



**DISCUSS:** Brownfields Process,  
Available Funding & Hawaii Specific  
Examples



## EPA and HDOH/HEER

- EPA provides annual funding to assist with the state's response program
- HEER will provide reviews/approval of all assessment and cleanup work completed with EPA resources
- Provide technical assistance to map out a project for either assessment or cleanup
- Provide consultations and answer questions
- **Reminder**: EPA will not approve or provide site closure even if work completed w/EPA funds

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## How to utilize Brownfields funding...



## Site Discovery: Community Opportunities



- Reduce environmental and health risks
- Promote economic development and jobs
- Expand the tax base of local governments
- Improve quality of life and preserve cultural values

## Environmental Site Assessment

### Phase I

- Records review, visual inspection & interviews with property owners
- Provide indications of whether an environmental release has occurred
- Cost ranges from \$3,000 to \$10,000
- Site access is not absolutely necessary



## Environmental Site Assessment



### Phase II

- On-site soil & groundwater sampling
- Determine extent of contamination
- Used by prospective purchasers to estimate purchase price
- Cost range from \$15-85,000
- Site access is necessary

## Common types of contamination

- Hazardous Substances
- Petroleum Contamination
- Asbestos Containing Materials & Lead Based Paint
- Substances used in illegal drug manufacturing (e.g. meth labs and marijuana farms)
- Other environmental contaminants (i.e. pesticides)





## Planning: The Messy Process

- Obtain site access
- Alert the community of any planned activities
- Consider demolition costs
- Begin property assessments (zoning, liens)
- Develop environmental cleanup plan based on reuse planned
- Keep the community engaged and seek political support

### When Planning:

- Obtain clarity on the strategy and outcomes?
- Are they practical & implementable?
- Were sustainable development strategies considered?



## TOOLS to Promote Planning

Figure 1.1: La Washington's Dance Theater

**General Information**

|                       |                                    |
|-----------------------|------------------------------------|
| Council District      | B. Commerce-Water/Water/Industrial |
| Address/Intersection  | 2121 25th Street 2017              |
| Owner/Inhabitant      | 2121 25th Street 2017              |
| Developer and/or      | Los Angeles County                 |
| Neighborhood          | Los Angeles County                 |
| Planning Area         | Los Angeles County                 |
| Zoning                | Los Angeles County                 |
| Flooring              | Los Angeles County                 |
| Impermeable Zone      | Los Angeles County                 |
| Store Impervious Zone | Los Angeles County                 |
| ATFNS                 | Los Angeles County                 |

**Map Legend:**

- Brownfield Site (diagonal lines)
- Remedial (yellow)
- Geomaterial (orange)
- Parking (grey)

**Map Labels:**

- COUNCIL DISTRICT
- STREET ADDRESS
- NEIGHBORHOOD
- PLANNING AREA
- ZONING
- FLOORING
- IMPERMEABLE ZONE
- STORE IMPERVIOUS ZONE
- ATFNS
- STREET ADDRESS
- NEIGHBORHOOD
- PLANNING AREA
- ZONING
- FLOORING
- IMPERMEABLE ZONE
- STORE IMPERVIOUS ZONE
- ATFNS

BROADWAY FIELD SITE INFORMATION RANKING (BSIR)

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*Los Angeles Brownfields Program*      **Lula Washington's Dance Theater**

| Environmental Information         |   |
|-----------------------------------|---|
| Current regulatory actions        | None. Owner notified City for asbestos with clean up  |
| Prior regulatory actions          | LAUSD letter requesting further investigations  |
| Documents available               | 216 Investigations  |
| Identified environmental concerns | Site is located in the Los Angeles Harbor area with no other<br>hazards identified. (216) - requires future testing |
| Potential or potential concern    | Investigate asbestos contamination - testing only with<br>regulate by state 216 (216)                               |
| Actions identified and cost (\$)  | Future asbestos testing   |

| Reuse Proposals                        |  |
|--|--|
| Proposed City projects                 | Owner has decided to use for office use                      |
| Other proposed projects                | Developed for use with for human uses besides the office use |
| Other economic development information | On Caltrans project area from City Brownfields Program       |

Date Proposed: August 8, 2002  
By: Mark G. (G. Mark)  
Contact: (213) 978-1111

**BROWNFIELD SITE INFORMATION REPORT (BSIR)**

## Cleanup Remedies

- Capping
- Pump and treat
- Soil Excavation
- Soil Vapor Extraction
- Phytoremediation or Bioremediation



## Revitalization



### **Brownfields Goal is Sustainable Revitalization**

- Equitable Development
- Affordable Housing
- Infill Development – Main Street/  
Downtown
- Climate Resiliency
- Transit Oriented Development
- Complete Streets - Bikeshare

## The Brownfield Program: Types of Grants

- Assessment Grants
- Cleanup Grants
- Environmental Workforce Development Job Training (EWDJT)
- Revolving Loan Fund
- Research, training and technical assistance

## The Brownfield Program: Assessment Grants

- Funding to plan, inventory, conduct assessments, community involvement, market feasibility studies and cleanup/redevelopment planning
- Amount:
  - Coalitions up to \$1M
  - Site-specific up to \$350,000
  - Communitywide up to \$300,000
- Award ~150 grants annually
- Who is eligible?
  - State, local, and tribal government

Next Solicitation:  
Fall 2018



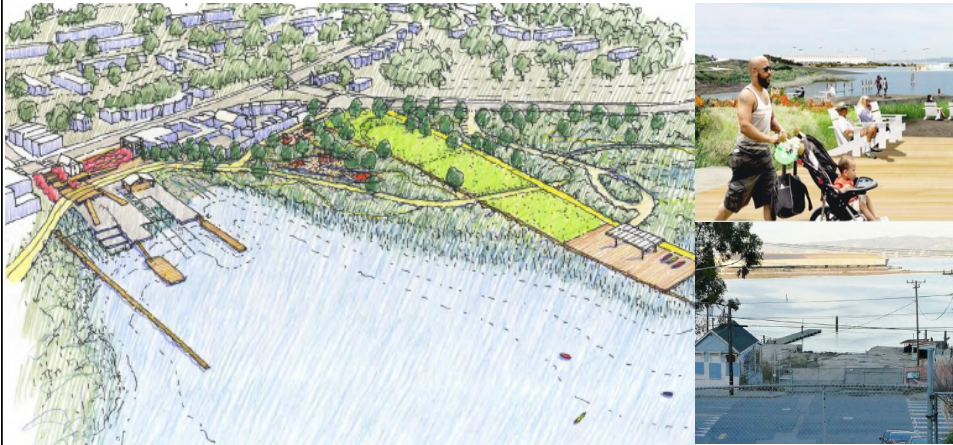
## Mixed-Use Development



## Transit Oriented Development Mesa, AZ



## Open Space



## The Brownfield Program: Cleanup Grants

- Who is eligible?  
**Applicants must own the property at time of application**
  - State, local, and tribal governments
  - General purpose units of local governments
  - Regional councils
  - Non-profit organizations
- Funding:
  - Up to \$200,000 per site (total of 3 sites)
  - Requires a 20% cost share
  - Award ~60 grants annually

Next Solicitation:  
Fall 2018

## Transit Oriented Development Affordable Housing Project



## The Brownfield Program:

Environmental Workforce Development and Job Training (EWDJT) Grants

- Provide funding to recruit, train, and place graduates
- Support training in various environmental programs
- Who is eligible?
  - States, counties, municipalities, tribes, and U.S. territories
  - Colleges and universities
  - Non-profits
- Funding:
  - Up to \$200,000 each
  - Award ~16 grants annually

Next Solicitation:  
Spring 2019



## Environmental Workforce Development



## Renewable Energy Richmond, CA & Tonopah, NV





## The Brownfield Program: Revolving Loan Fund (RLF) Grants

- Funding to provide loans and subgrants for remediation
- Who is eligible?
  - State, local, and tribal governments
  - General purpose units of local governments
- Funding:
  - Up to \$1,000,000 (typically around \$800,000 in past years)
  - Requires a 20% cost share
  - Award ~12 RLFs every other year

### Next Solicitation:

- Supplemental RLF: February 2019
- RLF: Fall 2019

## Affordable Housing



## The Brownfield Program: Types of Technical Assistance

- Targeted Brownfield Assessments (TBA)
- Technical Assistance for Brownfields Communities (TAB)
- Other Research, Training and Technical Assistance Grantees

## The Brownfield Program: Targeted Brownfield Assessment

- EPA conducts assessments
- Must have leveraged funds for redevelopment
- Requests on a rolling basis
- Must be able to provide access to the site



## The Brownfield Program:

Technical Assistance to Brownfield Communities (TAB) Grants

### Center for Creative Land Recycling (CCLR)

<https://www.cclr.org/>

- Offer assistance with:
  - developing a brownfield program
  - establishing site inventories
  - reviewing historical site information
  - designing an investigation or sampling analysis plan
  - planning for redevelopment
  - community engagement
  - workshops, webinars and geographic based meetings
  - preparing grant proposals

## The Brownfield Program:

Other Research, Training and Technical Assistance Grants

Provide Assistance through September 2019

### Council of Development Finance Agencies (CDFA)

<https://www.cdfa.net/>

- Free technical assistance to any community interested in how to finance economic development on brownfields.
- Resources include: financing toolkit, webinar series (with archives of past sessions available), and direct technical assistance opportunities that connects your project to finance experts through on-site project response teams

# The Brownfield Program:

## Other Research, Training and Technical Assistance Grants

### Groundwork USA <https://groundworkusa.org/>

- Free technical assistance those trying to incorporate equitable development into brownfields projects

#### Groundwork can support:

- feasibility assessments of projects and opportunities identified through community planning efforts
- design and sequencing of near and long-term place-based strategies
- development of tactical, locally based work groups and partnerships

One-on-one, direct technical assistance opportunities (communities request assistance via form on GW USA website)

## EPA grant helps boost OHA's plans for Kaka'ako

By Harold Needy

The Office of Hawaiian Affairs is moving ahead with plans to breathe new life into property it owns in Kaka'ako Makai.

A \$400,000 grant recently awarded to OHA from the U.S. Environmental Protection Agency will allow it to begin studying environmental contamination at six sites in Kaka'ako Makai that contain petroleum and other hazardous substances.

The six sites are part of 10 parcels comprising 30 acres of largely waterfront property that was transferred to OHA about a year ago by the state to settle longstanding claims for past due revenues from the Public Land Trust.

Taken together, the 10 parcels are valued at an estimated \$200 million and could potentially provide a major boost to OHA's efforts to fund community-based programs aimed at improving conditions for Native Hawaiians.

But before redevelopment can occur, environmental contaminants on the six properties — including Fisherman's Wharf, Honolulu Marine, and the Army and Air Force

Exchange Service Government Building, known as AAFES — will have to be assessed and addressed through cleanup work expected to take about three years to complete.

"This grant will be an important first step in addressing environmental contamination within Kaka'ako Makai," said OHA's Chief Executive Officer Kumana'opono Crabbe. "It's also an important first step in OHA's cleanup and redevelopment of Kaka'ako Makai as part of a broader effort to create a safe place for Hawaii's residents to access the ocean and provide increased opportunities for shopping as well as entertainment close to home."

OHA will be receiving two EPA Brownfields Assessment Grants totaling \$400,000 to assess the six parcels in Kaka'ako Makai. The total of the first EPA grant is \$200,000, which will be used to assess hazardous substances. Another \$200,000 EPA grant will be used to assess petroleum contamination as well as conduct community engagement activities.

"These grants go a long way to bring areas in Honolulu back into productive reuse while involving community members in the process,"



The Brownfields Assessment Grants will help assess contamination in six properties in Kaka'ako Makai, including the AAFES building, pictured. — KWO file photo

Jared Blumenfeld, EPA's regional administrator for the Pacific Southwest, said in a statement "EPA is pleased to be able to fund these local projects that will help address contamination, revitalize neighborhoods and spur economic activity."

OHA is one of 240 organizations that have been recommended by the EPA to receive \$62.5 million in grants to protect people's health and the environment in local communities. In a press release, the EPA said that the funds provide communities with funding necessary to assess, clean up and redevelop contaminated properties, boost local economies and leverage jobs while protecting public health and the environment.

According to the EPA, the grants target underserved and economically disadvantaged neighborhoods — places where environmental clean-

ups and new jobs are most needed. In its application to the EPA for grant money to help improve Kaka'ako Makai, OHA raised concerns about arsenic, lead and dioxin from incinerating ash that was used as fill, and petroleum contamination from prior land uses.

"OHA recognizes, given that Kaka'ako Makai was created by filling submerged land with raw trash and incinerator ash, that the first step to responsible planning and safe redevelopment is to fully understand the extent of contamination and the options for cleaning it up," Crabbe said. "With OHA's redevelopment vision combined with EPA funding, Kaka'ako Makai can shine as the jewel it was intended to be, adding value to the surrounding community and neighborhoods."



## Office of Hawaiian Affairs

- Received \$400,000 in 2013
- Kaka'ako Makai (seaward) side of Ala Moana Boulevard
- The area encompasses 60 acres of land spilt into 20 parcels
- OHA owns ten parcels in six of which (Parcels A, C, D, E, I, and L) were investigated using brownfields grant funding
- ✓ Completed 6 Phase II site assessments
- ✓ Analysis of brownfields cleanup alternatives for three parcels

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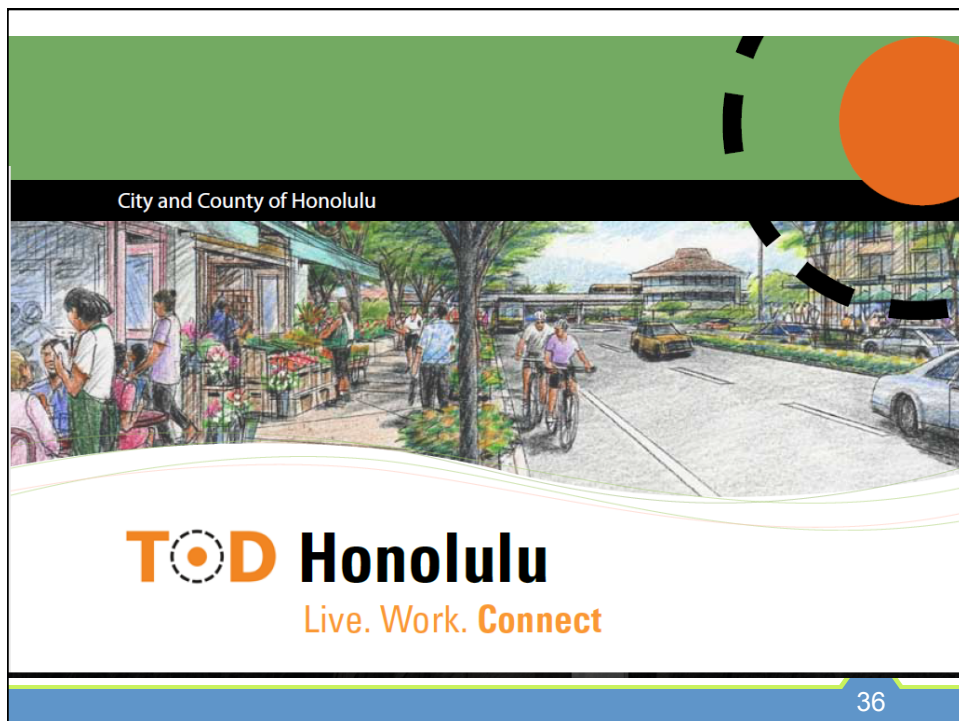
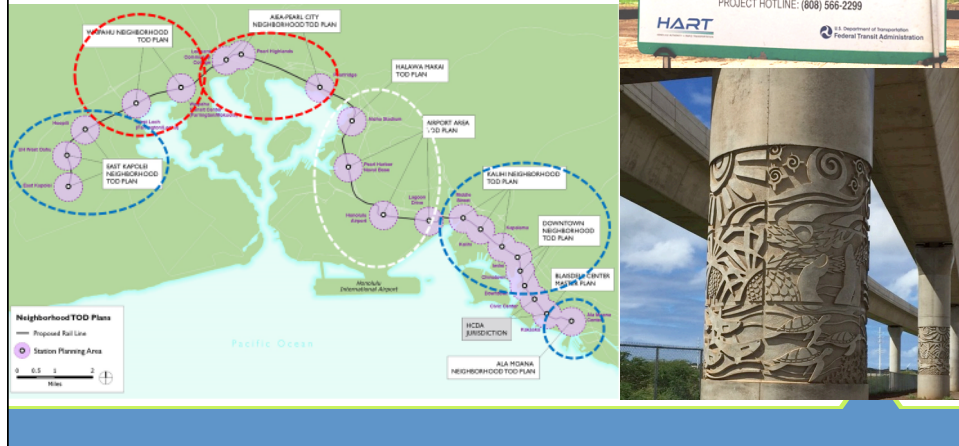
Figure 1: OHA parcels assessed under EPA Brownfields grants (source: ESI, Inc.)

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# City and County of Honolulu

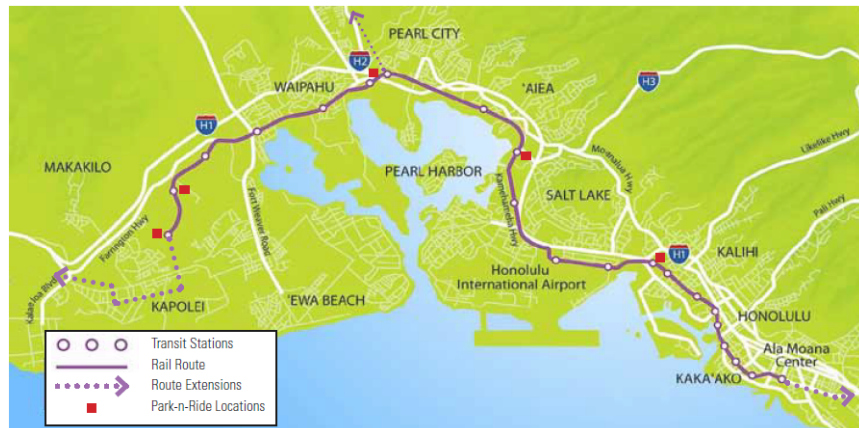
2014: \$400,000 assessments

2018: \$300,000 assessments



## HART

\$300,000 for assessments  
\$600,000 for cleanup of the future  
Iwilei Transit Station



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## Department of Business, Economic Development & Tourism

- 2002 received a \$2M brownfields revolving loan fund grant
- 6/2009 Department of Hawaiian Home Lands (DHHL) received a **\$1.97M** loan for cleanup of the former Ewa Sugar Company's East Kapolei Pesticide Mixing and Loading in East Kapolei, Oahu



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## DBEDT's RLF

- **Hawaii Island Community Development Corporation (HICDC)**, a non-profit affordable housing developer
- Received \$792,382 loan for the cleanup of the former Kohala Sugar Company
- To develop the Kumakua Affordable Housing Project
  - 88-unit mixed income, single family residential subdivision



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## DBEDT's RLF

- **Available \$987,600** for loans and/or subgrants
- Subgrants can only be provided to units of government or nonprofit
  - Must own the property
  - Not caused or contributed to contamination at site



**Kumakua Affordable Housing Project**

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