



# Federal Partner Convening September 2021





## What is a “brownfield?”

A Brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

**Dry Cleaners and Industrial Laundry**



**Manufacturers and Power Generation**



**Agricultural Land and Facilities**



**Public and Commercial Buildings**



**Metal Salvage and Recycling**



**Illegal Dumping**



**Housing and Residential Areas**



**Gas Stations and Fuel Storage**



**Railroad Facilities**



**Past Property Uses May Result in a Brownfield Site**





# Parks & Open Space Los Angeles River, CA

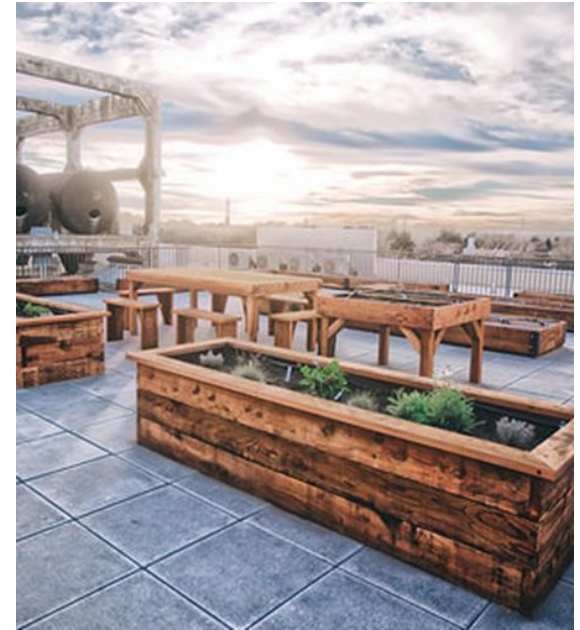
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# Transit Oriented Development Trolley Park Terrace San Diego, CA

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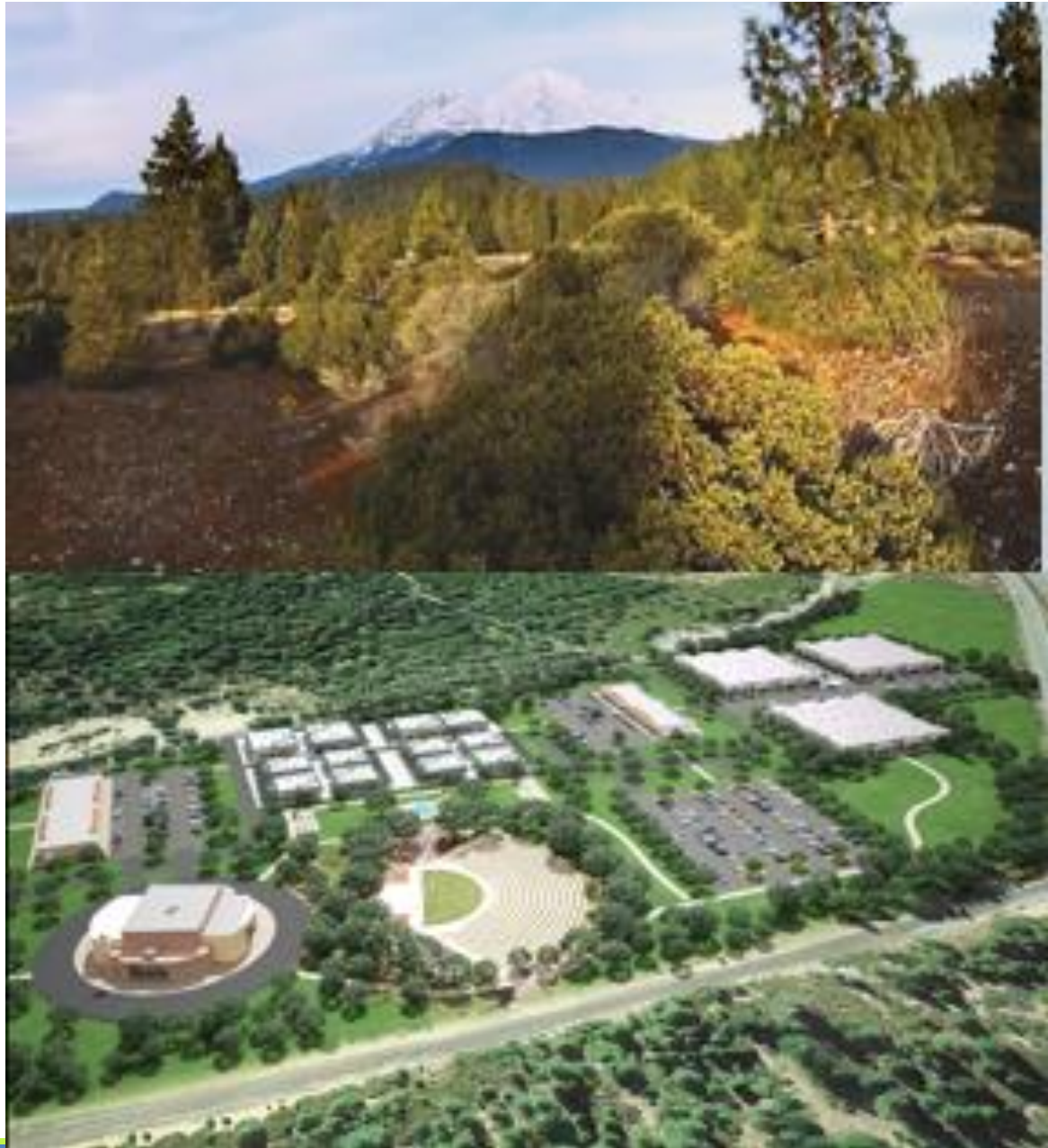
## Affordable Housing Warehouse Artist Lofts Sacramento, CA

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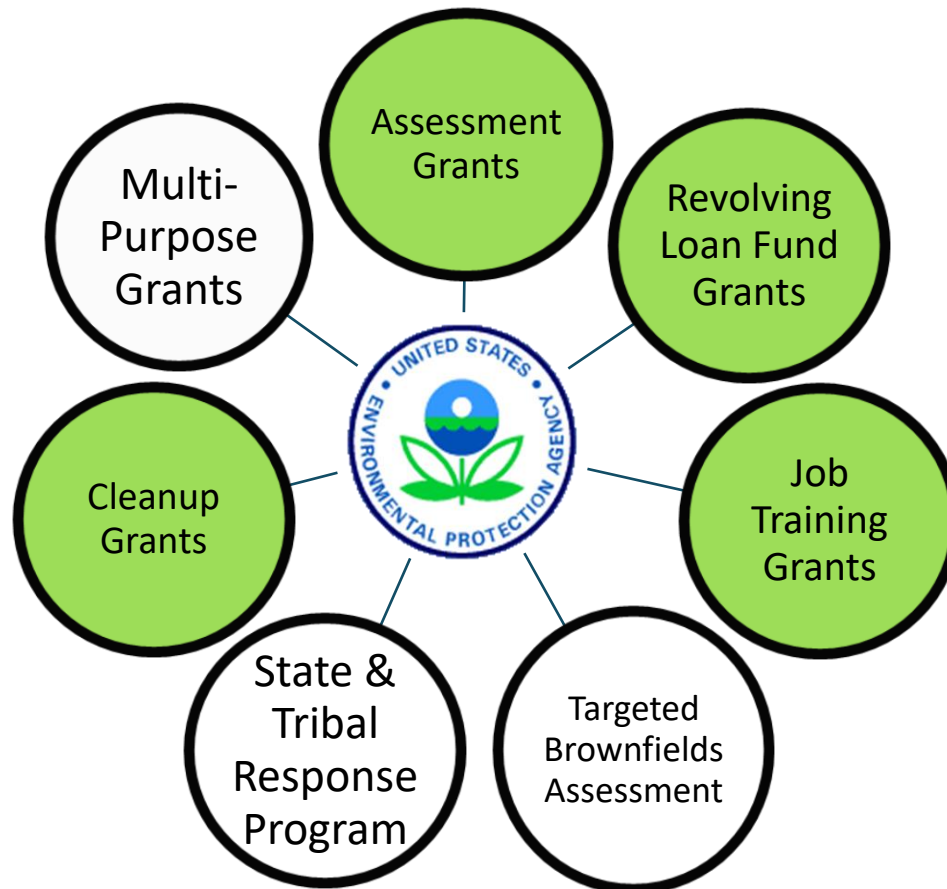
# Mt. Shasta Former Lumber Mill Site

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# Brownfields Funding

[Request for Proposals](#) Open Now






# How to utilize Brownfields Funding

 U.S. Environmental Protection Agency   Pacific Southwest Region 9 <b>BROWNFIELD GRANTS &amp; TECHNICAL ASSISTANCE</b>						
	States & Tribes Assessment	Assessment	Cleanup	Multipurpose	Revolving Loan Fund	Job Training
<b>Purpose</b>	Site inventory, contamination assessment, cleanup planning throughout their entire jurisdiction.	Site inventory, contamination assessment, redevelopment and cleanup planning, community involvement.	Site cleanup, reuse planning, community involvement.	Assessment Grant + Cleanup Grant	Provide no- and low-interest loans, or grants, for site cleanups. At least 50% must be used for loans. Grants are limited to \$350,000 per site.	Environmental job training in communities impacted by brownfields.
<b>Applicant</b>	States   Tribes Government   Non-Profit   Tribe					
<b>Site Eligibility</b>	Applicant not responsible for contamination. Eligible public and privately held sites can be assessed.	Applicant not responsible for contamination. Eligible public and privately held sites can be assessed.	Applicant not responsible for contamination and must own cleanup site(s).	Applicant not responsible for contamination. Eligible public and privately held sites can be assessed. Applicant must own cleanup site(s).	Applicant is not responsible for contamination. Grant recipients must own the site, but borrowers do not. Privately owned sites can receive loans.	N/A
<b>Funding</b>	\$2,000,000	\$350,000 - \$500,000	\$650,000	\$800,000	\$1,000,000	\$200,000
<b>Length</b>	5 years	3 years	3 years	5 years	5 years	3 years
<b>Match</b>	50	50	20%	\$40,000	20%	50
<b>Deadline</b>	Fall	Fall	Fall	Fall - Even-Numbered Years	Fall - Odd-Numbered Years	Fall

**TECHNICAL ASSISTANCE:** We also offer free property assessments and cleanup planning to governments, tribes and non-profits through our Targeted Brownfields Assessment program. We accept applications on a rolling basis.

EPA Region 9 Brownfields Contacts			EPA Brownfields Websites	
<b>Noemi Emeric-Ford</b> Brownfields Coordinator (213) 244-1821 emeric-ford.noemi@epa.gov	<b>Richie Donahou</b> (415) 972-3331 donahou.richie@epa.gov	<b>José García</b> (213) 244-1811 garcia_jose@epa.gov	<a href="#">EPA Brownfields</a>	
<b>Nova Blazej</b> (415) 972-3846 blazej.nova@epa.gov	<b>Kelly Garbach</b> (415) 972-3300 garbach.kelly@epa.gov	<b>Lisa Hanusiak</b> (415) 972-3152 hanusiak.lisa@epa.gov	<a href="#">EPA Brownfields and Land Revitalization in the Pacific Southwest</a>	
<b>Eric Byous</b> (415) 972-3531 byous.eric@epa.gov	<b>Scott Stollman</b> (415) 972-3729 stollman.scott@epa.gov		<a href="#">EPA Pacific Southwest Region 9 Targeted Brownfields Assessment Program</a>	

  
 BROWNFIELDS AND LAND REVITALIZATION  
[www.epa.gov/brownfields](http://www.epa.gov/brownfields)



## Funding Fact Sheet

# ELIGIBLE ENTITIES

- States
- Tribes
- General Purpose Unit of Local Government
  - city, county, school district, special district, local public authority, council of governments, regional or interstate government entity
- Nonprofits 501(c)(3)
- Qualified Community Development Entity



# ASSESSMENT GRANTS

- **Activities:** Inventory, assessment, community outreach, cleanup and redevelopment planning
- **Length:** 3 to 5 years
- **Amounts up to:**
  - Community-wide - \$500,000
  - Site-specific - \$350,000
  - State & Tribe - \$2,000,000
- **Match:** \$0



# REDEVELOPMENT PLANNING

Redevelopment planning activities are eligible under Assessment Grants:

- Site Reuse Assessment and Visioning
- Market evaluation
- Infrastructure Evaluation
- Land Use Assessment
- Preliminary Site Design
- Site Disposition Strategy
- Development of area-wide plan
- Site Revitalization Planning
- Resource Roadmap/Capital Stacking





# CLEANUP GRANTS

- **Activities:** Site cleanup, reuse planning, community involvement, regulatory oversight fees
- **Ownership:** Applicant must own site(s)
- **Funding:** Up to \$500,000 (\$650K request considered)
- **Length:** 3 years
- **Match:** 20% (option to apply for cost share waiver)



# REVOLVING LOAN FUND (RLF) GRANT

- **Activities:** Loans and subgrants (\$350K limit per subgrant) for site remediation; privately-held sites can be eligible for loans; more details [here](#)
- **Funding:** up to \$1,000,000; can receive supplemental funding over time
- **Length:** up to 15 years
- **Match:** 20% (option to apply for cost share waiver)
- Recipients need to be able to effectively administer loans and manage program income
- At least 50% of funding must go to loans





# Brownfields Job Training



# Technical Assistance

- Targeted Brownfields Assessments
- Land Revitalization and Redevelopment Planning



# TARGETED BROWNFIELDS ASSESSMENTS



Rolling applications – [2 pages online](#)



EPA contractor assistance – about \$100,000 value



Phase I assessments, Phase II assessments, Analysis of Brownfields Cleanup Alternatives (ABCA)



Near term redevelopment



Smaller scale



Serve public good



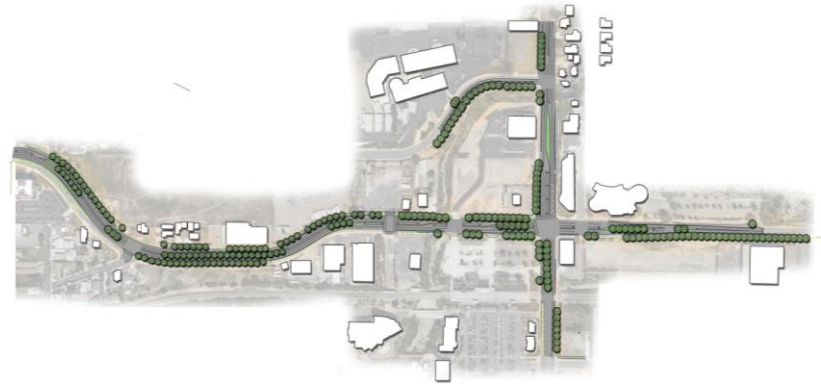


# COMPLETE STREETS

Jacobs Center: San Diego, CA



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RICK  
ARCHITECTS  
PLANNERS  
ENGINEERS  
LANDSCAPE ARCHITECTS

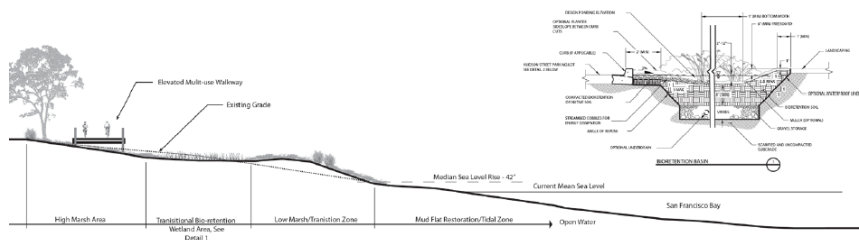
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# CLIMATE ADAPTATION & GREEN INFRASTRUCTURE

## India Basin Waterfront Parks, San Francisco, CA



Watershed-Stormwater Mapping



Cross Section-Sea Level Rise-Bioretention

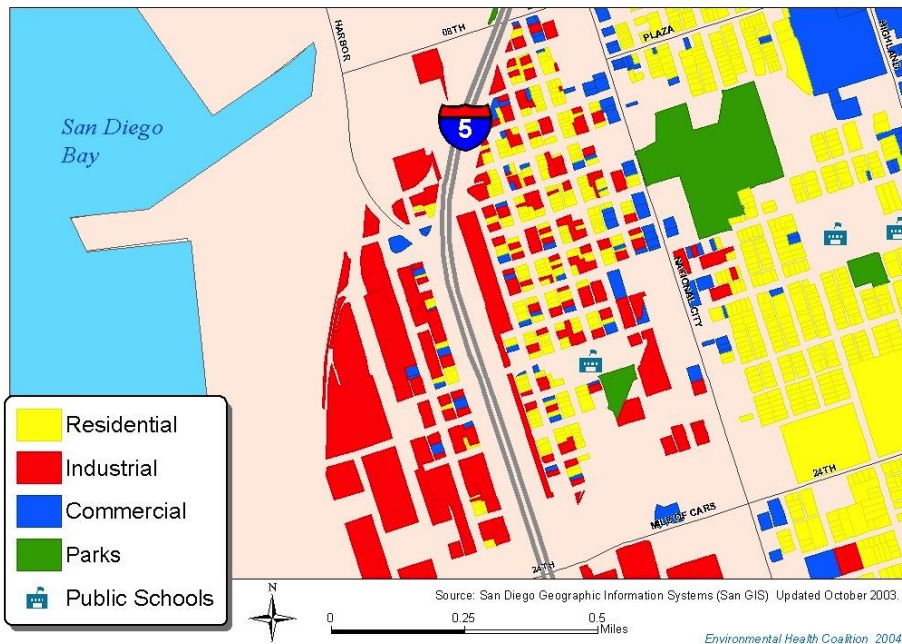




# LAND USE PLANNING

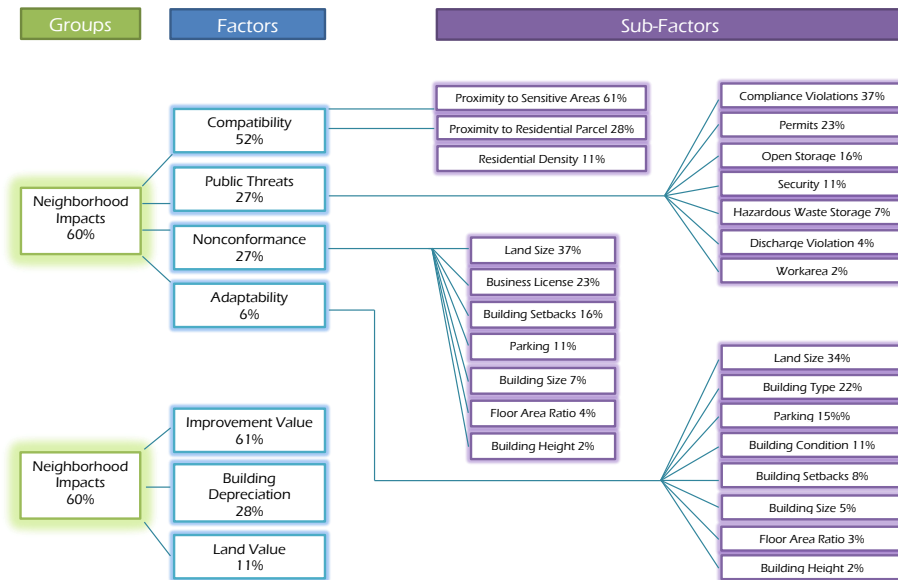
City of National City, CA

Land Use in West National City



Incompatible Residential & Industrial Uses

## AMORTIZATION GROUPING FACTORS



Amortization to Terminate Nonconforming Uses

# MODULAR CONSTRUCTION

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Factory Built Housing



For Multifamily Affordable Housing on Brownfield Sites

# MODULAR CONSTRUCTION

## Benefits of Factory Built Affordable Housing

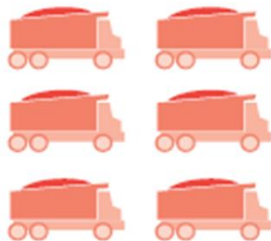
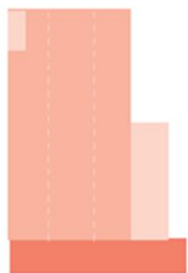
### Conventional Construction Schedule



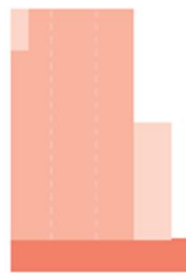
### Modular Construction Schedule



### Conventional



### Modular



Does not require additional environmental remediation or impact remedy implementation on brownfields. In some cases, the savings incurred may offset cleanup costs.

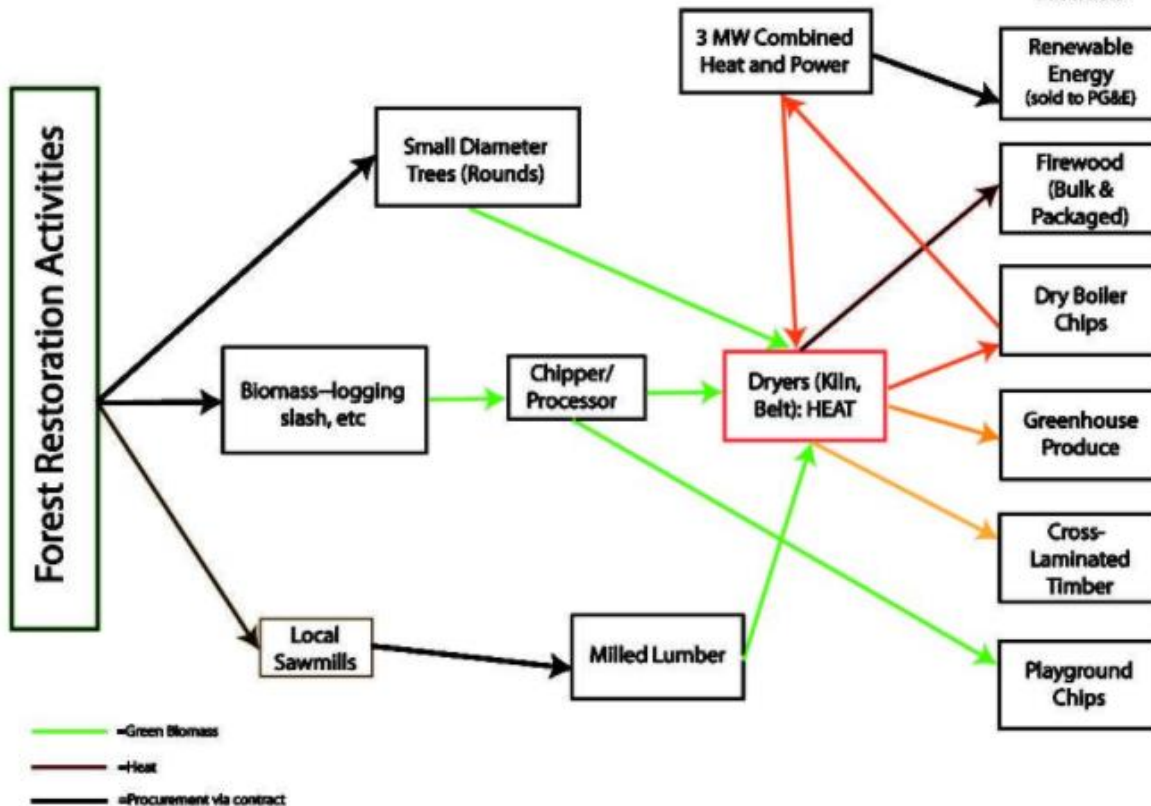
**REDUCES:  
Time & Waste**



# BIOMASS EVALUATION

Crescent Mills, CA

## Indian Valley Wood Products Campus Process Flow Diagram



Sierra Institute  
for Community &  
Environment

# ENVIRONMENTAL JUSTICE | EQUITABLE DEVELOPMENT | COMMUNITY ENGAGEMENT



# CONTACT INFO

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