

Making a Visible Difference: The ATSDR National Brownfields/Land Reuse Health Initiative

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with

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Guests: Georgia Department of Public Health and Graniteville, South
Carolina Grantees

August 5, 2015

Welcome

□ Introductions

- ATSDR
- Co-presenters
- Grantees

Brownfields and Land Reuse Sites

□ Brownfields Sites

- Abandoned, idled, or underused industrial and commercial properties where reuse or redevelopment is complicated by real or perceived contamination (may have EPA Funding)

□ Land Reuse Sites

- Any site formally utilized for commercial and industrial purposes complicated by real or perceived contamination (typically has not received funding from EPA)



Why Brownfields/Land Reuse Sites?

- ❑ Potentially millions of sites
- ❑ ATSDR: public health issues
 - Detroit, Gary, Cleveland
 - Multiple sites = multiple effects
- ❑ ATSDR addressed sites through our environmental health work



We've Come A Long Way, Baby

❑ Ramped up our program 9 years ago

- Expanded efforts beyond a site-by-site focus
- Community-wide projects to improve community health
- Specialized initiatives
 - Healthfields
 - SoilShops
 - Health Education
 - BROWN
 - Grantees



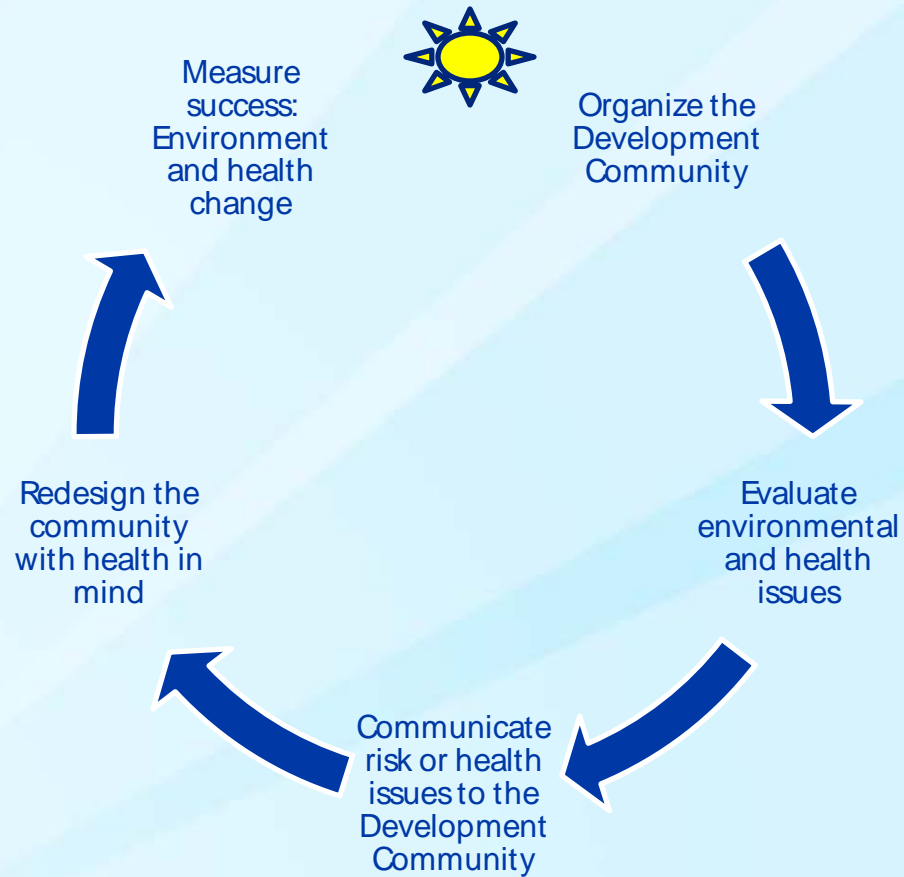
It Takes a Village

- ❑ We can't go it alone
- ❑ Everyone needs to work together
 - Strong Development Community
- ❑ We will share our model with you
 - It works
 - Pay it forward at home
- ❑ Make the visible difference in your communities



5 STEPS TO SUCCESS!

ATSDR Five-step Approach to Land Reuse



Step 1: Organize the Development Community

- ❑ Who needs to be involved?
 - You! Plus....
 - Health Agencies, Environmental Justice advocates
 - Federal Agencies
- ❑ Engage the Development Community
- ❑ Our Development Community: **BROWN**

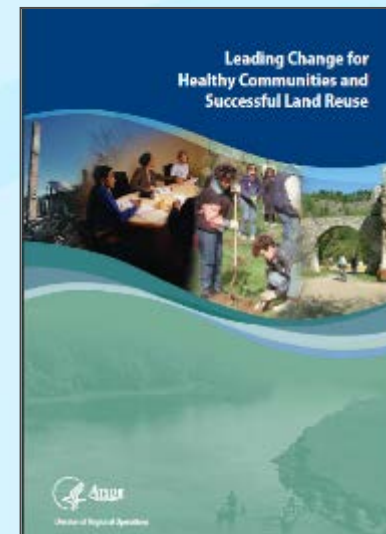
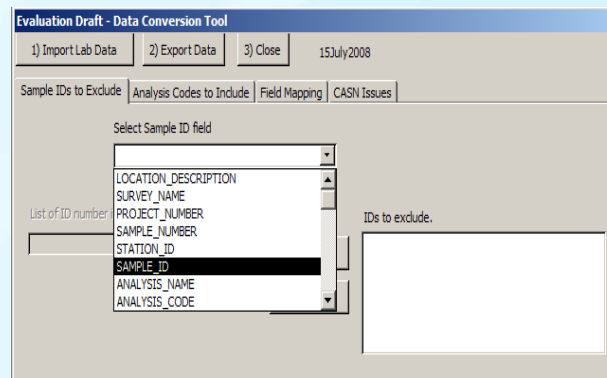
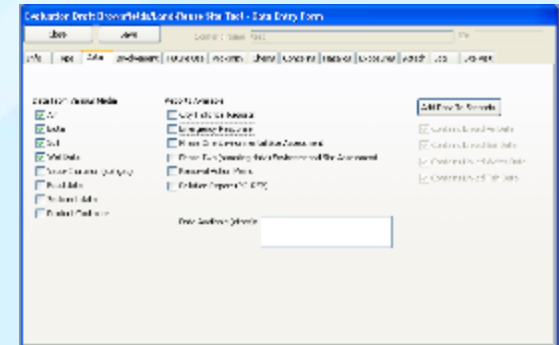
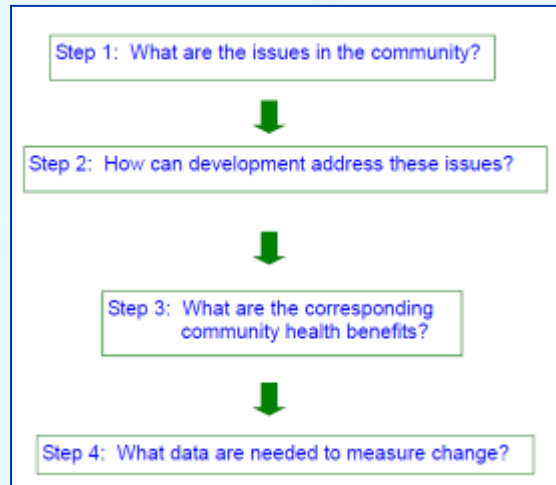


Step 2: Evaluate Environmental and Health Issues

- ❑ Community Assessment Strategies
- ❑ Site Inventories and Vacant Property Mapping
- ❑ Technical Assistance
 - BROWN members
 - ATSDR alone



ATSDR Tools and Resources for Step 2: Used Locally, Regionally, Nationally, and Internationally



www.atsdr.cdc.gov/sites/brownfields

Step 3: Communicate Risk or Health Issues to the Development Community

❑ Communication is key

- Know your community
- Build trust (can take years)
- Be open and honest



Step 4: Redesign the Community with Health in Mind

□ BROWN

- Reusing Land to Create Healthy Communities
(est.2016)
- Community Partnerships



Step 5: Measure Success: Environment and Health Change

Positive Impacts

Quantifying Impacts – A Summary

- ✓ 20% reduction of brownfields sites, with potential to reduce exposures to contamination or hazards
- ✓ Improved river water quality by filtering and trapping stormwater discharge
- ✓ Sewer repair prevents raw sewage from entering the river

ATSDR
Agency for Toxic Substances and Hazardous Waste

Who Are We?

Agency for Toxic Substances and Disease Registry (ATSDR) is a federal public health agency. It is part of the U.S. Department of Health and Human Services. ATSDR is responsible for assessing and responding to threats to human health from hazardous substances in the environment.

Division of Regional Operations (DRO) is a group of ATSDR regional offices that work in Regional Office locations throughout the country and across the United States. Environmental Health Agency headquarters is in Washington, D.C. Regional offices are located in various states within their regions to identify and address environmental health issues in the community.

How does ATSDR define the Development Community?
The Development Community includes residents, planners, city agencies, local departments, businesses, and any other stakeholders in the community of redevelopment.

Brownfield sites are defined as abandoned, idle, or underused industrial or commercial sites where redevelopment is constrained by real or perceived contamination. (EPA and U.S. Dept. of Housing and Urban Development, 2001)

Land reuse sites are defined as sites that are underused or abandoned and are being redeveloped for a new use. (U.S. Dept. of Housing and Urban Development, 2001)

Division of Regional Operations
ATSDR Action Model
ATSDR Brownfields/Land Revitalization Action Model

ATSDR Action Model

The ATSDR Brownfields/Land Revitalization Action Model (ATSDR Action Model) is a process, tool, community-level model designed to foster dialogue, communication, and vision among the diverse members to the "Development Community".

The ATSDR Action Model creates a framework to assess the impacts of redevelopment on public health, with a goal of achieving positive, sustainable improvements in overall community health.

The Action Model framework encourages the Development Community to focus on broad public health topics connected to community health, such as physical and mental health, environment, education and economy, planning, safety and security, and communication and risk communication.

The Action Model is built around four steps or questions:

Step 1: What are the issues in the community?

↓

Step 2: How can development address these issues?

↓

Step 3: What are the corresponding community health benefits?

↓

Step 4: What data are needed to measure change?

Through brainstorming, answering these four questions, stakeholders can develop a corresponding profile and sustainable public health endpoints in redevelopment data.

So How Does this Work?

- ❑ You tell us
 - ❑ Example: Taking Action to Redesign a Community with Health in Mind
 - Community uses Action Model:
 1. What are the issues?
 2. How can redevelopment address the issues?
 3. What is the corresponding health benefit?
 4. How can change be measured?
- www.atsdr.cdc.gov/sites/brownfields
Select Action Model – Toolkit

**Thank you, and now
meet some of the partners:
BROWN
Grantees**

Healthfields: Redesign the Community with Health in Mind

- ❑ Miles Ballogg – Introduction to Healthfields
- ❑ Short Healthfields Video

Brownfields to Healthfields

for the

2015 EPA Community Involvement Training Conference

**Making a Visible Difference: The ATSDR
Brownfield/Land Reuse Health Initiative**

August 5, 2015

Presented by: Miles Ballogg | Cardno, Inc.



What is a Brownfield?

- ❑ Brownfields Redevelopment - Can result in a wide range redevelopment opportunities that result in viable economic and community development, residential and open-space/green-space uses and other mixed-use projects that provide direct community benefit through community driven redevelopment.
- ❑ Quadruple Bottom Line :
 - Remove Blight and Unsafe Buildings
 - Clean Up Contamination in Overburdened Communities
 - Create Jobs
 - Improve Health/Address Environmental Justice
 - Opportunity of Equitable Community Driven Redevelopment



Remove the Junkyard from the Backyard

Successful Brownfields Projects Address Environmental Justice Concerns

□ Environmental Justice

- **Environmental Justice** *is the fair treatment and meaningful involvement of all people regardless of race, color, culture, national origin, income, and educational levels with respect to the development, implementation, and enforcement of protective environmental laws, regulations, and policies...*
- **Environmental Justice** awareness enables communities to take action to improve their health and environment
- **Brownfields and Healthfields Redevelopment** are tools to reverse negative environmental impacts and provide positive steps to provide access to Health and Healthcare



Healthfields

- *“Healthfields”* refers to the transformation of Brownfields Sites into viable projects that improve access to health and healthcare of the community through brownfields redevelopment, principals, tools and resources.

Ms. Willa Carson was the Pioneer of the Healthfields Movement



Willa Carson Health Resource Center – Clearwater, Florida



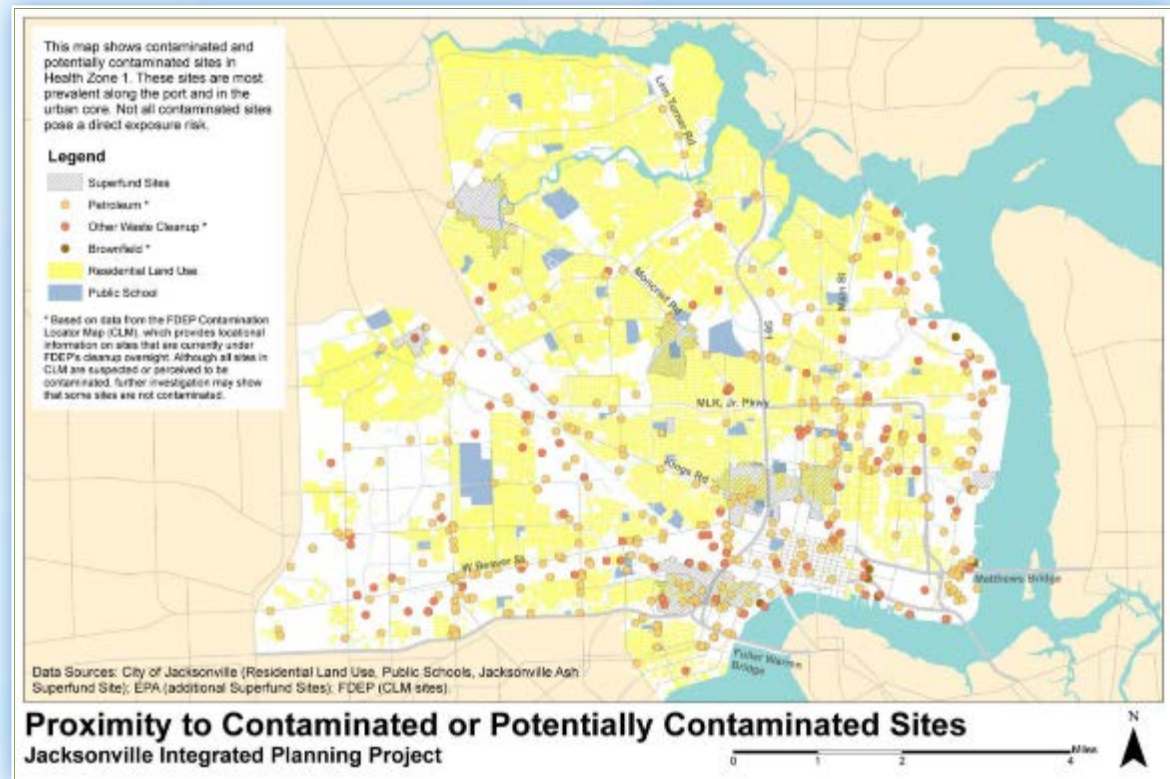
Why Healthfields?

Address Health Disparities and Provide Health & Healthcare in Underserved Communities – Health Zone 1, City of Jacksonville

- Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

Health Zone 1 has the highest rates of:

- Infant mortality
- Heart disease mortality
- Asthma-related emergency room visits
- Emergency room visits related to uncontrolled diabetes
- *Need for Fresh Food and Health Care is Paramount*



Why Healthfields?

Disparities in Access are also Common, Especially Among African Americans, Hispanics, and Low-Income

- ❑ Adults age 65 and over rarely had worse access to care than adults aged 18-44
- ❑ Blacks had worse access to care than whites for 32% of access measures
- ❑ Hispanics had worse access to care than non-Hispanic whites for 63% of measures
- ❑ Poor people had worse access to care than high-income people for 89% of measures
- ❑ Prevention is also a key strategy that leads to additional business opportunities
- ❑ High Number of Food Deserts



Improving Access to Health and Healthcare can assist in Addressing/Reducing Health Disparities

Why Healthfields?

Healthfields Redevelopment Provides a Wide Range of Redevelopment Opportunities / Benefits

- ❑ **Health Care**
 - Community-Based Health Clinics
 - Federally Qualified Health Centers
 - Hospitals
 - Vision Care
 - Dental Care
 - Urgent Care
 - Health Related Industry
- ❑ **Open-Space/Green-Space**
- ❑ **Access to Healthy Food Choices**
 - Grocery
 - Community Gardens (on Safe Sites / Safe Practices)
- ❑ **Address Food Desert Issues**
 - Healthy Food Choices



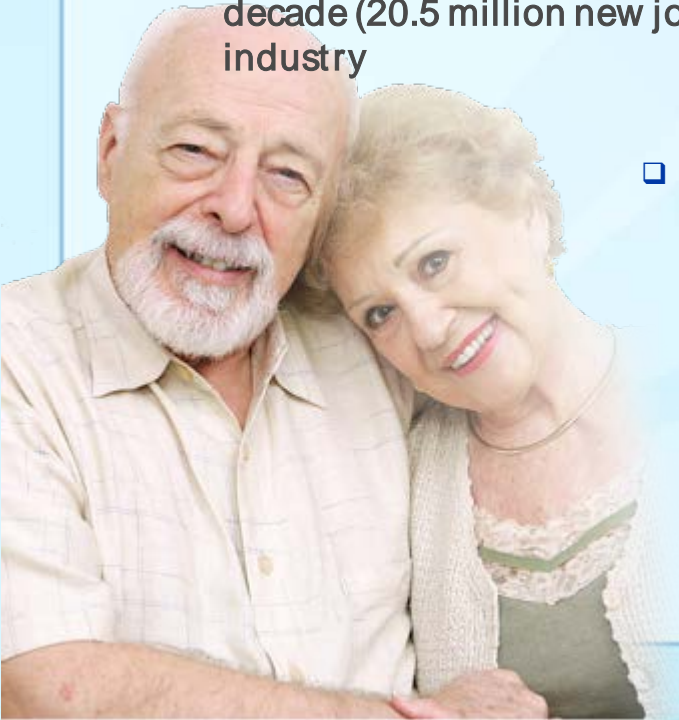
Why Healthfields?

Economic Market Opportunities Resulting from a Strong Healthcare Market & Aging Demographics

- ❑ 10 of the 20 fastest growing occupations are healthcare related.
- ❑ Increased demand for medical services is likely to create more health care-related jobs than is currently anticipated, ULI
 - Employment projected to grow by 14.3% over the decade (20.5 million new jobs) - More than any other industry



- ❑ Aging population increases medical demand
 - 78 million post WWII baby boomers are now turning 65, the youngest will be 65 in 2029
 - Those over 65 have three times as many office visits per year



Successful Brownfields / Healthfields Projects

Miles Ballogg | Cardno, Inc.



Lacoochee Community Center/Health Care Center Lacoochee, FL

Brownfields to Public Health Success

❑ Challenges

- No Access to Healthcare
- Former Borrow Pit/Sinkhole Geology
- Former Dump Area
- Metals and Petroleum Contamination
- Environmental Justice – Highest Concentration of Hispanic and African-American Population

❑ Tools

- Community Partnership
- Withlacoochee Regional Electric Cooperative
- Nearly \$2 million in State Appropriations and Private Funding
- Pasco County Brownfields Assessment Grant
 - Phase I & II ESAs, Geotechnical Reports
- HRSA Change in Scope
- Health Impact Assessment – Demonstrating Need

❑ Results

- 12,800 sq. ft. Building
- Premier Healthcare FQHC
- Nutrition and Job Training Programs
- Gymnasium
- Boys & Girls Club
- Officer-Friendly Program in the Center /Violence Prevention
- Public Housing Authority Involvement



Health Center Grand Opening
3/25/2015

Why Healthfields?

Provide Fresh Foods to Combat Health Disparities

- ❑ In 2011, 30.3% of census tracts did not have at least one healthier food retailer within the tract or within 1/2 mile of tract boundaries. Including 83.6 million persons, representing approximately 27% of the 2010 continental U.S. population.
(Access to Healthier Food Retailers— United States, 2011 – MMWR 11/22/13)
- ❑ Low-income neighborhoods frequently lack full-service grocery stores and farmers' markets where residents can buy a variety of fruits, vegetables, whole grains, and low-fat dairy products *(Beaulac et al., 2009; Larson et al., 2009).*
- ❑ Obesity is a risk factor for a variety of chronic conditions, including diabetes, hypertension, high cholesterol, stroke, heart disease, certain cancers and arthritis.
("JAMA", January 20, 2010, Vol 303, No. 3 at p. 235)
- ❑ ..the more impoverished a neighborhood, the fewer the number of independent or chain supermarkets and the less access to fresh fruits, vegetables, low-fat milk, high-fiber foods, and other healthy meal and snack options. *(The intersection of neighborhood racial segregation, poverty, and urbanity and its impact on food store availability in the United States- Bower, Thorpe Jr., Rohde, Gaskin, 2014)*

"Many Brownfields Communities are low income and minority communities with lack of access to fresh food and healthcare and have properties that can be used to improve access to fresh foods ."

Bradenton Save-a-Lot (Sarasota MPO)

Healthy Foods Addressing a Food Desert - Healthfields

□ Challenges

- Food desert area
- Adjacent railroad and multiple gas stations
- Funding challenges – City/CRA contributions – creative financing

□ Tools

- EPA Brownfields Assessment Grant
 - Phase I & II due diligence
 - Removed environmental stigma
- CRA to invest \$45,000 annually for 10 years in incentives
- Land Cost – CRA sale at \$750,000 / Returning \$745,000 to developer
- \$1.36M in Federal New Markets Tax Credit Program

□ Results

- 16,000 Sq. Ft. Save-a-Lot (Urban Format) – *Ground Breaking Oct. 22*
- \$4 M capital investment
- Approximately 8 other retail spaces (96,000 sq. ft.)
- \$38,000 in ad valorem tax annually
- Healthy foods for underserved community
- 25 long-term jobs/60 temporary construction jobs
 - At least 30% local construction workers



Robert L. Cole Community Lake / Park Tampa, FL

Brownfieldsto Open Space/ Green Space

❑ Challenges

- Former Landfill Site
- Need for Community Open/Green Space

❑ Tools

- Community Support
 - Project Named after Community Legend, Robert L. Cole
- \$1.1 Tax Increment Funding (East Tampa Community Redevelopment Agency)
- Designs provided by University of South Florida School of Architecture

❑ Results

- Multi-Use Community Park / Lake
- Opportunity for Open-Space / Green-Space in Underserved Community
- Recreational Opportunities – Boardwalk, Walking Trail, Exercise Stations
- Observation Tower, Pier
- University of South Florida and Local Elementary Schools Partner on Water Quality Research Project
- Public Art / Culture – Historic African Americans Quotes Engraved in Walking Trail



Open Space / Green Space Address Health Issues through Opportunities for Physical Activity



Remaining Challenges

Northeast Florida Health Care – Health Zone 1 / Jacksonville, FL

Community Searching for Healthcare Solutions in Severely Underserved Community

❑ Challenges

- Disproportionately high incidences of health issues
- Numerous Brownfield sites adjacent to residential areas including a Superfund sites
- Healthcare access impacted by transportation/location of health care facilities
- Large, urban area – limited resources & support

❑ Tools

- Designation as EPA EJ Showcase Community – increases visibility – focuses resources
- Grants, Public–private partnerships
- Mobile healthcare services

❑ Potential Results

- Potential Fresh Foods in Food Desert Area
- Increased Access to Affordable Healthcare
- Decrease in health disparities – increase in wellness
- New Economic Development/Commerce



Central Florida Healthcare Mulberry, FL

Community Searching for Healthcare Solutions on Brownfields Sites

❑ Challenges

- Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
- Numerous Abandoned Petroleum sites and Mined Lands within the City
- Funding for Assessment Remediation and Redevelopment
- Nearest Hospitals or clinics 9.8 miles and 12.01 miles

❑ Tools

- HRSA Planning Grant
- Brownfields Assessment Grant
- HRSA School-Based Grant
- HRSA New Access Point (Pending)

❑ Results

- Community Based Healthcare in Rural Underserved Community



CFRPC—Dundee, Florida
Health Center

Conclusion

Healthfields redevelopment projects can result in potential opportunities to improve health and health care, install environmental justice and health equity and promote economic development in underserved communities.

“Healthfields- Reducing Health Disparities through Redevelopment”

Questions?

Thank You !

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Addressing Environmental Injustice: Ordinance

Monica Robinson, Fulton County Health Services

ENVIRONMENTAL JUSTICE

Zoning Amendment for Fulton County, GA

Presented by
Monica Robinson, M.B.A.
Environmental Planner

August 5, 2015

Fulton County Health Services





Fulton County Focus...

Health & Human Services with a vision to have proactive and collaborative services that promote health & human development

- Goal 1: Develop a network of integrated and effective health and human services that improve health outcomes and promote health equity
- Goal 2: Enact policies that promote health equity and environmental justice.



Fulton County Health Services

Former Zoning Ordinance

- Defined Environmentally Adverse
- Defined Environmentally Stressed Community
- Required review of all zoning and use permit applications
- Included Environmental Site Assessment (ESA) and/or Environmental Impact Report (EIR)
- Included Health and Wellness review



Resolution to Amend the Ordinance

- Adopted by Fulton County Board of Commissioners on October 5, 2012
- Instructed staff
 - To prepare and process text amendment
 - To promote environmental justice protecting overburdened communities
 - To establish distance requirements between environmentally adverse land uses and overburdened communities



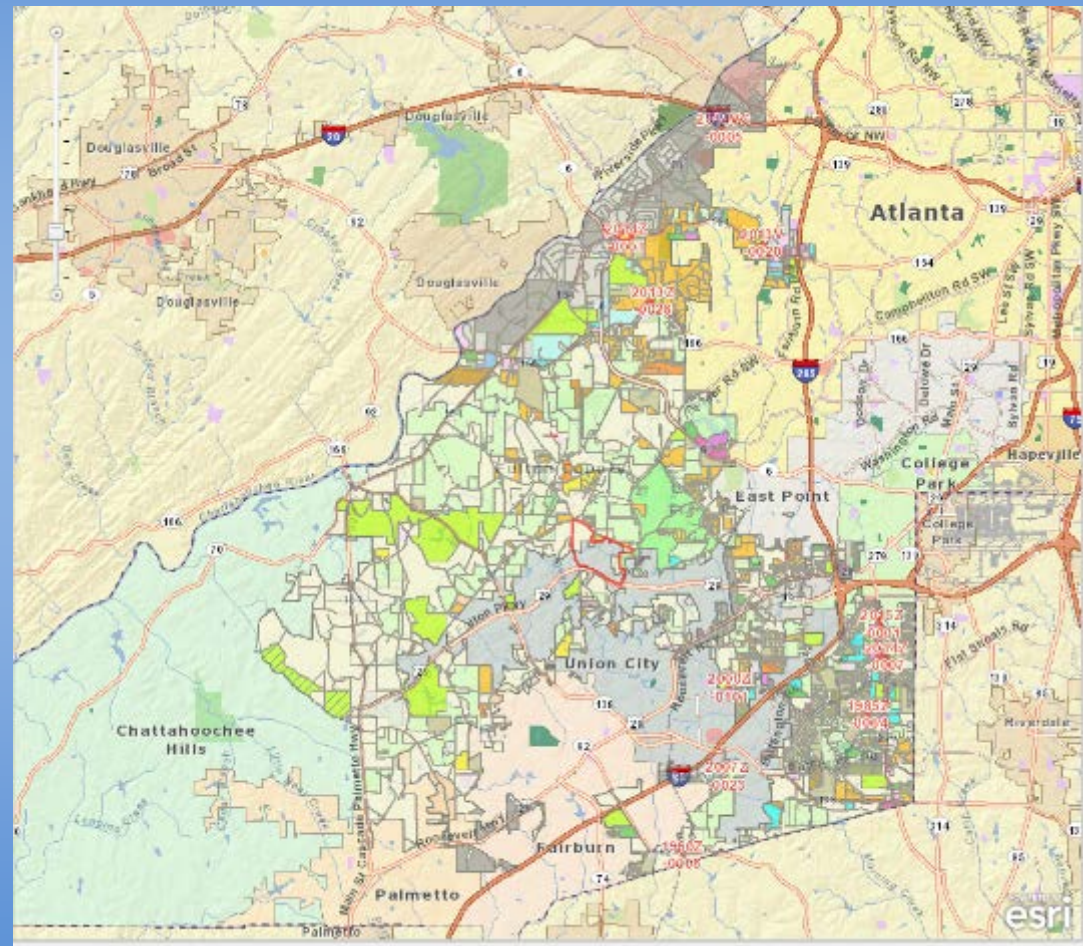
Text Amendment Process



- Search for Standard Distance Requirements
 - Planning and Community Services and the Department of Health and Wellness
 - No precedent in the United States
- Planning and Community Services Review for Applicability of Uses and Separation Distances
- Public Comment
 - Community Zoning Board – January 15, 2013
 - Community Zoning Board – February 19, 2013
 - Board of Commissioners – March 6, 2013
- Approval by Board of Commissioners on July 17, 2013

Article 4.18 – EJ Amendment

- Environmentally Adverse Use Redefined
- Environmentally Stressed Community Redefined
- Pollution Point Defined
- Acceptable Separation Distances for Various Adverse Uses Listed
- Provided Method to Determine the Acceptable Separation Distances for Environmentally Adverse Uses Not Listed in the Ordinance 4.18.3



Creating a Community Health Coalition

- ❑ Gita Rampersad
- ❑ Blue Island Community Health Coalition
- ❑ Short Video

Strength in Numbers: The Value of Community Health Coalitions in Making a Visible Difference

Gita Rampersad, JD, MHA

EPA Community Involvement Training Conference

Atlanta, GA

August 2015

COMMUNITY HEALTH COALITION

A community health coalition is a multi sector group that operates to improve communities through program development, policy and systems change, advocacy and citizen action

COMMUNITY HEALTH COALITIONS: FORMATION

- Partnerships
- Mission and Vision
- Organizational Structure
- Membership
 - Types: Individuals and Organizations, Active and Supporting
 - Voluntary
 - Size
 - Requirements

The mission of the Blue Island Community Health Coalition is to identify and address public health concerns in order to improve the health status of the Blue Island community.

COMMUNITY HEALTH COALITIONS: GOVERNANCE

- Leadership
 - Officers
 - Committees
- Meetings
- Sponsors
- Manual
- Bylaws/Charter

The Blue Island Community Health Coalition is led by a team of officers that include a chair, co-chair, secretary and treasurer. In addition, we have formed a governance committee to oversee appointments and amendments to our bylaws.

COMMUNITY HEALTH COALITIONS: VALUE



The Blue Island Community Health Coalition has achieved many successes since its inception. Specifically, the group is responsible for leading the way towards the adoption of several municipal ordinances, resolutions, proclamations and policies that address physical activity and nutrition; the introduction of new worksite wellness policies; the expansion of community gardens and playgrounds, the introduction of two healthy corner stores in food deserts, and the conversion of school vending machines into those that offer healthy snack foods.

COMMUNITY HEALTH COALITIONS: CHALLENGES

- Financial Resources
- Representation
- Cultural Competence
- Sustainability

LESSONS LEARNED

- You need a community champion
- The power of a community- level public health effort is not to be underestimated. Change can happen anywhere as long as there is enthusiasm, participation, collaboration, direction, and the drive to succeed.
- It is essential to form a well rounded coalition: one that represents all segments of your community. Choose representatives from where you work, play, eat, learn and pray.
- Advocacy is key to sustainability

COMMUNITY HEALTH COALITIONS: BLUE ISLAND, IL



http://www.atsdr.cdc.gov/sites/brownfields/videos/blue_island/blue_island_brownfields.mp4

Grantees: Making Change Happen

Overview: Challenges and Successes

Dalton Example
Graniteville Example

Discussion