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

How to utilize Brownfields funding...

- Site Discovery
- Assessment
- Planning
- Cleanup
- Revitalization
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

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
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

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)
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 split 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

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

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
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

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
Revolving Loan Fund Contact:

Ruby Mariko Edwards, AICP
State Office of Planning
Department of Business, Economic Development & Tourism
808-587-2817
ruby.m.edwards@hawaii.gov

Contact Information

Noemi Emeric-Ford
US EPA Brownfields Program
213-244-1821
emeric-ford.noemi@epa.gov