

# 2013

## **BROWNFIELDS FEDERAL PROGRAMS GUIDE**



2013 Edition

Cover illustration of Charles Town/Ranson, WV,  
redevelopment project by John Zanetta.

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# Introduction

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Much has changed since the U.S. Environmental Protection Agency's (EPA) Brownfields Program began in 1995. Years ago, brownfields were seen primarily as undesirable contaminated properties that often sat idle and contributed to blight. Today, many communities recognize that while brownfields are contaminated properties, they also can be important community assets that present a tremendous opportunity for community revitalization. Most major brownfields are well-located in centers of economic activity, and many brownfields properties have excellent existing infrastructure and access to services. Cleaning up and reinvesting in brownfields increases local tax bases, facilitates job growth, utilizes existing infrastructure, and takes development pressures off of undeveloped greenfields while improving and protecting the environment. The challenge is finding ways to leverage these assets to rebuild downtowns, revitalize smaller communities, and promote economic revitalization.

The Brownfields Program does more than simply address environmental contamination—it recognizes that a community's quality of life goes hand-in-hand with economic development and sustainability, and encourages communities to develop and implement their own vision for community revitalization. An example is Lansing, Michigan, where the community leaders' revitalization vision for the city's downtown centered on cleanup and redevelopment of the abandoned 1920s-era Ottawa Street Power Plant. The huge, decrepit structure was an eyesore that dominated the waterfront along the Grand River and contributed to blight. Despite many calls to demolish the structure, Lansing wanted to preserve it. The city assembled a package of grants and financial incentives that included EPA brownfields assessment and cleanup grants, a Michigan Renaissance Zone designation, and state grants, along with brownfield tax credits, brownfield tax increment financing, federal and state Historic Rehabilitation Tax Credits, and New Market Tax Credits. Each was needed to rehabilitate the property. Today, the power plant is a "signature building" that is a centerpiece for Lansing's downtown renaissance. It is home to the Accident Fund Insurance Company, one of the companies that make Lansing the insurance hub of the Midwest.

EPA's brownfields grants often are critical to attracting additional investments from other sources that are

necessary for revitalization projects. Each dollar of federal brownfields funding leverages \$18 in additional investment. Since 1995, EPA's brownfields investments have leveraged more than \$19.2 billion in cleanup and redevelopment funding from a variety of public and private sources, and have resulted in the creation of approximately 86,200 jobs. These national-level statistics reflect what happens on the local level: successful local brownfields and land revitalization projects often are built by assembling packages of resources and support from many sources.

In Bridgeport, Connecticut, the Department of Transportation (DOT), the Department of Housing and Urban Development (HUD), and EPA are working together through the Partnership for Sustainable Communities to help the city meet sustainability goals. Bridgeport received \$11 million in 2010 through DOT's Transportation Investment Generating Economic Recovery (TIGER) program to upgrade roads around the East Side's Steel Point Peninsula in preparation for redevelopment. These funds build on an EPA Environmental Justice Showcase Community grant, which led to many improvements in Bridgeport's distressed East End and East Side neighborhoods, including a new fishing pier and renewed access for residents who had been unable to get to the waterfront. The partnership also helped residents and neighborhoods in Bridgeport better connect to one another and the broader regional economy. Bridgeport is a partner in the New York-Connecticut Sustainable Communities Consortium that received a 2010 HUD Regional Planning grant. As part of this grant, the consortium is studying whether Barnum Station, a proposed rail station in Bridgeport's East End, can anchor the redevelopment of the city's East Side, thereby leading to new business investment, mixed-use development, and affordable housing.

The Brownfields Program and its federal partners offer guidance and incentives to empower communities to address brownfields and revitalize their communities. The availability of technical and financial assistance from a variety of sources often is a key to success. The *2013 Brownfields Federal Programs Guide* is a compendium of technical and financial assistance that is available from federal agencies for brownfields and land revitalization projects. It also includes information about assistance that is available through federal tax incentives and encourages communities to explore loans, loan guarantees, and other incentives.

## THE 2013 EDITION OF THE BROWNFIELDS FEDERAL PROGRAMS GUIDE

The 2013 *Brownfields Federal Programs Guide* updates the 2011 edition. Several new programs and initiatives were added and a few were eliminated. The names of some grant programs changed and several agencies consolidated programs or revised the descriptions of existing programs. Some of the highlights are summarized below.

### U.S. Environmental Protection Agency

- EPA's new Area-Wide Planning Grants Program was piloted in FY 2011. EPA is awarding a second round of area-wide planning grants in FY 2013. These grants encourage communities to put together a redevelopment plan and implementation strategy to address an area or neighborhood with several brownfields by engaging members of the community, assessing infrastructure, conducting market studies, and creating a plan for phased development of the entire area.
- In FY 2012, EPA piloted new multi-purpose grants for assessment and cleanup of a site at the same time. The pilot program was created to shorten the time delay between assessment and cleanup that results from having to apply for cleanup grants only after an environmental site assessment is complete.
- EPA's Brownfields Job Training Program became the Environmental Workforce Development and Job Training (EWDJT) Grants Program. The name change reflects the expansion of the program to include training in other environmental media, in addition to the core traditional brownfields hazardous waste and petroleum training.
- EPA's Drinking Water State Revolving Fund (DWSRF) is a new addition to the 2013 guide. The DWSRF provides loans to publicly and privately owned public water systems through state-run programs that provide low- or no-interest loans to communities, public utilities, and private companies for drinking water projects that meet the program's criteria.

### U.S. Department of Commerce (DOC)

- The DOC's Economic Development Administration (EDA) made several changes to its suite of grants programs that can be used for brownfields-related purposes. EDA's Public Works and Economic Development Assistance Program is now called the Public Works and Economic Adjustment Assistance Program, and EDA's Economic Development Planning Assistance Program is now called

the Economic Development Planning and Local Technical Assistance Program.

- EDA's new Advanced Manufacturing Jobs and Innovation Accelerator Challenge grants support the advancement of high-growth, regional industry clusters. The program is part of the federal government's Jobs and Innovation Accelerator Challenge, a partnership between EDA and the National Institute of Standards and Technology, the U.S. Department of Energy, the U.S. Department of Labor's Employment and Training Administration, the Small Business Administration, and the National Science Foundation. This initiative assists the development and implementation of regionally driven economic development strategies that support advanced manufacturing and cluster development. In addition to the six partnering agencies, the initiative leverages technical assistance from up to eight other federal agencies.

### U.S. Department of Agriculture (USDA)

- USDA also is involved in the federal government's Jobs and Innovation Accelerator Challenge. USDA's new Rural Jobs and Innovation Accelerator Challenge promotes opportunities for accelerated job creation and community and economic development in rural regions through regional collaboration in high-potential industry clusters, including renewable energy, food production, rural tourism, natural resources, and advanced manufacturing. The Rural Jobs Accelerator provides resources to support the development of clusters and to assist distressed rural communities in accelerating job creation by leveraging local assets, building stronger economies, and creating regional linkages.

### U.S. Department of Housing and Urban Development

- HUD no longer offers grants through its Brownfields Economic Development Initiative (BEDI) program. Instead, rules for HUD's Community Development Block Grant program were changed to allow for brownfields cleanups, making a separate BEDI program unnecessary.
- HUD's Neighborhood Stabilization Program, which was created in response to the housing crisis, no longer is funded.

### U.S. Department of Justice (DOJ)

- DOJ closed its Community Capacity Development Office (CCDO). CCDO's Weed and Seed program is no longer funded. Currently, DOJ does not support any specific brownfields initiatives.



## U.S. Department of Transportation

- There are several changes to DOT programs. The competitive TIGER Grants program originally authorized under the American Recovery and Reinvestment Act (ARRA) will continue. Localities may apply to DOT for TIGER grants for major capital projects that will enhance economic competitiveness and livability.
- DOT's Federal Transit Administration added two new programs: Bus and Bus Facilities (Section 5339) and State of Good Repair Formula Grants (Section 5337). The State Planning and Research Program Grants program was eliminated.
- There are several changes to DOT's Federal Highway Administration (FHWA)'s programs due to passage of the Moving Ahead for Progress in the 21st Century Act of 2012 (MAP-21). MAP-21 provides a flexible funding source to state and local governments for transportation projects and programs to help meet the requirements of the Clean Air Act. FHWA's Transportation, Community, and System Preservation Pilot Program and Transportation Enhancements Activities were eliminated. MAP-21 authorized a new Transportation Alternatives Program that combines FHWA's Transportation Enhancements, Safe Routes to School, and Recreational Trails programs that previously were authorized under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users.

## U.S. Small Business Administration (SBA)

- SBA doubled the size standard for defining a small business from \$7.5 million to \$15 million in annual revenues and other related revisions to its loan programs.

## USING THIS GUIDE

The entry for each federal agency or organization summarizes its mission and its connection to brownfields and lists the programs that provide technical or financial assistance relevant to brownfields. A description of eligibility requirements, availability, uses and applications, as well as any restrictions on use or eligibility are included where applicable. "Snapshots" of brownfield projects that have successfully leveraged funding from these programs are included to illustrate how federal programs have stimulated brownfields cleanup and redevelopment around the country. The section on "Federal Tax Incentives and Credits" describes options for using federal tax incentives for brownfields cleanup and revitalization.

In addition to the federal resources discussed in this guide, communities are encouraged to build state and local partnerships and explore opportunities to work with local, regional, and national philanthropic organizations on brownfields-related projects. Tapping into these additional sources of funding and expertise often can provide the additional resources that a brownfield project needs to succeed.

EPA encourages stakeholders to think broadly about a brownfield project and to consider and take advantage of the numerous options available for technical and financial assistance. The quick-reference table that follows gives an overview of brownfields federal programs to help narrow your search for federal programs that might apply to your project.

For additional information and assistance, contact your EPA Regional Brownfields Coordinator (<http://epa.gov/brownfields/contacts.htm>) or your EPA Regional Land Revitalization Coordinator (<http://www.epa.gov/landrevitalization/contactus.htm>).

# Overview of Brownfields Federal Programs

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Appalachian Regional Commission	<ul style="list-style-type: none"> <li>Grants through state programs for economic development and brownfields redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance to address brownfields, including mine-scarred lands, in the 13 Appalachian states.</li> </ul>
Department of Agriculture, Rural Development	<ul style="list-style-type: none"> <li>Loan guarantees for rural businesses.</li> <li>Loans for small businesses.</li> <li>Rural business development grants.</li> <li>Grants to accelerate job creation in rural communities.</li> <li>Grants and loans to develop community facilities.</li> <li>Grants and loans to develop water and waste disposal systems in rural areas.</li> <li>Renewable energy grants.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance and training for rural businesses.</li> </ul>
Department of Agriculture, U.S. Forest Service	<ul style="list-style-type: none"> <li>Financial assistance to plant and maintain trees for beautification or remediation of brownfields.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance for planting trees on mine-scarred lands and for phytoremediation.</li> <li>Technical assistance for planting trees for open space, parks, and land conservation projects.</li> </ul>
Department of Commerce, Economic Development Administration	<ul style="list-style-type: none"> <li>Grants for infrastructure and building reuse in distressed areas.</li> <li>Grants for regional economic development planning.</li> <li>Grants to develop economic development strategies for larger cities.</li> <li>Grants to support advanced manufacturing and cluster development.</li> <li>Economic adjustment grants.</li> <li>Assistance for development of renewable energy, energy efficiency and "green" reuse and restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Assistance with economic development planning.</li> <li>Promote innovative approaches to economic development.</li> <li>Strengthen linkage between economic development and environmental quality.</li> </ul>
Department of Commerce, National Oceanic and Atmospheric Administration		<ul style="list-style-type: none"> <li>Assistance with the restoration of contaminated coastal sites.</li> <li>Special projects relating to coastal resource management.</li> </ul>
Department of Defense, U.S. Army Corps of Engineers	<ul style="list-style-type: none"> <li>Congressionally mandated water resource civic works.</li> </ul>	<ul style="list-style-type: none"> <li>Reimbursable water- and land-related engineering technical assistance.</li> <li>Watershed and ecosystem planning support for states.</li> <li>Centers of expertise.</li> </ul>
Department of Defense, Office of Economic Adjustment	<ul style="list-style-type: none"> <li>Grants for planning for the redevelopment of closed military facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Assistance with planning for the redevelopment of closed military facilities.</li> </ul>

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Department of Energy	<ul style="list-style-type: none"> <li>Grants and tax incentives for energy efficiency combined heating and cooling, and renewable energy.</li> <li>Loans for the development of advanced technology, energy-efficient vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Research to reduce building energy use.</li> <li>Facilitating the beneficial reuse of former brownfields into energy parks and facilities that design and produce renewable energy technologies.</li> <li>Feasibility studies for renewable energy projects.</li> </ul>
Department of Health and Human Services, Agency for Toxic Substances and Disease Registry	<ul style="list-style-type: none"> <li>Grants to assess health issues associated with redevelopment plans.</li> <li>Limited health pilot awards for brownfield and reuse sites.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance to public health agencies.</li> <li>Assistance to review and assess environmental sampling data and other site data.</li> <li>Health-related information sharing in reviewing environmental assessment data.</li> </ul>
Department of Health and Human Services, National Institute of Environmental Health Sciences	<ul style="list-style-type: none"> <li>Grants to develop innovative health and safety training programs.</li> <li>Research grants to seek solutions to health and environmental issues.</li> </ul>	<ul style="list-style-type: none"> <li>Training workers for hazardous materials handling and disaster preparedness.</li> <li>Advanced technology training program.</li> <li>Training for minority workers in environmental restoration.</li> </ul>
Department of Health and Human Services, Office of Community Programs Services	<ul style="list-style-type: none"> <li>Job training program grants.</li> <li>Grants to small communities for training and technical assistance for rural water facilities.</li> <li>Assistance to community development corporations.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance for rural water facilities.</li> </ul>
Department of Housing and Urban Development	<ul style="list-style-type: none"> <li>Nationwide block grants for community development.</li> <li>Loan guarantees for community development.</li> <li>Affordable housing block grants.</li> <li>Lead-based paint abatement grants.</li> <li>Grants to integrate housing and transportation components into environmentally friendly developments.</li> </ul>	
Department of the Interior, National Park Service	<ul style="list-style-type: none"> <li>Transfer of surplus federal land to state and local governments for park creation.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance for conservation and recreation projects.</li> </ul>
Department of the Interior, Office of Surface Mining Reclamation and Enforcement	<ul style="list-style-type: none"> <li>Grants to reclaim streams affected by acid mine drainage.</li> <li>Grants to states and tribes to reclaim abandoned mine lands.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance and capacity-building for watershed development.</li> <li>Watershed remediation internships.</li> </ul>
Department of Labor	<ul style="list-style-type: none"> <li>Job training grants.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance to states, localities and community organizations on workforce development.</li> <li>Technical assistance to states on readiness for brownfields redevelopment job needs.</li> </ul>



FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Department of Transportation, Federal Highway Administration	<ul style="list-style-type: none"> <li>Grants for transportation projects and planning.</li> <li>Grants for air quality improvement and congestion mitigation.</li> <li>Grants for transportation enhancements and alternatives, such as bicycle and pedestrian paths.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance for long-range transportation planning.</li> </ul>
Department of Transportation, Federal Transit Administration	<ul style="list-style-type: none"> <li>Grants for public transportation capital projects in both urban and rural areas.</li> <li>Grants for new and expanded rail, bus, and ferry systems and facilities.</li> <li>Grants to replace, rehabilitate, and purchase buses and related facilities.</li> <li>Grants for repairing and upgrading the nation's rail transit systems and high-intensity motor bus systems.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance to transit agencies working with other state and local governmental agencies on transit projects involving brownfields.</li> </ul>
Department of Transportation, Office of the Secretary	<ul style="list-style-type: none"> <li>Grants for major transportation projects that will enhance economic competitiveness and livability.</li> </ul>	
Environmental Protection Agency	<ul style="list-style-type: none"> <li>Grants for brownfields assessment and cleanup, and for capitalizing revolving loan funds for brownfields cleanup.</li> <li>Grants for area-wide planning.</li> <li>Multi-purpose grants for assessing and cleaning up brownfields.</li> <li>Loans for water quality improvement projects, including drinking water.</li> <li>Grants to states and tribes to enhance response and brownfields programs.</li> <li>Grants for environmental workforce development and job training.</li> <li>Targeted brownfields assessments.</li> </ul>	<ul style="list-style-type: none"> <li>Brownfields and Land Revitalization Technology Support Center.</li> <li>Information dissemination on use of innovative technologies.</li> <li>Technical assistance to brownfields communities.</li> </ul>
Federal Housing Finance Agency	<ul style="list-style-type: none"> <li>Loans for housing and economic development that benefit low- and moderate-income families.</li> <li>Loans and grants for affordable housing.</li> </ul>	
General Services Administration		<ul style="list-style-type: none"> <li>Assistance to match underused federal properties and surplus federally owned brownfields with local revitalization objectives.</li> </ul>
Small Business Administration	<ul style="list-style-type: none"> <li>Loans to small businesses to invest in major fixed assets, such as land and buildings.</li> <li>Loans to small businesses for general business purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance for small business development.</li> </ul>

# Federal Programs

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This section outlines the key programs and incentives offered by the federal government that can be used to support brownfield projects. Organized by agency, each entry provides a general description of the agency's overall mission and identifies the resources (financial assistance and technical assistance) that are available. Contact information is provided for each.

When considering potential sources of assistance for brownfield efforts, keep in mind that many

federal programs may not specifically use the term "brownfields." Nevertheless, they still may offer resources applicable for brownfields cleanup and redevelopment.

Brownfield-related resources are outlined for the following federal agencies:

- Appalachian Regional Commission
- Department of Agriculture—Rural Development Mission Area
- Department of Agriculture—United States Forest Service
- Department of Commerce—Economic Development Administration
- Department of Commerce—National Oceanic and Atmospheric Administration
- Department of Defense—U.S. Army Corps of Engineers
- Department of Defense—Office of Economic Adjustment
- Department of Energy
- Department of Health and Human Services—Agency for Toxic Substances and Disease Registry
- Department of Health and Human Services—National Institute of Environmental Health Sciences
- Department of Health and Human Services—Office of Community Services
- Department of Housing and Urban Development
- Department of the Interior—National Park Service
- Department of the Interior—Office of Surface Mining Reclamation and Enforcement
- Department of Labor
- Department of Transportation—Federal Highway Administration
- Department of Transportation—Federal Transit Administration
- Department of Transportation—Office of the Secretary
- Environmental Protection Agency
- Federal Housing Finance Agency
- General Services Administration
- Small Business Administration

# Appalachian Regional Commission

## DESCRIPTION OF ORGANIZATION

### Mission

The Appalachian Regional Commission's (ARC) mission is to be an advocate for and partner with the people of Appalachia to create opportunities for self-sustaining economic development and improved quality of life. ARC membership comprises the governors of the 13 Appalachian states and a federal co-chair appointed by the president. Each year, the governors elect one of their members to serve as state co-chair. Local participation is provided through multi-county local development districts with boards composed of elected officials, business people, and other local leaders. Congress appropriates funds annually, which ARC allocates among its member states.

### Brownfields Connections

ARC's strategic plan seeks to raise awareness of and leverage support for the reclamation and reuse of brownfields. Brownfields are a key element of ARC's Asset-Based Development initiative. ARC has made numerous grants for brownfields-related projects since 1965, including a 2008 project co-funded with an EPA Brownfields grant. ARC also participated in the Brownfields Federal Partnership and Mine-Scarred Lands Working Group. In addition, ARC supports the Appalachian Regional Reforestation Initiative, which since 2004 has encouraged the restoration of high-quality forests on reclaimed surface coal mines in Appalachia.

## RESOURCES

### Financial Assistance

#### *Area Development Program*

The Area Development Program promotes a diversified regional economy through strategies that help communities create and retain businesses and jobs; helps communities develop an educated, skilled workforce and create access to affordable, quality health care; and supports the development and improvement of infrastructure, including water and sewer services, and the development and use of Internet access.

Grants are awarded to projects that further the four goals in ARC's strategic plan:

- Increase job opportunities and per capita income in Appalachia to reach parity with the nation.
- Strengthen the capacity of the people of Appalachia to compete in the global economy.
- Develop and improve Appalachia's infrastructure to make the region economically competitive.
- Build the Appalachian Development Highway System to reduce Appalachia's isolation.

Most ARC grants originate at the state level. Potential applicants should contact their state ARC program manager to request a pre-application package. The local development district serving the county in which the project is located also may provide guidance on a project's eligibility for funding and assistance in preparing a grant application.

**Eligibility Requirements:** Typically, ARC grants are awarded to state and local agencies and governmental entities (e.g., economic development authorities), local governing boards (e.g., county councils), and nonprofit organizations (e.g., schools and organizations that build low-cost housing).

**Limitations:** ARC funding is limited to projects in 420 designated counties in the 13 Appalachian states. ARC focuses resources on distressed counties and designated distressed areas. Because individual states may limit ARC funding to specific areas, applicants should consult ARC program managers for information on their state's ARC funding priorities. ARC expects grantees to contribute matching resources to projects to the extent they are able to do so, and to seek additional non-ARC funding assistance in a diligent manner. ARC has specific requirements for matching funds; individual states may have additional requirements. State ARC program managers or local development districts can provide information about state matching requirements.

**Availability:** All applicants considering brownfields redevelopment activities should contact their state ARC program manager to request pre-application information.

## SNAPSHOT – VALLEY, ALABAMA

Langdale and Riverdale Mills are two former textile mills that operated in Valley, Alabama, from 1860 to the late 1990s. Together, the two mills cover 38 acres of riverfront property along the Chattahoochee River. The city bought the mills in 2004 and 2005 with the objective of redeveloping them. After receiving close to one million dollars in grants from EPA's Brownfields Program and the Appalachian Regional Commission, and using USDA-funded feasibility studies, work began on Phase One of the Langdale Mill Redevelopment Project. Valley also used these funds to create a master plan for redevelopment, and for environmental assessment and cleanup activities at both mill sites.

In January 2012, the city began deconstructing five nonhistoric warehouses on the north side of the Langdale Mill property, using a \$100,000 grant from the Appalachian Regional Commission. Future plans are to redevelop these and adjacent warehouses for mixed use, such as restaurants, retail shops, incubator businesses, an art co-op and gallery, and a community room. Removal of the warehouses also will provide access to a covered area that could be the future site of the Historic Langdale Mill Farmers Market and to another area that can be used as an incubator business facility.

### Uses/Applications Include:

- Planning and technical assistance to address brownfields problems.
- Infrastructure needed to convert brownfields to new economic uses.
- Conversion of obsolete industrial sites to public purposes.

### Outreach/Technical Assistance

#### *Mine-Scarred Lands Working Group*

ARC participated in the Mine-Scarred Lands (MSL) Working Group, which was established in 2003 as a component of the Brownfields Federal Partnership. To learn about mine-scarred lands challenges and how federal, state, and local entities can work together, the MSL Working Group identified six demonstration projects, including three in Appalachian coal communities: Hazleton, Pennsylvania, Lee County, Virginia, and Kanawha County, West Virginia. Details on these pilot projects are provided in *Mine-Scarred Lands Revitalization: Models through Partnerships* (Publication Number: EPA-560-R-05-003 September/October 2005).

## ADDITIONAL INFORMATION

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### **Main Site**

<http://www.arc.gov>

### **ARC State Program Managers**

<http://www.arc.gov/index.do?nodeId=13>

### **Local Development District Contacts**

<http://www.arc.gov/index.do?nodeId=20>

### **ARC-Designated Distressed Counties**

[http://www.arc.gov/program\\_areas/ARCDesignated-DistressedCountiesFiscalYear2013.asp](http://www.arc.gov/program_areas/ARCDesignated-DistressedCountiesFiscalYear2013.asp)



# Department of Agriculture— Rural Development Mission Area\*

## DESCRIPTION OF ORGANIZATION

### Mission

The U.S. Department of Agriculture (USDA) is in a key position to support activities critical to community brownfields revitalization efforts. USDA's Rural Development Office operates a variety of programs that rural communities can find useful when undertaking redevelopment projects. Nearly all of these programs may contribute to brownfields projects: (1) Renewable Energy and Energy Efficiency Improvements Program; (2) Housing Programs; (3) Community Facilities Programs; (4) Business Programs; (5) Cooperative Programs; (6) Electric Programs; (7) Telecommunication Programs; (8) Water and Environment Programs; (9) Community Development Programs; and (10) Utilities Programs.

The USDA Rural Development Program is administered on a state-by-state basis and through districts within each state. Identifying a State Director's Office and local contact will facilitate access and help in applying for grants and loans from the various Rural Development programs. (See <http://www.rurdev.usda.gov/StateOfficeAddresses.html> to find individual State Director's Office websites and contact information.)

### Brownfields Connections

- Grants, loans, and loan guarantee assistance for a variety of business, commercial, and industrial projects in small towns and rural areas.
- Support for the installation and improvement of critical infrastructure needed to support economic development.
- Financing for the construction of key public facilities.

## RESOURCES

### Financial Assistance

#### *Business and Industry Guaranteed Loan Program*

The Business and Industry (B&I) Guaranteed Loan Program provides financial backing for rural

businesses. The program guarantees up to 80 percent of a loan made by commercial lenders to businesses located in rural areas. The program is administered at the state level by USDA Rural Development state offices.

**Eligibility Requirements:** Eligible entities include cooperatives, corporations, partnerships, trusts or other profit or non-profit entities; Indian tribes; and municipalities, counties, or other local governments.

**Availability:** The maximum loan for a rural cooperative organization is \$40 million. The total amount of agency-backed loans to one borrower may not exceed \$25 million. Repayment schedules for real estate loans are not to exceed 30 years. Equipment loans are not to exceed 15 years.

#### **Uses/Applications Include:**

- Buildings and real estate development.
- Machinery and equipment.
- Debt refinancing.

[http://www.rurdev.usda.gov/BCP\\_gar.html](http://www.rurdev.usda.gov/BCP_gar.html)

### *Intermediary Relending Program*

The purpose of the Intermediary Relending Program (IRP) is to alleviate poverty and increase economic activity and employment in rural communities. The IRP capitalizes locally managed revolving loan funds for small businesses unable to secure adequate bank financing on their own. Similar to the B&I program, resources from the IRP can be used for real estate and equipment purposes.

**Eligibility Requirements:** Intermediaries may be private non-profit corporations, public agencies, Indian tribes, or cooperatives with at least 51 percent rural membership.

**Availability:** An intermediary may receive up to \$2 million under its first financing and up to \$1 million at a time thereafter. However, based on recent congressional appropriations, intermediaries can expect initial loans of up to \$400,000, as well as subsequent loans of up to \$400,000, in FY 2013. Loans to intermediar-

\* Note: Although EPA has made an effort to ensure that the information contained in this section is as accurate as possible, USDA's Rural Development Mission Area did not review this section. Please check with your local USDA office for the most up-to-date information about these programs.

ies are scheduled for repayment over a period of 30 years. The interest rate on loans for intermediaries is one percent per year.

**Uses/Applications (all apply to loans from intermediaries to ultimate recipients):**

- Establish new businesses or expand existing business.
- Create employment opportunities or save existing jobs.
- Support community development projects.

[http://www.rurdev.usda.gov/BCP\\_irp.html](http://www.rurdev.usda.gov/BCP_irp.html)

*The Rural Business Opportunity Grant Program*

The Rural Business Opportunity Grant (RBOG) program promotes sustainable economic development in rural communities with exceptional needs. Grants can be made for the identification and analysis of business opportunities; the establishment of support centers to assist with the creation of new rural businesses; regional, community, and local economic development planning; and other related training, planning, and coordination efforts.

**Eligibility Requirements:** Eligible entities include public entities, non-profit corporations, Indian tribes, and rural cooperatives that have expertise in the activities proposed. Eligible entities must demonstrate that the funding will result in economic development and must have performance measures.

**Availability:** Priority points for funding are awarded to projects that are sustainable and explain the quality of expected economic activity; leverage other funds; demonstrate a need to improve economic conditions in the service area; and provide a useful new best practice. The maximum grant for a project servicing a single state is \$50,000.

**Uses/Applications Include:**

- Provide economic planning for rural communities.
- Provide technical assistance for rural businesses.
- Provide training for rural entrepreneurs or economic development officials.

[http://www.rurdev.usda.gov/BCP\\_RBOG.html](http://www.rurdev.usda.gov/BCP_RBOG.html)

*The Rural Business Enterprise Grant Program*

The Rural Business Enterprise Grant (RBEG) program provides grants to public entities and private non-profit corporations for projects designed to finance and facilitate the development of small and emerging private for-profit or non-profit small businesses. An RBEG grant may include funding for

infrastructure items such as access to streets and roads, utility extensions, water supply, and waste disposal facilities. In addition, RBEG grants may be utilized for the acquisition of land, buildings, plants, equipment, parking areas, and technical assistance regarding transportation services.

**Eligibility Requirements:** Eligible entities include rural public entities (towns, communities, state agencies, and authorities), Indian tribes, and private non-profit corporations. Small and emerging businesses requiring assistance must have fewer than 50 employees and less than \$1 million in revenues.

**Availability:** There is no maximum level of grant funding; however, smaller projects are given higher priority. Generally grants range from \$10,000 up to \$500,000.

**Uses/Applications Include:**

- Provide needed infrastructure.
- Fund technical assistance needs.
- Establish or fund revolving loan fund programs.

[http://www.rurdev.usda.gov/BCP\\_rbeg.html](http://www.rurdev.usda.gov/BCP_rbeg.html)

*Rural Jobs and Innovation Accelerator Challenge*

Jointly administered by the Department of Commerce's Economic Development Administration (EDA) and USDA's Rural Community Development Initiative, the Rural Jobs and Innovation Accelerator Challenge (Rural Jobs Accelerator) is an interagency initiative designed to support bottom-up, regional economic development strategies by providing rural regions with resources to plan and implement coordinated, flexible, regionally customized activities to support job creation. The Rural Jobs Accelerator focuses on regional collaboration and job creation in numerous high-potential industry clusters, including renewable energy, food production, rural tourism, natural resources, and advanced manufacturing.

USDA investments through the Rural Jobs Accelerator will support projects that help identify and build regional assets through regional collaboration. USDA activities will include providing technical assistance to develop rural communities' capacity and ability to undertake projects related to housing, community facilities, or economic and community development.

**Eligibility Requirements:** Private, non-profit (including faith-based and community organizations), and public (including tribal) intermediary organizations may apply for funds that will provide financial and technical assistance to recipients to develop their capacity and ability to undertake projects related

to housing, community facilities, or community and economic development. Projects must benefit rural communities, but applicants need not be physically located in a rural community.

**Availability:** Total proposed funding for FY 2012 Rural Jobs Accelerator projects was approximately \$15 million. USDA made approximately \$4.3 million available, including \$2.49 million of FY 2011 funding and approximately \$1.81 million of FY 2012 funding, for competitive grant funds for the Rural Community Development Initiative (RCDI) Program through the Rural Housing Service (RHS), an agency within the USDA Rural Development mission. USDA expects to make about 20 awards in FY 2013, with individual grant awards up to \$215,000 per cluster or region.

**Limitations:** Applicants are required to provide matching funds, and apply for funding from both of the Primary Funding Agencies (EDA and USDA). The project period for USDA funds will not exceed three years (36 months).

#### **Used/Applications:**

Allowable activities may include a wide range of non-construction assistance, including technical assistance, feasibility studies, planning activities, technology or process development, cluster networking, market expansion, and other activities critical for accelerated cluster development leading to job creation, economic growth, and global competitiveness. Funds can be used to:

- Accelerate the creation of high-wage jobs.
- Accelerate the formation of new businesses and growth of existing businesses.
- Identify and build assets that are crucial to supporting regional economic ecosystems in rural communities.
- Link rural communities to markets, networks, industry clusters, and other regional opportunities.
- Facilitate the repatriation of jobs back to the United States.
- Support the deployment of innovative processes, technologies, and products.
- Enhance the capacity of small businesses in regional innovation clusters, including small and disadvantaged businesses.
- Increase U.S. exports and business interaction with international buyers and suppliers.

- Develop the skills and expertise of local workforces, entrepreneurs, and institutional partners to support growing clusters.
- Ensure rural economies are supported by efficiently planned housing and community development.

<http://www.rurdev.usda.gov/RuralJobsAccelerator-About.html>

#### *The Rural Economic Development Loan and Grant Program*

The Rural Economic Development Loan and Grant (REDLG) program provides funding to rural projects through local utility organizations. Under the loan program, intermediaries that have or have had a borrowing relationship with the Rural Utility Service can receive zero-interest loans that are passed through to rural small businesses to assist business and create new jobs or retain existing jobs. The grant program provides grant funds to intermediaries to establish revolving loan funds for use in making loans to rural small businesses for the creation and retention of viable jobs in rural areas.

**Eligibility Requirements:** To receive funding under the REDLG program (which is forwarded to selected eligible projects) an entity must:

- Have borrowed and repaid or pre-paid an insured, direct, or guaranteed loan received under the Rural Electrification Act.
- Be a not-for-profit utility that is eligible to receive assistance from the Rural Development Electric or Telecommunication Program.
- Be a current Rural Development Electric or Telecommunication Program borrower.

**Availability:** The maximum funding for a loan is \$1,000,000. The maximum funding for a grant to establish a revolving loan fund is \$300,000. During FY 2012, approximately \$10 million was available for grants and \$33 million was available for loans. USDA anticipates similar funding amounts will be available in FY 2013.

#### **Uses/Applications Include:**

- Industrial development parks.
- Business incubators.
- Revolving loan funds.

[http://www.rurdev.usda.gov/BCP\\_redlg.html](http://www.rurdev.usda.gov/BCP_redlg.html)

## SNAPSHOT – POTOSI, WISCONSIN

The century-old former Potosi Brewery had been abandoned for more than 30 years and was contaminated with asbestos, lead paint, and other environmental hazards. With assistance from the USDA's Business and Industry Guaranteed Loan Program, the community restored and reopened the property in June 2008 as a state-of-the-art brewery and museum complex. USDA's backing of the original \$2.6 million loan extended by Mound City Bank was key to launching the project. A second guaranteed loan of \$660,000 provided additional capital to cover increased development costs. Most of the remaining funding for the \$7.5 million project came from state grants. The new Potosi Brewery complex has become the new Main Street anchor for this town of 700 residents

### *Community Facilities Program: Guaranteed Loans, Direct Loans, and Grants*

USDA provides grants and loan guarantees for commercial lending that will develop essential community facilities, including public safety and hospital facilities, for communities with populations of up to 20,000 people. The direct loan program does the same thing, except that USDA functions as the lender. In either case, the loans can run for up to 40 years or for the useful life of the facility (if less than that). In the case of distressed rural communities that cannot qualify for a private or USDA loan for essential community facilities, USDA Rural Development can make grants.

[http://www.rurdev.usda.gov/HCF\\_CF.html](http://www.rurdev.usda.gov/HCF_CF.html)

### *Water and Waste Disposal Loans, Loan Guarantees, and Grants*

USDA Rural Development offers several programs aimed at developing and repairing water, sewer, storm drainage, and solid waste systems in rural areas with populations of 10,000 or less. These programs can be used to support industrial activities. The loans can run up to 40 years with interest dependent upon the median household income of the borrower.

<http://www.rurdev.usda.gov/UWP-dispdirectloans-grants.htm>

### *Rural Energy for America Program*

The Rural Energy for America Program has competitive grant funds available to purchase renewable energy systems and make energy efficiency improvements for agricultural producers and rural small businesses to reduce energy costs and consumption. It includes grants of up to \$500,000 for renewable energy systems and grants of up to \$250,000 for energy efficiency improvements. Loans for renewable energy systems have a maximum of \$25 million. Repayment terms for the loans for real estate must not exceed 30 years, and loans for machinery and equipment must not exceed 20 years.

[http://www.rurdev.usda.gov/BCP\\_Reap.html](http://www.rurdev.usda.gov/BCP_Reap.html)

## ADDITIONAL INFORMATION

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### **Main Site**

<http://www.rurdev.usda.gov>

### **State Contacts**

<http://www.rurdev.usda.gov/StateOfficeAddresses.html>

# Department of Agriculture— United States Forest Service

## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the U.S. Forest Service is to sustain the health, diversity, and productivity of the nation's forests and grasslands to meet the needs of present and future generations. The Forest Service manages multiple resources and land uses, including fish, wildlife habitat, wilderness areas, timber, and recreation on 193 million acres of national forests and grasslands. The Forest Service also supports the sustainable stewardship of the 423 million acres of private forest, 68 million acres of state forests, and 18 million acres of forestlands on Indian reservations in the U.S.

Within the State and Private Forestry deputy area, the Cooperative Forestry Programs provide technical, financial, educational, and related assistance to help states, private landowners, and communities develop best management practices of natural resources for the ecosystem services they provide, and promote community resilience and economic development.

### Brownfields Connections

- Technical assistance for brownfields projects in selected areas (targeted at EPA grantee local governments and federal Empowerment Communities and Enterprise Zones).
- Technical and financial assistance for sustainable redevelopment and brownfield reuse projects in 50 states, the District of Columbia, U.S. Territories, and affiliated Pacific Island Nations through the state forestry agencies.
- Technical assistance to EPA and other federal agencies that are redeveloping brownfields located in rural communities or near mine-scarred lands.
- Technical, financial, and educational assistance for communities that want to convert existing brownfields into natural open space, parks, or tree-covered parks, or to conduct other land conservation projects to increase access to nature.
- Assistance to rural and urban brownfield communities in applying for USDA grants and loans.

## RESOURCES

### Financial and Technical Assistance

#### *Urban and Community Forestry Program*

The Urban and Community Forestry Program responds to the needs of urban areas by maintaining, restoring, and improving urban forest ecosystems on more than 100 million acres. Through these efforts, the program encourages and promotes the creation of healthier, more livable urban environments across the nation. Urban forests are dynamic ecosystems that provide environmental services such as clean air and water. Trees cool cities and save energy, improve air quality, reduce stormwater runoff, strengthen local economies, improve social connections that create restorative commons to improve health and well-being, and complement smart growth principles. The Urban and Community Forestry Program provides financial and technical assistance to plan, protect, establish, and manage and utilize trees, forests, and related resources.

**Eligibility Requirements:** Local governments, non-profit organizations, community groups, educational institutions, and tribal governments are eligible for assistance. The program is delivered through the state forestry agencies in states, the District of Columbia, U.S. Territories, and affiliated Pacific Island Nations.

**Availability:** Funding depends upon annual congressional appropriations.

#### **Uses/Applications Include:**

- Revitalizing city centers, older suburbs, and exurban areas through green infrastructure planning.
- Planting, caring for, and using trees as part of brownfields reuse.
- Restoring degraded rivers.
- Planting trees for phytoremediation at brownfield sites.
- Providing service learning for youth working in the environment through the Neighborwoods Program.

<http://www.fs.fed.us/ucf/>



## SNAPSHOT – FLINT, MICHIGAN

The “Chevy in the Hole” complex on the Flint River in Flint, Michigan, once employed around 8,000 workers and has a place in history as one of the plants involved in the 1936-1937 United Auto Workers’ Sit Down Strike. Now the 120-acre site is one of the community’s largest vacant properties and has significant environmental contamination that complicates its reuse. The city is using funding from the U.S. EPA Brownfields Program to assess and clean up the property, and funding from the U.S. Forest Service’s Urban and Community Forestry Program to plant trees that will facilitate the site’s cleanup.

Planting trees to clean up contaminated soil is an innovative environmental approach called phytoremediation that will enable the Chevy in the Hole site to begin its transition into a green space while environmental cleanup work is ongoing. By utilizing such techniques, communities can turn eyesores into community assets, even in cases where full site reuse might be years down the road.

## ADDITIONAL INFORMATION

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### **Main Site**

<http://www.fs.fed.us/>

# Department of Commerce— Economic Development Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The Economic Development Administration (EDA) provides grant-based investments to units of state and local government and non-profits in communities and regions suffering from economic distress. EDA assistance is available to rural and urban areas experiencing chronic high unemployment or underemployment, low per capita income, or a severe disruption to the economic base of the community or region. EDA's investments are intended to be catalytic, spurring private capital investment and long-term job creation by building vibrant economic ecosystems that support bottom-up, regionally driven economic development priorities. Traditionally, over half of all EDA resources go to small towns and rural areas.

EDA encourages brownfields redevelopment through its existing, place-based investment programs—often focused on the “back-end” or redevelopment aspects of brownfield projects. EDA's projects range from up-front economic development planning efforts to multimillion-dollar infrastructure improvements. Key brownfield activities include physical infrastructure upgrades/demolition; reuse of publicly owned buildings; redevelopment plans; site-specific market feasibility studies; and the capitalization of revolving loan funds (RLFs).

Between FY 2001 and FY 2011, EDA invested approximately \$285 million in over 260 brownfield redevelopment projects (with an average investment of roughly \$1.1 million).

### Brownfields Connections

- Funding for public works and infrastructure enhancements.
- Funding for economic development planning to economically distressed states, regions, and communities.
- Funding for local technical assistance to help public and nonprofit leaders with their economic development decision-making.

- Funding to capitalize revolving loan funds for state and local implementation of strategies to attract private sector investment.

## RESOURCES

### Financial Assistance

#### *Public Works Program*

EDA's Public Works (PW) funding enables communities to construct or rehabilitate public infrastructure and facilities that are essential to job creation and economic development. Grants can be provided to support business incubators, industrial parks, and utility infrastructure needed for a private development, among other uses. Grants generally require a 50 percent local cost share.

**Eligibility Requirements:** Eligible applicants in communities experiencing economic decline and distress include Indian tribes or a consortium of tribes; states, cities, or other political subdivisions of a state; non-profit organizations acting in cooperation with a political subdivision; and institutions of higher education.

**Limitations:** Individuals or for-profit private entities are not eligible.

**Availability:** EDA allocated approximately \$112 million for the Public Works and Economic Development Facilities program in FY 2012. EDA has quarterly rounds of funding for PW. For specific requirements, visit the EDA website.

<http://www.eda.gov/ffo.htm>

#### **Uses/Applications Include:**

- Support for the construction or rehabilitation of essential public infrastructure and facilities necessary to generate or retain private sector jobs and investments.

#### *Economic Adjustment Assistance Program*

EDA's Economic Adjustment Assistance (EAA) funding flexibly supports the design and/or implementation of strategies (e.g., strategy development, infrastructure

construction, RLF capitalization/recapitalization) to assist communities or regions that have experienced or are under the threat of serious damage to their underlying economic base. Grants generally require a 50 percent local cost share.

**Eligibility Requirements:** Eligible applicants in communities experiencing economic decline and distress include Indian tribes or a consortium of tribes; states, cities, or other political subdivisions of a state; non-profit organizations acting in cooperation with a political subdivision; and institutions of higher education.

**Limitations:** Individuals or for-profit private entities are not eligible.

**Availability:** EDA allocated approximately \$50 million for the Economic Adjustment Assistance program in FY 2012. EDA has quarterly rounds of funding for EAA. See the EDA website for specific requirements at <http://www.eda.gov/ffo.htm>.

#### **Uses/Applications Include:**

- Provides construction and nonconstruction assistance (including public works, technical assistance, economic recovery strategies, and RLF projects) in regions experiencing severe economic dislocations that occur suddenly or over time.

#### *Planning Program*

Grants help regional organizations (Economic Development Districts, Indian tribes, and other eligible areas) develop, implement, revise, or replace comprehensive economic development strategies (CEDS). A CEDS is a strategy-driven plan for regional economic development, a result of a “regionally owned” planning process designed to guide the economic prosperity and resiliency of an area or region. An EDA-approved CEDS is a prerequisite for requesting an EDA-funded PW or EAA investment (see above). EDA also provides limited planning-grant assistance for short-term planning activities. Grants generally require a 50 percent local cost share.

**Eligibility Requirements:** Eligible applicants in communities experiencing economic decline and distress include Indian tribes or a consortium of tribes; states, cities, or other political subdivisions of a state; non-profit organizations acting in cooperation with a political subdivision; and institutions of higher education.

**Limitations:** Individuals or for-profit private entities are not eligible.

**Availability:** EDA allocated approximately \$29 million for the Economic Development Planning program in

FY 2012. EDA accepts applications on a rolling basis for short-term planning. For other planning activities, please contact the appropriate EDA regional office. See the EDA website for specific requirements at <http://www.eda.gov/ffo.htm>.

#### **Uses/Applications Include:**

- Develop, maintain, and implement CEDS and related short-term planning activities.
- Integrate brownfields redevelopment into a CEDS.

#### *Local Technical Assistance Program*

The program is designed to provide focused assistance to public and nonprofit leaders to help in economic development decision-making (e.g., impact analyses, feasibility studies). Grants generally require a 50 percent local cost share.

**Eligibility Requirements:** Eligible applicants in communities experiencing economic decline and distress include Indian tribes or a consortium of tribes; states, cities, or other political subdivisions of a state; non-profit organizations acting in cooperation with a political subdivision; and institutions of higher education.

**Limitations:** Individuals or for-profit private entities are not eligible.

**Availability:** EDA allocated approximately \$4 million to the Local Technical Assistance Program in FY 2012. EDA accepts applications on a rolling basis for local technical assistance. See the EDA website for specific requirements at <http://www.eda.gov/ffo.htm>.

#### **Uses/Applications Include:**

- Help communities inform their economic development decision-making – including the feasibility/impact of brownfield-related projects.

#### *Other*

EDA regularly uses a portion of its funding to support multi-agency funding opportunities (e.g., i6 Challenge, Jobs and Innovation Accelerator Challenge). These interagency challenges provide strategic, catalytic funding for competitive, high-potential regional partnerships that accelerate cluster-based innovation and strengthen capacity in a variety of areas (e.g., manufacturing, commercialization). These initiatives leverage existing financial and technical resources from EDA and other federal agencies, allowing applicants to seek multiple sources of federal funding from a single, combined federal funding opportunity. See <http://www.eda.gov/ffo.htm> for more information.

## SNAPSHOT – FRANKLIN TOWNSHIP, NEW JERSEY

In 2012, EDA awarded \$1.45 million in grant funds to Franklin Township, New Jersey, to help redevelop a former 30-acre brownfield site into a food business park. This investment in the Route 40 Food Center project is expected to create more than 200 jobs and generate approximately \$46 million in private investment over the next five years.

The EDA investment is part of a project undertaken by Franklin Township to build a 30-acre business park in the southern portion of Gloucester County, N.J., on the remediated site of a former Meredith Farms poultry processing plant. The new business park will allow for the construction of new, modern facilities that will enhance two industry clusters in the region—agriculture and food processing.

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# Department of Commerce— National Oceanic and Atmospheric Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The Department of Commerce's National Oceanic and Atmospheric Administration (NOAA) works to balance environmental and economic needs at waterfront locations.

NOAA coordinated the interagency "Portfields" initiative that focused on the redevelopment and reuse of idled or abandoned lands in and around ports, harbors, and marine transportation hubs. Focused assistance was provided to four Portfields pilots in New Bedford, Massachusetts; Tampa, Florida; Bellingham, Washington; and the southern Louisiana region. The practices and lessons learned through the pilot projects are being actively transferred to other port communities. As the lead trustee for the public's coastal natural resources, NOAA works to prevent and mitigate harm to coastal resources.

### Brownfields Connections

- Technical assistance to coastal state, territorial, and local governments for coastal resource protection and management.
- Expertise to improve cleanup and redevelopment and expedite decision-making.
- Programs that benefit local economies and improve quality of life in coastal communities by applying sustainable economic development programs.
- Local workshops sponsored by NOAA that focus on brownfields revitalization efforts to help communities gather input from all parties involved in the revitalization process, creating strong partnerships for more efficient action.
- Strong partnerships with state coastal zone management programs that help rebuild community waterfronts and redevelop brownfields.
- Use of advanced marine transportation tools and services to revitalize port areas.

- Partnerships with local communities and other agencies to improve quality of life, the environment, and regional economies.
- Training, guidance, and decision-making tools for specific watersheds, ports, and harbors to assist coastal communities with the assessment, cleanup, and restoration of contaminated coastal sites (including brownfields).

## RESOURCES

### Outreach/Technical Assistance

#### *National Ocean Service's Office of Response and Restoration*

NOAA's National Ocean Service (NOS) provides science-based solutions through collaborative partnerships to address evolving economic, environmental, and social pressures on our oceans and coasts. NOS delivers the tools and services needed to understand and respond to challenges along 95,000 miles of shoreline and 3.5 million square miles of U.S. coastal, Great Lakes, and deep-ocean waters. Thousands of brownfields that once were thriving industrial facilities are located along coastal waterfronts. With a coastal focus and experience in solving environmental challenges, several NOS programs provide resources and technical assistance to coastal communities that assist with brownfields cleanup and reuse. The Office of Response and Restoration (OR&R) provides scientific support to the U.S. Coast Guard for spills and coordinates with other agencies for hazardous material releases to ensure protection and restoration of its trust resources. OR&R also coordinates with federal, state, and tribal natural resource trustees to assess and restore degraded coastal resources and the services they provide. Among its specialized skill areas, OR&R forecasts the movement and behavior of spilled oil and chemicals, evaluates risk to resources, and recommends protective cleanup actions.

**Eligibility Requirements:** OR&R coordinates with federal and state trustee agencies.



## SNAPSHOT – PROVIDENCE, RHODE ISLAND

NOS provided \$2 million for site preparation, design, and construction of a boathouse, dock, and interpretive trails to help transform Field's Point, a former city dump on Narragansett Bay, into a community education center that opened in 2005. Save the Bay, a major environmental advocacy organization in Rhode Island, spearheaded the effort, which included construction of a complex that comprises a 15,000 square-foot green building with classroom and education space, featuring a living roof and other environmentally friendly elements. Initial cleanup funding was secured from the Rhode Island Economic Development Corporation, which lent \$700,000 from its own EPA-capitalized brownfields revolving loan fund. Nearly 60 other public, private, philanthropic, and non-profit entities also funded the project.

**Availability:** Limited to sites that impact trust resources.

**Limitations:** Projects are selected based on OR&R's strategic priorities and available funds.

**Uses/Applications Include:** Assistance is limited based on agency priorities.

<http://www.response.restoration.noaa.gov>

### *Coastal Services Center*

The Coastal Services Center (CSC) partners with state and local organizations to address coastal resource management issues, particularly the issues of hazards and coastal development. Each year, NOAA's CSC selects projects that support its overall mission to foster and sustain the environmental, social, and economic well-being of the nation's coast. Some projects focus on needs identified by state and local partners, some projects help other NOAA offices service the coastal management community, and some projects explore new issues and technologies expected to become important over the long term. The CSC is a partner in over 100 ongoing projects geared to resolving site-specific coastal issues, including brownfields redevelopment. The CSC also works on projects designed to benefit the nation's coastal management community as a whole. These efforts include a training program that offers numerous classes to meet the technical and management needs of coastal managers.

**Eligibility Requirements:** Assistance is provided to state and local coastal resource managers and federal, nongovernmental, and nonprofit organizations.

**Limitations:** Projects are selected based on CSC's strategic priority-setting process.

**Availability:** Assistance is limited based on agency priorities.

**Uses/Applications Include:**

- Smart Growth initiatives.
- Brownfields information outreach.

<http://www.csc.noaa.gov>

## ADDITIONAL INFORMATION

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### **Main Site**

<http://www.response.restoration.noaa.gov>

# Department of Defense— U.S. Army Corps of Engineers

## DESCRIPTION OF ORGANIZATION

### Mission

The U.S. Army Corps of Engineers (USACE) provides assistance for the development and management of the nation's water resources in an environmentally sustainable, economic, and technically sound manner. The USACE provides comprehensive planning, design, construction, engineering management, and technical support to the Army and to the nation. Unlike most other agencies comprising the federal brownfields partnership, USACE supports communities by way of specific, congressionally authorized projects or through water resource-related, reimbursable ("Support for Others") engineering activities. In addition, USACE responds to engineering-related brownfields questions and project inquiries from any community within the U.S. and its territories for major water resource-related endeavors. USACE will guide communities to appropriate congressional contacts for authorization and appropriation support for individual projects.

### Brownfields Connections

- Reimbursable technical services are provided to other federal agencies engaged in brownfields activities targeted to local governments. Such services align water resources development and management efforts with community brownfields objectives.
- Implementation of civil works water resource projects emphasizes integrated and sustainable systems-based solutions for ecosystem restoration, inland and coastal navigation, and flood and storm damage reduction—targeted to state and local governments.

## RESOURCES

### Outreach/Technical Assistance

#### Reimbursable Support

USACE may perform technical oversight and management of engineering, environmental, and construction contracts, including technical assistance for brownfields-related activities, non-Department of

Defense federal agencies, and states on a reimbursable basis. The work is fully funded by the customer (e.g., local government).

#### Uses/Applications Include:

- Technical and project management capabilities for most water- and land-related natural resources activities.
- Engineering, facility design, construction management, and other technical services.
- Environmental restoration.

#### Planning Assistance to States (Section 22)

USACE provides technical assistance to states to support preparation of comprehensive water and related land resources development plans, including watershed and ecosystem planning. USACE assists in conducting individual studies supporting the state plan.

Assistance is given on the basis of state requests and availability of USACE expertise rather than through congressional authorization procedures.

Section 22 cannot be used to supplement other ongoing or pending USACE efforts, or to offset required state contributions to federal grant programs.

**Eligibility Requirements:** There is general authority for USACE to cooperate with states, the District of Columbia, Puerto Rico, Virgin Islands, Guam, American Samoa, Commonwealth of the Northern Mariana Islands, and federally recognized Indian tribes. Reimbursable support from USACE is not available to private entities.

**Limitations:** The non-federal sponsor contributes 50 percent of the costs, which may be 100 percent in-kind service for Section 22 agreements executed after November 7, 2007. Nationwide, annual funds may not exceed \$10 million, with a maximum of \$500,000 in any one year per state or Indian tribe, or a maximum of \$2 million per state or tribe per year for Section 22 agreements executed after November 7, 2007.

**Availability:** The availability of planning assistance depends on annual congressional appropriations to the program.

### *Centers of Expertise*

USACE Centers of Expertise whose specialized capabilities can be helpful in solving specific brownfields challenges include the Curation and Management of Archaeological Collection Center, the Environmental and Munitions Center of Expertise (EXCM) the Photogrammetric Mapping Center, the Preservation of Historic Buildings and Structures Center, the Rapid Response Corps of Engineers Center of Expertise, and the Sustainable Design and Development Center. Assistance from these centers is generally available on a reimbursable basis.

**Eligibility Requirements:** There is general authority for USACE to cooperate with states, the District of Columbia, Puerto Rico, Virgin Islands, Guam, American Samoa, Commonwealth of the Northern Mariana Islands, and federally recognized Indian tribes. Reimbursable support from USACE is not available to private entities.

**Availability:** Priority is given to requests for support that have national significance.

#### **Uses/Applications Include:**

- Preserving historic buildings and structures.
- Rapid response to hazardous, toxic, and radioactive waste incidents.
- Coordinating acid mine drainage cleanup with other infrastructure issues (e.g., wastewater systems).

### *Curation and Management of Archaeological Collections Center of Expertise*

Provides technical assistance in the preservation, storage, and management of archaeological and historical materials and associated documentation.

<http://www.mvs.usace.army.mil/engr/curation/Home.html>

### *Photogrammetric Mapping Center*

Provides rapid-response, full-service photogrammetric mapping support and maintains technical capability and proficiency in all aspects of photogrammetry.

<http://mvs-wc.mvs.usace.army.mil/tcx.html>

### *Center of Expertise for the Preservation of Historic Buildings and Structures*

Applies academic and practical skills in the fields of history and architectural history, architecture, and maintenance and rehabilitation treatments through an information clearinghouse. The Center can provide technical direction to those seeking the best means of preserving and maintaining historic properties.

<http://www.nws.usace.army.mil/BusinessWithUs/HistoricPreservation.aspx>

### *Environmental and Munitions Center of Expertise*

Provides remediation services for properties contaminated with hazardous waste, radioactive materials, and/or ordnance in compliance with federal, state, and local laws and regulation. The Center's projects strive for sustainability while meeting current and future land and water use needs, safeguarding human health and safety, improving quality of life, and enhancing the natural environment. USACE supports military and civil agencies nationwide in environmental and munitions responses.

<http://www.environmental.usace.army.mil/>

### *Rapid Response Center of Expertise*

Provides quick-response environmental services.

## **ADDITIONAL INFORMATION**

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U.S. Army Corps of Engineers

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### **Main Site**

<http://www.usace.army.mil>

## SNAPSHOT – SELMA TO MONTGOMERY NATIONAL HISTORIC TRAIL, ALABAMA

The federal Partnership for Sustainable Communities is helping communities along Alabama's 54-mile Selma to Montgomery National Historic Trail grow and develop while celebrating their history and creating new opportunities for residents. Designated in 1996 by Congress, the trail commemorates the 1965 Voting Rights March along U.S. Highway 80, beginning in the small town of Selma and ending in the historic Peacock neighborhood in Montgomery. To build on this unique federal, state, and local collaboration, partners used the upcoming commemoration of the 50th anniversary of the march to catalyze the process.

Revitalization began with 18 brownfield site assessments conducted by the state and EPA to determine the best sites for redevelopment in the rural and underserved communities along the trail. Nine community visioning sessions supported by EPA, USACE, and the National Park Service helped draft plans to connect historic points of interest. Funding and assistance from USACE and other federal agencies was used for community visioning, stormwater infrastructure, construction of a greenway and a community park, streetscape improvements, affordable homes for police and teachers, and repairs to the historic Mount Zion Church, where the march concluded.

# Department of Defense— Office of Economic Adjustment

## DESCRIPTION OF ORGANIZATION

### Mission

The Office of Economic Adjustment (OEA) is the Department of Defense's (DoD) primary source for assisting communities that are adversely impacted by defense program changes, including base closures and realignments. OEA provides economic adjustment planning assistance to eligible communities affected by the closure or realignment of a military installation.

Within OEA, the primary resource for DoD's economic adjustment projects is the Defense Economic Adjustment program for Base Realignment and Closure (BRAC). Since 1961, OEA has worked with communities impacted by downsizing and base closures to address issues such as unemployment, economic development, and land use planning. Since 1988, five independent BRAC commissions have recommended closing 451 installations. Although no future rounds of closures have been approved by Congress, the 2005 Commission recommended that Congress authorize another BRAC round in 2015.

### Brownfields Connection

- Assistance and information on planning for the redevelopment of closed or realigned military facilities.

## RESOURCES

### Technical and Financial Assistance

#### *Community Economic Adjustment Planning Assistance*

OEA helps communities and states plan and carry out local economic adjustment programs, including but not limited to base redevelopment plans, business and operational plans, infrastructure assessments, feasibility studies, staff and operational assistance, and other activities necessary to respond to these

defense actions. OEA encourages and helps communities to understand existing environmental conditions and integrate cleanup measures with redevelopment plans. When responding to base realignment and closure actions, affected communities focus on economic development goals, and when appropriate, adapt the concepts and techniques of brownfield redevelopment within their program.

**Eligibility Requirements:** Eligible entities include states, cities, counties, other political subdivisions of a state, special purpose units of state or local government, and tribal nations affected by a base closure or realignment that will impose a direct and significant adverse consequence. Applicants interested in this assistance should contact OEA to determine eligibility for assistance under this program.

**Availability:** Requests for OEA assistance can be made by states, counties, municipalities, other political subdivisions of a state, special purpose units of a state or local government, and tribal nations. Annual noncompetitive grant awards range from \$50,000 to \$2 million.

### Uses/Applications Include:

- Prepare redevelopment plans and related studies/ assistance to support the reuse of surplus military installation property.

## ADDITIONAL INFORMATION

### **Bryant Monroe, Program Lead (BRAC)**

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Arlington, VA 22202-3711  
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### **Main Site**

<http://www.oea.gov>



## SNAPSHOT – NEWPORT CHEMICAL DEPOT, INDIANA

The Newport Chemical Depot (NECD) is a 7,130-acre former Army Material Command facility located approximately 35 miles north of Terre Haute in west-central Indiana. It was established in 1941 as an explosive and chemical production plant and later operated as a chemical agent destruction facility for the munitions that had been stockpiled at the site. DoD recommended the closure of the NECD under 2005 BRAC actions. At the time, the depot was the largest employer in Vermillion County. By June 2010, all activities required for closure of the NECD were completed. In addition, the county established the Newport Chemical Depot Reuse Authority (NeCDRA) to guide its efforts to respond to the closure of the facility.

NeCDRA recently completed a reuse master plan for the site that includes a variety of future uses, including parks and restored prairie habitat, as well as business, technology, and manufacturing centers. In collaboration with local utilities, U.S. EPA, and the U.S. Department of Energy's National Renewable Energy Laboratory, NeCDRA is investigating the feasibility of installing a utility-scale wind energy project on a 2,000-acre portion of the site. The results of this feasibility study, which is being conducted under EPA's RE-Powering America's Land initiative, will be incorporated into the overall master redevelopment plan for the site. Changes in national energy usage and production, technology, industry, transportation, and logistics, as well as a focus on sustainability of the natural and built environments, will shape the depot's redevelopment over the course of the next few decades. The Phase 1 parcel (6,652 acres) was transferred to NeCDRA in September 2011, and the Phase 2 parcel (483 acres) was transferred in September 2012.

# Department of Energy

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## DESCRIPTION OF ORGANIZATION

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### Mission

The overarching mission of the Department of Energy (DOE) is to advance the national, economic, and energy security of the United States; to promote scientific and technological innovation in support of that mission; and to ensure the environmental cleanup of the national nuclear weapons complex.

DOE continues to be caretaker and manager of the facilities that manufactured nuclear weapons and the property on which the weapons are located. DOE supports brownfields reuse by providing technical assistance in the fields of energy use and environmental remediation and in the Los Alamos National Laboratory Sustainable Design Guide.

### Brownfields Connections

- Technical assistance in the field of environmental cleanup and stabilization.
- Financial assistance to transfer property for a public purpose.
- Green Energy Parks at DOE facilities.
- Evaluations of brownfields as sites for renewable energy technologies.

DOE's Office of Legacy Management (LM) continues to take significant steps to ensure that DOE's environmental and human legacy responsibilities are properly managed for current and future generations. LM accomplishes this mission by:

- Protecting human health and the environment through effective and efficient long-term surveillance and maintenance.
- Preserving and protecting legacy records and information, and effectively communicating with the public.
- Sustaining the continuity of workers' pension and medical benefits.
- Managing legacy land and assets and emphasizing safety, reuse, and disposition.

## RESOURCES

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### Outreach/Technical Assistance

#### *Office of Energy Efficiency and Renewable Energy*

The Office of Energy Efficiency and Renewable Energy (EERE) works with business, industry, universities, national laboratories, and others to increase the use of renewable energy and energy efficiency technologies. One way EERE encourages the growth of these technologies is by offering financial assistance opportunities for their research and development. EERE evaluates projects that may include brownfields as proposed sites for renewable energy technologies.

**Eligibility Requirements:** Financial assistance is available for businesses, industries, universities, and others.

**Limitations:** Competitive grants are the most common type of financial assistance awarded by EERE. Cooperative agreements also are competitive.

**Availability:** Like most federal government funding, funding for EERE financial assistance awards is authorized by an appropriation approved by the U.S. Congress. Congress determines the overall budget for DOE activities, and this amount determines how much money will be available for EERE financial assistance awards.

#### **Uses/Applications Include:**

- Renewable energy and energy efficiency research and development.
- Transfer of money, property, or services.

<http://www.eere.energy.gov>

#### *National Renewable Energy Laboratory*

The National Renewable Energy Laboratory (NREL) is EERE's principal research laboratory and the nation's primary laboratory for renewable energy and energy efficiency research and development. Its mission and strategy are focused on advancing DOE's and the nation's energy goals. NREL's research and development capabilities advance national energy goals by developing innovations to change the way we power homes and businesses and fuel cars.

As part of EPA's RE-Powering America's Land Initiative, EPA and NREL are collaborating on a project to evaluate the feasibility of siting renewable energy production on potentially contaminated sites. This effort pairs EPA's expertise on contaminated sites with NREL's expertise in renewable energy. The feasibility studies provide site owners and communities with a realistic and achievable plan for putting renewable energy on a given site. In FY 2011, 26 potentially contaminated sites with the possibility for wind, solar, biopower, or geothermal production were selected for this program.

<http://www.nrel.gov/overview>

RE-Powering America's Lands website:  
<http://www.epa.gov/oswercpa/index.htm>

### *Office of Environmental Management*

The mission of the Office of Environmental Management (EM) is to complete the safe cleanup of the environmental legacy brought about from five decades of nuclear weapons development and government-sponsored nuclear energy research. The Cold War left a legacy of 1.5 million cubic meters of solid waste, 88 million gallons of highly radioactive liquid waste, 2,400 metric tons of used nuclear fuel, special nuclear material, more than 100 square miles of contaminated soil and groundwater, and thousands of excess nuclear facilities. The EM program has made significant progress in treating and disposing of the waste, stabilizing the nuclear fuel and materials, and remediating the soil, groundwater, and facilities. EM is continuing this cleanup mission with a focus on constructing and operating complex treatment facilities to solidify the liquid waste into a safer form for ultimate disposal. EM's work has taken place in 35 states and on properties that cover two million acres.

In partnership with community reuse organizations and others interested in establishing energy parks, EM has been transferring properties for commercial reindustrialization, notably in Oak Ridge, Tennessee, for a number of years. These reuse efforts have been included in the broader Asset Revitalization Initiative to leverage assets and create opportunities to enable local development and economic diversification. Projects are dependent on what the community wants, what suits the land and climate, and what can be offered by DOE. DOE supports the partnership through technology and technical assistance for remediation and property reuse efforts.

**Limitations:** EM program activities are focused on contaminated nuclear weapons production and nuclear energy research testing sites across the United States.

### **Uses/Applications Include:**

- Reducing risk and environmental liability at nuclear production and nuclear energy research sites.
- Constructing and operating facilities to treat radioactive liquid tank waste.
- Securing and storing nuclear materials in a stable, safe configuration in secure locations.
- Transporting and disposing of transuranic and low-level wastes in a safe and cost-effective manner.
- Cleaning up soil and groundwater at EM sites.
- Facilitating Revitalization projects at DOE facilities.

<http://www.em.doe.gov/pages/emhome.aspx>

### *DOE's Asset Revitalization Initiative*

The Asset Revitalization Initiative (ARI) is a DOE-wide effort to advance the beneficial reuse of its unique and diverse mix of assets, including land, facilities, infrastructure, equipment, technologies, natural resources, and a highly skilled workforce. By 2020, DOE plans to conduct the following activities at each of the field sites in the DOE Complex:

- Seek to conduct operations sustainably, incorporating clean energy technologies wherever possible.
- Develop modern, adaptable, and efficient site infrastructures and closely coordinate multi-agency efforts at the sites.
- Promote public-private partnerships and commercial opportunities.
- Engage local communities and stakeholders in the development and asset revitalization process.

Although the initiative was launched in 2011, several sites in the DOE Complex had already been working toward achieving some of the initiative's goals. For example, over the last ten years, DOE's Oak Ridge National Laboratory in Tennessee, which has over 1,300 acres of clean land that is ready for beneficial reuse, has executed over 90 leases with private businesses, transferred 19 properties, and leased 330 acres of DOE-owned property. By transferring responsibility for facility demolition and maintenance to private businesses, Oak Ridge has realized millions of dollars in savings, thereby demonstrating the benefits of ARI.

### *Office of Legacy Management*

The mission of the Office of Legacy Management (LM) is to fulfill the Department's post-closure responsibilities and ensure the future protection of human health and the environment. LM has control and custody for

legacy land, structures, and facilities and is responsible for maintaining them at levels consistent with DOE's long-term plans.

The goals of LM are to:

- Protect human health and the environment.
- Preserve, protect, and share legacy records and information.
- Meet commitments to the contractor workforce.
- Optimize the use of land assets.
- Sustain management excellence.

With more than 100 sites, DOE activities and those of its predecessor agencies have left a legacy of environmental contamination that can impact human health and the environment. LM was formally established in 2003 to manage long-term surveillance and maintenance (LTS&M) activities and ensure the future protection of human health and the environment.

LM currently conducts routine LTS&M activities at 89 sites and will continue to receive sites as they are cleaned up and closed. LM is expected to be responsible for 128 sites by 2020. As LM conducts LTS&M activities for these sites, there is a focus on beneficial reuse of the land.

LM currently has 11 sites that are being reused, totaling over 4,000 acres. This represents nearly one-third of the federally owned sites under LM custody and control. Site reuse includes agriculture (e.g., hay production, livestock grazing); habitat preservation; community use (e.g., visitor or interpretive centers); and leasing to local utility companies.

### *Los Alamos National Laboratory*

The Los Alamos National Laboratory (LANL) is a premier national security research institution, delivering scientific and engineering solutions for the nation's most crucial and complex problems. Its work also advances earth and environmental sciences. LANL produced the LANL Sustainable Design Guide, which recommends selecting properties with opportunities for minimal environmental impacts, including brownfields, for development.

<http://www.lanl.gov/orgs/eng/engstandards/esm/architectural/Sustainable.pdf>

### *Support for Environmental Justice Communities*

DOE's National Nuclear Security Administration, LM, and EM's Dr. Samuel P. Massie Chairs of Excellence Program provide technical and grant writing assistance to environmental justice communities located near DOE sites. These organizations provide assistance in developing brownfields strategies, drafting initial concepts, writing portions of proposals, and conducting research to support project needs. (NOTE: The Massie Chairs support is conducted as part of the DOE Environmental Justice Program).

## FINANCIAL ASSISTANCE

### *Loan Programs Office*

DOE's Loan Programs Office provides direct loans to vehicle manufacturers and component manufacturers to support the development of advanced technology vehicles (ATVs). Advanced Technology Vehicles Manufacturing (ATVM) loans support the develop-

## SNAPSHOT – DEMING, NEW MEXICO

Through a partnership with EPA's RE-Powering America's Land Initiative, DOE's National Renewable Energy Laboratory is providing technical assistance to the City of Deming to analyze the potential for wind or solar energy production at the 1,420-acre Peru Mill Industrial Park site. The site once housed a mill that processed zinc sulfide ore. At some point, the containment for the liquid mine tailings failed, causing a spill that eliminated the vegetation cap on top of the tailings pile and spread tailings over a large area. When the remediation of the site was completed, the City of Deming annexed the property into the city limits and zoned it for industrial use. The city hopes to redevelop the site into an industrial park.

Given the abundant solar resource in southwest New Mexico, the proposed industrial park includes solar electricity production. The city hopes to use this renewable energy to offset energy needs for future warehousing, manufacturing, or logistics facilities. Reuse of this land will leverage existing rail and highway infrastructure that once served the mining operations, repurposing these assets for future growth.

ment of ATVs and associated components in the United States. Applications for this loan financing from qualified businesses are accepted on a rolling basis until funding is expended.

**Eligibility Requirements:** In order to be technically eligible for an ATVM loan, an applicant must be either (1) an automotive manufacturer satisfying specified fuel economy requirements; or (2) a manufacturer of qualifying components. In addition, an applicant must be financially viable without the receipt of additional federal funding for the proposed project.

**Limitations:** All passenger automobiles or light-duty trucks that meet 125 percent of the 2005 Corporate Average Fuel Economy (CAFE) standards qualify as ATVs, as do ultra-efficient vehicles.

**Uses/Applications Include:**

- Re-equipping, expanding, or establishing manufacturing facilities in the United States to produce ATVs or qualifying components.

- Engineering integration of ATVs or qualifying components performed in the United States.

[http://lpo.energy.gov/?page\\_id=43](http://lpo.energy.gov/?page_id=43)

## ADDITIONAL INFORMATION

**Melinda Downing**

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**Main Site**

<http://www.energy.gov>

# Department of Health and Human Services—Agency for Toxic Substances and Disease Registry

## DESCRIPTION OF ORGANIZATION

### Mission

The Agency for Toxic Substances and Disease Registry (ATSDR) is a federal public health agency that seeks to prevent disease and harmful exposures to hazardous substances in the environment. ATSDR conducts site-related public health assessments or health consultations, health studies, and health education mainly through cooperative agreements with other federal agencies and state and local public health departments.

ATSDR provides technical assistance and may oversee evaluations and related public health activities performed by state or local staff at environmentally contaminated sites in states that have cooperative agreements. The extent of ATSDR's involvement at an individual site depends on the health issues, the ability of ATSDR's state and local health department partners to adequately address those issues, and ATSDR's resource capabilities.

The 2002 Brownfields Amendments to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) provide a public health focus on the impacts of brownfields, particularly in disadvantaged communities and among sensitive populations. One facet of this public health focus urges local governments to monitor the health of populations exposed to hazardous substances from brownfields and to enforce institutional controls that prevent human exposure to those substances.

### Brownfields Connections

- Partnerships to assess and build the capacity of public health agencies to participate in brownfields redevelopment while enhancing their understanding of the need for health care access in communities affected by brownfields.
- Technical assistance on risk and health assessments, health consultations, and other support for brownfields provided to communities and other partners.
- National leadership to health agencies working on brownfields.

- Training on environmental health impacts on minority communities.
- Independent reviews and assessments of environmental sampling data and health and community information to determine if past, current, or future exposure to hazardous substances might have public health consequences.

## RESOURCES

ATSDR provides financial and technical assistance to identify and evaluate environmental health issues associated with brownfields land reuse sites. These resources enable state and local health departments to further investigate environmental health concerns and educate communities. ATSDR creates tools and provides best practice guidance for communities to integrate health in redevelopment plans.

### Financial Assistance

#### *Community Health Projects Related to Brownfield/Land Reuse*

ATSDR's support through its Brownfield/Land Reuse Initiative promotes health, community involvement, partnerships, communication, and education. ATSDR works to include health considerations in brownfields redevelopment and land reuse. Projects could include, but are not limited to, the evaluation of environmental contaminant exposures, identification of health indicators of sustainability (pre- and post-redevelopment), conducting risk communication and health education, or geospatial analysis. The program intends to stimulate collaboration among stakeholders to ensure that public health is considered in the earliest phases of remediation and redevelopment of brownfield properties.

**Eligibility:** ATSDR can fund only health departments or their bona fide agents of states, the District of Columbia, U.S. territories, and recognized tribal governments.

**Limitations:** Funds may not be used for research or clinical care. ATSDR occasionally provides funds to health departments, universities, non-profit groups, or vendors to conduct activities, sponsor meetings, or



provide needed services that support ATSDR's mission, but not under this assistance program.

**Availability:** ATSDR allocated \$300,000 for this program in FY 2012.

### Outreach/Technical Assistance

#### *Review and Assess Environmental Sampling Data*

Through ATSDR's cooperative partnerships, the agency can review and assess environmental sampling data and other site-related information.

#### *Health-Related Information Sharing*

ATSDR can provide health-related information on specific hazardous substances, coordinate a response to a real or perceived elevated incidence of disease near a site, and help individual workers or community members find experienced, private medical attention for significant hazardous substance exposure.

## ADDITIONAL INFORMATION

Brownfields Program Coordination:

#### **Laurel Berman, National Brownfields Coordinator**

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#### **K. Leann Bing, Regional Representative**

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#### **Gary D. Perlman**

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#### **ATSDR Liaison Office to EPA Headquarters**

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#### **Tina Forrester, Division Director**

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#### **Main Site**

<http://www.atsdr.cdc.gov>

#### **ATSDR Brownfield/Land Reuse Initiative**

<http://www.atsdr.cdc.gov/sites/brownfields/index.html>

## SNAPSHOT – BARABOO, WISCONSIN

ATSDR has created tools and resources to assist communities interested in revitalizing brownfields or other land reuse sites. One such tool is a model to incorporate sustainable community revitalization into brownfield redevelopment. The ATSDR Brownfields/Land Revitalization Action Model was adopted by the Baraboo Development Community (BDC) in their efforts to reclaim the once pristine Baraboo waterfront, which was tarnished by more than a century of uncontrolled heavy industrial and commercial activity. BDC used the Action Model framework for community health assessment and to address the city's objective to monitor the health of the community living in or adjacent to the targeted redevelopment area. Using ATSDR's Action Model, community members identified 15 different public health challenges. They then considered redevelopment options and evaluated their potential economic, social, and health impacts on the community. Finally, after a series of meetings, BDC was able to create 33 ways to measure or gather indicators of the public health impact and success of the actions they were about to take.

# Department of Health and Human Services—National Institute of Environmental Health Sciences

## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the National Institute of Environmental Health Sciences (NIEHS) is to reduce the burden of human illness and disability by understanding how the environment influences the development and progression of human disease. The NIEHS contributes to scientific knowledge of human health and the environment and to the health and well-being of people everywhere.

The NIEHS's Worker Education and Training Program (WETP) supports the training and education of workers engaged in activities related to hazardous materials and waste generation, removal, containment, transportation, and emergency response. The NIEHS Minority Worker Training Program (MWTP) positively changes lives and communities by reaching out to deliver comprehensive training to disadvantaged adults to prepare them for employment in the fields of environmental restoration and hazardous materials.

### Brownfields Connections

- Conducts the MWTP to assist communities by addressing the need for a more comprehensive training program to foster economic and environmental restoration of brownfields.
- Conducts the MWTP to increase the recruitment and training of under-represented minorities in the fields of hazardous waste remediation, emergency response, construction, and green jobs. Individuals living near hazardous waste sites or in a community at risk of exposure to contaminated properties are targeted, with the specific focus of training them to be safe while working in the environmental and construction fields to clean up their communities.
- Conducts a hazardous waste worker training program for training and educating workers engaged in activities related to hazardous waste removal, containment, and emergency response.
- Provides grants to small business concerns under the Advanced Training Technology (ATT) program

to develop products for the health and safety training of hazardous materials workers, emergency responders, and skilled support personnel. This program is also called the Small Business Innovative Research (SBIR) E-Learning Program.

- In coordination with EPA, conducts the Superfund Research Program (SRP)—a network of university grants that are designed to seek solutions to complex health and environmental issues associated with the nation's hazardous waste sites.

## RESOURCES

### Outreach/Technical Assistance

#### *NIEHS Worker Education and Training Program*

The NIEHS WETP supports the training and education of workers engaged in activities related to hazardous materials and waste generation, removal, containment, transportation, and emergency response. Its mission is to fund non-profit organizations with a demonstrated track record of providing occupational safety and health education in developing and delivering high-quality training to workers in handling hazardous waste or in responding to emergency releases of hazardous materials. Among the program areas are the Hazardous Waste Worker Training, Minority Worker Training, Hazmat Disaster Preparedness Training, DOE Nuclear Worker Training, and ATT programs. News releases and fact sheets on 2010-2011 WETP funding can be found at:

<http://www.niehs.nih.gov/news/releases/2010/safety-training.cfm>

[http://www.niehs.nih.gov/careers/assets/docs/fact\\_sheet\\_on\\_niehs\\_wetp\\_2010\\_awards.pdf](http://www.niehs.nih.gov/careers/assets/docs/fact_sheet_on_niehs_wetp_2010_awards.pdf)

<http://www.niehs.nih.gov/careers/hazmat/index.cfm>

#### *Hazardous Waste Worker Training Program*

Hazardous materials and waste workers include workers engaged in active and inactive waste treatment, storage and disposal, hazardous waste generation, cleanup and remedial action, and emergency response, as well as workers engaged

in hazardous materials transportation, including the safe loading, unloading, handling, and storage of hazardous materials.

In 25 years of the WETP, the Hazardous Waste Worker Training Program (HWWTP) supported 20 primary awardees. They represent more than 100 different institutions that trained more than 2.2 million workers across the country. They presented over 124,812 classroom and hands-on training courses, which account for more than 27 million contact hours of actual training. More information about the awardees and descriptions of all NIEHS WETP programs can be found at: <http://www.niehs.nih.gov/careers/hazmat/>

**Eligibility Requirements:** The following organizations and institutions are eligible to apply: public/state-controlled institutions of higher education; private institutions of higher education; Hispanic-serving institutions; historically black colleges and universities; tribally controlled colleges and universities; Alaska Native and Native Hawaiian-serving institutions; and non-profits with 501(c)(3) IRS Status (other than institutions of higher education).

**Limitations:** A request for applications is released every five years for a five-year funding period. The current grant cycle is 2010-2014. The next grant cycle will be 2015-2019.

**Availability:** For the period of 2012-2013, approximately \$20.6 million was allocated to this program.

#### **Uses/Applications Include:**

- Train and educate workers engaged in activities related to hazardous waste removal, containment, and emergency response.
- Conduct special training for workers who may be exposed to unique or special hazards.

<http://www.niehs.nih.gov/careers/hazmat/programs/hwwt/index.cfm>

#### *Minority Worker Training Program*

The MWTP was established in 1995 to provide a series of national pilot programs to test a range of strategies for recruiting, training, and employing persons wanting to work in the environmental field. These individuals may live near hazardous waste sites or in communities at risk of exposure from contaminated properties. The program focuses on delivering comprehensive training to increase the number of disadvantaged and under-represented minority workers in the fields of environmental restoration and hazardous materials. The program represents a broad geographic distribution and reaches several urban populations in high-risk contaminated areas.

The MWTP promotes long-lasting, effective partnerships in minority communities, which helps reinforce occupational health and worker education. The program provides pre-employment job training, including literacy, life skills, and environmental preparation, as well as green jobs, construction skills training, and environmental worker training (e.g., hazardous waste, asbestos abatement, lead abatement, and health and safety training). Some training also includes enrollment in apprenticeship programs for construction and environmental remediation occupations. Emphasis is placed on mentoring programs. The MWTP promotes partnerships or sub-agreements with academic and other institutions, with a particular focus on historically black colleges and universities, as well as public schools and community-based organizations located in or near the impacted area. These institutions provide pre-math, science, and other related educational courses to program participants prior to, or concurrent with, entry into the training program. The MWTP trains workers near brownfield sites.

Overall, MWTP programs achieve great success moving young workers into long-term employment, most recently in the area of energy retrofitting and solar panel installation. Since 1995, these programs trained approximately 10,000 students and found employment for approximately 69 percent of those students in jobs directly related to their training.

**Eligibility Requirements:** The following organizations and institutions are eligible to apply: public/state-controlled institutions of higher education; private institutions of higher education; Hispanic-serving institutions; historically black colleges and universities; tribally controlled colleges and universities; Alaska Native and Native Hawaiian-serving institutions; and non-profits with 501(c)(3) IRS status (other than institutions of higher education).

**Limitations:** A request for applications is released every five years for a five-year funding period. The current grant cycle is 2010-2014. The next grant cycle will be 2015-2019.

**Availability:** For the period of 2012-2013, approximately \$3.5 million was allocated to this program.

#### **Uses/Applications Include:**

- Targets recruitment of under-represented minority residents who live in urban areas near hazardous waste sites or in communities at risk of exposure to contaminated properties for work in the environmental field.
- Provides pre-employment job training, including literacy, life skills, environmental preparation, green jobs, and other related courses for construction skills training.

- Provides safety and health training in areas such as hazardous waste remediation and asbestos and lead abatement.

<http://www.niehs.nih.gov/careers/hazmat/programs/mwt/index.cfm>

#### *Hazmat Disaster Preparedness Training Program*

NIEHS developed a Hazmat Disaster Preparedness Training Program (HDPTP) initiative in response to the experiences and lessons learned in recent national disasters, including terrorist attacks. This program enhances the training of current hazardous materials workers and chemical responders, trains skilled response personnel, creates training materials, delivers training to workers responding to a disaster, and augments prevention and preparedness efforts in a wide variety of high-risk settings. This initiative is intended to foster the development of disaster-specific training programs as an extension to the HWWTP for the purpose of preparing a group of experienced workers for prevention and response to future terrorist incidents in a wide variety of facilities and high-risk operations. The purpose of the HDPTP is to complement the Department of Homeland Security's preparedness training programs by enhancing the safety and health training capacity of hazmat workers and emergency responders to prevent, deter, or respond to terrorist incidents involving weapons of mass destruction. Since the program started in 2005, awardees responded to Hurricanes Katrina and Rita, the 2007 California wildfires, and the Deepwater Horizon Oil Spill. Approximately 3,964 courses were offered to 57,496 workers.

Training developed under this program should reference the National Incident Management System standardized incident management processes, protocols, and procedures that all federal, state, tribal, and local responders will use to coordinate and conduct response actions.

**Eligibility Requirements:** The following organizations and institutions are eligible to apply: public/state-controlled institutions of higher education; private institutions of higher education; Hispanic-serving institutions; historically black colleges and universities; tribally controlled colleges and universities; Alaska Native and Native Hawaiian-serving institutions; and non-profits with 501(c)(3) IRS Status (other than institutions of higher education).

**Limitations:** A request for applications is released every five years for a five-year funding period. The current grant cycle is 2010-2014. The next grant cycle will be 2015-2019.

**Availability:** For the period of 2012-2013, approximately \$2.2 million was allocated to this program.

#### **Uses/Applications and Areas of Program Response Include:**

- Enhanced training for current hazardous material workers and chemical responders who protect the nation's infrastructure from potential terrorist attacks on chemical-intensive operations is a continuing high-priority national need.
- Training for skilled response personnel to ensure appropriate response and remediation actions to bio-terrorist attacks using weaponized microbials is a high-priority area for training program response. The OSHA designation of anthrax response coverage by 1910.120 regulations (<http://www.osha.gov/dep/anthrax/hasp/index.html>) identifies a clear target training population.
- Training initiatives support the development of a nationwide cadre of well-trained environmental response workers and emergency responders to ensure that the nation is prepared to respond to future disasters of national significance. This training is patterned after the successful Hazardous Waste Worker Training Program, which provides worker certification.

<http://www.niehs.nih.gov/careers/hazmat/programs/hdpt/index.cfm>

#### *Advanced Technology Training Program*

The ATT program solicits SBIR grant applications from small business concerns that propose to further the development of advanced technology training products for the health and safety training of hazardous-materials workers, emergency responders, and skilled support personnel. These products complement the goals and objectives of the WETP, which is to prevent work-related harm by assisting in training workers to protect themselves and their communities from exposure to hazardous materials. ATT addresses the need to ensure that learning and training technologies are further developed, field-tested, and applied to real-world situations. The financial support for this initiative comes directly from NIEHS Worker Education and Training Branch SBIR funds.

**Eligibility Requirements:** Eligible entities are U.S. small business concerns.

**Availability:** Funding is available every year. For this funding opportunity, budgets up to \$100,000 total costs per year and time periods of up to one year for Phase I may be requested. Budgets up to \$200,000 total costs per year and time periods of up to two



years may be requested for Phase II. Future-year amounts will depend on annual appropriations.

#### **Uses/Applications Include:**

- SBIR grants support the development of emerging technologies to improve worker preparedness through training and education enhancements and methodologies (such as e-collaboration, e-teaching, and e-learning) in safety and health training for workers engaged in hazardous materials response.

<http://www.niehs.nih.gov/careers/hazmat/programs/att/index.cfm>

#### *Superfund Research Program*

The Superfund Research Program (SRP) is a network of university grants that are designed to seek solutions to the complex health and environmental issues associated with the nation's hazardous waste sites. One goal of the program is to improve public health by supporting integrated research that is multidisciplinary and is capable of identifying, assessing, and evaluating the potential health effects of exposure to hazardous substances. Another goal is to develop innovative chemical, physical, and biological technologies for reducing potential exposure to hazardous substances. The research conducted is coordinated with EPA and the Agency for Toxic Substances and Disease Registry (ATSDR).

**Eligibility Requirements:** Eligible entities include accredited domestic institutions of higher education.

**Availability:** Funding is available almost every year. In FY 2012, three awards were made to recompetiting multiproject grants for a total of approximately \$8 million.

#### **Uses/Applications Include:**

- Support research to identify, assess, and evaluate the potential health effects of exposure to hazardous substances and to develop innovative chemical, physical, and biological technologies for reducing potential exposure to hazardous substances.

- Develop methods and technologies to detect hazardous substances in the environment.
- Develop advanced techniques for detecting, assessing, and evaluating the effect on human health of hazardous substances.
- Develop methods to assess the risks to human health presented by hazardous substances.
- Develop basic biological, chemical, and physical methods to reduce the amount and toxicity of hazardous substances.

<http://www.niehs.nih.gov/research/supported/srp/index.cfm>

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### **Main Sites**

<http://www.niehs.nih.gov/>

<http://www.niehs.nih.gov/careers/hazmat/index.cfm>

## **SNAPSHOT – NEWARK, NEW JERSEY**

The New Jersey-New York Hazardous Materials Worker Training Center recently developed a new collaboration with the Hope Community Outreach Center of Camden, New Jersey, to provide public health-related training to residents of the Whitman Park section of Camden. All 25 of the participants who successfully completed this 15-week program were employed following the completion of the training program in a variety of industries, including green jobs, and have an average hourly rate of pay of \$21.00. As a result of its successful Minority Worker Training Program, in 2012 the center developed another program with NIEHS funding to train returning war veterans, called the NJ Jobs4Vets training.

# Department of Health and Human Services—Office of Community Services

## DESCRIPTION OF ORGANIZATION

### Mission

The Office of Community Services (OCS) works in partnership with states, communities, and other agencies to address the economic and social services needs of the urban and rural poor at the local level by providing grant monies and technical assistance to these organizations. The goal of the programs administered by OCS is to increase the capacity of individuals and families to become self-sufficient and to revitalize communities.

### Brownfields Connection

- Grants to community development corporations and community action agencies for brownfields redevelopment and job creation projects.

## RESOURCES

### Financial Assistance

#### *Community Economic Development Program*

The Community Economic Development Program provides funds to create employment and business development opportunities for low-income residents.

**Eligibility Requirements:** Eligible applicants include private, non-profit organizations that are community development corporations, including faith-based, charitable, tribal, and Alaskan-native organizations.

**Availability:** About \$27.4 million was available in FY 2012 for 38 grants.

#### **Uses/Applications Include:**

- Startup or expansion of businesses.
- Capital expenditures, such as the purchase of equipment or real property.
- Operating expenses.
- Equity investments.
- Access to healthy food in low-income communities located in food deserts.

<http://www.acf.hhs.gov/programs/ocs/ced/index.html>

#### *Community Services Block Grant Program*

The Community Services Block Grant (CSBG) provides funds to alleviate the causes and conditions of poverty in communities. These grants are available to:

- States.
- The District of Columbia.
- The Commonwealth of Puerto Rico.
- U.S. Territories.
- Federally and state-recognized Indian tribes and tribal organizations.
- Community Action Agencies.
- Migrant and seasonal farm workers.
- Other organizations specifically designated by the states.

**Eligibility Requirements:** Grants are sub-awarded to local community-based organizations generally called Community Action Agencies.

**Availability:** Grants are determined by a statutory formula. Approximately \$677 million in CSBG funds were available in FY 2012.

#### **Uses/Applications Include:**

- Employment services.
- Education and training.
- Income management assistance.
- Emergency services.
- Housing assistance.
- Nutrition services.

<http://www.acf.hhs.gov/programs/ocs/programs/csbq>

### Outreach/Technical Assistance

#### *Rural Community Development*

Rural Community Development (RCD) is a federal grant program that works with regional and tribal organizations to manage safe water systems in rural communities. RCD funds projects designed to:

- Provide low-income individuals access to safe and affordable drinking water in their homes.



- Strengthen economic conditions and opportunities in these communities through water supply and wastewater disposal training and technical assistance.
- Construct, improve, and preserve water supply and disposal systems in a cost-effective manner.

**Eligibility Requirements:** Multistate, regional, private, non-profit (501(c)(3)) tax-exempt organizations.

**Availability:** Approximately \$5 million in RCD funds was available in FY 2012.

**Uses/Applications Include:**

- Providing safety and security training and technical assistance.
- Improving coordination among Federal, state, and local agencies in water waste management.

- Improving the capacity of small and very small water systems to better prepare for emergencies.
- Developing emergency preparedness plans for small water systems.

<http://www.acf.hhs.gov/programs/ocs/programs/rcd>

## ADDITIONAL INFORMATION

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**Main Site**

<http://www.acf.hhs.gov/programs/ocs/>

# Department of Housing and Urban Development\*

## DESCRIPTION OF PROGRAM

### Mission

The overall mission of the U.S. Department of Housing and Urban Development (HUD) is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD has several brownfield-applicable programs:

- Community Development Block Grant Program (includes the Entitlement Communities Program and several non-entitlement communities programs).
- Section 108 Loan Guarantee Program.
- HOME Investment Partnerships Program.
- Sustainable Communities Initiative.
- Lead-Based Paint Hazard Control Grant Program.

### Brownfields Connections

- Block grants and competitive awards to state and local governments for revitalizing communities.
- Federally guaranteed loans to state and local governments for large economic development and revitalization projects in communities.
- Grants to communities for integrating brownfields redevelopment planning with transportation and housing planning.
- Block grants to state and local governments for meeting safe and affordable housing needs in developed areas.

## RESOURCES

### Financial Assistance

#### *Community Development Block Grant Program*

The Community Development Block Grant (CDBG) program in the Office of Community Planning and Development (CPD) is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program began in 1974 and is one of the longest

continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to over 1,200 general units of local government and to states and U.S. territories.

The CDBG Program allocates annual grants to entitlement communities and states with the principal statutory objective of developing viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons with low or moderate incomes. Eligible entitlement community grantees are principal cities of metropolitan statistical areas (MSAs), other metropolitan cities with populations of at least 50,000, and qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities). The states allocate and administer funds for non-entitlement communities.

HUD allocates CDBG funds to entitlement communities on a statutory dual-formula basis that uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing, and population-growth lag in relationship to other metropolitan areas. HUD allocates CDBG funds to the states based on a statutory formula that takes into account population, poverty, incidence of overcrowded housing, and age of housing. Neither HUD nor states distribute funds directly to citizens or private organizations. The states distribute all funds (other than administration and the technical assistance set-aside funds) to units of general local government. The state must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period selected by the state. This general objective is achieved by granting "maximum feasible priority" to activities that benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight.

Grantees have broad discretion in selecting activities to pursue with CDBG funds. For example, the states of Texas, Arizona, California, and New Mexico allocate up to ten percent of their CDBG funds to assist

\* Note: Although EPA has made an effort to ensure that the information contained in this section is as accurate as possible, HUD did not review this section in its entirety. Please check with your local HUD office for the most up-to-date information about these programs.

communities on the U.S.-Mexican border (colonias) in maintaining sanitary housing, water, and sewage systems. Additionally, CDBG plays a vital role in many local brownfields reuse strategies.

Brownfields contribute to eroding economic conditions, creation of blight, and reduction of economic opportunities for low- and moderate-income persons. CDBG funds may be used in smaller neighborhood-based projects as well as larger projects to aid in demolition, site cleanup, and remediation of environmental issues such as lead-based paint and asbestos. Therefore, the use of CDBG funds to revitalize brownfields often meets the program's mission to help low- and moderate-income people by driving economic development or eliminating blight.

**Eligibility Requirements:** Eligible entitlement communities are cities with populations of at least 50,000 and qualified urban counties with populations of at least 200,000. HUD awards funding on a formula basis. Eligible non-entitlement communities are cities with populations less than 50,000 and qualified urban counties with populations less than 200,000. States award funding based on state priorities and selection criteria.

**Limitations:** Expenses for general government operations or the acquisition, construction, or reconstruction of buildings for government operations are not eligible. CDBG-funded activities must meet one of the program's three national objectives: (1) principally benefit low- and moderate-income persons; (2) prevent or eliminate slums or blight; or (3) meet other urgent community development needs. Entitlement communities must submit to HUD a Consolidated Plan, which is a jurisdiction's comprehensive planning document and application for funding under the following CPD formula grant programs: CDBG, HOME Investment Partnerships, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grants (ESG).

**Availability:** Congress appropriated about \$3 billion for the CDBG program in FY 2012, including set-asides. HUD distributes 70 percent of the CDBG formula appropriations to entitlement communities, and the remaining 30 percent of the formula funds go to the states for distribution to non-entitlement small cities and counties.

#### **Uses/Applications Include:**

- Prepare plans for redevelopment or revitalization of brownfields.
- Acquire real property.

- Conduct environmental site assessments.
- Clean up contamination.
- Clear sites and demolish and remove buildings.
- Rehabilitate public and private buildings.
- Construct public works, including water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes.
- Conduct activities relating to energy conservation and renewable energy resources.
- Provide assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs)

#### *Section 108 Loan Guarantee Program*

Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Section 108 is the loan guarantee provision of the CDBG program. Local governments borrowing funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan. Section 108 allows communities to capitalize large revitalization projects that can renew entire neighborhoods. Such public investment often is needed to encourage private economic investment in distressed areas. Several cities have made the 108 program a focal point of their local brownfields strategies.

#### **Eligible applicants include the following public entities:**

- Metropolitan cities and urban counties that are CDBG entitlement recipients.
- Non-entitlement communities that are assisted in the submission of applications by states administering the CDBG program.
- Non-entitlement communities eligible to receive CDBG funds under the HUD-administered Small Cities CDBG program (Hawaii and Insular Areas). The public entity may be the borrower or it may designate a public agency as the borrower.

Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD. To date, there has been

no default under Section 108 resulting in a repayment by HUD. In the event of default requiring a payment, HUD would continue to make payments on the loan in accordance with its terms.

**Eligibility Requirements:** To determine eligible uses of funds, CDBG rules and requirements apply. As with the CDBG program, all projects and activities must either principally benefit low- and moderate-income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community.

**Limitations:** CDBG entitlement community recipients and states may borrow an amount equal to five times the recipients' latest CDBG entitlement grant. The maximum repayment period for a Section 108 loan is 20 years.

**Availability:** HUD had \$240 million in guarantee authority available for FY 2012.

#### **Uses/Applications Include:**

- Economic development activities and housing rehabilitation eligible under CDBG.
- Acquisition of real property (including brownfields).
- Rehabilitation of publicly owned real property (including brownfields).
- Construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements).
- Related relocation, clearance, and site improvements.
- Payment of interest on the guaranteed loan and issuance costs of public offerings.
- Debt service reserves.
- Public works and site improvements in colonias.
- Housing construction in limited circumstances.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs/108](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/108)

#### *HOME Investment Partnerships Program*

HOME is the largest federal block grant program designed exclusively to produce affordable housing for low-income households. CPD directly distributes HOME funds to hundreds of state and local participating jurisdictions. States receive 40 percent of total HOME funding and localities receive 60 percent based on a formula determining need. The program's flexibility enables communities to design and implement affordable housing strategies tailored to meet their needs and priorities.

**Eligibility Requirements:** Annual grants are awarded as formula grants to participating jurisdictions, which include states, qualifying counties and metropolitan areas, and approved regional consortia consisting of counties and metropolitan areas. Insular areas also receive a portion of the available funds.

**Limitations:** Participating jurisdictions are required to provide a 25 percent match of HOME funding.

**Availability:** HUD allocated \$1.0 billion in HOME funds to participating jurisdictions in FY 2012.

#### **Uses/Applications Include:**

- Provide home purchase or rehabilitation financing assistance to homeowners and homebuyers.
- Build or rehabilitate housing for rent or ownership.
- Acquire, improve, or demolish dilapidated housing.
- Provide rental assistance to low-income renters.

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

#### *Sustainable Communities Initiative*

The Office of Sustainable Housing and Communities (OSHC) administers the Sustainable Communities Initiative to stimulate more integrated and sophisticated regional planning to guide state, metropolitan, and local investments in land use, transportation, and housing, as well as to challenge localities to undertake zoning and land-use reforms. This initiative has four main tasks:

- Partner with the Department of Transportation (DOT) and the Environmental Protection Agency in the Partnership for Sustainable Communities to catalyze a new generation of integrated metropolitan transportation, housing, land-use, and energy planning, using state of the art data, analytic tools, and geographic information systems.
- Fund Sustainable Communities Regional Planning Grants and Community Challenge Grants to enable local and regional planning to establish policies, codes, tools, and critical capital investments needed to achieve sustainable and inclusive development.
- Support capacity-building and a clearinghouse designed to support grant recipients and other communities interested in implementing sustainable community strategies.
- Provide funding for a joint HUD-DOT-EPA research effort designed to advance transportation and housing linkages on a number of levels.

OSHC is the lead office within HUD for the Partnership for Sustainable Communities, which was launched in 2009 as an interagency partnership involving HUD, DOT, and EPA. United around six livability principles, the agencies are working together to align federal policies, improve access to affordable housing, enhance economic competitiveness, increase the number of available transportation options, and lower transportation costs while protecting the environment in communities nationwide. This interagency collaboration is reflected in the grant-making processes of the participating agencies. HUD, DOT, and EPA officials work together to draft grant solicitations, review grant applications, and coordinate investments. HUD streamlined sustainability across many of its grant programs by awarding "Preferred Sustainability Status" to a number of communities and regions that receive bonus points on competitive grant applications for projects that complement their sustainability goals.

**Eligibility Requirements:** Applicants eligible for Sustainable Communities Regional Planning Grants are consortia of units of government, regional planning agencies, and non-profit organizations. If a Metropolitan Planning Organization exists within a region, it must be a part of the consortium. Applicants eligible for Community Challenge Planning Grants are state, local, and tribal governments.

**Limitations:** Applicants for a Sustainable Communities Regional Planning Grant or a Community Challenge Planning Grant must provide a match equal to 20 percent of the requested funding amount in the form of cash, verified in-kind contributions, or a combination of these sources.

**Availability:** Although not funded since 2011, funding for this program could be restored in future years.

#### **Uses/Applications Include:**

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities and neighborhoods.
- Coordinate and leverage federal policies and investment.

Partnership for Sustainable Communities: <http://www.sustainablecommunities.gov>

OSHC: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/sustainable\\_housing\\_communities](http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities)

### *Lead-Based Paint Grant Programs*

The Office of Healthy Homes and Lead Hazard Control (OHHLHC) was established to eliminate lead-based paint hazards in privately owned and low-income housing, and to lead the nation in addressing other housing-related health hazards that threaten vulnerable residents. HUD's lead-based paint program was established in 1993 to reduce young children's exposure to lead paint hazards in homes.

Several grant programs provide funding to identify and control lead-based paint hazards:

- Lead-based Paint Hazard Control (LHC) grant program.
- Lead Hazard Reduction Demonstration (LHRD) grant program.
- Lead Elimination Action Program grants.

Two additional grant programs provide funding for outreach and technical assistance. These grants assist states, tribes, cities, counties/parishes, and other units of local government in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately owned rental or owner-occupied housing. Funds made available under this program are awarded competitively on an annual basis through a selection process conducted by HUD.

**Eligibility Requirements:** LHRD grants must be used to address housing privately owned and occupied by, or rented to, low-income families. LHRD grant recipients must provide a 25 percent match. LHC grant recipients must provide a 10 percent match.

**Availability:** OHHLHC had \$86 million in FY 2012 for its LHC program.

#### **Uses/Applications Include:**

- Lead-based paint inspections and risk assessments.
- Community awareness or education programs on lead hazard control and lead poisoning prevention.
- Blood testing of children prior to lead hazard control work.
- Lead hazard control work (this includes cleaning, interim controls, and hazard abatement).
- Temporary relocation of families during hazard control activities.
- Training for workers and supervisors.
- Training on lead-safe maintenance practices for residents and others working in low-income housing.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes)



## SNAPSHOT – FLINT, MICHIGAN

Flint, Michigan, is working on a plan for sustainability with the assistance of a HUD Community Challenge Planning grant from the Partnership for Sustainable Communities. The city is developing its first comprehensive master plan since 1960. The plan will build on the emerging best practices for addressing population decline, vacant properties, and economic diversification. The process ignited interest in the community—from corporate CEOs to neighborhood block captains—because of the need for an integrated and coordinated investment strategy that ensures assets are leveraged and outcomes are equitable for the diverse city and region.

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### **Main Site**

<http://www.hud.gov>



# Department of the Interior— National Park Service

## DESCRIPTION OF ORGANIZATION

### Mission

The National Park Service (NPS) preserves natural and cultural resources and manages the national park system for the enjoyment, education, and inspiration of this and future generations. The NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

### Brownfields Connections

- Assistance provided to state and local governments, as well as community-based organizations, to assist community-led natural resource conservation and outdoor recreation initiatives, including those in urban areas.
- Assistance to states and local governments in the acquisition of surplus federal lands.
- Assistance for community revitalization.

## RESOURCES

### Outreach Assistance

#### *Federal Lands to Parks Program*

The National Park Service's Federal Lands to Parks Program helps communities create new parks and recreation areas by transferring surplus federal land to state and local governments. This program helps ensure public access to park lands and promotes good stewardship of natural, cultural, and recreational resources.

**Eligibility Requirements:** States, counties, municipalities, and similar government entities may acquire surplus federal land for parks and recreational areas. Private and nonprofit organizations, religious institutions, and individuals are not eligible to acquire surplus federal land for recreation through the program. However, these entities may act as advocates for the acquisition of federal lands by state and local governments.

**Limitations:** Land or buildings obtained through this program must be used for public parks and recreational activities in perpetuity. The Federal Lands to Parks Program periodically monitors property use and

development to make sure that parks obtained under the program are managed according to the terms and conditions of the deed and approved use plan.

**Availability:** Over 1,500 properties, representing approximately 169,000 acres, were transferred to state and local governments for parks and recreation areas since the program's inception in 1949. When federal land becomes available for reuse, the General Services Administration (or the military agency in cases of base closures, or at times another federal "disposing" agency) will notify other federal and state agencies. Federal Lands to Parks Program staff review notices of available property for park and recreation opportunities and notify relevant state, regional, and local park agencies. Notices often are posted on military or General Services Administration websites.

### Uses/Applications Include:

- Creating or expanding public parks and recreation areas.
- Providing or expanding park and recreational amenities to camp, hike, play sports, improve quality of life, help revitalization efforts, and attract businesses.
- Protecting open spaces, extending hiking trails, and opening boating and fishing access.
- Preserving historical and natural resources, such as forts, lighthouses, shorelines, and wildlife habitat.
- Converting abandoned military bases into widely used, productive recreational assets.
- Renewing a sense of community through community gardens, senior and cultural centers, and other gathering places.

<http://www.nps.gov/ncrc/programs/flp>

#### *Rivers, Trails, and Conservation Assistance Program*

The Rivers, Trails, and Conservation Assistance (RTCA) program provides assistance to communities so they can conserve rivers, preserve open space, and develop trails and greenways. RTCA staff help build partnerships to achieve community-defined goals by assessing resources, developing concept plans, engaging public participation, and identifying potential sources of funding for conservation and

## SNAPSHOT – HUDSON RIVER, NEW YORK

In 2012, NPS's Rivers, Trails, and Conservation Assistance Program provided assistance to local communities, state agencies, and community groups in New York to designate the Hudson River Greenway Water Trail as a National Water Trail. The 256-mile water trail, which extends from the Adirondack Park and Lake Champlain in northern New York to New York City, provides at least one access point every 10 miles or less along both shores of the river, and includes 96 designated public access sites. The Water Trail is part of the Hudson River Valley Greenway Program. The trail will be administered by the National Park Service and become part of a new National Water Trails System, which was established to protect and restore America's rivers, shorelines, and waterways; conserve natural areas along waterways; and increase access to outdoor recreation on shorelines and waterways.

outdoor recreation projects. Some of the assistance is targeted to urban areas. As such, the program can complement brownfields redevelopment efforts.

Four RTCA project areas support conservation efforts: urban area projects, trails and greenway projects, rails-trails projects, and river projects. A redevelopment project may use any or all of these project areas at the same time. The Groundwork USA Initiative is a pilot program of RTCA in cooperation with EPA's Brownfields Program, through which NPS provides technical assistance to successful pilot community applicants. EPA provides NPS with the funds for this program under an interagency agreement. NPS awards financial assistance to successful applicants and administers the assistance agreements. The Groundwork USA Initiative builds the capacity of communities impacted by brownfields and abandoned lands. The Groundwork USA Initiative improves a community's environment for conservation, recreation, and economic development by supporting the establishment of locally organized and controlled Groundwork Trusts. Each of the trusts is an independent, not-for-profit environmental business. The trusts partner with government agencies and the private sector to engage residents in the remediation of brownfields to build consensus on reusing these sites for community benefit and facilitating their transformation.

**Eligibility Requirements:** Eligible project partners include nonprofit organizations, community groups, tribes or tribal governments, and local, state, or federal government agencies. Federal agencies may be the lead partner only in collaboration with a nonfederal partner. Projects are locally requested and led and should include significant public involvement. Projects should also include the commitment, cooperation, and cost-sharing of all partners.

**Limitations:** The RTCA involvement in these partnerships does not exceed two years.

**Availability:** Assistance is provided for one year and may be renewed for a second year, if warranted.

### Uses/Applications Include:

- Assisting in the development of conservation partnerships.
- Providing resource assessment and identifying potential sources of funding.
- Engaging public participation.
- Helping communities achieve on-the-ground conservation successes for their projects.
- Offering assistance in greenway efforts ranging from urban promenades, to trails along abandoned railroad rights-of-way, to wildlife corridors.
- Promoting river conservation through downtown riverfronts, regional water trails, and stream restoration.

<http://www.nps.gov/ncrc/programs/rtca/>

Groundwork USA: <http://www.groundworkusa.org/>

## ADDITIONAL INFORMATION

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### Main Site

<http://www.nps.gov>

# Department of the Interior— Office of Surface Mining Reclamation and Enforcement

## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSM) is to carry out the requirements of the Surface Mining Control and Reclamation Act in cooperation with states and tribes. The primary objectives are to ensure that coal mines are operated in a manner that protects citizens and the environment during mining and assures that the land is restored to beneficial use following mining, and to mitigate the effects of past mining by aggressively pursuing reclamation of abandoned coal mines.

### Brownfields Connections

- Provides information on preregulatory mine site issues and development opportunities to local governments, states, tribes, quasi-public development organizations, nonprofits, and other entities eligible to apply for EPA brownfields assessment and cleanup grants.
- Offers grant-writing training and assistance through its OSM/VISTA (Volunteers in Service to America) Program—targeted to watershed groups and other entities eligible to apply for grants to support brownfields redevelopment.
- Supports local governments in the assessment, reclamation, and redevelopment of abandoned mine lands as brownfields.

## RESOURCES

### Financial Assistance

#### *Watershed Cooperative Agreement Program*

The Watershed Cooperative Agreement Program makes funds available for reclamation projects to clean streams affected by acid mine drainage.

**Eligibility Requirements:** Eligible entities include nonprofit organizations, especially small local watershed organizations.

**Availability:** Applicants normally receive up to \$100,000 for each reclamation project, primarily for project construction. Watershed Cooperative Agreements have a two-year performance period. Between 1999 and 2006, OSM awarded 161 Watershed Cooperative Agreements and amendments to existing agreements totaling more than \$14 million.

**Limitations:** Matching funds are required.

#### **Uses/Applications Include:**

- Project construction.
- Administrative costs.

### Outreach/Technical Assistance

#### *Abandoned Mine Land Program*

The Abandoned Mine Land (AML) Program addresses threats to public health, safety, and general welfare through the reclamation of environmental hazards caused by past mining practices. In 2006, the program was extended to 2021.

**Eligibility Requirements:** Eligible entities include watershed groups working on properties mined prior to August 3, 1977, and limited sites mined after that date.

**Limitations:** Each state must have an approved Surface Mining Control and Reclamation Act regulatory (Title V) program and a reclamation (Title IV) program before it is eligible to receive reclamation grant funding. Tribes are allowed access to AML funds derived from reclamation fees if they have an approved reclamation program.

<http://www.osmre.gov/aml/aml.shtm>

#### *OSM/VISTA Teams*

OSM and the AmeriCorps VISTA program assist watershed groups in capacity-building to improve communities. The OSM/VISTA initiative can provide a watershed group or other community improvement group with a full-time, college graduate VISTA volunteer to support brownfields development, implementation, and outreach.

## SNAPSHOT – KINGWOOD, WEST VIRGINIA

The Cheat River watershed is nestled in the high mountains of eastern West Virginia in the heart of the Appalachian coal fields. The Friends of Cheat (FoC) formed in response to a significant acid mine draining blowout from an underground coal mine. With assistance from OSM/VISTA, FoC acquired a parcel of land that was once used for coal preparation. An OSM/VISTA volunteer helped write a Brownfields FOCUS grant application for funding from the state of West Virginia to conduct an environmental assessment of the area.

In early 2012, FoC was awarded a \$5,000 grant through the 2012 FOCUS West Virginia Brownfields Program to redevelop the former WV Northern/Kern Valley Railroad Maintenance Facility located within the Kingwood town limits. In addition to obtaining the former Kern Valley Railroad property, an individual landowner donated 2.5 acres of land to FoC. Since the brownfields grant was awarded, FoC, with community support and input, developed a reuse plan for the entire property. The plans include a trailhead and associated amenities for the future rail-trail, a dog park, community garden, and an open air farmers' market. FoC's first action will be to work with Preservation Alliance of West Virginia to stabilize and restore the century-old historic water tower located on the property. In August 2012, the Appalachian Coal Country Team began a three-year OSM/VISTA project to coordinate the development of the reuse plans.

**Eligibility Requirements:** The sponsoring watershed organization must demonstrate its capacity for effective supervision and support of the OSM/VISTA assistance, adherence to the core goals for OSM/VISTA, and community support.

**Limitations:** There is a small cost-share requirement for all OSM/VISTA projects.

**Availability:** Complete an application that documents the poverty of the watershed, the support of local agencies, and a work plan. The position is for three years.

### Uses/Applications Include:

- Building capacity in the sponsoring organization.
- Organizing the water-quality monitoring critical to future funding.
- Reaching out to youth and adults in the community to create awareness about watershed issues.
- Engaging in economic revitalization efforts.
- Finding funding for the revitalization efforts.

<http://www.coalcountryteam.org> and <http://www.hardrockteam.org>

### Summer Watershed Intern Program

The Summer Watershed Intern Program provides assistance to private and public not-for-profit institutions and organizations to provide stipends for Summer Program Members (SPMs) to work on specific watershed projects.

**Eligibility Requirements:** Sponsoring watershed groups must complete a Hosting Site Application with the Summer Programs Coordinator. When posted,

applications can be found at <http://www.coalcountryteam.org> or <http://www.hardrockteam.org>. The selected Summer Program member MUST be 18 years of age and at least a sophomore in college. Each proposed project must clearly enhance the sustainability of the organization by focusing on at least one of the five Team Core Goals: (1) capacity building; (2) community revitalization/economic redevelopment; (3) environmental monitoring; (4) education and outreach; and (5) professional development.

**Availability:** Announcements for accepting applications (for both hosting sites and SPMs) usually are made in March.

## ADDITIONAL INFORMATION

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### Appalachian Coal Country Team

<http://www.coalcountryteam.org>

### Western Hardrock Watershed Team

<http://www.hardrockteam.org>

### Main Site

<http://www.osmre.gov>

# Department of Labor

## DESCRIPTION OF ORGANIZATION

### Mission

The U.S. Department of Labor (DOL) fosters, promotes, and develops the welfare of wage earners, job seekers, and retirees of the United States; improves working conditions; advances opportunities for profitable employment; and assures work-related benefits and rights. In carrying out this mission, DOL administers a variety of federal labor laws, including those that guarantee workers' rights to safe and healthful working conditions, a minimum hourly wage and overtime pay, and freedom from employment discrimination.

DOL's Employment and Training Administration (ETA) works in partnership with states, localities, and community organizations to assist adults and youth in transitioning to good jobs. ETA accomplishes this mission by administering effective, value-added programs that expand opportunities for employment, continuous learning, business competitiveness, and community prosperity.

### Brownfields Connection

- While DOL/ETA does not have a brownfields initiative, its mission complements local redevelopment efforts, which require workers who are trained and skilled to handle environmental cleanup and sustainable redevelopment of brownfields.

## RESOURCES

### Outreach/Technical Assistance

#### Job Training

DOL/ETA administers programs that provide training and employment assistance to over 30 million adult workers and youth each year. DOL/ETA is responsible for administering Workforce Investment Act programs, which

operate through a nationwide network of about 3,000 One-Stop Career Centers. One-Stop Career Centers are located in brownfields communities and provide job seekers with job vacancies and labor market information, job search and placement assistance, assessment and career counseling, and access to training. They also provide services to employers to find skilled workers. In August 2003, DOL/ETA issued a training and employment notice to all state workforce agencies and liaisons on potential collaboration with EPA on brownfields economic development ([http://wdr.doleta.gov/directives/corr\\_doc.cfm?DOCN=1508](http://wdr.doleta.gov/directives/corr_doc.cfm?DOCN=1508)).

**Eligibility:** Technical assistance linked to job training and workforce development is available to communities with brownfields. State or local governments interested in this support should contact the DOL/ETA's relevant regional office. Contact information can be found on ETA's website at: <http://www.doleta.gov/regions/regoffices>.

**Availability:** Each state and local workforce area has a Workforce Investment Board that oversees the One-Stop Career Center system in each state/local area, develops strategic direction, and sets investment priorities. Locate Workforce Investment Boards and One-Stop Career Centers in your area at: <http://www.servicelocator.org/>.

## ADDITIONAL INFORMATION

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### Main Site

<http://www.doleta.gov>

## SNAPSHOT – STATE OF CONNECTICUT

In June 2011, DOL awarded a \$5.8 million Green Jobs Initiative Fund grant to the Connecticut Department of Labor to help workers receive job training in green industry sectors and occupations, as well as access green career pathways. The Connecticut Green Jobs Funnel Initiative will promote career pathways in the green construction industry for 975 unemployed and underemployed workers in seven Connecticut communities with high poverty and unemployment rates. The grant is targeted at providing unemployed and underemployed workers with training and credentials to obtain employment in green construction and related industries, to work in jobs such as brownfields remediation, deconstruction, retrofitting, weatherization and energy management, and construction skilled trades that require green skills.



# Department of Transportation— Federal Highway Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The Federal Highway Administration (FHWA) works to ensure that America's roads and highways continue to be safe and technologically up-to-date. It provides financial and technical support to state, local, and tribal governments for constructing, improving, and preserving America's highway system. Its budget is primarily divided between two programs: federal-aid funding to state and local governments, and Federal Lands Highways funding for national parks, national forests, Indian lands, and other land under federal stewardship. The FHWA is committed to protecting and preserving the environment through stewardship and timely reviews.

### Brownfields Connections

- Encourages the appropriate consideration of brownfields in transportation planning, FHWA's National Environmental Policy Act (NEPA) process, and state-related project development process.
- Encourages state and local transportation agencies to develop their improvement programs in concert with brownfield site remediation and redevelopment efforts.
- Encourages transportation agency sponsors to consider brownfield properties when siting projects as part of redevelopment efforts.
- Develops working partnerships with a broad range of environmental, state, local, and private sector partners interested in supporting the redevelopment of brownfields.
- Provides technical assistance as needed to communities considering brownfields redevelopment programs on how to use federal-aid highway funds to meet program goals.

## RESOURCES

### Financial Assistance

#### *Congestion Mitigation and Air Quality Improvement Program*

The Congestion Mitigation and Air Quality Improvement Program (CMAQ) is continued by the Moving Ahead for Progress in the 21st Century Act of 2012 (MAP-21) to provide a flexible funding source to state

and local governments for transportation projects and programs to help meet the requirements of the Clean Air Act. Funding is available to reduce congestion and improve air quality for areas that do not meet the National Ambient Air Quality Standards for ozone, carbon monoxide, or particulate matter (non-attainment areas) and for former non-attainment areas that are now in compliance (maintenance areas).

**Eligibility Requirements:** Eligible applicants include state departments of transportation and local governments.

**Limitations:** Funds must be spent in non-attainment or maintenance areas. Projects must reduce the pollutant for which the area is designated as non-attainment or maintenance. No funds may be used to add capacity except for high-occupancy vehicle facilities that are available to single-occupant vehicles only at off-peak times.

**Availability:** CMAQ funds require a state or local match. The typical split is 80 percent federal and 20 percent state and/or local.

### Uses/Applications Include:

- Supporting transit and public transportation programs specifically through service or system expansion, provision of new transit service, and financial incentives to use existing transit services.
- Traffic flow improvements.
- Travel demand management strategies.
- Ride-sharing programs
- Pedestrian and bicycle programs.
- Alternative clean fuels.
- Public/private partnerships.
- Workforce development, training, and education activities.

<http://www.fhwa.dot.gov/map21/cmaq.cfm>

### *Transportation Alternatives Program*

The Transportation Alternatives (TA) Program is a new program that was authorized by MAP-21. The TA Program combines the following programs that were authorized under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users: Transportation Enhancements, Safe Routes to School,



and Recreational Trails. It also includes funding for some road uses.

**Eligibility Requirements:** Eligible applicants include states.

**Limitations:** States must sub-allocate 50 percent of their TA funds to Metropolitan Planning Organizations (MPOs) and communities for local project grants. States can use the remaining 50 percent for TA projects or spend these dollars on other transportation priorities, such as air quality improvement projects.

**Availability:** The combined funding for the TA Program for all uses will be approximately \$800 million per year.

**Uses/Applications Include:**

- Bicycle and pedestrian facilities.
- Safe routes for nondrivers projects and systems.
- Construction of turnouts, overlooks, and viewing areas.
- Vegetation management practices in rights-of-way and other activities under Section 319 (similar to landscaping and beautification).
- Historic preservation, rehabilitation, and operation of historic transportation buildings, structures and facilities.
- Preservation of abandoned railway corridors for public uses, including pedestrian and bicycle trails.
- Inventory, control, and removal of outdoor advertising.
- Archeological activities related to transportation projects.
- Any environmental mitigation, including existing uses.

## Outreach/Technical Assistance

### *Transportation Planning*

FHWA has programs related to transportation planning for local, rural, metropolitan, state, tribal,

federal, and citizen partners. These programs may apply to brownfields planning and redevelopment.

**Uses/Applications Include:**

- Climate change and planning.
- Land use and transportation.
- Economic development.
- Public involvement.
- Smart growth and communities.
- Tools for planning.

**Eligibility Requirements:** FHWA's planning programs provide planning assistance to local, rural, metropolitan, state, tribal, and other federal partners. Information is available online according to issue and program. State and metropolitan transportation planning processes are governed by federal law and applicable state and local laws if federal highway or transit funds are used for transportation investment.

<http://www.fhwa.dot.gov/planning/index.htm>

## ADDITIONAL INFORMATION

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## SNAPSHOT – STATE OF CONNECTICUT

In June 2011, DOL awarded a \$5.8 million Green Jobs Initiative Fund grant to the Connecticut Department of Labor to help workers receive job training in green industry sectors and occupations, as well as access green career pathways. The Connecticut Green Jobs Funnel Initiative will promote career pathways in the green construction industry for 975 unemployed and underemployed workers in seven Connecticut communities with high poverty and unemployment rates. The grant is targeted at providing unemployed and underemployed workers with training and credentials to obtain employment in green construction and related industries, to work in jobs such as brownfields remediation, deconstruction, retrofitting, weatherization and energy management, and construction skilled trades that require green skills.

# Department of Transportation— Federal Transit Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The U.S. Department of Transportation's (DOT) Federal Transit Administration (FTA) provides financial assistance for locally planned, constructed, and operated public transportation systems throughout the United States, including buses, subways, light rail, commuter rail, streetcars, passenger ferryboats, paratransit for the elderly and disabled, and people movers. As authorized by the Moving Ahead for Progress in the 21st Century Act of 2012 (MAP-21), the FTA stewards formula and discretionary grant programs totaling about \$10 billion annually to support public transportation.

Because many brownfields are located in urbanized areas where transit is a viable transportation option, FTA programs can play a role in local efforts to find an economically productive use for a brownfield site. FTA funds are specifically designated for transit projects, but funds also may be used to assess or clean up any part of a brownfield site that would be disturbed by the construction of a transit project. FTA shares best practices and offers technical assistance to transit agencies working with other state and local government agencies on transit projects involving brownfield sites.

### Brownfields Connections

- Financially assists metropolitan planning organizations in planning transportation investment decisions in metropolitan areas.
- Provides grants to public transit agencies in urban and other than urban areas for transit capital projects.
- As part of project development for a transit capital investment, assists the transit agency in assessing the associated environmental impacts and benefits of the proposed project, such as locating it on a brownfield site.

## RESOURCES

### Financial Assistance

#### *Urbanized Area Formula Program (Section 5307)*

The Urbanized Area Formula Program makes federal funding available to designated transit agencies in

urbanized areas with a population of 50,000 or more. It may be used for transit planning and transit capital projects, such as bus purchases. Funding is also available for transit operating assistance in urbanized areas with a population under 200,000, and to small transit agencies.

**Eligibility Requirements:** Funding is available to designated recipients that must be public bodies with the legal authority to receive and dispense federal transit funds. Governors usually designate the largest transit agency in the metropolitan areas as the recipient to apply for, receive, and dispense these funds.

**Limitations:** In most instances, the federal share of the transit project is not to exceed 80 percent of the net project cost. The federal share of a transit operating assistance project may not exceed 50 percent of the net project cost.

**Availability:** Congress authorized approximately \$4.4 billion for these grants in FY 2013.

### Uses/Applications Include:

- Transit planning, engineering design, and evaluation of transit projects.
- Capital investments in bus and bus-related activities, such as replacement, overhaul, or rebuilding of buses; crime prevention and security equipment; and construction of bus maintenance and passenger facilities.
- Capital investments in new and existing fixed guideway systems, including rolling stock, overhaul and rebuilding of vehicles, tracks, signals, communications, and computer hardware and software.

[http://www.fta.dot.gov/documents/MAP-21\\_Fact\\_Sheet\\_-\\_Urbanized\\_Area\\_Formula\\_Grants.pdf](http://www.fta.dot.gov/documents/MAP-21_Fact_Sheet_-_Urbanized_Area_Formula_Grants.pdf)

#### *Formula Grants for Rural Areas (Section 5311)*

Formula Grants for Rural Areas is a formula-based transit program that provides funds to states and tribes for the purpose of supporting public transportation in rural areas with populations of less than 50,000. The goal of the program is to enhance the access in non-urbanized areas to health care, shopping, education, employment, public services, and recreation; assist in the maintenance, development, improvement, and use of public transportation systems in

non-urbanized areas; encourage and facilitate the most efficient use of all transportation funds used to provide passenger transportation in non-urbanized areas through the coordination of programs and services; and provide for the participation of private transportation providers in non-urbanized public transportation.

**Eligibility Requirements:** Grants are awarded to states and Indian tribes. The state often allocates the funds to subrecipients of the program, which include local governmental authorities, such as counties, nonprofit organizations, or other operators of public transportation in the rural area.

**Limitations:** The federal share of the capital transit project may not exceed 80 percent of the net project cost. The federal share of transit operating assistance may not exceed 50 percent of the net project costs.

**Availability:** Congress authorized approximately \$600 million for this program in FY 2013.

[http://www.fta.dot.gov/documents/MAP-21\\_Fact\\_Sheet\\_-\\_Formula\\_Grants\\_for\\_Rural\\_Areas.pdf](http://www.fta.dot.gov/documents/MAP-21_Fact_Sheet_-_Formula_Grants_for_Rural_Areas.pdf)

*Fixed Guideway Capital Investment Grants ("New Starts") (Section 5309)*

The Fixed Guideway Transit Capital Investment is a discretionary grant program that provides capital assistance for new and expanded rail, bus, and ferry systems. The program provides funds for construction of new fixed guideway systems or extensions to existing systems that meet certain evaluation criteria. A fixed guideway refers to any transit service that uses exclusive or controlled rights-of-way or rails, entirely or in part. The term includes heavy rail, commuter rail, light rail, trolleybus, aerial tramway, inclined plane, cable car, automated guideway transit, ferryboats, that portion of motor bus service operated on exclusive or controlled rights of way, and expanded capacity on existing fixed guideway transit corridors.

**Eligibility Requirements:** Eligible applicants under the New Starts program are public bodies and agencies (transit authorities and other state and local public bodies and agencies), including states, municipalities, other political subdivisions of states; public agencies and instrumentalities of one or more states; and certain public corporations, boards, and commissions established under state law. Eligible projects are those that, in FTA's technical evaluation of the project, satisfy certain criteria specified in federal transit law (49 USC § 5309).

**Limitations:** The maximum FTA share for a New Starts project is 80 percent. Most New Starts projects are funded at a much lower federal share because the local financial commitment to the project is one of the evaluation criteria for its eligibility.

**Availability:** Congress authorized approximately \$1.9 billion for this program in FY 2013.

#### **Uses/Applications Include:**

- New fixed guideway projects or extensions consisting of light rail, rapid rail, commuter rail, automated fixed guideway system, or bus rapid transit (BRT).
- Core capacity projects, which expand capacity by at least 10 percent in existing fixed-guideway transit corridors that are already at or above capacity today, or are expected to be at or above capacity within five years.

[http://www.fta.dot.gov/documents/MAP-21\\_Fact\\_Sheet\\_-\\_State\\_of\\_Good\\_Repair\\_Grants.pdf](http://www.fta.dot.gov/documents/MAP-21_Fact_Sheet_-_State_of_Good_Repair_Grants.pdf)

*Bus and Bus Facilities (Section 5339)*

The Bus and Bus Facilities Program provides capital funding to replace, rehabilitate, and purchase buses and related equipment and to construct bus-related facilities.

**Eligibility Requirements:** Designated recipients under Section 5307 and states that operate or allocate funding to fixed-route bus operators are eligible. Eligible sub-recipients would include public agencies or private nonprofit organizations engaged in public transportation, including those providing services open to a segment of the general public, as defined by age, disability, or low income.

**Limitations:** The FTA share is 80 percent of the total project cost.

**Availability:** Congress authorized approximately \$422 million for this program in FY 2013.

#### **Uses/Applications Include:**

- Capital projects to replace, rehabilitate, and purchase buses, vans, and related equipment, and to construct bus-related facilities.

[http://www.fta.dot.gov/documents/MAP-21\\_Fact\\_Sheet\\_-\\_Bus\\_and\\_Bus\\_Facilities.pdf](http://www.fta.dot.gov/documents/MAP-21_Fact_Sheet_-_Bus_and_Bus_Facilities.pdf)

*State of Good Repair Formula Grants (Section 5337)*

The formula-based State of Good Repair program is dedicated to repairing and upgrading the nation's rail transit systems along with high-intensity motor bus systems that use high-occupancy vehicle lanes, including BRT.

**Eligibility Requirements:** State and local government authorities in urbanized areas with fixed guideway public transportation facilities operating for at least seven years are eligible.

**Limitations:** The FTA share is 80 percent of the total project cost.

**Availability:** Congress authorized approximately \$2.1 billion for this program in FY 2013.

**Uses/Applications Include:**

- Capital projects to maintain a system in a state of good repair, including projects to replace and rehabilitate rolling stock; track; line equipment and structures; signals and communications; power equipment and substations; passenger stations and terminals; security equipment and systems; maintenance facilities and equipment; and operational support equipment, including computer hardware and software.
- Transit Asset Management Plan development and implementation.

[http://www.fta.dot.gov/documents/MAP-21\\_Fact\\_Sheet\\_-\\_State\\_of\\_Good\\_Repair\\_Grants.pdf](http://www.fta.dot.gov/documents/MAP-21_Fact_Sheet_-_State_of_Good_Repair_Grants.pdf)

*Metropolitan and Statewide Planning Programs (Sections 5303, 5304, 5305)*

These programs provide funding to support cooperative, continuous, and comprehensive planning for making transportation investment decisions in metropolitan areas and state-wide.

**Eligibility Requirements:** State Departments of Transportation (DOTs) and Metropolitan Planning Organizations (MPOs) are eligible. Federal planning funds are first apportioned to state DOTs, which then allocate planning funding to MPOs.

**Limitations:** The federal share is not to exceed 80 percent of the cost of the projects funded.

**Availability:** Funds are apportioned to states by a formula that includes each state's urbanized area population in proportion to the total urbanized area population for the nation, as well as other factors. States can receive no less than 0.5 percent of the amount apportioned. These funds in turn are sub-allocated by states to MPOs by a formula that considers each MPO's urbanized area population, its individual planning needs, and a minimum distribution. Congress authorized approximately \$127 million for the program in FY 2013.

**Uses/Applications Include:**

- Supporting the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency.
- Increasing the safety of the transportation system for motorized and nonmotorized users.
- Increasing the security of the transportation system for motorized and nonmotorized users.
- Increasing the accessibility and mobility of people and freight.
- Protecting and enhancing the environment, promoting energy conservation, improving the quality of life, and promoting consistency between transportation improvements and state and local planned growth and economic development patterns.
- Enhancing the integration and connectivity of the transportation system, across and between modes, for people and freight.
- Promoting efficient system management and operation.
- Emphasizing the preservation of the existing transportation system.

[http://www.fta.dot.gov/documents/MAP-21\\_Fact\\_Sheet\\_-\\_Metropolitan\\_and\\_Statewide\\_and\\_Nonmetropolitan\\_Transportation\\_Planning.pdf](http://www.fta.dot.gov/documents/MAP-21_Fact_Sheet_-_Metropolitan_and_Statewide_and_Nonmetropolitan_Transportation_Planning.pdf)

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## SNAPSHOT – WICHITA, KANSAS

The Douglas Avenue Transit-Oriented Redevelopment Project in Wichita, Kansas, provides enhanced bus facilities for the bus circulator in downtown Wichita, which is in the midst of a downtown revitalization effort. FTA contributed \$1 million from the Bus and Bus Facilities Program for the project, which includes brownfield redevelopment, bus shelters, electronic signage, solar powered features, streetscaping, pedestrian improvements, facilities designed for disabled transit riders, and bicycle parking.

# Department of Transportation— Office of the Secretary

## DESCRIPTION OF ORGANIZATION

### Mission

The U.S. Department of Transportation's (DOT) Office of the Secretary (OST) oversees the formulation of national transportation policy and promotes intermodal transportation. Other responsibilities include negotiating and implementing international transportation agreements, assuring the fitness of U.S. airlines, enforcing airline consumer protection regulations, issuing regulations to prevent alcohol and illegal drug misuse in transportation systems, and preparing transportation legislation.

DOT encourages state and local transportation agencies to address community brownfields redevelopment in transportation planning and other project development processes. Transportation agencies may spend federal transportation funds on the assessment and cleanup of contaminated sites, provided that the activity is part of an "eligible transportation project" and makes "transportation sense."

### Brownfields Connection

- Provides grants to invest in innovative road, rail, transit, and port projects that incorporate livability and sustainability principles. These principles improve economic competitiveness by expanding transportation connections and choices for communities across the nation.

## RESOURCES

### Financial Assistance

#### *Transportation Investment Generating Economic Recovery (TIGER) Grants*

The Consolidated and Further Continuing Appropriations Act of 2012 appropriated \$500 million to be awarded by DOT for national infrastructure investments. This appropriation was similar but not identical to the appropriation for the Transportation Investment Generating Economic Recovery, or "TIGER Discretionary Grant," program authorized and implemented under the American Recovery and Reinvestment Act of 2009. Because of the similarity in program structure, DOT has continued to refer to

the program as TIGER Discretionary Grants. Congress dedicated \$1.5 billion for TIGER I, \$600 million for TIGER II, and \$526.944 million for the FY 2011 round of TIGER Grants. As with previous rounds of TIGER, funds for the TIGER program were awarded on a competitive basis for projects that demonstrated a significant impact on the nation, a metropolitan area, or a region.

**Eligibility Requirements:** TIGER grants are offered on a competitive basis directly to states, tribes, ports, or localities for major capital projects that will enhance economic competitiveness, safety, state of good repair, environmental sustainability, and livability.

**Limitations:** Congress required a 20 percent cost share for past projects in urbanized areas. For the past three rounds of TIGER grants, the minimum grant, by law, has been \$10 million for projects in urban areas and \$1 million for projects in rural areas. Although funding had been provided for planning grants under TIGER II, it is uncertain if future rounds of the grant competition will allow use of TIGER funds for planning projects. Congress did not provide for planning grants in the two most recent rounds of TIGER Discretionary Grants.

### Uses/Applications Include:

- Conducting planning, design, and environmental work needed for a project to proceed to construction (but only when construction costs also are included in the project).
- Acquiring rights of way needed for a project.
- Constructing transportation infrastructure improvements, including but not limited to:
  - Highway and bridge improvements (widening, new construction, high occupancy toll lanes, bridge repair and replacement, and grade separations).
  - Bus and light rail infrastructure.
  - Creating transit centers.
  - Establishing electric vehicle networks.
  - Streetcars.
  - Bicycle and pedestrian trail networks.



- Passenger and freight rail enhancements.
- Port infrastructure.

**Availability:** At this time, DOT has not announced a new round of TIGER Discretionary Grants.

## ADDITIONAL INFORMATION

Visit <http://www.dot.gov/tiger/> for more information about the TIGER Discretionary Grants program and any updates regarding the future availability of funding.

### SNAPSHOT – ALLEGHENY COUNTY, PENNSYLVANIA

DOT awarded a \$10 million TIGER 3 grant to Allegheny County to fund access improvements to the Carrie Furnace brownfields site. The project will help redevelop the historic blast furnace site and connect it to a residential community. Funding will be used to improve three railroad crossings on streets approaching Carrie Furnace and construct a ramp from the Rankin Street Bridge to provide direct access to the redevelopment site. These access improvements will enable redevelopment of the brownfield as a sustainable industrial and office park with an adjacent riverfront residential development and park.



# Environmental Protection Agency

## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the U.S. Environmental Protection Agency (EPA) is to protect human health and the environment. EPA actively promotes the cleanup and redevelopment of brownfields through the Office of Brownfields and Land Revitalization (OBLR). EPA's Brownfields Program provides funds to empower states, communities, tribes, and non-profits to prevent, inventory, assess, clean up, and reuse brownfield properties. The EPA Brownfields Program encourages the redevelopment of America's abandoned and contaminated brownfields through its annual grant program, as well as its many outreach and technical assistance programs.

### Brownfields Connections

- Grants to assess site contamination.
- Grants to carry out cleanup activities at brownfields.
- Capital to establish revolving loan funds (RLFs).
- Funds to develop environmental job training for residents of brownfields-impacted communities.
- Grants to conduct area-wide planning activities.
- Funds for environmental assessment activities.
- Grants to establish and enhance state and tribal response programs.
- Grants to capitalize RLFs to correct or prevent water quality problems.
- Outreach and technical assistance to brownfields communities.

## RESOURCES

### Financial Assistance

EPA's Brownfields Program provides direct funding for brownfields assessment, planning, cleanup, and RLF capitalization. To facilitate the leveraging of public resources, the program collaborates with other EPA programs, federal partners, and state agencies to identify and make available resources that can be used for brownfields and community revitalization activities. EPA also provides technical assistance to brownfields communities and information on brownfields financing opportunities. EPA provides funding for the following grants:

### Assessment Grants

**Eligibility Requirements:** Eligible entities include state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by state legislature; regional councils and groups of local governments; redevelopment agencies; Indian tribes other than in Alaska; and Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community.

**Availability:** Applicants may request grants of up to \$200,000 for assessing sites contaminated with hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum), and up to \$200,000 for assessing sites contaminated with petroleum. Coalitions of three or more eligible parties may submit one assessment grant proposal for up to \$600,000 under the name of the lead coalition member. The total funding available under the FY 2013 national competition for assessment, cleanup, and RLF grants is estimated at \$60 million subject to the availability of funds and other applicable considerations.

Site-specific assessment grant proposals are appropriate when the applicant identifies a specific site and plans to spend grant funds to address conditions only at that one site. For a site-specific brownfields assessment grant proposal, applicants may seek a waiver of the \$200,000 limit and request up to \$350,000 for a single site. Such waivers must be based on the anticipated level of hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) or petroleum at the site. The performance period is up to three years.

An applicant may submit a community-wide assessment grant proposal when the requested assessment grant is not targeted to a specific site or if the applicant plans to spend grant funds on more than one brownfield in the community.

### Uses/Applications Include:

- Inventory sites.
- Characterize and prioritize sites.
- Assess sites.
- Conduct community involvement activities related to brownfields.

- Conduct area-wide planning for brownfields redevelopment.
- Conduct cleanup planning.
- Conduct redevelopment planning.
- Conduct health monitoring.
- Monitor and enforce institutional controls.
- Develop and implement assessment program.
- Purchase environmental insurance.

**Limitations:** An applicant may apply annually for one community-wide hazardous substances assessment grant and one community-wide petroleum assessment grant. Applicants applying for community-wide assessment grants for both hazardous substances and petroleum may also apply for one site-specific assessment grant each year. No single entity may apply for more than \$750,000 in assessment funding per year. Coalitions of three or more eligible entities may apply for a community-wide assessment grant of up to \$600,000. Coalition members may not apply for any other assessment grants in the same year.

#### *Cleanup Grants*

**Eligibility Requirements:** Eligible entities include state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by the state legislature; regional councils and groups of local governments; redevelopment agencies; non-profit organizations; Indian tribes other than in Alaska; and Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community. An applicant must own the site that is the subject of the grant proposal or obtain sole ownership by a deadline specified in proposal guidelines.

**Availability:** Applicants may submit proposals for grants of up to \$200,000 to carry out cleanup activities at a brownfield site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum), and up to \$200,000 for a brownfield site contaminated by petroleum. The performance period is up to three years. The total funding available under the FY 2013 national competition for assessment, cleanup, and RLF grants is estimated at \$60 million (subject to the availability of funds and other applicable considerations).

#### **Uses/Applications Include:**

- Carry out cleanup activities;
- Oversee cleanup construction activities.

- Conduct environmental monitoring of cleanup work.
- Conduct health monitoring.
- Monitor and enforce institutional controls.
- Conduct program development and implementation activities.
- Purchase environmental insurance.

**Limitations:** Each year, eligible applicants may apply for up to three site-specific cleanup grants of up to \$200,000 each. Cleanup grants require a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs. An applicant may request that EPA waive the 20 percent cost-share requirement based on hardship. Prior to submitting proposals, applicants must complete a Phase II site assessment using the ASTM E1903-97 standard or equivalent assessment.

#### *Revolving Loan Fund (RLF) Grants*

**Eligibility Requirements:** Eligible entities include state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by state legislature; regional councils and groups of local governments; redevelopment agencies; Indian tribes other than in Alaska; and Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community. Coalitions and single applicants are eligible to submit a proposal for an RLF grant.

**Availability:** An applicant may request up to \$1 million to capitalize an RLF. Coalitions of eligible entities may apply together as one applicant for up to \$1 million per eligible entity. The performance period is five years. The total funding available under the FY 2013 national competition for assessment, cleanup, and RLF grants is estimated at \$60 million, subject to the availability of funds and other applicable considerations.

#### **Uses/Applications Include:**

- Capitalize an RLF and provide low-interest or no-interest loans and subgrants to carry out cleanup activities at brownfield sites.
- Award subgrants to clean up sites contaminated with petroleum and/or hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum).
- Conduct programmatic management of the grant.
- Perform health monitoring activities at brownfield sites.

- Monitor and enforce institutional controls.
- Conduct program development and implementation activities.
- Purchase environmental insurance.

**Limitations:** RLF grants provide funding to capitalize an RLF, make low-interest or no-interest loans for brownfields cleanups, and provide subgrants to eligible entities to carry out cleanup activities at brownfield sites. At least 50 percent of the awarded funds must be used to capitalize and implement a revolving loan fund for loans. RLF grants require applicants to provide a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs. Applicants may request a waiver of the 20 percent cost share requirement based on hardship.

### *Area-Wide Planning Grants*

**Eligibility Requirements:** Eligible entities include local governments; land clearance authorities and other quasi-governmental entities; regional councils and groups of local governments; government entities created by state legislature; redevelopment agencies; states that are serving in a fiscal and administrative capacity on behalf of a local community; Indian tribes other than in Alaska; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; and nonprofit organizations, including institutions of higher education. Coalitions and single applicants are eligible to submit a proposal for an area-wide planning grant.

**Availability:** An applicant may request up to \$200,000 for EPA assistance for area-wide planning within a specific brownfields-impacted area, such as a neighborhood, district, city block, or corridor. For the purposes of this assistance, a brownfields-impacted area is an area that is affected by a single large brownfield or multiple brownfields, and where revitalization of the area surrounding the brownfield(s) is critical to the successful reuse of the property (or properties). The total estimated funding available under this competitive opportunity is \$4,000,000, subject to availability of funds, quality of proposals received, and other applicable considerations. EPA anticipates selecting approximately 20 projects.

### **Uses/Applications Include:**

- Advance an ongoing planning process for assessment, cleanup, and subsequent reuse of brownfields sites.

- Facilitate community involvement in developing an area-wide plan for the cleanup and reuse of properties within a brownfields-impacted area.
- Connect assessment, cleanup, and decisions for subsequent reuse of these parcels to neighborhood and city-wide contexts.
- Promote innovative components, particularly with regard to the integration of sustainable and/or equitable development principles.
- Promote area-wide revitalization.
- Develop an area-wide plan and identify implementation strategies.

**Limitations:** Area-wide planning grants are designed to assist predominantly underserved and economically disadvantaged communities. This may include low-income, minority, and/or economically distressed residents living in areas that face a disproportionate level of environmental degradation, social inequities, historic under-representation, economic stagnation, and/or recent economic disruption (e.g., closure of assembly or manufacturing plants, resulting in recent and significant local job loss). Eligible uses of EPA assistance under the area-wide planning grant competition include direct costs necessary to provide research, training, and technical assistance and facilitate community involvement in area-wide planning to develop area-wide plans and implementation strategies to facilitate brownfields assessment, cleanup, and subsequent reuse. Each pilot project must result in a final report accompanying the area-wide plan and identification of next steps and resources needed for implementation. Project periods of up to 24 months are allowed. Individuals, profit-making firms, and the FY 2010 EPA Brownfields Area Wide Planning Pilot Program recipients are not eligible to apply.

### *Multi-Purpose Pilot Grants*

**Eligibility Requirements:** Eligible entities include state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by state legislature; regional councils and groups of local governments; redevelopment agencies; Indian tribes other than in Alaska; and Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community. Coalitions and single applicants are eligible to submit a proposal for a multi-purpose pilot grant.

**Availability:** An applicant may request up to \$200,000 for assessment activities at a specified site.

Applicants may request a waiver of the \$200,000 limit and request up to \$350,000 for the site. For the cleanup activities, an applicant may request up to \$200,000 to address hazardous substances or petroleum contamination at the same site to be addressed by the assessment. The total multi-purpose pilot grant proposal cannot exceed \$400,000 if there is no assessment waiver, or \$550,000 if there is a waiver request.

#### **Uses/Applications Include:**

- The multi-purpose grants have the same uses/applications as both the assessment and cleanup grants mentioned above.

**Limitations:** In FY 2012, OBLR piloted the multi-purpose grant competition, which provided a single grant for both assessment and cleanup work at a specific brownfield site. Only applicants that received an EPA Brownfields grant in 2003 or later were eligible to apply. By statute, recipients must provide a cost share of 20 percent of the amount of the cleanup portion of the grant unless EPA approves a waiver of this requirement. The cost share can be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs. EPA will evaluate the effectiveness of the program and may decide to conduct another competition in future years.

Note: Brownfields grant eligibility requirements are subject to change. Please check the brownfields website for up-to-date information.

Proposal guidelines for brownfields assessment, cleanup, and revolving loan fund grants, area-wide planning grants, and multipurpose grants can be found at <http://www.epa.gov/brownfields/applicat.htm>.

#### *Clean Water State Revolving Fund*

Communities that have brownfields and suffer from water quality impairment may be able to access and use monies from the Clean Water State Revolving Funds (CWSRFs) to correct or prevent water quality problems at such properties. Through the CWSRF program, each state and Puerto Rico maintains a revolving loan fund to provide an independent and permanent source of low-cost financing for a wide range of water quality infrastructure projects. Funds to establish or capitalize the CWSRF programs are provided through federal government grants and state matching funds (equal to 20 percent of federal government grants). Today, all 50 states and Puerto Rico are operating successful CWSRF programs. Through FY 2011, CWSRFs provided over \$89 billion in assistance and more than 30,012 low-interest loans.

CWSRF programs operate much the same as environmental infrastructure banks that are capitalized with federal and state contributions. CWSRF monies can be loaned to communities, and loan repayments are recycled back into the program to fund additional water quality protection projects. The revolving nature of these programs provides for an ongoing funding source that will last indefinitely. States can design CWSRF programs to address their own priorities and may include a variety of assistance options, including loans, refinancing, purchasing, or guaranteeing local debt and purchasing bond insurance. States also can set specific loan terms, including interest rates (from zero percent to market rate) and repayment periods (up to 20 years). States have the flexibility to target resources to their particular environmental needs, including brownfields remediation, contaminated runoff from urban and agricultural areas, wetlands restoration, estuary management, and wastewater treatment.

**Eligibility Requirements:** Eligible loan recipients include large and small communities, homeowners, farmers, small businesses, and non-profit organizations. Eligibility for funding varies by state. States also may customize loan terms to meet the needs of small and disadvantaged communities. In 2011, 69 percent of all loans (20 percent of total funding) were made to communities with populations of less than 10,000. In addition, some states provide specialized assistance for communities that are disadvantaged or experiencing financial hardship. These states might offer lower or no-interest loans to provide greater subsidies for disadvantaged communities.

**Limitations:** States set CWSRF funding priorities and project approvals.

#### **Uses/Applications Include:**

- Excavate and dispose of underground storage tanks.
- Construct wetlands as a filtering mechanism.
- Cap wells.
- Excavate, remove, and dispose of contaminated soil or sediments.
- Safely abandon wells.
- Perform Phase I, II, and III environmental site assessments.

For more information on the CWSRF program, visit: [http://water.epa.gov/grants\\_funding/cwsrf/cwsrf\\_index.cfm](http://water.epa.gov/grants_funding/cwsrf/cwsrf_index.cfm).



### *Drinking Water State Revolving Fund*

The Drinking Water State Revolving Fund (DWSRF) was established by the 1996 Safe Drinking Water Act (SDWA) Amendments to provide loans to publicly and privately owned public water systems. The loans can be used for infrastructure improvements needed to protect public health and ensure compliance with the SDWA. The DWSRF is a state-run program that works like a bank, providing low- or no-interest loans to communities, public utilities, and private companies for drinking water projects that meet the program's criteria. Federal and state contributions capitalize the programs, which exist in all 50 states and Puerto Rico.

In addition to providing loans, states may set aside up to 31 percent of their DWSRF grants to finance a variety of activities, such as encouraging improved water system management and performance and helping public water systems prevent contamination through source water protection measures.

Annually, DWSRF programs provide nearly \$2 billion in assistance to drinking water projects. Using the loan fund and set-asides, state DWSRF programs can provide financial assistance in a variety of ways to support the rehabilitation of brownfield sites across the country.

In response to a public health risk, state DWSRFs are able to loan money to water systems for the infrastructure costs needed to provide a brownfield site with safe drinking water, if certain conditions are met. States should consider the criteria described in the online resources below to determine whether a brownfield-related drinking water project is eligible for a DWSRF loan. Because exact project eligibility and available funding vary by state, water systems should contact their state DWSRF representative for more information.

Contact information for state DWSRF representatives can be found on EPA's DWSRF website at [http://water.epa.gov/grants\\_funding/dwsrf/index.cfm](http://water.epa.gov/grants_funding/dwsrf/index.cfm), and a fact sheet on using the DWSRF to support brownfield redevelopment is available at: <http://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=2000ZZBI.txt>.

### *State and Tribal Response Programs*

Section 128(a) of CERCLA authorizes EPA to distribute noncompetitive grant monies to establish and enhance state and tribal response programs. State and tribal response programs address and oversee the assessment, cleanup, and redevelopment of brownfields. State and tribal response programs oversee assessment and cleanup activities at the

majority of brownfield sites across the country. The four required elements of a response program are: (1) timely survey and inventory of brownfield sites on state or tribal land; (2) oversight and enforcement authorities or other mechanisms and resources; (3) mechanisms and resources to provide meaningful opportunities for public participation; and (4) mechanisms for approval of a cleanup plan and verification and certification that cleanup is complete. State and tribal recipients may use the funding to start or enhance a new response program and to meet public record requirements established in the statute. States and tribes also may use funding to increase the number of sites at which response actions are conducted or perform activities that add or improve a response program. In addition, the funds can be used to oversee cleanups, conduct site-specific activities, purchase environmental insurance, or develop other insurance mechanisms to provide financing for cleanup activities.

**Eligibility Requirements:** To be eligible for funding, a state or tribe must: (1) demonstrate that its response program includes, or is taking reasonable steps to include, the four elements of a response program, or be a party to a voluntary response program memorandum of agreement with EPA; and (2) maintain and make available to the public a record of sites at which response actions were completed in the previous year and are planned to be addressed in the upcoming year.

#### **Limitations:**

- States and tribes cannot allocate more than \$200,000 per site for assessments, and no more than \$200,000 per site can be used for cleanups.
- A state or tribe may not use the awarded funds to assess and clean up sites that are owned or operated by the recipient.
- Assessments and cleanups cannot be conducted at sites where the state or tribe is a potentially responsible party.
- Subgrants cannot be awarded to entities that may be potentially responsible parties under CERCLA.

**Availability:** For FY 2012, EPA considered funding requests of up to \$1.2 million per state or tribe.

#### **Uses/Applications Include:**

- Develop legislation, regulations, procedures, guidance, etc., to establish or enhance the administrative and legal structure of a response program.
- Establish and maintain the required public record.

- Capitalize an RLF for brownfields cleanup.
- Purchase environmental insurance or develop a risk-sharing pool, indemnity pool, or insurance mechanism to provide financing for response actions under a state or tribal response program.
- Conduct limited site-specific activities, such as assessment or cleanup, provided such activities establish and/or enhance the response program and are tied to the four elements.

For additional information see: [http://www.epa.gov/brownfields/state\\_tribal/index.html](http://www.epa.gov/brownfields/state_tribal/index.html)

### *Environmental Workforce Development and Job Training Grants Program*

EPA provides funds to eligible entities to deliver environmental workforce development and job training programs focused on hazardous and solid waste management, assessment, and cleanup associated employment activities. Environmental Workforce Development and Job Training (EWDJT) grants are provided to recruit, train, and place residents of communities impacted by blighted properties, contaminated sites, and waste management facilities in environmental jobs that cleanup contractors might otherwise fill from outside the affected community.

A critical part of EPA's EWDJT grant program is to ensure that residents living in communities historically affected by brownfields, economic disinvestment, health disparities, and environmental contamination are provided an opportunity to reap the benefits of jobs created during revitalization efforts in these areas. Training programs must target unemployed and underemployed individuals. EPA is committed to integrating principles of environmental justice by helping communities revitalize contaminated properties, mitigate potential health risks, and restore economic vitality. Since 1998, EPA has awarded more than \$45 million under the EWDJT program. As of August 2012, approximately 10,900 individuals completed training and approximately 7,700 obtained employment in the environmental field, with an average starting hourly wage of \$14.12.

**Eligibility Requirements:** Eligible entities include state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by state legislature; regional councils or groups of local governments; redevelopment agencies; non-profit organizations; Indian tribes other than in Alaska; and Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community.

Workforce Investment Boards and organized labor unions that meet the criteria may be eligible non-profit organizations. Public and non-profit private educational institutions are eligible to apply.

**Availability:** EPA expects to award about 15 EWDJT cooperative agreements totaling approximately \$3 million through the FY 2013 national competition for EWDJT grants. An eligible entity may apply for up to \$200,000. The performance period is three years.

### **Uses/Applications Include:**

- Recruit job training participants from communities impacted by hazardous and/or solid waste facilities and contaminated properties.
- Conduct job development outreach activities directed toward engaging prospective employers to become involved in the job training program and hire graduates.
- Train residents of impacted communities in the handling and removal of hazardous substances and petroleum, including health and safety certification training, and training for jobs in environmental sampling, analysis, and site remediation.
- Train participants in the inventory, assessment, and remediation of facilities at which hazardous substances, pollutants, contaminants, or petroleum contamination are located, transported, or disposed of; leak prevention and the removal of underground storage tanks; techniques and methods for cleaning up hazardous substances, petroleum, and pollutants; and integrated solid waste management.
- Train participants in the use of compost and soil amendments, plus associated sampling, testing, design considerations, and management techniques to support the assessment and cleanup of sites for urban agriculture and horticulture; planning and conducting ecological restoration of contaminated land; and the reuse of biosolids and other industry residuals associated with remediation of contaminated lands or solid waste facilities.
- Train participants in the requirements and conduct of "all appropriate inquiries" and due diligence, which can be defined as the process of evaluating a property for the potential presence of environmental contamination and assessing potential liability for any contamination present at the property.
- Provide skills in innovative technologies, green remediation techniques, recycling of demolition materials, installation of solar panels and other renewable energy systems, preparation of sites for water or stormwater management systems,



low-impact development, and LEED certification, and other relevant areas.

**Limitations:** Applicants who received an EWDJT grant from EPA in FY 2012 are not eligible to apply in FY 2013.

<http://www.epa.gov/brownfields/job.htm>

#### *Targeted Brownfields Assessment Program*

EPA's Targeted Brownfields Assessment (TBA) Program is designed to minimize the uncertainties of contamination often associated with brownfields. The program is tailored to entities that do not have EPA brownfields assessment grants. TBA is not a grant program, and EPA does not provide TBA funding directly to the entity requesting the services. The TBA program provides technical services through an EPA contractor to conduct environmental assessment activities. TBA assistance is available through two sources: directly from EPA through programs administered by EPA Regional brownfields offices, and from state or tribal voluntary response programs using funds provided by EPA.

**Eligibility Requirements:** TBA funds may be used only at properties eligible for EPA brownfields funding. Property owners can include state, local, and tribal governments; general purpose units of local government; land clearance authorities and other quasi-governmental entities; regional councils and redevelopment agencies; states; and non-profit organizations.

**Availability:** The TBA selection process varies with each EPA Region and by each state and tribal voluntary response program. The selection process is guided by Regional and state criteria.

#### **Uses/Applications Include:**

- An "all appropriate inquiries" Phase I environmental site assessment, including a historical investigation and a preliminary site inspection.
- A more in-depth (Phase II) environmental site assessment, including sampling activities to identify the types and concentrations of contaminants and the areas of contamination to be cleaned.
- Evaluation of cleanup options and/or cost estimates based on future uses and redevelopment plans.

**Limitations:** Unless there is a clear means of recouping EPA expenditures, EPA generally will not fund TBAs at properties where the owner is responsible for the contamination. The TBA program does not provide resources to conduct cleanup or building demolition activities.

[http://www.epa.gov/brownfields/grant\\_info/tba.htm](http://www.epa.gov/brownfields/grant_info/tba.htm)

## Outreach/Technical Assistance

### *Brownfields and Land Revitalization Technology Support Center*

EPA created the Brownfields and Land Revitalization Technology Support Center (BTSC) in 1998 to help decision-makers evaluate strategies to streamline the site investigation and cleanup process, identify and review information about complex technology options, evaluate contractor capabilities and recommendations, and explain complex technologies to communities. BTSC helps eligible parties when traditional site assessment and cleanup approaches are too time-consuming and expensive to support the redevelopment of brownfield sites. Services are classified into two categories: direct support services and information requests.

**Eligibility Requirements:** Direct support is available to state and local governments, tribes, brownfields grantees, EPA Regional Coordinators, EPA Remedial Project Managers, EPA On-Scene Coordinators, and other EPA regional staff. Information about site investigation and cleanup activities is available to all brownfields stakeholders, including real estate professionals, financial institutions, and other private redevelopment interests; engineers, consultants, and other private remediation professionals; potentially responsible parties; affected communities; and members of the public.

**Availability:** The BTSC offers two services: direct support and response to information requests. Information about site investigation and cleanup activities is available to all brownfields stakeholders.

#### **Services provided by BTSC include:**

- Review and comment on project documents, such as requests for proposals, work plans, field sampling plans, and quality assurance plans.
- Facilitate the consideration and use of the Triad approach.
- Provide information about field-based technologies for site assessment and cleanup.
- Identify how dynamic work strategies and decision-support tools can be incorporated in site assessment activities.
- Evaluate remedial technologies and their advantages and limitations for site-specific features and needs.
- Share technical information with nontechnical audiences.
- Provide easy access to resources, tools, recent news, and lessons learned.

- Review literature and electronic resources.
- Provide demonstration planning support.

**Limitations:** Local and state government personnel, EPA personnel, tribes, and non-profits with active EPA brownfields cleanup grants may request site-specific support for brownfields sites from the BTSC at no cost. Nongovernment organizations may submit only information requests.

<http://www.brownfieldstsc.org/>

### *Technical Assistance to Brownfields Communities Program*

Under the Technical Assistance to Brownfields (TAB) Communities Program, EPA awards grants to organizations that provide geographically based technical assistance and training on brownfields issues to communities and other stakeholders. The goal is to increase community understanding and involvement in brownfields cleanup and redevelopment. Each TAB grantee serves as an independent source of information in assisting with community involvement activities and increasing understanding of the health impacts of brownfield sites; science and technology relating to brownfield site assessment, cleanup, and site preparation activities; brownfields finance questions; and integrated approaches to brownfields cleanup and redevelopment.

In FY 2012, EPA awarded TAB grants to three organizations to offer these services directly to communities in their respective geographic regions. TAB grantees are:

EPA Regions 1, 2 and 3: The New Jersey Institute of Technology: <http://www.njit.edu/tab>

EPA Regions 5, 6, 7, and 8: Kansas State University: <http://www.engg.ksu.edu/chsr/outreach/tab/>

EPA Regions 2, 4, 9, and 10: The Center for Creative Land Recycling: <http://www.cclr.org/resources>

**Eligibility Requirements:** Entities facing brownfields challenges can determine whether they can get technical assistance by contacting the TAB grantee that supports their geographic area. Eligible entities include: state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by state legislature; regional councils and groups of local governments; redevelopment agencies; non-profit organizations; Indian tribes other than in Alaska; and Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community.

**Availability:** Most TAB services are provided free of charge, but applicants should check with their specific TAB providers.

TAB grantees can assist brownfields communities in the following areas:

- Reviewing and explaining brownfields-related technical reports.
- Providing information about basic science, environmental policy, and other technical matters related to brownfields sites.
- Helping to explain health risks associated with a brownfield property.
- Helping with identifying financing options for brownfields projects.
- Helping with explaining or interpreting scientific information or environmental policy.
- Providing information to help the community understand environmental issues and how they affect brownfields cleanup and redevelopment.
- Facilitating brownfields redevelopment efforts by supporting community and other stakeholder involvement activities.
- Sponsoring a workshop.
- Holding a webinar or providing other Web-based tools.
- Answering questions posted on a website, or providing information through a newsletter, resource center, and case studies.

[http://www.epa.gov/brownfields/grant\\_info/tab.htm](http://www.epa.gov/brownfields/grant_info/tab.htm)

## ADDITIONAL INFORMATION

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### **Main Site**

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### **Office of Brownfields and Land Revitalization**

<http://www.epa.gov/brownfields/>

## SNAPSHOT – RANSON AND CHARLES TOWN, WEST VIRGINIA

The Cities of Ranson and Charles Town, West Virginia, took advantage of grant assistance from EPA, the U.S. Department of Transportation, and the U.S. Department of Housing and Urban Development to build economic competitiveness by creating and implementing regional plans that integrate affordable housing, economic development, and land use and transportation projects. These grants include an EPA brownfields area-wide planning grant, an EPA cleanup grant, a DOT TIGER II Planning grant, and a HUD Challenge Planning grant. The Partnership for Sustainable Communities is a key player in helping these two communities join forces to build livable, sustainable communities.

The EPA cleanup grant will be used to clean up the former Kidde Fire Fighting Foundry site that is located less than a quarter mile from Ranson's city hall. When the site is cleaned up, the city plans to redevelop it into a mixed-use residential, commercial, retail, and recreational development known as Powhatan Place, which is an integral part of Ranson's downtown revitalization plan. Ranson and Charles Town are using the TIGER II grant to transform the road connecting them into a "complete street" that is designed to be safe for drivers, bicyclists, and pedestrians. These funds also will help transform a rundown historic building into a regional commuter center in downtown Charles Town, providing residents and workers with access to regional trains and buses. HUD's Challenge Planning grant will be used to adopt a new, form-based "Smart Code" that links a green downtown overlay district with a new zoning approach for the undeveloped areas of the city.

# Federal Housing Finance Agency\*

## DESCRIPTION OF ORGANIZATION

### Mission

The Federal Housing Finance Agency's (FHFA) mission is to promote a stable and liquid mortgage market, affordable housing, and community investment through oversight of Fannie Mae, Freddie Mac, and the nation's Federal Home Loan Banks (FHLBanks).

FHFA was formed in 2008 by a legislative merger of the Federal Housing Finance Board (former regulator of the FHLBanks), Office of Federal Housing Enterprise Oversight, and U.S. Department of Housing and Urban Development's government-sponsored enterprise mission team. The FHFA now regulates the FHLBanks, which are government-chartered, member-owned corporations. There are about 8,100 FHLBank members, including commercial banks, thrifts, credit unions, and insurance companies. Each member is a shareholder in one of the FHLBanks.

The FHLBanks provide long-term loans (called "advances") to their members, who use the proceeds to make loans to individuals or entities in the community for residential mortgages and community economic development activities, including brownfields redevelopment projects. Only members of FHLBanks receive advances from their respective FHLBank.

The key lending programs are the Affordable Housing Program (AHP); the Community Investment Program (CIP), which has housing and community development components; and the Community Investment Cash Advances (CICA) program for community development. All the FHLBanks offer an AHP and CIP, and most offer one or more types of CICA programs. The CICA program provides financing for targeted economic development projects, including brownfields.

### Brownfields Connections

- FHLBanks finance their member institutions to provide a wide range of affordable housing projects, rental and owner-occupied, as well as single-family and multifamily units.
- FHLBanks encourage member institutions to engage in lending to meet community development needs, such as housing and economic development, that can take place on brownfield sites.

- FHL Banks use a variety of financing tools for redevelopment, such as the purchase of taxable and tax-exempt bonds and issuance of letters of credit backing the bonds.

## RESOURCES

### Financial Assistance

#### *Community Investment Program*

Each FHLBank operates a CIP that offers below-market-rate loans to its member institutions for long-term financing of housing or for community economic development that benefits low- and moderate-income families and neighborhoods. CIP is an advance or loan that a member financial institution borrows from its FHLBank to lend to a project. CIP loans support projects that create and preserve jobs and help build infrastructure to catalyze community growth. CIP loans may be combined with other housing or community development funds.

**Eligibility Requirements:** Projects funded by the member institutions of an FHLBank must meet several requirements, depending on the type of project. Projects may involve owner-occupied and rental housing; construction of roads, bridges, retail stores, sewage treatment plants, or other capital improvement projects; and small business loans to create or retain jobs.

**Limitations:** Advances are made only on a secured basis with collateral requirements consistent with those of all FHLBank credit programs. Advances to refinance debt are generally not allowed under the CIP.

**Availability:** Advances are available in various maturities, including long-term maturities of 20 years or more, on a continuous basis through FHLB member institutions.

#### **Uses/Applications Include:**

- Home purchases by families with incomes at or below 115 percent of the area median.
- Purchase or rehabilitation of rental housing for families with incomes at or below 115 percent of the area median.
- Commercial and economic development activities, including brownfields, that benefit low- and moderate-

\* Note: Although EPA has made an effort to ensure that the information contained in this section is as accurate as possible, FHFA did not review this section. Please check with your local FHFA office or FHLBank for the most up-to-date information about these programs.

income families (those at or below 80 percent of median income) or activities that are located in low- and moderate-income neighborhoods.

- Projects that include a combination of these activities.

#### *Community Investment Cash Advances Programs*

The CICA programs offer funding, often at below-market interest rates, for members to use to finance economic development projects in low-to-moderate-income neighborhoods. As with the CIP, many of these advances are for long terms. Example projects include brownfields redevelopment; commercial, industrial, manufacturing, and social services projects; infrastructure; and public facilities and services. CICA includes several different types of activities, most notably the Rural Development Advance Program, Urban Development Advance Program, and CIP.

**Eligibility Requirements:** Only FHLBank members may borrow CICA funds. Eligibility requirements for project funding vary among FHLBanks.

**Limitations:** Before applying, each FHLBank must have a Community Lending Plan that describes its program objectives and funding availability.

#### **Uses/Applications Include:**

- Assistance to brownfields cleanup and redevelopment projects in areas eligible for a federal brownfields tax credit.
- Assistance to Champion Communities, Empowerment Zones, or Enterprise Communities.
- Assistance to housing, commercial, industrial, and other economic development activities.

- Assistance to areas affected by federal military base closings.
- Assistance to small businesses as defined by the Small Business Administration.
- Assistance to tribal homelands.

#### *Affordable Housing Program*

The AHP subsidizes the cost of owner-occupied housing for individuals and families with incomes at or below 80 percent of the area median income, and rental housing in which at least 20 percent of the units with affordable rents are reserved for households with incomes at or below 50 percent of the area median income. The subsidy may be in the form of a grant or a below-cost subsidized interest rate on an advance.

FHLBanks contribute 10 percent of their net income to affordable housing through the AHP. AHP funds are available primarily through a competitive application program at each of the FHLBanks. This competitive grant program is the largest source of private-sector grants for housing and community development in the country.

In addition to the funds awarded in the competitive program, AHP funds are awarded through the homeownership set-aside program. An FHLBank may set aside an amount up to the greater of \$3 million or 25 percent of its AHP funds each year to assist low- and moderate-income households in purchasing homes. In the set-aside program, members provide grants directly to households for down payment and closing costs, and in some cases, counseling and rehabilitation costs. Each member sets its own

## **SNAPSHOT – OAKLAND, CALIFORNIA**

The Tassafaronga apartment complex in Oakland, California, originally consisted of an 87-unit public housing development built by the government in 1945 and a pasta factory built in 1947. In the following decades, some of the original housing unit structures were demolished, and the northern half of the pasta factory parcel was leased to an auto repair business and a gasoline station. Subsequent environmental assessments determined that there was some contamination within the soil near the housing complex. The Oakland Housing Authority applied for and received an EPA brownfields cleanup grant to remediate the site.

Site cleanup, performed in conjunction with California's Voluntary Cleanup Program, was completed in October 2008 with funds from the cleanup grant. The Federal Home Loan Bank's Affordable Housing Program helped move this project forward by providing a \$200,000 subsidy, which was used for construction. Construction of the Tassafaronga Village began shortly thereafter and was completed in May 2010. The new housing complex is a green neighborhood of 157 units designed to bring a diversity of affordable housing to an underserved area of Oakland. The complex, which currently is home to more than 500 residents, includes affordable family rental apartments, affordable rental townhouses, and an onsite medical clinic.

maximum grant amount, which may not exceed \$15,000 per household.

**Eligibility Requirements:** Only member financial institutions of an FHLBank can apply for AHP funds. To be considered eligible for AHP funding, housing projects must meet eight requirements, including those related to occupancy, feasibility, need, timing, retention of owner-occupied or rental units, and project sponsor qualifications.

**Limitations:** Projects using AHP funds are subject to retention requirements. The retention period is five years for home ownership projects. Rental projects must maintain household income and rental payment restrictions during a 15-year retention period.

**Availability:** Each FHLBank has one or more AHP funding rounds each year in which members submit applications on behalf of sponsors and developers of affordable housing projects.

**Uses/Applications Include:**

Over the years, the AHP has provided assistance to:

- Low- and moderate-income homeowners and first-time homebuyers.

- Very-low-income residents of rental housing.
- Special-needs households, including the elderly, disabled, homeless, or victims of domestic violence who need supportive services.
- Residents in rural communities.
- Residents in urban areas.

## ADDITIONAL INFORMATION

**Charles McLean**

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# General Services Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The General Services Administration (GSA) leverages the buying power of the federal government to acquire best value for taxpayers and its federal customers. With thousands of federal properties throughout the country, GSA partners with other federal agencies, state regulatory agencies, and local communities to recycle underutilized federal properties. GSA expedites the cleanup and reuse of federal real estate by leveraging its real estate expertise, meaningful stakeholder input, and all available real property and environmental authorities.

### Brownfields Connections

GSA reviews and identifies surplus federally owned brownfields that are available for redevelopment, and seeks to redeploy these brownfields in close coordination with local community planning objectives. In the case of federally owned brownfields, GSA works with local communities to determine how these federal properties can support local revitalization goals. GSA serves as the “honest broker” in returning these properties to productive use. To carry out this role, GSA:

- Coordinates with state and federal representatives to ensure that the identification of underutilized federal properties incorporates the latest state and federal revitalization initiatives.
- Executes a process that brings stakeholders together on issues related to contaminated properties.
- Provides local communities and potential federal property developers with information on the federal real property disposal process.
- Educates states and communities engaged in brownfields revitalization about innovative disposal methods and options for remediation privatization.

## RESOURCES

### Technical Assistance

#### *Brownfields Redevelopment Initiative*

GSA works with other federal agencies to identify and redeploy underutilized federal properties. Within

each brownfields project location, GSA works with state and local planners, economic development officials, and community groups to match GSA’s real property authorities and local revitalization objectives effectively. Guided by local objectives, GSA focuses and prioritizes the disposal of underutilized real property.

**Eligibility Requirements:** GSA works with local officials, community stakeholders, and state and federal agencies in communities with surplus federal real property.

**Availability:** GSA works with all federal landholding agencies to develop real estate strategies that identify options for better management of underutilized assets. This process includes identifying potential federal brownfields through GSA’s utilization studies, providing recommendations to federal landholding agencies for environmental characterization and additional due diligence, and developing real property strategies that expedite environmental regulatory closure.

### Uses/Applications Include:

- GSA identifies federal brownfields, incorporates meaningful stakeholder input in matching available real property authorities with local revitalization objectives, and develops environmental and real property strategies for successful return to productive reuse.

## ADDITIONAL INFORMATION

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### Office of Real Property Utilization and Disposal

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## SNAPSHOT – DOWNEY, CALIFORNIA

Through the Brownfields Redevelopment Initiative, GSA transferred parcels of the former National Aeronautics and Space Administration (NASA)/Downey industrial plant to the City of Downey for the development of Downey Landing, a \$300 million state-of-the-art medical facility complex, movie studio, retail center, public park, and outer space learning center. The site previously was operated for 70 years as a rocket and missile research and manufacturing facility that was home to the Apollo program. Working with NASA and the California Regional Water Quality Control Board, GSA facilitated a privatized final cleanup that allowed remediation and redevelopment to occur concurrently, which saved money. This was done pursuant to a transfer agreement between the GSA and the City of Downey, greatly expediting the reuse process and allowing development to proceed more rapidly.

# Small Business Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The Small Business Administration (SBA) was created in 1953 as an independent agency of the federal government to aid, counsel, assist, and protect the interests of small business concerns, to preserve free competitive enterprise, and to maintain and strengthen the overall economy of the nation. SBA recognizes that small business is critical to our nation's economic recovery and strength, to building America's future, and to helping the United States compete in today's global marketplace. Although SBA has evolved in the years since it was established, its bottom-line mission remains the same: The SBA helps Americans start, build, and grow businesses. Through an extensive network of field offices and partnerships with public and private organizations, SBA delivers its services to people throughout the United States, Puerto Rico, the U.S. Virgin Islands, and Guam.

The SBA's guiding principles are:

- Inspiring creativity in the American economy by developing and supporting entrepreneurs through a vast network of resource partners.
- Advocating for all small businesses by taking leadership in building a productive partnership between the American people and their government.
- Delivering results for small business, and being accountable, accessible, and responsive.
- Empowering the spirit of entrepreneurship within every community to promote and realize the American dream.
- Facilitating the environment necessary for America's small businesses to succeed, and measuring our performance by small business success.

### Brownfields Connections

The SBA encourages the redevelopment of brownfields. SBA loan guarantees are available to small businesses interested in locating on revitalized brownfields. Typically, this occurs through utilization of one or more of the following factors: (1) indemnification; (2) completed remediation; (3) "No Further

Action" letter obtained; (4) "minimal contamination" achieved; (5) cleanup funds approved; (6) escrow account available; (7) groundwater contamination originating from another site; (8) additional or substitute collateral is pledged; or (9) other factors, such as the existence of adequate environmental insurance.

## RESOURCES

### Financial Assistance

The SBA provides financial assistance programs for small businesses, including the Certified Development Company/504 (CDC/504) Program and 7(a) loans.

#### *Certified Development Company/504 Program*

The CDC/504 loan program is a long-term financing tool for economic development within a community. The 504 Program provides growing businesses requiring "brick and mortar" financing with long-term, fixed-rate financing to acquire major fixed assets for expansion or modernization. A Certified Development Company is a private, non-profit corporation set up to contribute to the economic development of its community. CDCs work with SBA and private-sector lenders to provide financing to small businesses.

Typically, a 504 project includes a loan secured from a private-sector lender with a senior lien covering up to 50 percent of the project cost; a loan secured from a CDC (backed by a 100 percent SBA-guaranteed debenture) with a junior lien covering up to 40 percent of the costs; and a contribution from the borrower of at least 10 percent equity.

**Eligibility Requirements:** Eligible entities include businesses that are operated for profit and fall within the size standards set by the SBA. Under the 504 Program, the business qualifies as small if it has a tangible net worth of \$15 million or less and an average net income of \$5 million or less after taxes for the preceding two years.

**Limitations:** The 504 Program cannot be used for working capital or inventory, consolidating or repaying debt, or refinancing.

**Availability:** The maximum SBA debenture is \$5 million when meeting the job creation criteria or a community development goal. The maximum debenture for small manufacturers is \$5.5 million.

### Uses/Applications Include:

- Purchasing land and making improvements to existing buildings, grading, streets, utilities, parking lots, and landscaping.
- Constructing new facilities or modernizing, renovating, or converting existing facilities.
- Purchasing long-term machinery and equipment.

<http://www.sba.gov/financialassistance/borrowers/guaranteed/CDC504lp/index.html>

### Basic 7(a) Loan Program

The 7(a) loan program is SBA's primary program to help startup and existing small businesses obtain financing when they might not be eligible for business loans through normal lending channels. It also is SBA's most flexible business loan program, because financing can be guaranteed for a variety of general business purposes. The 7(a) name comes from section 7(a) of the Small Business Act. The 7(a) loans are the most basic and most used types of SBA loans.

**Eligibility Requirements:** To be considered for a 7(a) loan, applicants must meet certain eligibility requirements. These requirements are designed to be as broad as possible so the program can accommodate the most diverse variety of small business financing needs.

**Limitations:** SBA does not fully guarantee 7(a) loans. The lender and SBA share the risk that a borrower will not be able to repay the loan in full.

### Uses/Applications Include:

- Working capital.
- Purchase, renovation, and new construction of land or buildings.
- Acquisition of equipment, machinery, furniture, and fixtures.
- Leasehold improvements.
- Debt refinancing (under special conditions).

<http://www.sba.gov/financialassistance/borrowers/guaranteed/7alp/index.html>

## Outreach/Technical Assistance

### Office of Small Business Development Centers

The Office of Small Business Development Centers (SBDC) provides management assistance to current and prospective small business owners. SBDCs offer one-stop assistance to individuals and small businesses by providing a wide variety of information and guidance to central and easily accessible branch locations. The program is a cooperative effort of the private sector, the educational community, and federal, state, and local governments, and is an integral component of Entrepreneurial Development's network of training and counseling services.

**Eligibility Requirements:** Individuals and small business owners can receive assistance at local SBDC branches, which are listed online.

<http://www.sba.gov/aboutsba/sbaprograms/sbdc/index.html>

### Service Corps of Retired Executives (SCORE)

SCORE is a non-profit association dedicated to educating entrepreneurs and helping small businesses start, grow, and succeed nationwide. SCORE is a resource partner with the SBA. It has 364 chapters throughout the United States and its territories, with 13,000 volunteers nationwide. Both working and retired executives and business owners donate time and expertise as business counselors.

**Eligibility Requirements:** Small business owners and entrepreneurs can receive assistance online or at local SCORE branches, which are listed online.

<http://www.score.org/index.html>

## ADDITIONAL INFORMATION

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## SNAPSHOT – VENTOWER INDUSTRIES, PORT OF MONROE, MICHIGAN

In early 2010, Ventower Industries opted to locate a state-of-the-art wind turbine tower manufacturing facility on a former industrial landfill located on Port of Monroe property in Monroe, Michigan. Monroe is the only Michigan port on Lake Erie. In 2010, Ventower purchased the 38-acre parcel from the Port of Monroe as a bona fide prospective purchaser. Ventower also acquired an additional 10 acres for stockpiling excess contaminated soils generated from construction activities and in anticipation of a future expansion of its existing facility.

State and EPA brownfield assessment funds were used to conduct some of the environmental site assessment activities to facilitate these transactions. Approximately \$4.5 million in cleanup funds from the Michigan Department of Environmental Quality and the Downriver Community Conference Brownfield Coalition's Brownfields Revolving Loan Fund grant were used to prepare the site for redevelopment. The Small Business Administration provided a Section 504 loan guarantee of approximately \$4 million for the construction of a LEED-inspired, 115,000-square-foot manufacturing facility with the capacity to build 250 wind turbine towers per year. A second phase expansion is planned that will increase the size of the facility to 220,000 square feet and add 48 contiguous acres of tower staging and storage space. The initial phase of the project is expected to result in the creation of 150 jobs, with an additional 150 new jobs following expansion.

# Federal Tax Incentives and Credits

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Often, the success of a brownfields redevelopment project depends on crafting a financing package that takes advantage of federal programs that offer tax incentives or credits for various components of the project. Since the Brownfields Law was enacted in 2002, there has been increasing emphasis on building partnerships among federal agencies offering targeted resources that can be used to support brownfields redevelopment projects.

Many states have adopted their own financing programs and approaches to integrate traditional state development programs into the brownfields financing mix. Such programs include tax incentives and credits, targeted financial assistance, and direct brownfields financing. Effective brownfield redevelopment approaches increasingly involve linking federal and state incentive and assistance programs to help provide the financing needed to overcome brownfields challenges, from assessment to site preparation to redevelopment. Information on state incentive and assistance programs may be available through the states' brownfields programs. To locate these state programs, visit ([http://www.epa.gov/swerosps/bf/state\\_tribal/state\\_map.htm](http://www.epa.gov/swerosps/bf/state_tribal/state_map.htm)).

Creatively crafted and carefully targeted incentives and credits can help advance cleanup activities and prepare properties for reuse. This section provides an overview of federal tax incentives and credits that can be leveraged for brownfields cleanup, redevelopment, and reuse. The following topics are outlined:

- New Markets Tax Credits
- Low Income Housing Tax Credits
- Historic Rehabilitation Tax Credits
- Energy Efficiency and Renewable Energy
- Brownfields Expensing Tax Incentive

The following information about these incentives reflects the most recent changes and extensions authorized by the American Taxpayer Relief Act of 2012, which was passed by Congress on January 1, 2013. Please refer to EPA's website (<http://www.epa.gov/brownfields>) for the latest information on rules or interpretations affecting their use.

# New Markets Tax Credit

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The New Markets Tax Credit (NMTC) program is designed to stimulate the economies of distressed urban and rural communities and create jobs in low-income communities by expanding the availability of credit, investment capital, and financial services. The NMTC program was created through the Community Renewal Act of 2000. The program is administered by the Community Development Financial Institutions (CDFI) Fund within the U.S. Department of the Treasury. Each year, tax credits are allocated through the CDFI Fund and distributed to qualified Community Development Entities (CDEs). CDEs include a range of for-profit and non-profit organizations, such as community development corporations, CDFIs, organizations that administer community development venture capital funds or community loan funds, small business development corporations, specialized small business investment companies, and others. In the United States, there are approximately 5,780 organizations certified as CDEs, including subsidiaries (CDE partners), and nearly 1,000 certified CDFIs. Brownfields developers can approach existing CDEs to help fund their projects or, in certain circumstances, consider applying for CDE certification themselves.

Given their focus on distressed areas, many of which are characterized by blighted and abandoned buildings, NMTCs have significant potential to support brownfields projects. Through FY 2011, the CDFI Fund made 664 awards allocating a total of \$33 billion in tax credit authority to CDEs through a competitive application process. This \$33 billion includes \$3 billion in American Recovery and Reinvestment Act Awards and \$1 billion of special allocation authority to be used for the recovery and redevelopment of the Gulf Opportunity Zone. Under the 2011 NMTC allocation authority, all 70 of the recipients indicated that they will invest at least 95 percent of equity investments into low-income communities, which exceeds the minimum required 85 percent.

Demand for the tax credits has remained high since the program's inception. In FY 2012, 282 applicants requesting a total of \$21.9 billion in NMTC allocation authority competed for a hoped-for \$3.5 billion in allocation authority, pending congressional action. This unique funding mechanism is a viable option for many brownfields redevelopers, given the typical target investments that allocation recipients identify.

**How the Program Works:** The NMTC program allows certified CDEs to apply competitively for an allocation from the CDFI Fund tax credit pool. Once a CDE receives an allocation of tax credits, the CDE can offer the tax credits to private-sector investors, including banks, insurance companies, corporations, and individuals. Investors acquire (using cash only) stock or a capital interest in the CDE on which the investor can gain a potential return. The investor also receives a 39 percent tax credit on the amount of the investment (total purchase price of the stock or capital interest). The credit is claimed over a seven-year period. Investors receive a five percent credit annually during the first three years after purchase and a six percent credit during the final four years. Thus, for each hypothetical \$100,000 investment, an investor would realize \$39,000 in tax credits over seven years. Investors may not redeem their stock or capital interest in CDEs prior to the conclusion of the seven-year period. In short, the CDE secures investors through the sale of stock or issuance of an equity interest in exchange for tax credits, and then uses the resulting cash to make investments in low-income communities.

In return for providing the tax credit to the investor, the CDE receives cash. The CDE must invest "substantially all" of the cash proceeds into qualified low-income community investments (QLICs). Over half of all CDE investments are investments in real estate or businesses. Eligible QLICs include loans to, or investments in, businesses to be used for developing residential, commercial, industrial, and retail real estate projects. Examples of QLICs include:

- Direct investments in qualified low-income, community-based businesses.
- Purchases of loans made by a CDE to qualified low-income businesses that allow a return via a secondary market-type approach.
- Purchases of financial counseling and other technical services to qualified active low-income community businesses.
- Loans or investments in real estate projects that can include brownfields cleanup and redevelopment.

A CDE must be certified to be eligible to receive NMTCs. The Department of the Treasury's CDFI Fund evaluates applications for CDE certification in four areas: business strategy, capitalization strategy,

management capacity, and community impact. In addition, the CDE must demonstrate that it will maintain accountability to residents of low-income communities, which is typically done through representation on a governing or advisory board. Community entities applying to become a CDE may submit CDE certification applications at any time of the year to the CDFI Fund. Completing an application for CDE certification can be lengthy, but the process is straightforward, and the CDFI Fund makes decisions relatively quickly. Once an organization is certified, the designation lasts for the life of the organization. Both non-profit and for-profit groups may apply for certification by the CDFI Fund.

While the CDE certification and the Department of Treasury allocation processes are complex, the actual operation of the NMTC program is relatively simple:

- An investor (taxpayer) decides to seek NMTCs.
- The investor identifies a CDE that received a NMTC allocation (listed on the Department of Treasury's website) and is in the process of completing a mixed-use redevelopment project, which could be on a brownfield property.
- In exchange for a cash investment in the CDE's project, the investor receives 39 percent of the investment value in tax credits (\$39,000 in credits for each hypothetical \$100,000 investment), over the seven-year schedule noted above.
- The investor also receives stock or an equity interest in the CDE's redevelopment project.

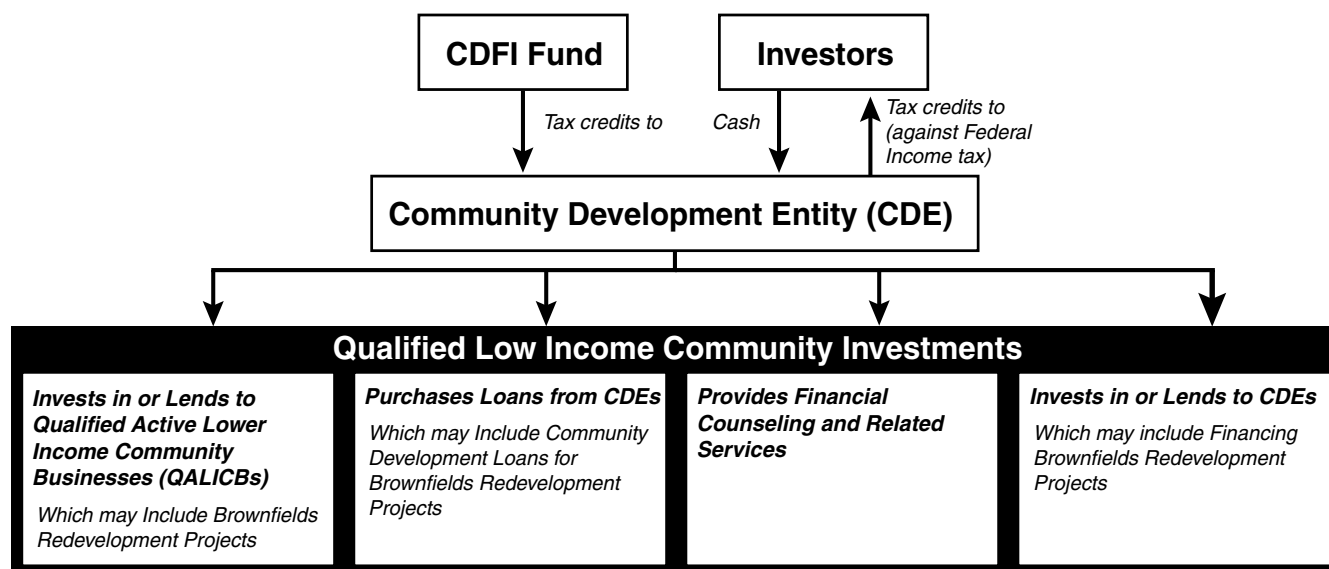
#### Advantages for Brownfields Site Redevelopers:

The NMTC program offers several advantages to developers seeking financing to clean up and reuse brownfields properties:

- CDEs may be willing to structure a more favorable deal than traditional lending institutions for brownfields projects, which can be a key consideration when lending is tight.
- CDEs can offer funding for a full range of redevelopment activities, including land acquisition, environmental remediation, demolition, site preparation, construction, renovation, and infrastructure improvements—making them a true “one-stop” financing source.
- CDEs involved in brownfields cleanup and redevelopment projects, especially non-profit entities, can facilitate packaging of different public financing sources for one project. Financing sources can include state and local programs and credits, initiatives such as tax increment financing, federal programs such as the Department of Housing and Urban Development's Community Development Block Grants, and EPA's Brownfields Grants.
- Tax credits available to investors through CDEs can encourage investors to commit additional funds for qualifying projects or attract new investors who ordinarily might not have considered investing in brownfields projects located in low-income communities.

Brownfields stakeholders interested in making the NMTC program part of their brownfields project financing strategies generally follow one of three approaches:

- Contact existing CDEs for funding. Several recipients of tax credit allocations identified brownfields redevelopment as one of the goals for their economic development efforts, but any CDE potentially can invest in a brownfield project, which is the easiest and most common approach.



Brownfields developers should consult the CDFI/Treasury website to identify CDEs operating in their state.

- Apply for and receive CDE certification, and then apply for an allocation of tax credits to offer to potential investors. Although this process is more complex, it is viable for stakeholders with sufficient staff, technical capacity, and commitment for large-scale or long-term brownfields efforts.
- Apply for and achieve CDE certification, and then apply to other CDEs that have their own tax credit allocations for equity financing. CDEs can invest in the projects of other CDEs, including brownfields projects, as long as these investments are made in low-income areas. However, little funding was made available through this channel in recent years. Only one percent of the 2011 allocations are expected to be used this way.

Through nine rounds of the NMTC Program, the CDFI Fund made 664 awards totaling \$33 billion in tax credit allocation authority. The \$3.6 billion in credits allocated in 2011 went to 70 private and non-profit CDEs headquartered in 29 states and the District of Columbia, with investments anticipated in 49 states and the District of Columbia. Allocation awards ranged in size from \$20 million to \$100 million.

At the aggregate state level, total allocations range from \$1.21 billion to 21 CDEs serving California, to \$30 million to a CDE serving Iowa. Total allocations to CDEs in 13 states—California, Florida, Illinois, Louisiana, Massachusetts, Maryland, Michigan, North Carolina, New Jersey, New York, Ohio, Pennsylvania, and Texas—and the District of Columbia exceed \$500 million.

**Limitations:** CDEs can be a vital source of capital for brownfields revitalization. Because of the underwrit-

ing effort involved, the NMTC program tends to work best for mid-sized and larger projects. While there is no hard and fast rule, most NMTC projects are at least \$1 million in size. Although NMTCs have been used as part of the financing for numerous brownfields projects, many CDEs are unaware of the brownfields redevelopment process and potential leveraging advantages. Consequently, the first task facing local officials and community leaders may be to educate CDEs about the brownfields process and the role that state voluntary cleanup programs can play in bringing certainty and closure to environmental concerns at these properties.

## ADDITIONAL INFORMATION

### Community Development Financial Institutions Fund

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NMTC Support Line: 202-622-8662

<http://www.cdfifund.gov>

The CDFI Fund website provides access to CDE application materials and workshops, legal review services for NMTC-related documents, and a map of qualified census tracts and counties under the NMTC program. It also contains lists of certified CDEs, recent NMTC recipients and their target states for investing, and profiles of CDE-supported community revitalization projects. In addition, the website includes the NMTC Qualified Equity Investment (QEI) Issuance Report, which identifies, among other things, the amount of credits each CDE can allocate, how much credit authority they committed, and the amount remaining to be issued to investors. The QEI issuance report is updated monthly and can be found at [http://www.cdfifund.gov/what\\_we\\_do/programs\\_id.asp?programID=5](http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5).

## SNAPSHOT – SAN DIEGO, CALIFORNIA

A \$15-million NMTC loan was critical to the development of a thriving, grocery-anchored shopping and cultural center known as Market Creek Plaza on the site of an abandoned aerospace manufacturing facility in San Diego, California. The Plaza is located in the culturally diverse Diamond Neighborhoods of southeastern San Diego. Located just minutes from San Diego's thriving downtown area, these neighborhoods endured decades of disinvestment and urban flight. A unique partnership between the residents of the Diamond Neighborhoods, the Jacobs Family Foundation, and the Jacobs Center for Neighborhood Innovation transformed this once abandoned site into a center of community revitalization. The NMTC Program continues to attract private sector capital investment into the Plaza to help finance community development projects, stimulate economic growth, and create jobs. A team of residents created a larger, more comprehensive community development plan called The Village at Market Creek. Over the next 10 to 15 years, this resident-planned village will transform 63 acres of blight into a thriving area with 800 new homes, 350,000 square feet of commercial and industrial development, 800 new jobs, and a network of integrated community services.

# Low Income Housing Tax Credits

Low Income Housing Tax Credits (LIHTC) were created under the Tax Reform Act of 1986 to provide incentives for the use of private equity in the development of affordable housing for low-income Americans. The program is administered at the state level. Each state receives an allocation of federal tax credits determined by formula based on its population. In 2012, each state's LIHTC ceiling will be the greater of \$2.20 multiplied by the state population, or \$2,525,000. These credits are intended to ensure an attractive minimum rate of return on investments in low-income housing. Each state can issue LIHTC tax-exempt bonds up to its ceiling to attract investment capital for the development of low-income housing. LIHTCs may be used as part of a brownfields financing package if affordable rental housing is part of a project. The credits have been used successfully in many states as part of mixed-income housing developments and as infill projects on brownfields sites.

LIHTCs are more attractive than tax deductions because tax credits provide investors of affordable housing developments a dollar-for-dollar reduction in their federal taxes, while a tax deduction only reduces taxable income and therefore provides a lesser tax benefit. Development capital is raised by "syndicating" the credit to an investor or a group of investors by selling the rights to future tax credits in exchange for up-front cash. As these credits are syndicated, developers obtain the equity capital necessary to build or rehabilitate structures for low-income housing. The tax credit is paid to investors annually over a 10-year period. The funds generated through syndication vary from market to market and from year to year. A few years ago, turmoil in the financial market reduced demand for tax breaks. LIHTCs were bought for only about 65 to 75 cents per tax-credit dollar. However, market demand for the credits has bounced back. In 2012, LIHTCs generated about 90 to 100 cents per tax-credit dollar.

State housing agencies administer the LIHTC program by reviewing tax credit applications submitted by developers and then allocating the credits. This process allows each state to set its own priorities and address its specific housing goals. Some states consider infill, vacant property reclamation, and mixed use in their allocation plans, all of which are priorities that can make brownfield sites more attractive to housing developers as they compete for LIHTC allocations. As an Internal Revenue Service (IRS) requirement, projects that serve the lowest-income tenants

and guarantee low-rent affordability for the longest time period are given priority. Owners must keep the rental units available to low-income tenants for at least 30 years after completion of the project.

Both for-profit and non-profit brownfields developers can use LIHTCs to help finance low-income housing projects. The tax credit program can be used either to construct new buildings or to rehabilitate existing buildings. All activities associated with the development of housing, including cleanup and demolition, can be claimed as expenses associated with the development of low-income housing for the purposes of claiming the tax credit.

As part of their credit allocation plans, some states promote projects located in specific geographic areas or distressed rural or urban areas. To the extent that these policies dovetail with local brownfields priorities, they may encourage investment in brownfields revitalization. In addition, the Housing and Economic Recovery Act of 2008 (HERA) required states to include energy-efficient construction as an allocation priority. As a result, to the extent that brownfields housing projects include "green" technologies and sustainable development provisions, they may become more attractive to developers seeking LIHTCs. Over the past 20 years, states received significant levels of LIHTC allocations that supported the development of many housing units. Since beginning operation, the LIHTC program allocated over \$7.5 billion in federal tax credits to support 1.8 million low-income housing units. Almost all new affordable multifamily construction undertaken since 2000 received a subsidy under this program. Some of the projects were conducted on brownfield sites, but full potential for the development of low-income housing on brownfield sites is as yet unrealized.

**How the Program Works:** The LIHTC program enables funding for the development of affordable housing by allowing a taxpayer to claim federal tax credits for the costs incurred during development of affordable units in a rental housing project. The program authorizes state housing credit agencies to award 9 percent tax credits for projects receiving no other federal subsidy, and 4 percent credits for projects financed with tax-exempt bonds. Tax credits are available only to help cover the cost of units within qualified projects reserved for rental to low-income households. The tax credits are used by developers to raise capital from investors through syndication for their projects. The capital generated from the tax

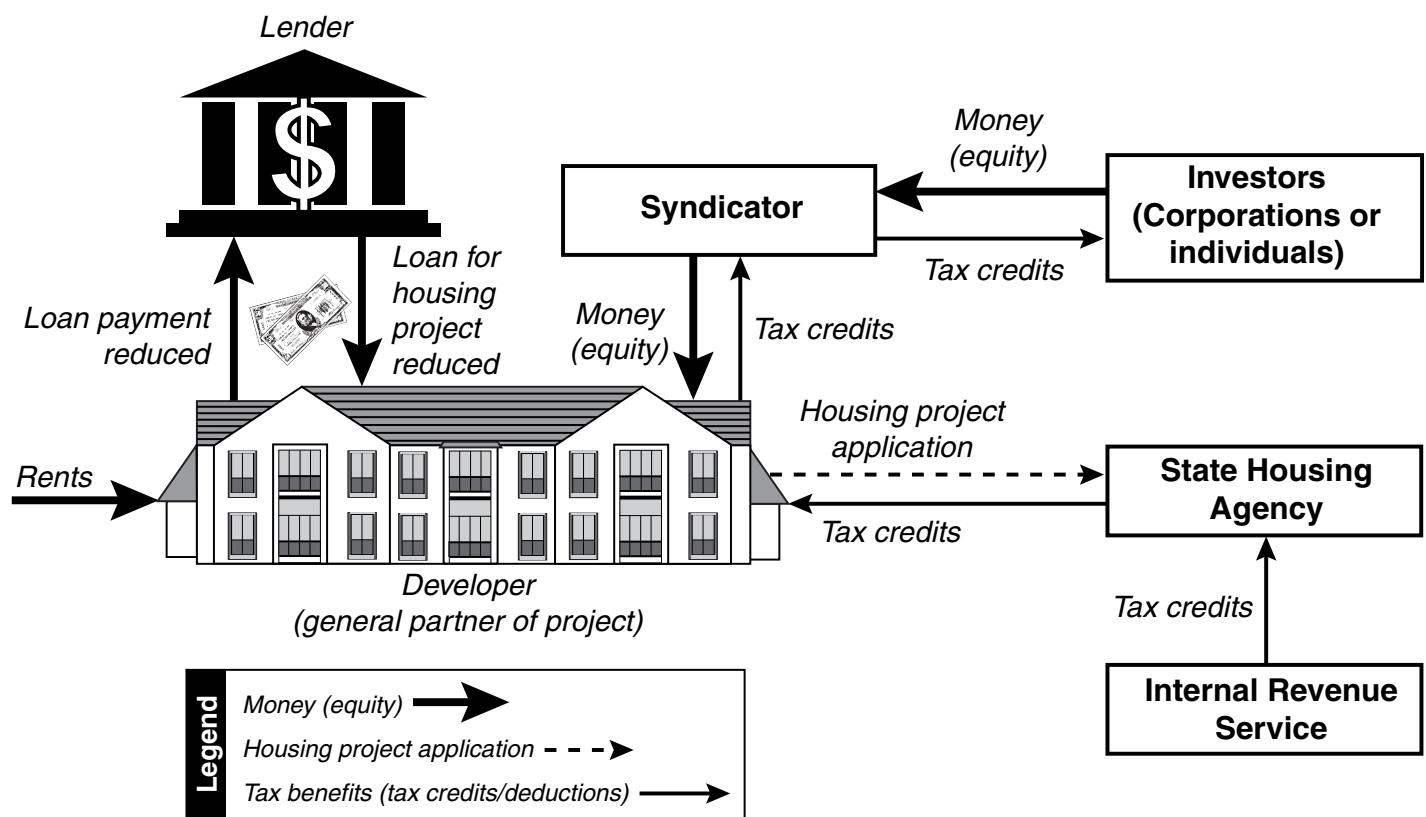


credits prior to the start of a project lowers the debt burden on LIHTC projects, making it easier for owners to offer lower, more affordable rents. Investors, such as banks, obtain a dollar-for-dollar reduction in their federal tax liability. The 9 percent and 4 percent tax credits are paid annually over a 10-year period.

To qualify, a project must have at least 20 percent of its units rented to households with incomes at or below 50 percent of the area median income, or at least 40 percent of its units rented to households with incomes at or below 60 percent of the area median income. Although the developer may claim the tax credit directly, the credits usually are passed on to investors through syndication. A syndicator acts as a broker between the developer and investors in the project. Syndicators may pool several projects' tax credits into one LIHTC equity fund and offer the credits to investors who buy a piece of the equity fund. This process spreads the risk to investors across various projects. In addition, the investors typically become limited partners in the housing project and have an ownership interest. The developer typically receives a development and property management fee plus a share in any cash flows and any profits when the property is sold. By using the investor's equity, the developer is able to complete the project with less debt-service financing. Thus, the rents for the building can be reduced and serve lower-income individuals.

**Advantages for Brownfields Site Redevelopers:**  
The LIHTC program offers several advantages to developers considering affordable housing projects on brownfields. These range from cost savings to opportunities for leveraging funding from other programs.

- LIHTCs offer an opportunity to restore buildings that may have historical significance to provide affordable housing. These properties may be located in distressed neighborhoods that will benefit from low-income housing options. In other cases, the properties may be in emerging neighborhoods, and their redevelopment can lead to affordable housing for lower-wage workers that is located closer to places of employment.
- LIHTCs can be combined with federal historic preservation tax credits to create a powerful investment incentive. If the brownfield is a historical structure, it can be a relatively easy fit with low-income housing development.
- LIHTCs can attract new investors in redevelopment projects. LIHTCs offer a strong incentive for investors to consider financing a low-income housing project on a brownfield property in instances where they otherwise might not consider including low-income housing in the





project. This is especially true if a syndicator is able to pool tax credits from several projects and create a LIHTC equity fund, which can reduce the liability risk for individual investors.

Non-profit housing developers such as community development corporations often find the program especially advantageous because each state must set aside at least 10 percent of its credit allocation for projects developed by non-profits. The guaranteed return stemming from the tax credit can attract private banks not normally interested in housing or brownfields projects. A non-profit can sell the tax credits to investors or syndicators and become the principal partner in the project. The tax-related value of these credits is of little use to nonprofits because they already are exempt from paying taxes.

**Limitations:** Brownfields housing projects may be hindered by the same forces affecting the banking and housing industries in the economic downturn. Reduced credit, tighter bank underwriting, a reduced demand for housing, and tighter due diligence standards all make housing development more challenging. As indicated above, the lower syndication value of LIHTCs during challenging economic times can limit the viability of many potential projects.

In addition, state LIHTC allocation plans may vary in their treatment of projects sponsored by local housing authorities. Some states may award bonus points to such projects. Others states may require local housing authorities to work with non-profit organizations to be eligible to apply for tax credits. Stakeholders interested in information about specific state policies should contact their state housing authorities.

## ADDITIONAL INFORMATION

HUD's Office of Policy Development and Research maintains the HUD USER website, which contains an extensive database of information on projects that have used the LIHTC.

### HUD USER

P.O. Box 23268  
Washington, DC 20026-3268  
Toll Free: 1-800-245-2691  
<http://www.huduser.org/datasets/lihtc.html>

In addition, the following housing non-profit and advocacy groups track LIHTC trends and activities:

The National Council of State Housing Agencies is a non-profit organization created by the nation's state Housing Finance Agencies to coordinate and leverage advocacy efforts for affordable housing.

### National Council of State Housing Agencies

444 North Capitol Street, NW  
Suite 438  
Washington, DC 20001  
202-624-7710  
<http://www.ncsha.org/>

The National Low Income Housing Coalition is a non-profit that educates, organizes, and advocates to ensure decent, affordable housing within healthy neighborhoods for everyone.

### National Low Income Housing Coalition

727 15th Street NW, 6th Floor  
Washington, DC 20005  
202-662-1530  
<http://www.nlihc.org>

The National Association of Local Housing Finance Agencies is a non-profit national association of professionals working to finance affordable housing in the broader community development context at the local level.

### National Association of Local Housing Finance Agencies

2025 M Street, NW, Suite 800  
Washington, DC 20036  
202-367-1197  
<http://www.nalhfa.org>

## SNAPSHOT – ANAHEIM, CALIFORNIA

Providing affordable housing has long been a priority for the City of Anaheim. As part of the city's Affordable Housing Strategic Plan, the city and the Anaheim Housing Authority collaborated to redevelop a two-acre property into affordable housing units. Assembled from four separate parcels, the property had mixed uses, primarily industrial, dating back to 1907. The Anaheim Redevelopment Authority provided nearly \$195,000 from an EPA Brownfields Revolving Loan Fund grant to prepare the site for redevelopment, and the city contributed an additional \$355,000 toward cleanup. These efforts cleared the way for a \$17.5 million redevelopment project that created a 60-unit affordable housing complex, known as the Vineyard Town Home development, which now is home to more than 200 low-income residents. Much of the funding for the project came from federal and state low-income housing tax credits obtained by the developer.

# Historic Rehabilitation Tax Credits

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Historic rehabilitation tax credits were adopted by Congress to discourage unnecessary demolition of sound older buildings and to slow the loss of businesses from older urban areas. The tax credits encourage private investment in the cleanup and rehabilitation of historical properties. The National Park Service (NPS) administers the program in partnership with the Internal Revenue Service (IRS) and State Historic Preservation Offices (SHPOs). Over 1.39 million historic buildings are listed in or contribute to historic districts listed in the National Register of Historic Places, with thousands added each year. The NPS estimates that 20 percent of these buildings qualify as income-producing.

The historic rehabilitation tax credit is well-suited for packaging with other economic development grant and loan programs. Using the historic preservation tax credit generally does not preclude the use of other federal, state, or local funding sources or other programs designed to encourage rehabilitation. In FY 2011, 94.5 percent of the projects that used the historic rehabilitation tax credit also took advantage of at least one additional incentive or form of publicly supported financing. Of the additional incentives, 48 percent used state historic preservation tax incentives, and 5.5 percent used the low-income housing credit.

Given that historic rehabilitation tax credits focus on older buildings, they are an ideal brownfields financing tool. Their use at brownfields properties is rapidly accelerating across the country. The tax credits help attract redevelopment capital to many projects in blighted and ignored areas not ordinarily considered for investment. These projects encompass a wide range of properties and project types, including offices, hotels, retail stores, warehouses, factories, and rental housing.

**How the Program Works:** This incentive offers private investors a tax credit that can be claimed for the year in which the renovated building is put into service. There are two separate tax credits: one for the restoration of certified historic properties and one for the rehabilitation of older but noncertified properties.

A certified historic structure is defined as a building that is listed in the National Register of Historic Places, either individually, as a contributing building in a National Register historic district, or as a contributing

building within a local historic district that is certified by the U.S. Department of the Interior. Rehabilitation of income-producing, certified historic structures qualifies for a credit equal to 20 percent of the cost of the work. Rehabilitation work on older, noncertified structures built before 1936 qualifies for a credit equal to 10 percent of the cost of the work. Most reconstruction work is eligible for the credit. All restored buildings and properties must be income-producing and rehabilitated according to standards set by the Department of the Interior and enforced by the SHPOs.

The 20 percent tax credit is available for historic properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but not for properties used exclusively as an owner's private residence. Working in conjunction with state historic preservation agencies, the NPS must approve all rehabilitation projects seeking to use the 20 percent tax credit. The rehabilitation must be consistent with the historic character of the property. Owners seeking to claim the 20 percent tax credit must complete a detailed application process and maintain certification throughout the rehabilitation work. Generally, the tax credit is claimed in the year in which the rehabilitated building is placed back into service. The owner of the building must maintain ownership of the building for five years after completing rehabilitation or be subject to a staggered recapture of the tax credit.

In addition, a rehabilitation project must meet several IRS criteria to qualify for the tax credit:

- The structure must be depreciable.
- The rehabilitation must be "substantial," defined as expenditures greater than \$5,000.
- The property must be returned to an income-producing use.
- The building must be maintained as a certified historic structure when returned to service.

The 10 percent tax credit is available for the rehabilitation of noncertified, nonresidential buildings built before 1936. Former manufacturing facilities, office buildings, and hotels located on a brownfield site easily qualify for this tax credit. Projects that plan to claim the 10 percent rehabilitation tax credit must meet several physical structure tests:

- At least 50 percent of the building's external walls existing at the time that rehabilitation begins must remain in place as external walls upon completion.
- At least 75 percent of the building's existing external walls must remain in place as either external or internal walls.
- At least 75 percent of the building's internal structural framework must remain in place at the time the building is returned to service.

Rehabilitation tax credits can be especially attractive for cleanup and restoration of certified historic or pre-1936 properties. An increasing number of states are adopting their own rehabilitation tax incentive programs and are encouraging developers to participate in both the state and the federal program to maximize benefits. This opportunity creates a powerful incentive and provides developers with increased cash flow, which can make brownfields redevelopment projects financially viable. State programs often offer tax credits that range between 10 and 30 percent.

According to the NPS, an estimated \$4.02 billion in structural rehabilitation work was carried out in 2011 at 937 project sites. This work represents a significant amount of activity during a tight real estate development market. Many of these properties, including old mills, vacant industrial buildings, and abandoned production facilities, meet the criteria to be classified as brownfields. This investment in rehabilitation led to the creation of over 55,000 jobs and the development of more than 15,600 housing units in 2011. Over 7,400 of the housing units were for low- and moderate-income individuals, which created a link between low-income housing tax credits and rehabilitation tax credits. In 2011, over 48 percent of the completed projects receiving NPS certifications also benefited from the use of state historic tax credits, the largest percentage use ever.

### **Advantages for Brownfields Site Redevelopers:**

Brownfields redevelopers can choose to sell or syndicate rehabilitation tax credits in exchange for an upfront cash investment in the project. This exchange can translate into more upfront project funding if a developer prefers having a larger cash flow infusion before cleanup and redevelopment work is carried out rather than a tax credit at the end of the project or tax year.

In addition, rehabilitation tax credits offer significant leveraging possibilities with:

- Low-income housing tax credits.
- Industrial development bonds.
- A variety of federal development programs described earlier in this guide, including SBA, HUD's CDBG program, and USDA rural development.
- Numerous state and local financing, tax incentive, and bond programs.

**Limitations:** While historic rehabilitation tax credits can be beneficial and flexible sources of funding, taking advantage of these credits sometimes can be difficult. Brownfields developers contemplating old or historic sites for new uses need to consider the following:

- Once a building is placed into service, tax credits are not officially awarded until the project is reviewed and approved by the SHPO. This can take time and affect project cash flow.
- Complying with the Americans with Disabilities Act, pursuing LEED certification, installing energy efficient windows, and addressing environmental considerations such as lead paint and asbestos may impact a building's historic nature and complicate project certification. Fortunately, more SHPOs are gaining an understanding of the brownfields process

## **SNAPSHOT – WILMONT BUILDING, LIVINGSTON, MONTANA**

Historic main streets are an important part of the local economy in smaller cities and towns, and the 20 percent federal historic tax credits are being used successfully to assist owners with meeting the cost of building renovation. The Wilmont Building on South Main Street in the Livingston Commercial District is a good example of a local building being successfully rehabilitated and returned to full use with the help of historic rehabilitation tax credits. Before the project work began, the only principal occupant was a locally owned furniture and appliance firm that used only the lower floors. The recent rehabilitation work returned the upper floors to their original use as apartments while providing upgraded retail space below. Adding an elevator for access and retrofitting to meet modern building codes, the owners repaired the historic stairs, removed lead paint, refinished historic doors, and restored the principal historic corridors. Upon completion of the rehabilitation work, the Wilmont Building once again is fully operational, with offices and apartments above the thriving furniture and appliance store.

and what needs to be done to achieve appropriate cleanups. In addition, some of the new remediation and reconstruction techniques are proving to be less disruptive to a structure's historic integrity.

- Nonrefundable credits, such as the rehabilitation tax credit, may not be used to reduce the alternative minimum tax. If a taxpayer is not eligible for the rehabilitation tax credit because of the alternative minimum tax, the credit can be carried back or forward.
- To claim any credit, the investment must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. This requirement can necessitate a large rehabilitation expenditure on a big project.

In addition, tax credit recapture scenarios need to be avoided if the full value of the credit is to be realized. The tax credits can be subject to recapture (at 20 percent per year) if the property is disposed of before

five years have passed since the credit was granted or if the building is converted to tax-exempt use within five years of being put back into service.

## ADDITIONAL INFORMATION

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### **National Park Service**

Technical Preservation Services  
1201 Eye St., NW, 6th Floor  
Washington, DC 20005

202-513-7270

<http://www.nps.gov/tps/>

The NPS website provides access to detailed tax incentive information, regulations, applications, and rehabilitation standards. An overview of the Federal Historic Preservation Tax Incentives can be found at <http://www.nps.gov/tps/tax-incentives.htm>.

# Energy Efficiency and Renewable Energy

As communities become more concerned about the economic and environmental impacts of the use of fossil fuels, renewable energy technologies are expected to play a greater role in meeting future electricity demand. Renewable energy in the United States, including water (hydroelectric), wood, biofuels, wind, organic waste, geothermal, and solar, accounted for 10 percent of the domestically produced electricity in 2010. The U.S. Energy Information Administration estimates that renewable-generated electricity will account for 16 percent of total U.S. electricity generation in 2035. This growth will be driven mainly by the extension of federal tax credits, new loan and grant programs, and state requirements.

Identifying and using land located in areas that are amenable to high-quality renewable energy alternatives will be an essential component to developing new renewable energy sources. EPA screened more than 13,000 potentially contaminated sites and solid waste landfills covering nearly 22 million acres across the United States for suitability to renewable energy generation facilities. Tracked sites include brownfields, Superfund sites, Resource Conservation and Recovery Act (RCRA) sites, abandoned mine lands, and landfills. Maps depicting the locations of these EPA tracked sites and their potential for supporting renewable energy generation can be found at: [http://www.epa.gov/renewableenergy-land/mapping\\_tool.htm](http://www.epa.gov/renewableenergy-land/mapping_tool.htm). These maps enable users to view screening results for various renewable energy technologies at each site. Through coordination and partnerships among federal, state, tribal, and other government agencies and utilities, communities, and the private sector, new renewable energy facilities may be developed on many potentially contaminated properties.

Combining energy incentives with contaminated land cleanup incentives can allow investors and communities to create economically viable, nonpolluting, renewable-energy redevelopment projects on brownfields, particularly sites where local economic conditions prohibit traditional reuse of the site. Recently enacted statutes (including the Energy Policy Act of 2005, the Energy Improvement and Extension Act of 2008 (EIEA), the American Recovery and Reinvestment Act of 2009 (ARRA), and the American Taxpayer Relief Act of 2012) created,

expanded, or extended incentive programs such as tax incentives, loans, grants, and loan guarantees to encourage renewable energy generation and energy efficiency projects. This section contains information about the federal tax incentives that are available to potential developers considering the siting of renewable energy generation and energy efficiency projects on brownfields.

## **How the Programs Work:**

### ***Energy-Efficient Commercial Buildings Tax Deduction***

The Energy Policy Act of 2005 established a tax deduction for energy-efficient commercial buildings placed in service through the end of 2007. This deduction was extended through 2008, and then again through 2013. A tax deduction of \$1.80 per square foot is available to owners of new or existing buildings who install lighting, heating, cooling, ventilation, or other systems that reduce the building's total energy and power cost by 50 percent or more in comparison to a building meeting certain minimum requirements. Deductions of \$0.60 per square foot are available to owners of buildings for which energy-efficiency measures are installed but where total energy and power cost savings from these improvements do not meet the 50 percent threshold.

The deductions are available primarily to building owners. Deductions are taken in the year in which construction is completed. Energy savings must be calculated using qualified computer software approved by the IRS. The IRS released interim guidance in June 2006 to enable taxpayers to obtain a certification that a property satisfies the energy efficiency requirements contained in the statute. IRS Notice 2008-40 was issued in March 2008 to further clarify the rules. The U.S. Department of Energy's (DOE) National Renewable Energy Laboratory published a report, *Energy Savings Modeling and Inspection Guidelines for Commercial Building Federal Tax Deductions*, Second Edition, to provide guidelines for the modeling and inspection of energy savings required by the statute. DOE also compiled a list of qualified computer software for calculating commercial building energy and power cost savings.



- Notice 2008-40, "Amplification of Notice 2006-52; Deduction for Energy Efficient Commercial Buildings"  
[http://www.irs.gov/irb/2008-14\\_IRB/ar12.html](http://www.irs.gov/irb/2008-14_IRB/ar12.html)
- Energy Savings Modeling and Inspection Guidelines for Commercial Building Federal Tax Deductions, Second Edition  
<http://www.nrel.gov/docs/fy07osti/40467.pdf>
- Qualified Software for Calculating Commercial Building Tax Deductions  
[http://www1.eere.energy.gov/buildings/qualified\\_software.html](http://www1.eere.energy.gov/buildings/qualified_software.html)

### **Business Energy Investment Tax Credit**

The business energy federal investment tax credit provides incentives for the development and deployment of renewable energy technologies. Prior to 2005, a 10 percent federal investment tax credit was available to businesses to offset capital expenditures for solar or geothermal energy property. The federal Energy Policy Act of 2005 expanded the tax credit to include fuel cells, microturbines, and hybrid solar lighting systems and raised the tax credit for solar to 30 percent. The tax credits were expanded significantly by EIEA and ARRA, and modified by the American Taxpayer Relief Act of 2012. Current tax credits are briefly summarized below for eligible technologies placed in service before the end of 2016:

- **Solar.** In general, the tax credit is equal to 30 percent of expenditures, with no maximum credit, for eligible systems. Eligible solar-energy property includes equipment that uses solar energy to generate electricity, heat or cool a structure, heat water for use in a structure, provide solar process heat, and illuminate the inside of a structure using fiber-optic distributed sunlight. Passive solar systems and solar pool-heating systems are not eligible.
- **Fuel Cells.** The tax credit is equal to 30 percent of expenditures, with no maximum credit. However, the credit for fuel cells is capped at \$1,500 per 0.5 kilowatt of capacity. Eligible property includes fuel cells with a minimum capacity of 0.5 kilowatts that have an electricity-only generation efficiency of 30 percent or higher.
- **Small Wind Turbines.** The tax credit is equal to 30 percent of expenditures, with no maximum credit. Eligible small wind property includes wind turbines up to 100 kilowatts in capacity.
- **Geothermal Systems.** The tax credit is equal to 10 percent of expenditures, with no maximum credit limit stated. Eligible geothermal energy property includes geothermal heat pumps and equipment used to produce power from a geothermal deposit. The credit for geothermal energy property, excluding geothermal heat pumps, has no stated expiration date.
- **Microturbines.** The tax credit is equal to 10 percent of expenditures, with no maximum credit limit stated. The credit for microturbines is capped at \$200 per kilowatt of capacity. Eligible property includes microturbines up to two megawatts in capacity that has an electricity-only generation efficiency of 26 percent or higher.
- **Combined Heat and Power (CHP).** A CHP system, also known as cogeneration, recovers waste heat from electrical generation equipment and uses the heat energy to power heating, cooling, dehumidification, and other systems. The credit is equal to 10 percent of expenditures, with no maximum limit stated. Eligible CHP property generally includes systems up to 50 megawatts in capacity that exceeds 60 percent energy efficiency. The efficiency requirement does not apply to CHP systems that use biomass for at least 90 percent of the system's energy source.

In general, the original use of the equipment must begin with the taxpayer, or the system must be constructed by the taxpayer. The equipment also must meet any performance and quality standards in effect at the time the equipment is acquired. The energy property must be operational in the year in which the credit is first taken. EIEA allows utilities to use the credits and allows taxpayers to take the credit against the alternative minimum tax (AMT), subject to certain limitations. ARRA repealed a previous restriction on the use of the credit for eligible projects also supported by "subsidized energy financing."

The American Taxpayer Relief Act of 2012 continues to allow facilities that produce solar electricity to take a 30-percent investment credit in the year that the facility is placed in service, with the other facilities eligible for a production tax credit for electricity produced over a ten-year period. But the recent statute does allow facilities qualifying for the production tax credit to elect to take the more advantageous investment tax credit in lieu of the production tax credit for facilities that begin construction by the end of 2013.



### **Renewable Electricity Production Tax Credit**

The renewable electricity production tax credit reduces the federal income taxes of qualified taxpaying owners of renewable energy projects based on the electrical output, measured in kilowatt-hours, of grid-connected renewable energy facilities. This type of credit differs from an investment tax credit, which reduces federal income taxes based on capital investment in renewable energy projects. Originally enacted in 1992, the production tax credit was renewed and modified numerous times, most recently in December 2012.

The tax credit amount is 1.5 cents per kilowatt-hour in 1993 dollars (now equal to 2.2 cents per kilowatt-hour indexed for inflation) for some technologies, and half of that amount for others. The rules governing the production tax credit vary by resource and facility type. Renewable technologies that qualify for the production tax credit include wind energy, closed-loop biomass, open-loop biomass, geothermal energy, landfill gas production, municipal solid waste combustion, qualified hydroelectric energy, and marine and hydrokinetic (150 kilowatt or larger) energy. The American Taxpayer Relief Act of 2012 made this provision more advantageous. Under the new law, the deadline for qualifying for the tax credit applies to systems that begin construction before the end of 2013; formerly, systems needed to be in service by that date. This new deadline also applies to wind projects, which also must start construction before the end of 2013. The duration of the credit generally is 10 years after the date the facility is placed in service, with some exceptions. The tax credit is reduced for projects that receive other federal tax credits, grants, tax-exempt financing, or subsidized energy financing. Taxpayers eligible for the production tax credit may alternatively take the business energy investment tax credit (described above).

### **Renewable Energy Bonus Depreciation Deduction**

Businesses typically are allowed to deduct the costs of capital expenditures over time according to various depreciation schedules. Under the IRS's modified accelerated cost recovery system (MACRS), certain renewable energy technologies are classified as five-year property, which means that the cost of the equipment can be depreciated for federal income tax purposes over a period of five years, as determined by the IRS's depreciation schedule.

The Emergency Economic Stabilization Act of 2008 included a 50 percent "bonus" depreciation provision for eligible renewable energy systems that allows taxpayers to deduct 50 percent of the cost of the property in the year in which it was placed in service, with the remaining 50 percent depreciated over the remaining MACRS depreciation schedule.

Various statutes enacted over the past few years amended the bonus depreciation. Eligible property currently includes a variety of solar-electric and solar-thermal technologies, fuel cells and microturbines, geothermal electric, direct-use geothermal and geothermal heat pumps, wind energy, and CHP. The first-year 50 percent deduction was extended through the end of 2013 for properties placed in service after December 31, 2012.

The bonus depreciation rules do not override the depreciation limit applicable to projects qualifying for the business energy investment tax credit. If a taxpayer takes advantage of the business energy investment tax credit, the amount of the bonus depreciation will be reduced. For more information on the federal MACRS, see IRS Publication 946.

- IRS Publication 946, "How to Depreciate Property"  
<http://www.irs.gov/uac/Publication-946,-How-To-Depreciate-Property>

### **Residential Energy Conservation Subsidy Exclusion**

Public utilities may offer energy conservation subsidies to corporations and homeowners to encourage installation of energy conservation measures that reduce consumption of electricity or natural gas or improve the management of energy demand. The subsidies may be a direct payment of cash or an indirect payment in the form of credits or reduced rates. According to Section 136 of the U.S. Code, energy conservation subsidies provided to customers by public utilities, either directly or indirectly, are nontaxable. Eligible dwelling units include houses, apartments, condominiums, mobile homes, and similar properties. This exclusion may not apply to electricity-generating systems that claim federal tax credits or deductions for the energy conservation property (a taxpayer may not claim a tax credit for an expense that the taxpayer ultimately did not pay). The exclusion also may not apply for residential solar-thermal projects and solar-electric systems. Taxpayers considering using this provision for a renewable energy system should discuss the details of the project with a tax professional.

## **Energy-Efficient New Homes Tax Credit for Home Builders**

The federal Energy Policy Act of 2005 established tax credits of up to \$2,000 for builders of all new energy-efficient homes, including manufactured homes. Initially scheduled to expire at the end of 2007, the tax credit was extended several times, effective through the end of 2013. Site-built homes qualify for a \$2,000 credit if they are certified to reduce heating and cooling energy consumption by 50 percent relative to the International Energy Conservation Code standard and meet minimum efficiency standards established by DOE, and if building envelope improvements account for at least one-fifth of the reduction in energy consumption.

IRS Notice 2006-27 provides guidance for this credit. Manufactured homes also must conform to Federal Manufactured Home Construction and Safety Standards to qualify for a \$2,000 credit. Manufactured homes qualify for a \$1,000 credit if they reduce energy consumption by 30 percent and building envelope component improvements account for at least one-third of the reduction in energy consumption. Alternatively, manufactured homes qualify if they meet Energy Star Labeled Homes requirements. IRS Notice 2006-28 provides guidance for the credit for building energy-efficient manufactured homes. This credit expired at the end of 2011 but may be extended again.

- Notice 2006-27, "Certification of Energy Efficient Home Credit"  
<http://www.irs.gov/pub/irs-drop/n-06-27.pdf>
- Notice 2006-28, "Energy Efficient Home Credit; Manufactured Homes"  
[http://www.irs.gov/irb/2006-11\\_IRB/ar13.html](http://www.irs.gov/irb/2006-11_IRB/ar13.html)

### **Advantages for Brownfields Site Redevelopers:**

As with the tax credits described in earlier sections, integrating energy tax incentives into a project's financing strategy can enhance project cash flow by offsetting cleanup and construction costs. Using the tax incentives can provide brownfields developers an added income boost. In many cases, these incentives were made more practical when they were made applicable to projects that begin

construction by the due date (typically the end of 2013), rather than having to be completed and placed into service. Energy projects can be ideal at brownfields where market interest is insufficient to support more traditional economic redevelopment projects. These properties often are idle for years and may be purchased relatively inexpensively.

**Limitations:** The descriptions of these incentives are simplified versions of the information in the tax code, which often contains additional caveats, restrictions, and modifications. In addition, effective dates for these incentives may have expired pending reauthorization. Those interested in these incentives should review the relevant sections of the tax code in detail and consult with a tax professional prior to making business decisions.

## **ADDITIONAL INFORMATION**

There are many sources of additional information on renewable energy and energy efficiency. Some of the more comprehensive sources include:

- EPA's RE-Powering America's Land website (<http://www.epa.gov/oswercpa/>) includes maps of the renewable energy potential of current and formerly contaminated land and mine sites, and fact sheets describing state incentives for renewable energy development.
- DOE's Database of State Incentives for Renewables and Efficiency (DSIRE) website (<http://www.dsireusa.org/>) is a comprehensive source of information on state, local, utility, and federal incentives that promote renewable energy and energy efficiency. Established in 1995, funded by DOE, and updated frequently, DSIRE is an ongoing project of the North Carolina Solar Center and the Interstate Renewable Energy Council, Inc.
- EPA established the Combined Heat and Power Partnership (<http://www.epa.gov/chp>) in 2001 to encourage cost-effective CHP projects by fostering cooperative relationships with the CHP industry, state and local governments, and other stakeholders.

## SNAPSHOT – ATLANTA, GEORGIA

The Hickory Ridge landfill in Atlanta, Georgia, recently was capped after being filled with several tons of waste. Instead of installing a polyethylene cap covered with compacted topsoil, the Atlanta landfill was fitted with a geomembrane dotted with 7,000 thin-film photovoltaic solar panels. The Hickory Ridge project will produce approximately 1.4 million kilowatt-hours of energy per year. The solar cap eliminates the need for seeding, mowing, and maintenance of a vegetated polyethylene cap. The overall cost of the Hickory Ridge solar cap was roughly \$5 million dollars. The company that installed and operates the photovoltaic cap will get a 30 percent tax credit on equipment and installation costs and will sell the power generated from the landfill to Georgia Power.

# Brownfields Expensing Tax Incentive

*NOTE: Congress failed to include an extension of the brownfields expensing tax incentive in the American Taxpayer Relief Act of 2012, so this incentive no longer is in effect. The incentive had lapsed in December, 2011, but based on past precedent, proponents had hoped that a retroactive effective date would be included in the new tax act. Although the prospects for an independent reauthorization of the brownfields expensing tax incentive are remote at this time given concerns over revenue losses, this guide retains basic information on the incentive for your information.*

Designed to spur investment in blighted properties and assist in revitalizing communities, the federal brownfields tax incentive encouraged cleanup and redevelopment of brownfields by allowing taxpayers to reduce their taxable income by the cost of eligible cleanup expenses in the year they were incurred. Cleanup costs at eligible properties were fully deductible in the year they were incurred, rather than capitalized and spread over a period of years. Through favorable tax treatment of cleanup costs, the incentive program aimed to level the economic playing field between greenfield and brownfield development.

Both large- and small-scale cleanup and redevelopment activities benefitted from the use of the brownfields expensing tax incentive. From large office buildings to small commercial strips, projects of varying sizes successfully integrated the tax incentive as a key part of their financing packages, especially when considered in the early stages of planning the cleanup and redevelopment process.

**How the Program Worked:** By using the federal brownfields tax incentive, environmental cleanup costs are fully deductible in the year that they are incurred, rather than capitalized over time (up to 30 years in some cases). There are three requirements to qualify:

- The property must be owned by the taxpayer incurring the eligible cleanup expenses and used in a trade or business or for the production of income.
- Hazardous substances or petroleum contamination must be present or potentially present on the property.
- Taxpayers must obtain a statement from a designated state agency (typically, the state's

environmental agency overseeing the voluntary cleanup program(VCP)) that confirms the site is a brownfield and therefore eligible for the tax incentive. Participation in a state VCP satisfies this requirement.

To be eligible for the brownfields expensing tax incentive, costs of environmental cleanup needed to be associated with activities that control the release or disposal of a hazardous substance or petroleum contamination, or activities that abate the threat of a release or disposal of a hazardous substance or petroleum contamination. Costs for activities, such as implementation and monitoring of institutional controls (for example, construction of access roads that serve as caps for contaminated soils), demolition and removal of contaminated materials, and state VCP oversight fees also were eligible expenditures. Expenses associated with site assessment and investigation activities at a qualified contaminated site were eligible for the incentive program if conducted in connection with the abatement or control of hazardous substances or petroleum contamination.

The steps to qualify for and claim the tax incentive were simple and straightforward:

- The site owner determined that a hazardous substance or petroleum contamination was present or potentially present on the property and began planning for a cleanup and redevelopment project.
- The site owner contacted the designated state agency to inquire about procedures for obtaining a statement that confirmed the property was a brownfield site. The owner then provided the agency with documentation that shows hazardous substances or petroleum contamination was present or may be present on the property.
- The designated state agency verified submitted information and provided the site owner with a statement of eligibility for the tax incentive. In most cases, the review process was very quick. (The Congressional Research Service found that virtually every state was able make a determination in less than a month, and three states—New Jersey, Texas, and Wisconsin—turned around requests in three days or less.) Once state confirmation was issued, the IRS considered it valid for the life of the tax incentive.

- To claim the deduction, small business taxpayers wrote “Section 198 Election” on their income tax return next to the line where the deduction was claimed. Companies or partnerships with more than \$10 million in assets filled out Schedule M-3.

**Advantages for Brownfields Site Redevelopers:** Integrating the tax incentive into a project’s financing strategy enhanced project cash flow by offsetting cleanup costs. Prior to the availability of the tax incentive, buyers purchased a contaminated property at its impaired value and then capitalized any cleanup costs over a period of many years. Using the tax incentive, on the other hand, provided brownfields developers an added income boost during the year they invested in cleanups. Small businesses in the environmental cleanup and consulting sector successfully completed brownfields cleanup and redevelopment projects with the help of the tax incentive and, as a consequence, encouraged other businesses to seek out brownfields sites for redevelopment. The tax expensing incentive also was used to leverage money

targeted for construction. For example, in a situation where contaminated soils were capped with a parking lot, the costs related to the soil remediation and cap construction were allowable as cleanup costs.

**Limitations:** The brownfields tax incentive was not frequently used, despite its great potential to support property cleanup and reuse. A key reason for the limited use of the incentive may have been uncertainty over its availability over an extended period of time. The tax provision never had long-term authorization, and Congress allowed the provision to lapse six times through December 31, 2011.

## ADDITIONAL INFORMATION

### Brownfields Tax Incentive Website

<http://www.epa.gov/swerosps/bf/tax/index.htm>

### Brownfields Tax Incentive State Contacts

<http://www.epa.gov/swerosps/bf/stxcntct.htm>

## SNAPSHOT – PIQUETTE SQUARE, DETROIT, MICHIGAN

Piquette Square is a new 150-unit apartment project in Detroit that was developed to house and care for homeless veterans. This redevelopment project is the recipient of the 2010 Phoenix Award for National Community Impact, the nation’s highest honor for excellence in brownfield redevelopment. Located on the site of a historic Studebaker factory destroyed by fire in 2005, the property required considerable environmental remediation as a result of 80 years of industrial use. This brownfield redevelopment represents a national model for effective public and private sector collaboration. The project cost of approximately \$23 million was financed with a blend of public and private resources and funding, including more than \$1 million in federal, state, and local grants for environmental assessment and cleanup and more than \$1.7 million in brownfields tax credits. Lead by Southwest Housing Solutions and the Detroit Wayne County Port Authority, cleanup activities began at the property in 2008. The first veteran tenants moved into Piquette Square in June 2010. The facility encompasses a variety of “green” architectural aspects, including geothermal heating and cooling technology that decreases the dependency on fossil fuels and reduces operating costs for the building.







