



# How EPA's Brownfields Program Can Work For You

## Pacific Southwest, Region 9

Serving: Arizona, California, Hawaii, Nevada, Pacific Islands, Tribal Nations

### What is a Brownfield site?

Brownfield sites are properties that are not in use or have not been redeveloped due to possible contamination. Examples of contamination sources include industrial activities, gas stations, dry cleaners, pesticide use, asbestos, lead-based paint, mining operations and fuel storage tanks. Brownfield sites may be privately or publicly owned.

EPA's Brownfields Program is a voluntary, non-enforcement program that provides key support early in property redevelopment. Through technical assistance and "seed" grant funding, EPA helps communities clear contaminated sites for future development, such as affordable housing, commercial buildings, transit oriented development and open space. EPA's Brownfields Program works to make a visible difference in communities, especially those that are underserved, overburdened and economically distressed.

This guide explains grants and technical support offered by EPA's Brownfields Program and highlights project successes. Successful brownfield redevelopment projects often leverage several EPA resources, as well as other public and private resources. See our Project Spotlight on the Jacobs Center in San Diego (right).

### EPA Resources

#### Brownfields Grants

- » Assessment Grants
- » Cleanup Grants
- » Revolving Loan Funds
- » Area-Wide Planning Grants
- » Environmental Workforce Development and Job Training

#### Technical Support

- » Targeted Brownfields Assessment
- » Brownfields Technical Assistance
- » State and Tribal Support



San Diego Trolley's Euclid Avenue Station sits adjacent to the future Trolley Park Terraces housing development.

### Project Spotlight:

Jacobs Center, San Diego, CA

The Jacobs Center for Neighborhood Innovation is successfully leveraging multiple EPA and non-EPA resources to develop 50-acres in the underserved Diamond/Encanto neighborhoods in San Diego, CA. The development will offer a mix of commercial space and affordable and market-rate housing. After years of extensive community outreach, a 52-unit affordable housing development, Trolley Park Terraces, will provide affordable rental housing adjacent to the transit station. This first phase of redevelopment will create over 150 construction jobs.



Local, state, and EPA partners participate in community ground breaking event for Trolley Park Terraces.

The project is funded through a variety of public and private sources including several EPA resources: \$50,000 in technical support to identify sustainable cleanup options; \$600,000 in cleanup funding; \$200,000 in brownfields planning funding to ensure a resident-driven planning process; and \$25,000 in technical support to improve the walkability of the project area.

Visit the EPA Brownfields website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields)

# Brownfields Grants

## Grants

EPA provides \$55–\$70 million each year in Brownfields Grant funding to communities across the country. The five types of grant funding are summarized in this guide:

- Assessment Grants
- Cleanup Grants
- Revolving Loan Funds
- Area-Wide Planning Grants
- Environmental Workforce Development and Job Training

*Brownfields Environmental Assessments evaluate the historic use of a property, the likelihood of contamination and, if appropriate, the types and extent of contamination through testing. EPA's Assessment grant will also fund community outreach and cleanup planning.*



Transit-oriented development is planned along Honolulu's rail transit corridor.



EPA provides funding for 15 environmental assessments at five rail stops from Kapolei to Ala Moana Center in Honolulu.



EPA funding supported the City of Mesa's Light Rail Corridor extension, which adds at least four new stations and 5,000 new riders.

## Assessment Grants

EPA provides funding to assess brownfield sites. This work includes conducting inventories of potential brownfield sites, research on prior site use, soil sampling for contaminants, cleanup planning and community involvement. Funding amounts range from \$200,000 to \$500,000 per grant, and recipients may direct the funding toward large, individual sites or many, smaller sites across a community. Publicly and privately owned sites may be assessed under this grant. Government entities and tribes are eligible to apply. Example projects are highlighted below.

### Honolulu Rail Transit Project, Honolulu, HI

The Honolulu Rail Transit Project will provide high-capacity elevated urban rail service to the City and County of Honolulu on the island of Oahu in Hawaii. A historic agreement in 2012 between the City of Honolulu and the Federal Transit Administration secured \$1.55 billion in federal funding for Honolulu's rail transit system. EPA joined in the effort by providing a \$400,000 Brownfields Assessment Grant to support transit-oriented development at station locations through the inventory and assessment of brownfield sites. EPA funding will also support community outreach and cleanup planning.

### Light Rail Corridor, Mesa, AZ

The City of Mesa received two Community-Wide Assessment Grants totaling \$800,000 to support a 5.8 mile extension of the city's light rail line down Main Street. The city will use EPA grant funding to conduct record searches at over 100 properties and soil sampling at 15 sites. The city leveraged tens of thousands of dollars in funding for related community outreach and public engagement efforts.

## Cleanup Grants

EPA's Brownfields Cleanup Grant funding is used to conduct planning and cleanups at brownfield sites. Funding amounts range from \$200,000 to \$600,000 for eligible sites. Government entities, tribes and nonprofits are eligible to apply. Applicants must own the property proposed for cleanup. Example projects are highlighted below.

### Warehouse Artist Lofts, Sacramento, CA

The Capitol Area Development Authority (CADA) received a \$200,000 Cleanup Grant and \$450,000 in EPA Revolving Loan Funding to clean up a site for mixed-use, mixed-income, transit oriented development. The project sparked additional efforts to revitalize the former warehouse district along the Historic R Street Corridor in downtown Sacramento. The 116 housing units and 13,000 square feet of commercial spaces are marketed to the Sacramento artist community to support an arts and culture district. The project includes performance space, community gardens and local art.

### Rumrill Sports Complex, San Pablo, CA

The City of San Pablo received a \$400,000 Brownfields Assessment Grant and a \$600,000 Cleanup Grant from EPA. Grant funding was used to assess and cleanup the former Burlington Northern and Santa Fe Railroad maintenance yard. The city leveraged local and state funding to redevelop the site into soccer fields, a picnic area, a playground, and space for a local, healthy food vendor. The new complex is located in an environmentally overburdened, underserved community that historically had little access to open spaces. One local resident trained through EPA's Environmental Workforce Development and Job Training Program was hired to work on the site cleanup and installation of the new sports fields. This project is the anchor for street improvements and redevelopment on Rumrill Boulevard.

### Fort Lowell Historic Park, Tucson, AZ

The City of Tucson received a \$200,000 Cleanup Grant to address contamination concerns at the 5+ acre Fort Lowell Historic Park. Cleanup included the removal of over 1,300 tons of soil, two septic systems, four groundwater wells, two underground storage tanks, and a significant amount of asbestos. The project helped the city preserve historic resources and enhance the park.

*Cleaning up and reinvesting in brownfield properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.*

CADA removed 5,000 cubic yards of contaminated soil to a depth of eight feet to safely build apartments on a former brownfield site in Sacramento.



The Warehouse Artist Lofts development is revitalizing the Historic R Street Corridor in Sacramento, CA.



The Rumrill Sports Complex boasts three youth soccer fields, playground, picnic area and a locally operated healthy food vendor.



Contaminated soil is removed at the 4.5 acre site that is now the Rumrill Sports Complex.



Historic preservation work at Fort Lowell uncovered 73 archeological features from periods spanning 1,000 years.

## Revolving Loan Funds

Under EPA's Revolving Loan Fund program EPA provides grants to eligible entities to issue low-interest loans and sub-grants for cleanup activities at brownfield sites. Government agencies, nonprofits and private developers can receive this cleanup assistance. Repaid loans and interest “revolve” back to the grantee, and those funds are loaned or granted again. Available funding ranges are \$700,000 to \$1 million per grantee, and government entities and tribes are eligible to apply. Successful grantees may apply for supplemental funding. Example projects are highlighted below.

### California Statewide RLF

Since 2006, the California Department of Toxic Substances Control (DTSC) received \$6.9 million in EPA Revolving Loan Funds to provide sub-grants and low-interest loans for site cleanup. To date, DTSC has awarded 22 sub-grants and six loans under this program. They have funded site cleanups statewide that have been developed into affordable housing, open space and commercial development.

### GreenCity Lofts, Emeryville, CA

The City of Emeryville received EPA Revolving Loan Fund Grants in 1999 and 2009. Loans primarily went to developers for mixed-income housing and commercial development projects. The city also borrowed funds for public projects. The success of the program was built on the flexible loan terms and the program's tie into site assessments completed with EPA and state funding. The City of Emeryville successfully leveraged multiple resources including direct EPA Cleanup Grants to the city.

### Historic Mill Town of Samoa, CA

The historic town of Samoa, located in the northern peninsula of Humboldt Bay in northern California, is the focus of a lead-contaminated soil cleanup in an area of more than 250 acres. A developer with a vision to restore Samoa and create a vibrant historic community purchased the entire town in 2000. Since 2007, the County of Humboldt has managed an EPA Revolving Loan Fund Grant totaling \$2.16 million. The County loaned a developer funding to cleanup lead-contaminated soils and lead-based paint in 100 homes. This project will ultimately preserve historic structures, including the Samoa Cookhouse, and create affordable housing.



A former petroleum-contaminated site, the Rockwood-Colton Park in Los Angeles has solar lighting and other sustainable features.



Developers of Emeryville's GreenCity Lofts used a low-interest revolving loan to clean up the site for this mixed-income multifamily development.



Lead-based paint that peeled off old homes in the historic mill town of Samoa created a health hazard by contaminating soil in the surrounding area.



**DTSC's \$1.6 million loan to the Martin Building Company resulted in the creation of 196 new units, over 300 jobs, and \$1.2 million in annual sales and property taxes. This LEED-Gold certified building is located in San Francisco.**

## Area-Wide Planning Grants

EPA's Area-Wide Planning Grants support brownfields redevelopment planning at the neighborhood-level. Grant activities include economic analyses to identify reuse options that can be supported by local market conditions, infrastructure needs assessments, coordination with existing planning efforts and community involvement. Brownfields assessment and cleanup activities are not funded with these grants. EPA awards grants up to \$200,000 to government entities, tribes and nonprofits. Example projects are highlighted below.

### Del Rio Neighborhood, Phoenix, AZ

This grant focused on the Del Rio neighborhood located in the center of Phoenix along the Rio Salado. The mixed residential-industrial Del Rio neighborhood, located in the center of Phoenix along the Rio Salado ("Salt River"), is the focus of this grant. The EPA-funded Area Wide Plan called for improved coordination with light rail development, economic research assessments for community-serving businesses and public participation. The neighborhood benefited from the increased community engagement and a land reuse plan created under the grant. Grant-related outcomes include the extension of the Valley Metro Light Rail through the neighborhood; the expansion of an Audubon Society nature center along the Rio Salado; and the repurposing of one of the brownfield sites by the Raza Development Fund into mixed-use housing and commercial development.

## Environmental Workforce Development & Job Training Grants

EPA provides funding for environmental job training in underserved, overburdened communities disproportionately affected by brownfields and environmental contaminants. Funding of up to \$200,000 is awarded to eligible government entities, tribes and nonprofits.

Current grantees include the Los Angeles County Conservation Corps in Southern California and Cypress Mandela Training Center in Northern California. In addition to receiving training in hazardous materials cleanup and management, students learn how to install residential and commercial solar panels. Both programs serve unemployed and underemployed adults.

Under the Navajo Nation's EPA-funded program, 36 tribal members completed environmental job training through the Navajo Nation's partnership with Northern Arizona University. The training focused on hazardous materials cleanup and management. Students took additional radiological training to gain the skills necessary to work on the cleanup of former uranium mines on the Navajo Nation.



During the development of the Area-Wide Plan for the Del Rio community, extensive community outreach is conducted.



A diverse group of stakeholders gather at the Nina Mason Pulliam Rio Salado Audubon Center, which is within the target area for the Del Rio Area-Wide Planning Grant.



Graduates from Cypress Mandela earn state and federal certifications in environmental management.



Navajo Nation students complete HAZWOPER training at Northern Arizona University.

# Brownfields Technical Support

## Technical Support

EPA provides four types of technical support to communities across the country:

- Targeted Brownfields Assessment
- Brownfields Technical Assistance
- State and Tribal Support

*"EPA's Brownfields Program is one of the most effective ways EPA makes a visible difference in communities. This program results in on-the-ground benefits — environmental, economic and social."*

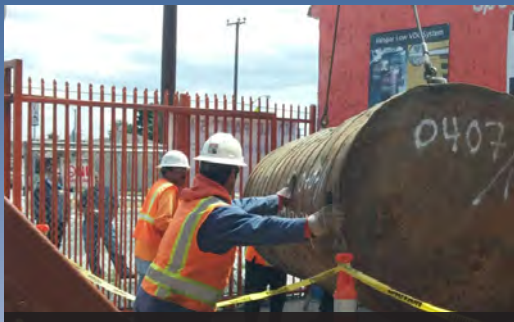
*- Enrique Manzanilla, EPA Superfund Division Director*



India Basin Waterfront's proposed park provides open space and bay access in an underserved community.



Abatement and demolition at the Beeline Dragway, Scottsdale, AZ.



Workers remove and recycle two underground storage tanks and piping from the Iglesia de Dios Isrealita site.

## Targeted Brownfields Assessment

EPA provides contractor assistance to research historic property uses, conduct environmental sampling and identify cleanup options and cost estimates. By submitting a short, on-line application, public entities, nonprofits and tribes can access up to \$100,000 worth of technical assistance for eligible sites. At no cost to the applicant, EPA contractors evaluate whether a property is contaminated and provide follow-up recommendations. EPA prioritizes sites in underserved areas that are ready for redevelopment and accepts applications on a rolling basis. For more information, please see our [brochure](#) and [application](#).

### India Basin Waterfront, San Francisco, CA

EPA conducted an assessment of a contaminated property prior to purchase by the San Francisco Recreation and Parks Department. The site is located in an underserved, economically distressed neighborhood with little access to open space. Additional EPA funding, as well as state and local resources, will enable the city to redevelop the property into a park connecting a network of 13 miles of trails, parks and Bay access.

### Salt River Pima-Maricopa Indian Community Beeline Dragway and Gravel Pit, Scottsdale, AZ

EPA conducted two assessments to determine the extent of contamination at the Dragway and gravel pit used in the 1970s and 80's. Asbestos and chromium contamination was found at the sites, and the properties have been plagued by illegal dumping since the drag racing and gravel extraction activities ceased. The Tribe will remediate the property using their EPA "128(a)" Tribal Brownfield Response grant. The sites will be redeveloped into open space and revegetated with native species and will be used for cultural events, including powwows and other tribal ceremonies.

### Iglesia de Dios Isrealita, Los Angeles, CA

EPA conducted an assessment to determine whether contamination on the property is related to past auto repair operations. The owner plans to convert the property to a food pantry or a soup kitchen in this socially and economically underserved area.

# Brownfields Technical Assistance

## Technical Assistance to Brownfields Communities

Communities can access brownfields technical assistance through *EPA-funded providers*. These organizations assist communities understand site risks and health impacts, brownfield cleanup financing, green cleanup technologies, state and tribal response programs, and how to incorporate equitable development, sustainability, climate adaptation and environmental justice considerations in redevelopment. One-on-one consultation, webinars, workshops and grant writing tips are available. Under the EPA-funded program, Kansas State University hosts "*Technical Assistance for Brownfields*," a web-based toolkit for brownfields redevelopment, including tools for successful grant proposal writing.

## Contract Support

EPA provides technical assistance to communities for discrete projects that feed into longer-term revitalization projects and serve as examples for other communities. Projects can receive up to \$35,000 in contract support. Focus areas include: redevelopment planning, adapting to climate change, land revitalization tools, "green" street-scaping, improving stormwater management and preventing illegal dumping.

Recent projects in California include an assessment of urban garden feasibility in Fresno; a market analysis of green businesses in Chico; recommendations for climate change resiliency features for a new bayshore park in San Francisco; and an economic analysis of sustainable redevelopment elements for a new housing complex in the City of National City.

## Spotlight on the City of National City, CA

EPA assisted the City of National City develop a sustainable reuse plan for the 14-acre Paradise Creek Apartment Homes project. EPA consultants assessed the reuse of building materials, coastal climate issues, green building approaches, energy saving opportunities and green infrastructure for each project phase. Project recommendations included an economic benefit analysis, including a return on investment analysis for sustainable activities; financial strategies, including utilizing emissions and carbon markets, environmental investment funds, and creating local incentives; and a cost comparison of sustainable development versus traditional development practices.

At the foundation of this project is the incentivized relocation of industrial uses out of a residential neighborhood. EPA's assessment also included an amortization formula and schedule prioritizing the most polluting and underutilized uses first, which helped the City identify incentive strategies for relocation and closures of non-conforming uses in the neighborhood.



Paradise Creek Apartment Homes are the first sustainably redesigned affordable homes in West-side neighborhood in the City of National City.



Community members celebrate the groundbreaking of the Paradise Creek project.



Chico is working to redevelop this key brownfield site as part of a larger effort to support green companies in "The Wedge" business area.



The Blue Moon Community Garden illustrates the conversion of a brownfield into urban agriculture in Tucson, AZ.

## State and Tribal Support

EPA provides funding each year to states, tribes and territories for their Brownfields and Emergency Response programs. This funding, termed "128(a)" funding, can help leverage EPA Brownfields Grants to communities. Descriptions of specific programs follow below. In addition, the non-profit Center for Creative Land Recycling maintains a list of state brownfields resources on its website.

**California:** The California Department of Toxic Substances Control (DTSC) conducts marketing and outreach, develops and updates tools for its Brownfields response program, and assists with redevelopment projects in California's communities. Key program tools are the Targeted Site Investigation Program, which provides free environmental investigation services through a competitive application process, and the EnviroStor database, which compiles information on brownfield sites across the state. DTSC operates a Revolving Loan Fund initiated through the EPA program discussed above.

**Nevada:** The Nevada Division of Environmental Protection (NDEP) assists government, tribal and nonprofit entities with site assessments and cleanups and helps explore options for redevelopment, including applying for brownfields grants and identifying other sources of funding. NDEP operates a Revolving Loan Fund initiated through the EPA program discussed above.

**Arizona:** The Arizona Department of Environmental Quality (ADEQ) focuses on sustainability, voluntary cleanups, business operations and permitting to successfully manage and continually enhance the State Response Program. ADEQ helps cities, counties, nonprofits and tribes with brownfield assessments, cleanups and redevelopment.

**Hawaii:** The Hawaii Department of Health (HDOH) and Hazard Evaluation and Emergency Response (HEER) Office provides technical assistance to state, city and county agencies applying for EPA Brownfields Grants. HDOH also provides community outreach and training in brownfields contaminant risks, protection and redevelopment. HDOH operates a Revolving Loan Fund initiated through the EPA program discussed above.

Tribes and Territories in EPA's Pacific Southwest have EPA-funded Brownfields and Emergency Response Programs that inventory brownfields sites, develop waste management and cleanup programs, and conduct other activities, including emergency response and public outreach.

The California Department of Toxic Substances Control (DTSC) conducts environmental site assessments to safely facilitate the redevelopment of brownfields sites into schools, housing, retail and open space projects. DTSC also assists brownfields stakeholders by providing crucial environmental due diligence packages to support real estate transactions. Since 2003, \$2.5 million in EPA "128(a)" assistance has funded over 90 environmental assessments in California communities. In addition to this state-wide funding, DTSC received a \$400,000 EPA Brownfields Assessment Grant in 2015 to conduct environmental site assessments in underserved communities along the I-710 Freeway in Southern California.



The State Hotel in Carlin, NV was assessed under an EPA grant, and asbestos abatement and building demolition will be funded through Nevada's 128(a) grant. The city plans to reuse the site as a community garden.

### For more information

Visit the EPA Brownfields website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields) or contact Region 9 Brownfields Coordinator Noemi Emeric-Ford at (213) 244-1821 or [emeric-ford.noemi@epa.gov](mailto:emeric-ford.noemi@epa.gov)

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