Readiness
Broadband

Planning

Loans/Limited Grants

Private business needs public infrastructure to:

- Site, expand, be retained
- Create and retain jobs
- Complete private capital project

Committed Private Partner

Planning has been completed and project is deemed feasible

Project is in a rural county/community

Public infrastructure is needed to:

- Recruit private industry to the community
- Job creation
- Private Investment

Prospective Development

Planning has been completed and project is deemed feasible

Project is in a rural county/community

Project is in unserved or underserved area

Project has a committed ISP

Rural Broadband



Community Economic Revitalization Board

Eligible Jurisdictions

- Cities & Towns
- Counties
- Federally Recognized Indian Tribes
- Municipal & Quasi Municipal Corps
- Port Districts
- Special Purpose Districts (e.g. PDAs, PUDs)



Community Economic Revitalization Board

Construction Eligible Public Facility Projects

Activities

- Acquisition
- Construction
- Reconstruction
- Rehabilitation
- Repair
- Replacement

- Planning for all activities & systems

Systems: Improvement of:

- Building or Structures
- Broadband/Telecommunications
- Bridges
- Domestic & Industrial Water
- Earth Stabilization
- Electricity
- Natural Gas
- Port Facilities
- Railroad
- Roads
- Sanitary Sewer
- Storm Water
- Transportation



Community Economic Revitalization Board

Planning Grants Eligible Activities

Economic Feasibility

Environmental Impacts

Capital Facilities

Land Use

Permitting

Marketing

Project Engineering & Design

Site Planning

Site Readiness Activities*

Broadband*

**Different set of minimum requirements to complete, then the economic development minimum requirements*



Community Economic Revitalization Board

Funding Limits

- Construction – Up to \$5,000,000 per project
 - Grant eligible only to the extent a loan is not financially possible
 - Construction Grant: *Up to 25% of total award, determined by the underwriting process and the Debt Service Coverage Ratio.*
 - Applicant can request up to a 3 year deferral for the first payment.
 - Cash Match 20% for Committed Private Partner/Rural Broadband
 - Cash Match 50% for Prospective Development
 - 1%-3% interest rate
 - Not to exceed 20 year loan term
- Planning Grant– Up to \$100,000 per project
 - \$50,000 grant per project, for planning activities that **will not** lead to CERB construction project.
 - \$75,000 grant per project for planning activities that **could** lead to CERB construction project.
 - \$100,000 grant per project for achieving site readiness, that **could** lead to CERB construction project.
 - Cash Match 20%



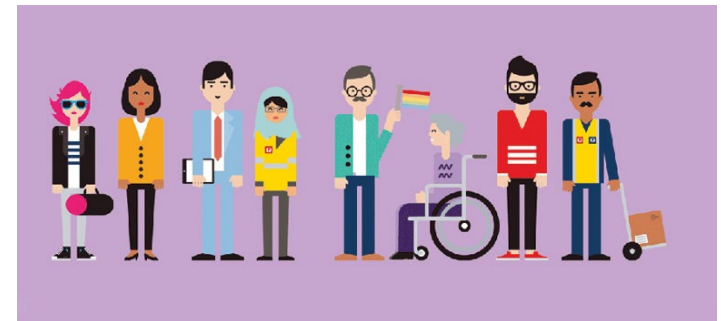
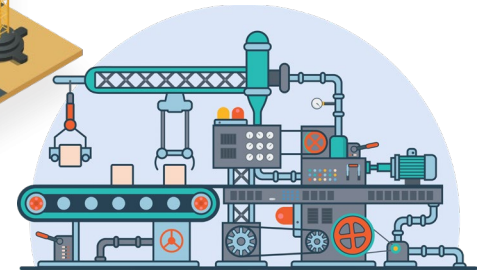


Community Economic Revitalization Board

Public Project



Private Project



Committed Private Partner/Prospective Development



Community Economic Revitalization Board

Median Wage Requirement

Median wage of the jobs created, must be higher than the current median wage, within 5 years of the public project being completed.

Adams	\$20.19	Grays Harbor*	\$22.74	Pierce	\$27.75
Asotin	\$22.37	Island	\$24.42	San Juan	\$28.34
Benton	\$27.28	Jefferson*	\$24.66	Skagit*	\$25.94
Chelan	\$21.52	King	\$42.76	Skamania*	\$23.93
Clallam*	\$22.95	Kitsap	\$25.50	Snohomish	\$30.41
Clark	\$27.94	Kittitas	\$22.44	Spokane	\$25.19
Columbia	\$27.68	Klickitat	\$24.41	Stevens*	\$23.20
Cowlitz*	\$27.72	Lewis*	\$24.47	Thurston	\$27.70
Douglas	\$20.69	Lincoln	\$24.35	Wahkiakum*	\$23.30
Ferry*	\$22.19	Mason*	\$22.63	Walla Walla	\$23.36
Franklin*	\$21.51	Okanogan*	\$19.02	Whatcom	\$25.89
Garfield	\$22.14	Pacific*	\$21.64	Whitman	\$25.74
Grant*	\$21.50	Pend Oreille*	\$22.75	Yakima*	\$19.96

Source: Washington Employment Security Department, Labor Market & Economic Analysis Branch, Vancouver Office. 2022.

*Identifies Distressed Counties (2022)

Blue Counties are Rural Counties

Updated 11-2023



Community Economic Revitalization Board

NOT
Eligible

CERB may NOT finance projects which:

- Result in retail development
- Facilitate gambling
- Displace jobs from one part of the state to another
- Are outside the applicant's jurisdiction
- Are for the deployment of publicly-owned telecommunication network infrastructure ("backbone") **solely for the sake of creating competitive, publicly-owned telecommunication network infrastructure.**

CERB does not contract with private business, only the local government applying for funds.

Community Economic Revitalization Board

Jobs (FTEs)		Private Investment*		State & Local Tax Revenue*		Assessed Valuation*	
Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals
175	211	\$2,500,000	\$16,613,000	\$1,219,840	\$1,167,534	\$2,358,058	\$10,662,400



Project	CERB	Match
2012: SEPA Permitting Planning	\$50,000	\$20,000
2013: Foods in Season Building #15	\$499,000	\$2,025,429
2016 Industrial Building #18	\$2,000,000	\$3,750,297
2020: Industrial Building #20	\$1,440,873	\$5,559,129
Total Investments:	\$3,989,873	\$11,354,855

**Some projects are still in the 5 year reporting period.*

Community Economic Revitalization Board

Jobs (FTEs)		Private Investment*		State & Local Tax Revenue*		Assessed Valuation*	
Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals
1,324	1,515	\$36,000,000	\$36,000,000	\$2,313,945	\$2,250,000	\$5,000,000	\$5,072,474



Project	CERB	Match
2019: Wallula Dodd Water System Project	\$3,000,000	\$14,031,950
Total Investments:	\$3,000,000	\$14,031,950

**Some projects are still in the 5 year reporting period.*



Community Economic Revitalization Board

Core CERB 1982-2024

\$268 Million
CERB Investment
0% Default in 42 years

\$6.4 Billion
Leveraged Private Investment

\$633 million
Match Funding

39,602 FTEs*
Created/Retained

\$6,769
Cost Per Job

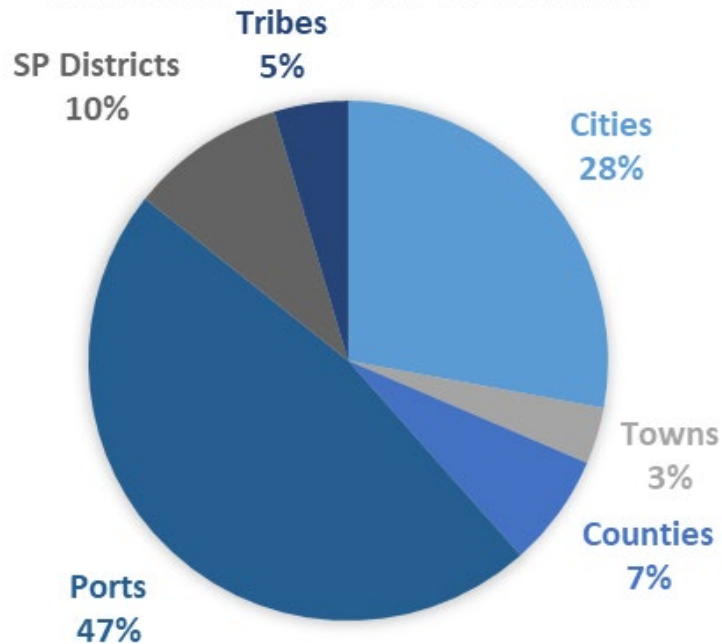
523
Projects

**Created and retained jobs are full-time permanent high-wage jobs, not construction jobs.*

Community Economic Revitalization Board

Core CERB 1982-2022

PROJECTS BY APPLICANT



Community Economic Revitalization Board

\$268,067,601 Invested

523 Projects

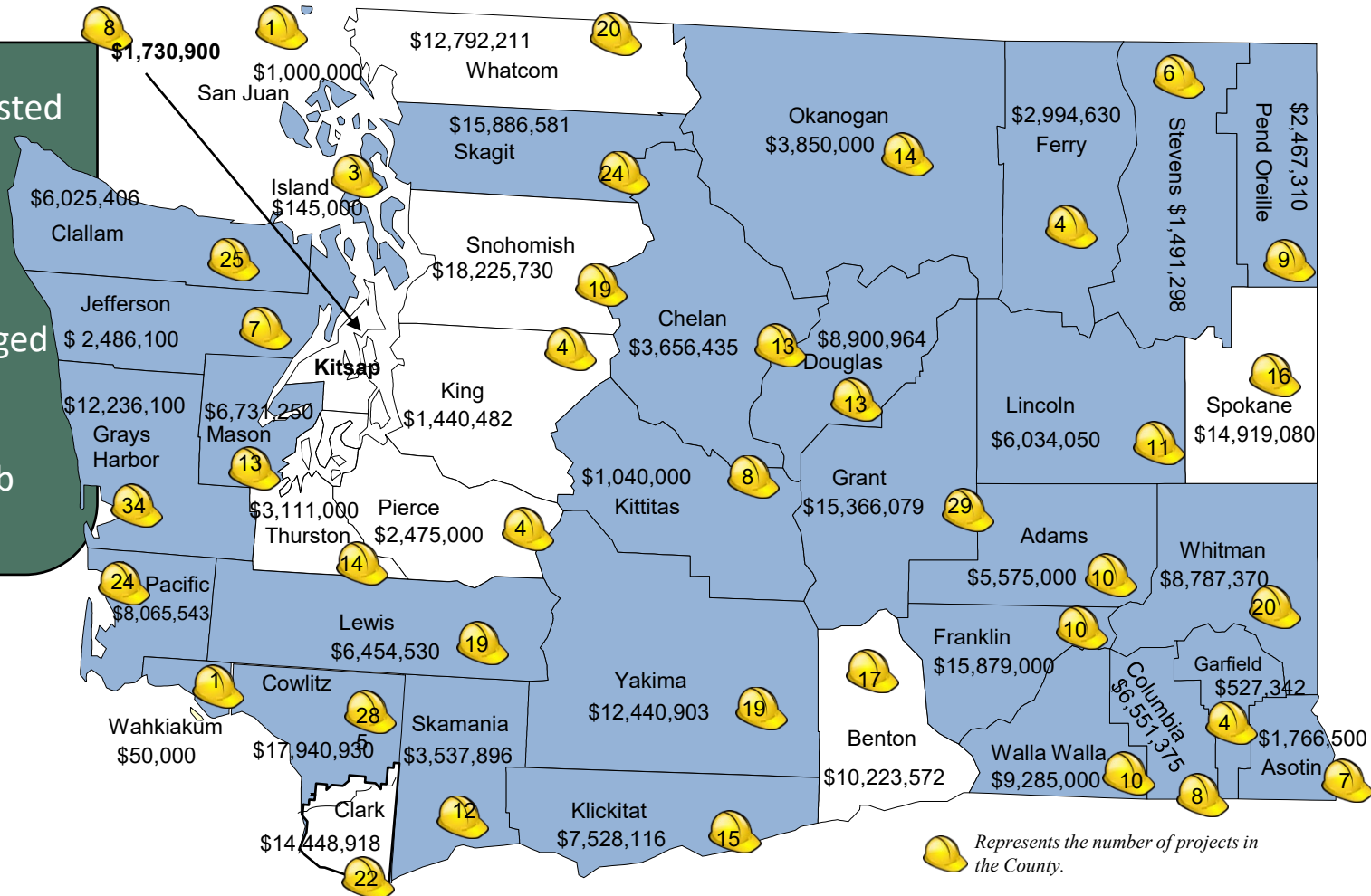
39,602 FTEs

Created/Retained

**\$6.4 Billion Leveraged
Private Investment**

\$6,679 Cost per Job

**Core CERB
Investments
1982 - 2024**



Community Economic Revitalization Board



Project	CERB	Match
2019: Port of Columbia Broadband Planning Study	\$26,625	\$7,500
2021: Dayton Community Broadband Project	\$2,000,000	\$1,247,493
Total Investments:	\$2,026,625	\$1,254,493

**Projects are still in the 5 year reporting period.*

Connections*		Internet Service Providers*	
Estimates	Actuals	Estimates	Actuals
1,287	1,424	5	3

Community Economic Revitalization Board



**Port of
Whitman
County**



Project	CERB	Match
2008: Telecommunication Study	\$25,000	\$73,839
2018: Last Mile Fiber Construction Project	\$2,000,000	\$2,043,800
2021: Malden/Pine City FTTx Project	\$1,734,921	\$867,460
Total Investments:	\$2,026,625	\$1,254,493

**Projects are still in the 5 year reporting period.*

Connections*		Internet Service Providers*	
Estimates	Actuals	Estimates	Actuals
1,802	1,533	5	5



Community Economic Revitalization Board

Rural Broadband 2018-2022

\$37.8 million
CERB Investment

\$22.2 million
Match Funding

15,087*
Connections
\$2,507 Cost per
Connection

27 Projects
71 Communities

5 Towers
520+ Miles of
Fiber

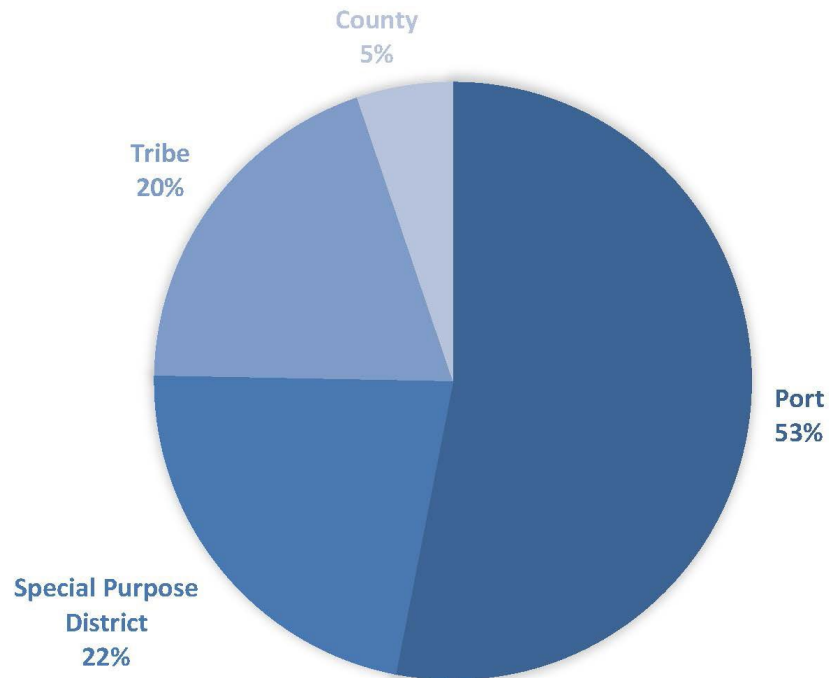
121 ISPs

**13,871 are household connections that facilitate virtual education, ecommerce, telework, and telemedicine*

Community Economic Revitalization Board

Rural Broadband 2018-2022

PROJECT BY APPLICANT TYPE





Community Economic Revitalization Board

CERB Rural Broadband Investment 2018-2023

\$37,819,319 Invested

27 Projects

~71 Communities

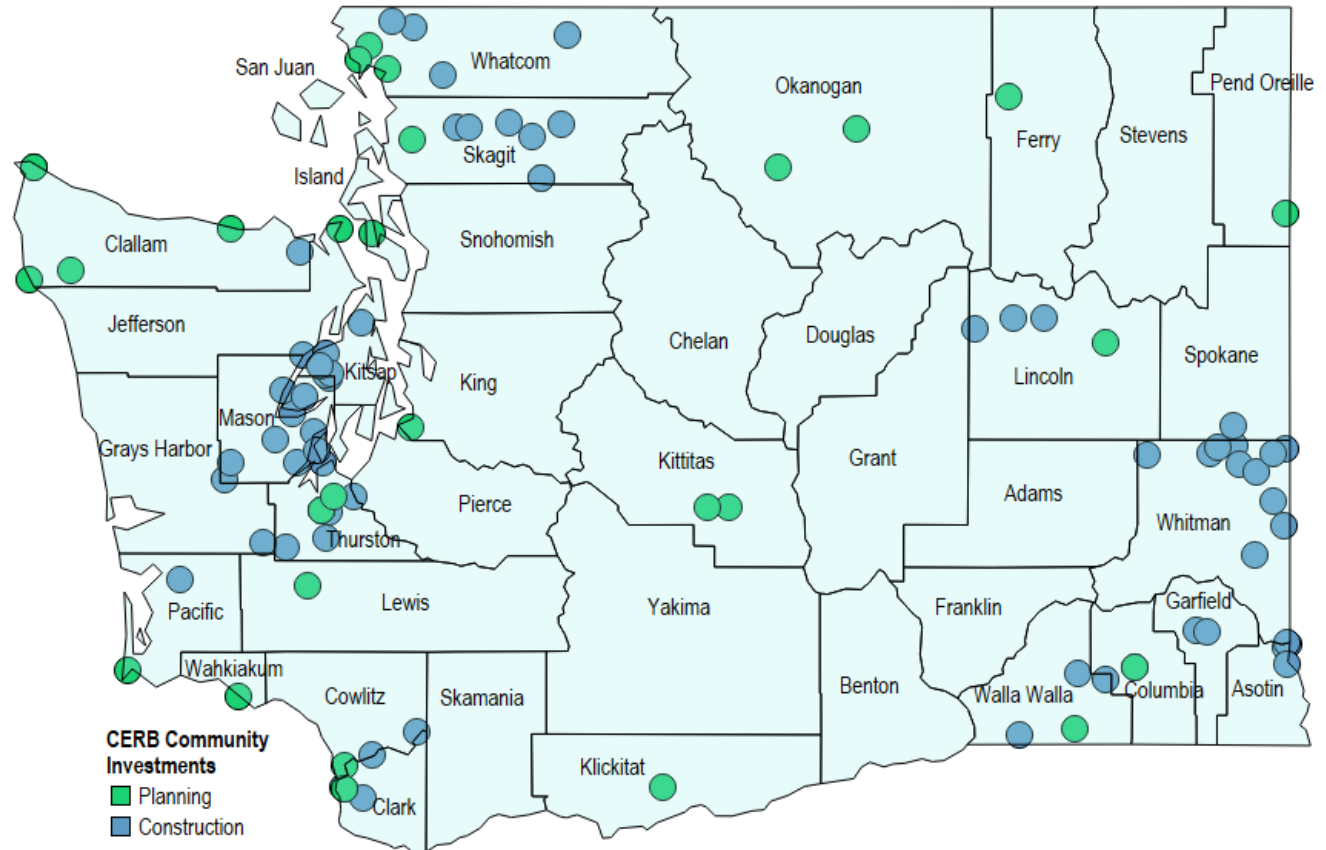
~15,087 Connections

~121 ISPs

5 Towers

~520 miles of fiber

\$2,507 Cost per
Connection





Community Economic Revitalization Board

Project Tracking



Job creation, wages, and
private investment

Tracked for 5 years **after** a
project is complete.





Community Economic Revitalization Board

Current Available Funding

	2023-25	Awarded	Available**
Core CERB	\$50,737,705	\$24,998,000	\$26,945,855

***Includes de-obligated funds*

Funding Limits

Program	Project Max	Grant Max	Match (project total)
Planning	\$100,000	100%	20%
Prospective Development	\$3,000,000	Up to 25%	50%
Rural Broadband	\$3,000,000	Up to 25%	20%
Committed Private Partner	\$5,000,000	Up to 25%	20%



Community Economic Revitalization Board

Loan/Grant Financing Criteria & Eligibility Model

			Loan Years					
Eligible for Grants			1-10 Years		11-15 Years		16-20 Years	
DSCR	Rural County/ Community	Urban County	Distressed County	Non-Distressed County	Distressed County	Non-Distressed County	Distressed County	Non-Distressed County
1.0-1.25	25%	No	1.00%	1.50%	1.25%	1.75%	1.50%	2.00%
1.26-1.49	15%	No	1.25%	1.75%	1.50%	2.00%	1.75%	2.25%
1.50-2.49	No	No	1.50%	2.00%	1.75%	2.25%	2.00%	2.50%
2.50+	No	No	2.00%	2.50%	2.00%	2.75%	2.50%	3.00%

Application and Meeting Dates

Construction	Planning	Board Meeting
July 15, 2024	July 29, 2024	September 19, 2024
September 16, 2024	September 30, 2024	November 21, 2024
November 18, 2024	December 3, 2024	January 16, 2025





Community Economic Revitalization Board

CERB Staff

Janéa Stark

Executive Director & Tribal Liaison

360-252-0812

Janea.Stark@commerce.wa.gov

Barbara Smith

Contract Manager

360.764.9820

Barbara.Smith@commerce.wa.gov

www.commerce.wa.gov/CERB

