Brownfields Federal Programs Guide

2011 Edition

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Contents

Introduction

Successful brownfields and land revitalization projects are built on strong partnerships. Many local projects succeed because of the availability of technical and financial assistance from a variety of sources to support various aspects of the project. The broad range of support that is available to local projects from the federal government can play a key role in initiating and leveraging revitalization efforts. It is not unusual for brownfields stakeholders to use assistance from several federal government programs to meet local revitalization goals. The U.S. Environmental Protection Agency (EPA) encourages stakeholders to think broadly about brownfields projects and to consider and take advantage of the numerous options available for technical and financial assistance. This guide provides a useful tool for identifying and pursuing available federal government assistance alternatives.

BUILDING FEDERAL PARTNERSHIPS TO MEET COMMUNITY NEEDS

Federal agencies recognize the importance of brownfields revitalization and the value of brownfields projects to community renewal and economic redevelopment. Many federal funding and technical assistance programs promote and enhance local revitalization projects. Local communities often can take advantage of these federal resources to meet local needs and pilot-test new approaches and model projects. Federal funding opportunities often can attract and leverage additional local and regional investments in land revitalization projects.

One example of a strong federal partnership is the Partnership for Sustainable Communities, an unprecedented agreement to coordinate federal housing, transportation and environmental investments; protect public health and the environment; promote equitable development; and help address the challenges of climate change. Since 2009, EPA, the U.S. Department of Housing and Urban Development (HUD) and the Department of Transportation (DOT) have been working together to promote sustainable development in communities by more effectively targeting federal resources and removing existing federal regulatory and policy barriers to smart and sustainable development.

As part of the Sustainable Communities Partnership initiative, the three partner agencies selected five pilot sites, located across the country, where there is a convergence of public transit and the need for affordable housing. The five sites selected as Sustainable Communities Partnership Pilots are the Fairmont Line in Boston, Massachusetts; the Smart Growth Redevelopment District in Indianapolis; the La Alma/South Lincoln Park neighborhood in Denver, Colorado; the Riverfront Crossings District in Iowa City, Iowa; and the Westside Affordable Housing Transit-Oriented Development in National City, California.

Each pilot community is receiving direct technical assistance from EPA to plan for the eventual assessment, cleanup, and sustainable redevelopment of brownfields and the associated long-term quality of life improvements; area-wide brownfield redevelopment planning; and access to expert environmental and economic analysis. Interagency teams are providing technical assistance to pilot cities to help address community needs. The agencies also will identify how the pilot communities can complement and build on their past and future investments, as well as identify opportunities to apply relevant resources from their agencies as the pilots progress.

For example, in Iowa City the HUD/DOT/EPA Sustainable Communities Partnership pilot targets the Riverfront Crossings District. This pilot is an outgrowth of another federal partnership—an agreement between EPA and the Federal Emergency Management Agency (FEMA) to address long-term recovery after major floods hit the area in 2008. As a result, EPA, HUD, DOT, and FEMA are working together to coordinate resources and provide expert assistance to help Iowa City build a sustainable future. While most of the River Crossings District area lies in the 100-year floodplain, a small portion that lies outside the floodplain is being considered for affordable housing opportunities linked to an Amtrak station. A new rapid transit train between Chicago and Iowa City is being planned. There also are plans to build an urban park and transform the area into a mixed-use neighborhood. Cleaning up the property, reusing the land, and providing new housing choices will create jobs and new economic opportunities in Iowa City, as will the Sustainable Communities Partnership projects in the other pilot communities.

As a result of the Sustainable Communities Partnership, EPA, DOT, and HUD are increasing interagency coordination and collaboration and developing internal initiatives to support the Partnership's work. Among EPA's other partnership initiatives is the Agency's Area-Wide Planning Grants Pilot project. For this project, EPA is providing assistance to 23 communities to facilitate community involvement in developing an area-wide plan for brownfields assessment, cleanup and subsequent reuse. The area-wide planning approach that EPA is piloting through this initiative recognizes that revitalization of the area surrounding one or more brownfields is as critical to the successful reuse of the property as assessment, cleanup, and redevelopment of an individual site. The area-wide planning approach will enhance EPA's core brownfields assistance programs by encouraging community involvement and locally driven planning approaches to brownfields site assessment, cleanup and redevelopment decisions. The pilot program will help further community-based partnership efforts within underserved or economically disadvantaged neighborhoods by confronting local environmental and public health challenges related to brownfields, while creating a planning framework to advance economic development and job creation.

Another federal partnership initiative, the Urban Waters Initiative, seeks to more broadly engage urban communities in efforts to transform polluted, forgotten urban waters into treasured centerpieces of urban revival. EPA will help communities—especially underserved communities—access and improve their urban waters and the surrounding land.

The Urban Waters Initiative includes an interagency working group composed of staff from ten other federal agencies to improve communities' access to federal resources. This involves convening national and regional forums with state, tribal and local agencies, centers of learning, private sector and non-governmental organizations; and coordinating support to on-the-ground projects. State, tribal, and local government agencies are encouraged to use the Urban Waters Initiative to build on existing partnerships and develop new relationships with non-profits, private sector, academia and community groups, especially those addressing environmental justice issues. Areas of activity include green infrastructure, source water protection, water sector workforce development, watershed planning, land revitalization, monitoring and assessment, fish advisories, beach monitoring and notification. EPA's current work in the Chesapeake Bay, Great Lakes, National Estuary Program and Large Aquatic Ecosystem programs may offer additional place-based opportunities to engage urban communities.

For the Lower Passaic River Urban Rivers Restoration pilot, EPA, the U.S. Army Corps of Engineers, and the New Jersey Department of Transportation are working with the National Oceanic and Atmospheric Administration, the U.S. Fish and Wildlife Service, and the New Jersey Department of Environmental Protection. The goal of this collaborative effort is to use the authorities of the Superfund program and the Water Resources Development Act to develop a comprehensive solution to remediate and restore the Lower Passaic River. Success of the project will result in a healthy riparian habitat, improved water quality, more access for recreation, fewer fish consumption bans, lower sediment contamination in dredged materials, and an overall economic revitalization.

EPA also is fostering federal partnerships to promote and encourage the reuse of brownfields for urban agriculture projects. As cities throughout the nation seek strategies to revitalize urban neighborhoods, local governments and community-based non-profits are working with residents to reuse infill properties to grow plants and food. For example, EPA is using the HUD/DOT/EPA Partnership structure to reach out to its federal partners, including the U.S. Department of Agriculture (USDA), to explore opportunities for collaboration with the City of Toledo, Ohio, in redeveloping a brownfield site that the city plans to use for an urban agriculture project. The site, which is in a central-city neighborhood that has a high rate of poverty and a severe lack of healthy food options, is located within a Brownfields Impact Area along the Detroit-Smead Corridor. This corridor runs through the heart of one of Toledo's housing priority districts and is served by the Toledo Area Regional Transit Authority. Redevelopment of the sites within the Detroit-Smead Corridor will spur overall revitalization of the area and improve environmental quality, provide career opportunities for local residents, and create a neighborhood with access to better nutrition and a new optimism for a healthier community.

Through another federal partnership, EPA and the U.S. Department of Energy's National Renewable Energy Laboratory (NREL) are analyzing the potential for wind, solar, or small hydro development on potentially contaminated sites at 13 locations throughout the country. One of the pilot projects is examining closed landfills in Puerto Rico to determine if the sites can potentially support solar energy facilities. The study will screen the landfills for solar siting potential based on criteria such as acreage, slope, distance to graded road and transmission infrastructure, and landfill closure date. This preliminary screening will allow NREL to identify the sites with the highest solar potential, identify possible photovoltaic system sizes and types for those sites, review the economics of the proposed systems, and highlight financing options. This project is part of EPA's RE-Powering America's Lands initiative to encourage renewable energy development on current and formerly contaminated land and mine sites. The RE-Powering America's Lands initiative identifies the renewable energy potential of contaminated properties and provides other useful resources for communities, developers, industry, state and local governments, or anyone interested in reusing these sites for renewable energy development.

These are just a few of the current brownfields-related initiatives that recognize the importance of creating, nurturing, and strengthening partnerships on the federal level to better respond to the needs of local communities. Federal partnerships can result in new opportunities for coordination, collaboration, and leveraging within federal, state, and local governments. Such partnerships also may test new approaches to targeting federal investments in local projects that can be modeled by others, and lead to the removal of regulatory and policy barriers at the federal level to facilitate brownfields revitalization and the development of sustainable communities at the local level.

While federal partnerships are important, it is in large and small communities throughout the country where the true power of brownfields-related partnerships is felt most acutely. This guide is intended to help communities find new connections and leverage resources available to aid in their brownfields efforts.

ABOUT THIS GUIDE

The 2011 Brownfields Federal Programs Guide updates the 2009 edition. 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. Where applicable, a description of eligibility requirements, availability, uses and applications, as well as any restrictions on use or eligibility is included. "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 sections on "Federal Tax Incentives and Credits" and "State Finance Support" explain options for using federal tax incentives and bringing state and local partners into the funding mix. Tapping into these additional funding sources often can provide the additional resources that a brownfields project needs.

EPA encourages stakeholders to think broadly about a brownfields 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	• Grants through state programs for economic development and brownfields redevelopment	• Technical assistance to address brownfields, including mine-scarred lands, in the 13 Appalachian states
Department of Agriculture, Rural Development	• Loan guarantees for rural businesses • Loans for small businesses • Rural business development grants • Renewable energy grants	• Technical assistance and training for rural businesses
Department of Agriculture, U.S. Forest Service	• Financial assistance to plant and maintain trees for beautification or remediation of brownfields	• Technical assistance for planting trees on mine-scarred lands and for phytoremediation • Technical assistance for planting trees for open space, parks, and land conservation projects
Department of Commerce, Economic Development Administration	• Grants for infrastructure and building reuse in distressed areas • Grants for economic development planning • Economic adjustment grants • Assistance for development of renewable energy, energy efficiency and "green" reuse and restoration	• Assistance with economic development planning
Department of Commerce, National Oceanic and Atmospheric Administration	• Site-specific projects focused on coastal management and environmental issues, including brownfields	• Assistance with the restoration of contaminated coastal sites • Special projects relating to coastal resource management
Department of Defense, U.S. Army Corps of Engineers	• Congressionally mandated water resource civic works	• Reimbursable water- and land-related engineering technical assistance • Watershed and ecosystem planning support for states • Centers of expertise
Department of Defense, Office of Economic Adjustment	• Grants for planning for the redevelopment of closed military facilities	• Assistance with planning for the redevelopment of closed military facilities
Department of Energy	• Grants and tax incentives for energy efficiency, combined heating and cooling, and renewable energy	• Research to reduce building energy use • Facilitation of the transition of brownfields clean sites to beneficial reuses, including energy parks and renewable energy technologies • Feasibility studies for renewable energy projects

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Department of Health and Human Services, Agency for Toxic Substances and Disease Registry	• Grants to assess health issues associated with redevelopment plans • Limited health pilot awards for brownfield and reuse sites	• Technical assistance to public health agencies • Assistance to review and assess environmental sampling data and other site data • Health-related information sharing in reviewing environmental assessment data
Department of Health and Human Services, National Institute of Environmental Health Sciences	• Grants to develop innovative health and safety training programs • Research grants to seek solutions to health and environmental issues	• Training workers for hazardous materials handling and disaster preparedness • Advanced technology training program • Training for minority workers in environmental restoration
Department of Health and Human Services, Office of Community Programs Services	• Job training program grants • Grants to small communities for training and technical assistance for rural water facilities. • Assistance to community development corporations	• Technical assistance for rural water facilities
Department of Housing and Urban Development	• Nationwide block grant for community development • Loan guarantees for community development • Grants to stabilize neighborhoods affected by abandoned housing • Grants for brownfields economic development • Affordable housing block grants • Lead-based paint abatement grants	
Department of the Interior, National Park Service	• Transfer of surplus federal land to state and local governments for park creation	• Technical assistance for conservation and recreation projects
Department of the Interior, Office of Surface Mining	• Grants to reclaim streams affected by acid mine drainage • Grants to states and tribes to reclaim abandoned mine lands	• Technical assistance and capacity-building for watershed development • Watershed remediation internships
Department of Justice, Community Capacity Development Office	• Grants to promote revitalization activities in distressed small communities • Limited discretionary grant resources to promote comprehensive strategies to reduce crime and revitalize communities	• Technical assistance to help sites achieve their strategic goals with professional guidance, consultation, and team-building approaches

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Department of Labor	• Job training grants	• Technical assistance to states, localities and community organizations on workforce development • Technical assistance to states on readiness for brownfields redevelopment job needs
Department of Transportation, Federal Highway Administration	• Grants for transportation projects and planning • Grants for air quality improvement and congestion mitigation • Grants for transportation enhancement	• Technical assistance for long-range transportation planning
Department of Transportation, Federal Transit Administration	• Grants for public transportation capital projects • Grants for fixed guideway (e.g., rail) and bus facilities • Grants for multimodal transportation planning	• Technical assistance to transit agencies working with other state and local governmental agencies on transit projects involving brownfields
Environmental Protection Agency	• Grants for brownfields assessment, cleanup, and for capitalizing revolving loan funds for brownfields cleanup • Loans for water quality improvement projects • Grants to states and tribes to enhance response and brownfields programs • Grants to conduct hazardous materials handling training • Targeted brownfields assessments	• Brownfields and Land Revitalization Technology Support Center • Information dissemination on use of innovative technologies • Technical assistance to brownfields communities
Federal Housing Finance Agency	• Loans for housing and economic development that benefits low- and moderate-income families • Loans and grants for affordable housing	
General Services Administration		• Assistance to match underused federal properties and surplus federally owned brownfields with local revitalization objectives
Small Business Administration	• Loans to small businesses to invest in major fixed assets, such as land and buildings • Loans to small businesses for general business purposes	• Technical assistance for small business development

Federal Programs

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 Energy

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

Department of Defense—Office of Economic Adjustment

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

Department of Justice—Community Capacity Development Office

Department of Labor

Department of Transportation—Federal Highway Administration

Department of Transportation—Federal Transit Administration

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.

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; and
- 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 non-profit 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.

Uses/Applications Include:

- Planning and technical assistance to address brownfields problems;
- Infrastructure needed to convert brownfields to new economic uses; and
- 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/ARCDesignatedDistressedCountiesFiscalYear2011.asp

SNAPSHOT – MINGO COUNTY, WEST VIRGINIA

The 75-acre, $28 million Mingo County Wood Products Industrial Park was redeveloped on the site of an abandoned strip mine first excavated for coal in 1888. Much of the redevelopment activity involved site preparation—including construction of an access road, wastewater and stormwater systems, and links to public water supplies. A range of public sources were leveraged, including more than $6 million in state and federal grants from the Economic Development Administration, the U.S. Department of Housing and Urban Development (through West Virginia's small cities Community Development Block Grant allocation), and several state agencies. A key component of the financing package came from a $1 million grant made by the Appalachian Regional Commission that covered the cost of providing potable water service to the industrial park.

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 several types of programs that rural communities can find useful in 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/rbs/busp/b&i_gar.htm

Intermediary Relending Program

The Intermediary Relending Program (IRP) capitalizes locally managed revolving loan funds for small businesses not able 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: Intermediaries may receive initial loans of up to $750,000 as well as subsequent loans of up to $750,000. Loans to intermediaries 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; and
- Community development projects.

http://www.rurdev.usda.gov/rbs/busp/irp.htm

The Rural Business Opportunity Grant Program

The Rural Business Opportunity Grant (RBOG) program promotes sustainable economic development in rural communities with exceptional needs. This program may be particularly helpful as grants may be made for the identification and analysis of business opportunities; the establishment of support centers to assist with the creation of new rural businesses; to conduct 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 co-operatives 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; and
- Provide training for rural entrepreneurs or economic development officials.

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. A RBEG grant may include funding for infrastructure items such as access to streets and roads, utility extensions, water supply, and waste disposal facilities, etc. 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 non-profits, local governments, states, and tribes. Small and emerging businesses requiring assistance must have fewer than 50 employees and less than $1 million in revenues.

Availability: Preference is given to projects costing less than $100,000.

Uses/Applications Include:

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

http://www.rurdev.usda.gov/rbs/busp/rbeg.htm

The Rural Economic Development Loan and Grant Program

The loan program provides funds to intermediaries that have or have had a borrowing relationship with the Rural Utility Service. Intermediaries may receive zero-interest loans, which 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 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, or
- 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 $740,000. The maximum funding for a grant to establish a revolving loan fund is $300,000.

Uses/Applications Include:

- Industrial development parks;
- Business incubators; and
- Establish revolving loan funds.

http://www.rurdev.usda.gov/rbs/busp/redlg.htm

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

The guarantee portion of this program provides an incentive for commercial lending that will develop essential community facilities. 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.

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.

Renewable Energy for America Program

The Renewable 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/rbs/farmbill/index.html

ADDITIONAL INFORMATION

http://www.dm.usda.gov/hmmd/brownfields.htm

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State Contacts:

http://www.rurdev.usda.gov/StateOfficeAddresses.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 a 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.

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.

Within the State and Private Forestry deputy area, the Cooperative Forestry Programs provide technical, financial and research 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 area (targeted to 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 and nine affiliated territories through the state forestry agencies.
- Assistance to EPA and other federal agencies with the redevelopment of brownfields located in rural communities or near mine-scarred lands.
- Support for communities that want to convert existing brownfields into natural open space, parks, or tree-covered linear parks, or conduct other land conservation projects to increase access to nature.
- Assisting rural and urban brownfields communities with 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 70 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 storm water runoff, strengthen local economies, improve social connections that create restorative commons to improve health and wellbeing, 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 and affiliated territories.

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; and
- Providing service learning for youth working in the environment through the Neighborwoods Program.

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

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SNAPSHOT – CHICAGO, ILLINOIS

Assistance from the U.S. Forest Service can contribute to projects in urban settings, as well as in more rural areas. For example, the developers for the Ford Motor Company's Chicago Manufacturing Campus worked with the U.S. Forest Service, the U.S. Army Corps of Engineers, the City of Chicago, and the Illinois Department of Natural Resources to restore wetlands and provide innovative storm water drainage and natural landscaping on a portion of the site that is traversed by Wolf Lake, an important Calumet Area water tributary. The project transformed what used to be a channelized ditch into a functioning creek corridor and wetlands/floodplain.

Department of Commerce—Economic Development Administration

DESCRIPTION OF ORGANIZATION

Mission

The Economic Development Administration (EDA) was established in 1965 to help economically distressed areas of the United States generate jobs, retain existing jobs, and stimulate industrial and commercial growth. EDA assistance is available to rural and urban areas experiencing chronic high unemployment or underemployment, low per capita income, or other severe economic distress. Traditionally, over half of all EDA resources go to small towns and rural areas. EDA's mission is to lead the federal economic development agenda by promoting innovation and competitiveness and preparing American regions for growth and success in the worldwide economy.

EDA is authorized to provide broad-spectrum support for brownfields site assessment; market feasibility studies; incidental remediation, such as lead and asbestos abatement; and site redevelopment and reuse that furthers economic growth. EDA typically focuses on the reuse of brownfields. EDA encourages market-driven brownfields reuse to return non-productive, blighted, and formerly contaminated real estate to local tax roles and foster capital reinvestment that creates jobs at higher skill and wage levels.

EDA funds brownfields-related projects through its existing assistance programs. In most years, the majority of investments in brownfields-related projects are made through EDA's Public Works and Economic Development Facilities Program.

Brownfields Connections

- Funding for public works and infrastructure enhancements—targeted to state, local, and tribal governments and public and private non-profit organizations.
- Funding to capitalize revolving loan funds for state and local implementation of strategies to attract private sector investment—targeted to local governments, states, and regional development organizations.
- Planning grants to economically distressed states and regions—targeted to state, regional, local, and tribal governments.
- Funding for infrastructure modernization at closed military bases—targeted to local governments, development organizations, and reuse authorities.
- The Global Climate Change Mitigation Incentive Fund promotes a green economy.

RESOURCES

Financial Assistance

Public Works and Economic Development Assistance Program

EDA's support through this assistance program helps communities revitalize, upgrade, and expand essential public infrastructure and facilities to attract new industry or business expansion, diversify local economies, and generate or retain long-term private sector jobs and investments. The primary goal of these investments is the creation of new, or the retention of existing, long-term private sector job opportunities in communities. Such investments are common in brownfields redevelopment and include the renovation and reuse of older, generally publicly owned buildings, as well as the construction of new infrastructure and facilities on reclaimed sites.

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 entities seeking to start or expand a private business are not eligible.

Availability: EDA allocated $114,280,000 for the Public Works and Economic Development Facilities Program in FY 2009. EDA has quarterly rounds of funding. See the EDA website for specific requirements at *http://www.eda.gov/InvestmentsGrants/Grant%20Process.xml*

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, with brownfields named as an eligible activity;
- Support for infrastructure for a site, especially to modernize industrial parks;
- Rehabilitation of buildings after a site is cleaned, or conduct other similar brick-and-mortar activities; and
- Heritage preservation projects.

Economic Development Planning Assistance Program

EDA's investments through the planning assistance program help support development, implementation, and revision of comprehensive economic development strategies (CEDS) and related short-term planning activities. An EDA-approved CEDS is required for some EDA funding opportunities. Short-term planning may include area master plans, geographic information system brownfields inventories, and site-specific feasibility studies.

Eligibility Requirements: Eligible applicants in communities experiencing economic decline and distress include planning organizations, such as 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 entities seeking to start or expand a private business are not eligible.

Availability: EDA allocated $31million to the Planning Assistance Program in FY 2009. Also in FY 2009, an additional $147 million in planning grants were made under the American Recovery and Reinvestment Act. EDA has quarterly rounds of funding. See the EDA website for specific requirements at *http://www.eda.gov/InvestmentsGrants/Grant%20Process.xml*

Uses/Applications Include:

- Develop, maintain, and implement broad economic strategies known as CEDS and related short-term planning activities;
- Fund up to 50 percent of planning costs for brownfields projects, especially projects that will create new jobs; and
- Integrate brownfields redevelopment into CEDS.

Economic Adjustment Assistance Program

The program is designed to respond flexibly to pressing economic recovery issues. It can provide a variety of assistance to prepare and implement adjustment strategies in regions experiencing adverse economic changes. An example of economic need is a sudden and severe economic dislocation caused by a manufacturing plant closing.

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 entities seeking to start or expand a private business are not eligible.

Availability: EDA allocated $35,330,000 to the Economic Adjustment Assistance Program in FY 2009. EDA has quarterly rounds of funding. See the EDA website for specific requirements at *http://www.eda.gov/InvestmentsGrants/Grant%20Process.xml*

Uses/Applications Include:

- Help communities organize and develop a planning process, resulting in a CEDS. An EDA-approved CEDS is a prerequisite for requesting an EDA-funded economic adjustment infrastructure improvement or revolving loan fund investment, or other EDA infrastructure investments; and
- Help communities implement one or more initiatives identified in their EDA-approved CEDS, including funding for brownfields planning, infrastructure construction, and revolving loan fund capitalization.

Outreach/Technical Assistance

University, National, and Local Technical Assistance Program

EDA oversees university-centered, national, and local technical assistance programs to promote innovative approaches that stimulate economic development and alleviate unemployment, underemployment, and out-migration in distressed regions. The goal is to help fill knowledge and information gaps that may prevent leaders in the public and non-profit sectors of economically distressed regions from making optimal decisions on local economic development issues.

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 entities seeking to start or expand a private business are not eligible.

Availability: EDA allocated $9,400,000 to the Technical Assistance Program in FY 2009. EDA has quarterly rounds of funding. See the EDA website for specific requirements at *http://www.eda.gov/InvestmentsGrants/Grant%20Process.xml*

Uses/Applications Include:

- Finance local market analyses, feasibility studies, and similar small planning projects necessary to support site redevelopment, including brownfields reuse. Feasibility studies are an effective tool for determining whether the market will support a particular activity or site reuse;
- Disseminate timely information on best practices and studies of economic development issues of national

significance to practitioners to alleviate economic distress and promote economic development; and

- Invest in institutions of higher education to establish and operate university centers that conduct applied research and provide technical assistance to public and private-sector organizations with the goal of enhancing local economic development.

Global Climate Change Mitigation Incentive Fund

EDA's Global Climate Change Mitigation Incentive Fund (GCCMIF), established in FY 2008, helps strengthen the linkages between economic development and environmental quality. The purpose and mission of the GCCMIF is to finance projects that foster economic development by advancing the green economy in distressed communities. The GCCMIF supports projects that create jobs and increase private capital investment while reducing the nation's dependence on fossil fuels, enhance energy efficiency, curb greenhouse gas emissions, and protect natural systems.

Availability: In FY 2009, EDA allocated $14,700,000 to the GCCMIF.

Limitations: Individuals or for-profit entities seeking to start or expand a private business are not eligible.

Eligibility Requirements: GCCMIF assistance is available to finance a wide range of projects, including strategy development and construction. To access the GCCMIF, an applicant must provide appropriate information to allow EDA to verify that the proposed project fulfills the objectives of the fund by both project type and project output. Specifically, the applicant must demonstrate that the project will be one of the following project types:

- Renewable Energy. The development, production, or use of energy derived from sources that do not deplete finite natural resources, including wind, solar, biomass, and geothermal energy.
- Energy Efficiency. A reduction in the energy produced or the energy consumed for the same level of output with the goal of lowering energy costs.
- Reuse/Recycling/Restoration. The reuse of a given product (or products) or production of a new or innovative product from recyclable materials. This might include waste management practices that reduce raw material usage and the amount of waste that ends up in landfills. This category also includes ecosystem restoration, green building, new construction, or renovation that is certified by the U.S. Green Building Council under its Leadership in Energy and Environmental Design (LEED) or other comparable certification program.

In addition, an applicant must demonstrate that the project will result in one (or more) of the following outputs:

- Development and/or manufacture of a green end-product. Investments that produce an end-product that furthers or contributes to sustainability in general and/or the environmental quality of the associated community or region. The end-product can take numerous forms (i.e., activity, item, plan, or program).
- Greening of an existing function or process. Investments must result in green enhancements to the resource, energy, water, and/or waste, or efficiency of an existing function or process. The enhancements reflect changes to the lifecycle process of an existing function so that the function is performed in a more sustainable manner.
- Creation or renovation of a green building. Investments must result in the construction or renovation of a structure using green building techniques that result in a net positive outcome in terms of energy, materials, and/or water use efficiency. Such buildings or structures must have LEED or other comparable green building certification.

Uses/Applications Include: Based on project type and output, an applicant must identify, preferably in quantifiable terms, the potential green project benefits such as renewable energy capacity per year, overall energy savings, or carbon emission offsets of a GCCMIF financed investment.

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http://www.eda.gov/AboutEDA/Programs.xml
http://www.eda.gov/InvestmentsGrants/Grant%20Process.xml

SNAPSHOT – BRUNSWICK, MAINE

Funding for cleanup and redevelopment of the Maine Street Station in Brunswick, Maine, came from a variety of sources. The $850,000 provided by the Economic Development Administration for the project was a crucial part of the $2.9 million project, which transformed a 3.8-acre former rail yard and 20 adjacent acres into office space, apartments, commercial and retail space and a new train station that is expected to bring thousands of tourists to the area when Amtrak service reaches the town in 2012.

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, which 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 can 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.
- NOAA's strong partnerships with the costal states' coastal zone management programs can help rebuild community waterfronts and redevelop brownfields.
- Use of advanced marine transportation tools and services can revitalize port areas.
- Improve quality of life, the environment, and the regional economy by working with local communities and other agencies on coastal brownfields.
- 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 skills, 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.

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

Availability: Limited to sites that impact trust resources.

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 Coastal Services Center 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 Center is a partner in over 100 ongoing projects geared to resolving site-specific coastal issues, including brownfields redevelopment. The Center 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, non-governmental, and non-profit organizations.

Limitations: Projects are selected based on the Center's strategic priority-setting process.

Uses/Applications Include:

- Smart Growth initiatives; and
- Brownfields information outreach.

Availability: Assistance is limited based on agency priorities.

http://www.csc.noaa.gov

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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. Save the Bay, a major environmental advocacy organization in Rhode Island, spearheaded the effort, which included construction of a complex that features a 15,000 square-foot green building with classroom and education space featuring a living roof and other environmentally friendly features. 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.

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 emphasizing integrated and sustainable systems-based solu-tions 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, for non-Department of Defense (DOD) 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; and
- Environmental restoration.

Planning Assistance to States (Section 22)

The USACE provides technical assistance to states to support preparation of comprehensive water and related land resources development plans, including watershed and ecosystem planning. The 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

There are several USACE Centers of Expertise whose specialized capabilities may be helpful in solving specific brownfields challenges. These 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; and
- 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/PublicMenu/Menu.cfm?sitename=historic&pagename=mainpage

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 Corps of Engineers Center of Expertise

Provides quick-response environmental services.

http://www.nwo.usace.army.mil/html/cd-rr/default.htm

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SNAPSHOT – VINTONDALE, PENNSYLVANIA

Creative financing was an integral part of the effort to clean up and redevelop the 35-acre mine-scarred Vinton Coal Company site in Vintondale, Pennsylvania. Today, visitors to Vintondale can visit a park with ballfields and walk on trails to learn about the area's coal-mining history and the science behind the remediation, while enjoying new wetlands. Substantial funding came from the EPA. The Pennsylvania Council on Arts and the Wildlife Habitat Council also provided financial assistance. Through a partnership with the U.S. Army Corps of Engineers, manufactured soil was spread across the site and in the construction of wetlands. Volunteers then seeded the property with native grass mixtures and over 17,000 wetland plants. The Pennsylvania Department of Transportation's wetland mitigation program was used to set up a community endowment to ensure long-term funding of the project.

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, realignments, or expansions, and contract or program cancellations. Within OEA, the primary resource for DOD's economic adjustment projects is the Defense Economic Adjustment program for Base Realignment and Closure (BRAC).

Brownfields Connections

- Extensive assistance and information on planning for the redevelopment of closed military facilities.

RESOURCES

Technical and Financial Assistance

Community Economic Adjustment Planning Assistance

Technical guidance and planning grants are provided to assist local governments or states in preparing redevelopment plans for military installations approved for closure or realignment, which makes surplus federal property available for civilian redevelopment. OEA encourages communities to consider existing environmental conditions and integrate cleanup measures with redevelopment plans. Many base closure actions result in extensive planning and review of local economic development goals. Therefore, there is an opportunity to adapt the concepts and techniques of brownfields redevelopment within the 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. Applicants must provide documentation that a defense action such as a base closure has occurred or will occur, the action has imposed or is likely to impose a direct and significant adverse consequence, and other impact assistance is not available to the applicant.

Availability: Requests for OEA assistance can be made by, or on behalf of, state and/or local elected officials. Annual non-competitive grant awards typically range from $50,000-$2 million.

Uses/Applications Include:

- Prepare redevelopment plans for surplus military installation property.

ADDITIONAL INFORMATION

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Department of Energy

DESCRIPTION OF ORGANIZATION

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 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. DOE is the caretaker and manager of both the facilities that manufactured nuclear weapons and the property on which those weapons are located.

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.

RESOURCES

Outreach/Technical Assistance

Office of Energy Efficiency and Renewable Energy

The Office of Energy Efficiency and Renewable Energy (EERE) works with industry and outside agencies through two mechanisms: financial assistance and procurement. Through financial assistance, EERE provides funding for renewable energy and energy efficiency research and development (R&D). Financial assistance awards transfer money, property, or services to a recipient so that it can accomplish a public purpose authorized by federal statute. Financial assistance is provided with grants, cooperative agreements, continuation awards, and renewal awards. EERE also works with businesses, industries, and others for the procurement of goods and services. A procurement contract is used to purchase, lease, or barter property or services for the benefit of the federal government.

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 are also competitive.

Availability: EERE awarded $2.2 billion in financial assistance in FY 2009.

Uses/Applications Include:

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

http://www.eere.energy.gov

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 and 88 million gallons of liquid waste for disposition. The EM program has made significant progress in shifting away from risk management to embracing a mission-completion philosophy based on reducing risk and environmental liability. As an established operating cleanup-completion and risk reduction program, EM focuses on tasks that include remediating soil and groundwater contaminated with radioactive and hazardous constituents, and fulfilling its commitment to reduce risk and complete cleanup across all sites for future generations. EM works in 35 states and on properties that cover two million acres.

EM's "Green Energy Parks" initiative will create or facilitate land transfers to establish energy parks at DOE facilities. DOE will partner with community reuse organizations and others interested in establishing energy parks. The type of energy at the park will depend on what the community wants and what suits the land. DOE will support the partnership through technology and technical assistance for remediation and property reuse efforts.

Limitations: Program activities are limited to 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 transuranic and low-level wastes in a safe and cost-effective manner;
- Cleaning up soil and groundwater at EM sites; and
- Establishing Green Energy Parks at DOE facilities.

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

National Renewable Energy Laboratory

The National Renewable Energy Laboratory (NREL) is the nation's primary laboratory for renewable energy and energy efficiency research and development (R&D). Its mission and strategy are focused on advancing DOE's and the nation's energy goals. NREL's R&D capabilities advance national energy goals by developing innovations to change the way to power homes and business and fuel cars. NREL works to evaluate brownfields for renewable energy potential on behalf of the EPA. It has collected information on brownfields that are ready for redevelopment, and determined their suitability for renewable energy technologies.

http://www.nrel.gov/overview

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/discover/planet

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http://www.energy.gov

SNAPSHOT – AUSTIN, TEXAS

The new 169-bed Dell Children's Medical Center of Central Texas, was built on 32.2 acres of a 709-acre brownfield site, the former municipal airport in Austin. One of the most energy-efficient hospitals in the world, the Dell Children's Medical Center is the first inpatient hospital to achieve Leadership in Energy and Environmental Design (LEED) certification at the platinum level, the highest offered through the U.S. Green Building Council. Developers saved $8 million in capital outlays by outsourcing power, heating and chilled-water needs to Austin Energy, which installed a combined heating and power (CHP) system. For Austin Energy, what made the project attractive was its eligibility for a $3 million Department of Energy CHP demonstration project grant under the cost share funding integrated energy system solicitation program. In turn, the hospital will purchase power and chilled water from Austin Energy's on-site plant at tariffed rates over a 30-year term.

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.

Financial Assistance

Community Health Projects Related to Brownfield/Land Reuse

ATSDR's support through its Brownfield/Land Reuse Initiative program 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 only fund 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 $450,000 for this program in FY 2010. The ceiling for individual awards is $125,000.

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.

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Main Site

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ATSDR Brownfield/Land Reuse Initiative

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

SNAPSHOT – ST. PETERSBURG, FLORIDA

The City of St. Petersburg acquired the former Mercy Hospital site (closed in 1966), to construct the Johnnie Ruth-Clarke Hospital and Health Care Center. The $4.7 million redevelopment included restoration of the original hospital building and construction of a 24,000-square-foot addition. St. Petersburg put up the initial $450,000 investment in the project from the city's Community Development Block Grant to help with site preparation and cleanup. This set the stage for HHS to provide $3.7 million for construction of a medical clinic, which will play a major role in meeting the healthcare needs of the surrounding low-income neighborhoods. Development of this brownfield helped preserve a neighborhood center while providing health care opportunities for the community.

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

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 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 recruit, train and employ disadvantaged minority residents in communities across the U.S.

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 field 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 to clean up their communities in the environmental and construction fields.
- 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 SBIR/STTR E-Learning Program (Small Business Innovative Research (SBIR)/Small Business Technology Transfer (STTR) program).
- In coordination with EPA, conducts the Superfund Research Program–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 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. 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/hazmat/factsheet_wetp_awards_%202010_v2_508.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, emergency response, as well as workers engaged in hazardous materials transportation, including the safe loading, unloading, handling, and storage.

In 21 years of the WETP, the Hazardous Waste Worker Training Program (HWWTP) supported 18 primary awardees. They represent more than 80 different institutions that trained more than 2 million workers across the country. They presented over 99,600 classroom and hands-on training courses, which account for more than 23 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 2010-2011, approximately $21 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; and
- 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 Minority Worker Training Program (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. Focus 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 including, most recently, in the area of energy retrofitting and solar panel installation. Since 1995, these programs trained over 8,200 students and found employment for approximately 68 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 2010-2011, 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 cleaning up their communities;

- Provides pre-employment job training, including literacy, life skills, environmental preparation, green jobs, and other related courses for construction skills training; and
- Provides safety and health training in areas such as environmental worker training, including hazardous waste, asbestos, and lead abatement training.

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 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 cadre 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 2,649 courses were offered to 39,375 workers.

Training developed under this program should reference the National Incident Management System (NIMS) 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 2010-2011, approximately $2.3 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; and
- 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 that provides worker certification.

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

Advanced Technology Training Program

This program solicits Small Business Innovation Research (SBIR) grant applications from small business concerns (SBCs) 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 Worker Education and Training Program (WETP), which is to prevent work-related harm by assisting in training workers to protect themselves and their communities from exposure to hazardous materials. ATTP 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. The estimated amount of funds available for support of three to five projects is approximately $575,000 for FY 2011. For this funding opportunity, budgets up to $100,000 total costs per year and time periods up to one year for Phase I may be requested. Budgets up to $200,000 total costs per year and 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, and to support 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 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 a coordinated effort with the 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 2011, almost $11 million will be available for funding three or four new or recompeting multi-project grants.

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; and
- 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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http://www.niehs.nih.gov/
http://www.niehs.nih.gov/careers/hazmat/index.cfm

SNAPSHOT – NEW ORLEANS, LOUSIANA

In November 2005, community-based organizations, labor unions, academia, and environmental organizations collaborated to create a community cleanup project entitled "A Safe Way Back Home." This was a groundbreaking effort which involved Dillard University's Deep South Center for Environmental Justice (DSCEJ) and the United Steelworkers. The project assisted residents of a New Orleans East neighborhood by partnering with a number of agencies to facilitate cleanup and restoration of their flooded community.

The Safe Way Back Home project was a multi-dimensional project that involved safety training, volunteer assistance, topsoil removal, and the unity of multiple diverse community populations. Prior to demolishing the contaminated sites, health and safety training, and equipment were provided to volunteers. The training was supported by grants from the NIEHS, DSCEJ, and United Steelworkers. Hundreds of volunteers from churches, universities, government programs, and non-profit organizations participated in the project. Volunteers worked to remove several inches of grass and topsoil from the yards on Aberdeen Road that was then disposed of by the Federal Emergency Management Agency (FEMA). The sidewalks and streets were pressure-washed to remove all sediment, and the lots were re-landscaped with fresh sod and graded river sand. As a result of the great success attained by the project, "A Safe Way Back Home" was awarded the 2008 EPA Environmental Justice Achievement Award. For more information, visit: *http://www.niehs.nih.gov/careers/hazmat/awardees/dillard.cfm*.

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

Job Opportunities for Low-Income Individuals

Job Opportunities for Low-Income Individuals (JOLI) is a job creation program that awards funds to non-profit organizations that create new full-time employment opportunities. Program funds are awarded under three project strategies: 1) new business ventures; 2) business expansion; and 3) self-employment/micro-enterprise projects.

Eligibility Requirements: Eligible entities include non-profit organizations, including community development corporations, faith-based, charitable organizations, and tribal organizations.

Limitations: Projects must create new permanent full-time employment opportunities. A minimum of 20 percent of the JOLI funds must be allotted to direct financial assistance to program participants for creating or expanding a business.

Availability: $2.6 million was appropriated during FY 2010, and seven grants were awarded. Grant awards are approved for up to a three-year project period. The maximum grant award is $317,857 for the full project period. Financial assistance may be provided through the use of a revolving loan fund or the provision of direct cash assistance to a micro-enterprise/self-employed business owner. There is no matching fund requirement, but OCS requires documentation of all non-JOLI funding necessary for the successful completion of the funded project.

Uses/Applications Include:

- Creates new employment opportunities for low-income individuals.

http://www.acf.hhs.gov/programs/ocs/joli/index.html

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 $32.5 million was available in FY 2010 for 46 grants.

Uses/Applications Include:

- Start-up or expansion of businesses;
- Capital expenditures, such as the purchase of equipment or real property;
- Operating expenses; and
- Equity investments.

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

Community Services Block Grant Program

The Community Services Block Grant program provides block grants to states, territories, Indian tribes, and tribal organizations for the amelioration of the causes and conditions of poverty in communities. Funds support a range of services and activities to assist low-income individuals.

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

Availability: Grants are determined by a statutory formula based on population. Some $700 million was available in FY 2009.

Uses/Applications Include:

- Employment services;
- Education and Training;
- Income management assistance;
- Emergency services;
- Housing assistance; and
- Nutrition Services

http://www.acf.hhs.gov/programs/ocs/csbg/

Outreach/Technical Assistance

Rural Community Facilities

The Rural Community Facilities program supports low-income rural communities by funding the development of affordable, safe water and wastewater treatment facilities.

Eligibility Requirements: Non-profit organizations including community development corporations, faith-based, charitable organizations, and tribal organizations are eligible.

Availability: $10 million was available in FY 2010 for seven grants.

Uses/Applications Include:

- Provide training and technical assistance in developing and managing water facilities in rural areas;
- Improve the coordination of federal, state, and local agencies in water and wastewater management; and
- Assist communities in obtaining financing for their facilities and distributing information.

http://www.acf.hhs.gov/programs/ocs/rf/index.html

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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 increase homeownership, support community development, and increase access to affordable housing free from discrimination. HUD has several brownfield-applicable programs:

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

Brownfields Connections

- Block grants and competitive awards to state and local governments for revitalizing communities.
- Grants to communities hardest hit by foreclosures and delinquencies to stabilize neighborhoods.
- Federally guaranteed loans to state and local governments for large economic development and revitalization projects in communities.
- 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 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, 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 the Entitlement Communities on a statutory dual-formula basis, which 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, which 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; all funds (other than administration and the technical assistance set-aside funds) are distributed by states 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 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-to-moderate-income persons. CDBG funds may be used in smaller neighborhood-based projects as well as larger projects to aid in demolition and site cleanup and remediation of environmental issues such as lead-based paint and asbestos. Therefore, the use of CBDG 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. Funding is awarded by HUD 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. Funding is awarded by the states 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 Community Planning and Development formula grant programs: CDBG, HOME Investment Partnerships, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grants (ESG)).

Availability: Congress appropriated about $4.45 billion for the CDBG program for FY 2010, including set-asides. HUD distributes 70 percent of the CDBG formula appropriations to more than 1,180 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 assessment;
- Clean up contamination;
- Clear sites and demolish and remove buildings;
- Rehabilitate public and private buildings;
- Construct public works, including street, water, and sewer infrastructure and community buildings;
- Conduct activities relating to energy conservation and renewable energy resources; and
- Provide assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm

Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) was established by the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities that suffer from foreclosures and abandonment. Grant funds are provided for the purchase and redevelopment of foreclosed and abandoned homes and residential properties. NSP is designed to help communities purchase properties that may be deteriorating or contaminated, and make the properties available for rent or sale. NSP grantees develop their own programs and funding priorities. Communities with NSP grants can convert contaminated properties into light industrial, retail, or commercial operations. Grantees can create "land banks" to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging redevelopment of property. Grantees also can leverage grant funds to mobilize non-profit organizations to help revitalize neighborhoods. NSP funding is being administered through the CDBG program.

Eligibility Requirements: All states, territories, and local governments are eligible for NSP funding. Funding is allocated based on a formula.

Limitations: All activities must benefit low- and moderate-income persons. Twenty-five percent of funds must benefit very low-income persons (individuals or families whose incomes do not exceed 50 percent of an area's median income).

Availability: In 2010, HUD allocated $3.92 billion based on a formula to 309 grantees, including 55 states and territories and 254 selected local governments. Funds were distributed according to a jurisdiction's relative level of foreclosure activity since 2005.

Uses/Applications Include:

- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed;
- Establish land banks for foreclosed homes;
- Demolish blighted structures; and
- Redevelop demolished or vacant properties.

http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/index.cfm

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 (i.e. CDBG entitlement recipients);
- Non-entitlement communities that are assisted in the submission of applications by states that administer the CDBG program; and
- 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.

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 has $155 million in carryover guarantee authority available for FY 2011. Additional funding may be available for FY 2011, subject to appropriation.

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; and
- Housing construction in limited circumstances.

http://www.hud.gov/offices/cpd/communitydevelopment/programs/108/

Brownfields Economic Development Initiative

The Brownfields Economic Development Initiative (BEDI) is a competitive grant program intended to stimulate and promote economic and community development. BEDI is designed to assist cities with the redevelopment of brownfields and the increase of economic opportunities for low- and moderate-income persons, by creating new businesses and jobs and increasing the local tax base. Projects selected for funding emphasize near-term results and clear economic benefits. Section 108 loan commitments often are paired with BEDI grants, which are used to enhance the security or improve the viability of a project financed with new Section 108 guaranteed loan authority.

Limitations: BEDI grants must be used in tandem with new Section 108 loan guarantee commitments. BEDI projects must increase economic opportunity for low- and moderate-income persons or stimulate and retain businesses and jobs that lead to economic revitalization.

Eligibility Requirements: Eligible entities are CDBG Entitlement Communities and non-entitlement communities eligible to receive loan guarantees.

Availability: HUD had $17.5 million to fund competitive BEDI grants in FY 2010.

Uses/Applications Include:

- Land writedowns;
- Site remediation costs;
- Funding reserves;
- Over-collateralizing the Section 108 loan;
- Direct enhancement of the security of the Section 108 loan; and
- Provision of financing to for-profit businesses at a below-market interest rate.

http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm

HOME Investment Partnerships Program

HOME is the largest federal block grant program designed exclusively to produce affordable housing for low-income households. HUD directly distributes HOME funds to over 600 state and local participating jurisdictions. 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 home funds.

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

Availability: HUD allocated $1.825 billion in HOME funds to over 600 participating jurisdictions in FY 2010.

Uses/Applications Include:

- Acquiring property;
- Constructing new housing for rent or ownership;
- Rehabilitating rental or owner-occupied units;
- Providing home purchase or rehabilitation financing assistance; and
- Assisting low-income renters through tenant-based rental assistance or payment of security deposits.

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

Lead-Based Paint Grant Programs

HUD's lead-based paint program was established in 1993 to reduce young children's exposure to lead paint hazards in homes. Three grant programs provide funding to identify and control lead-based paint hazards: Lead-based Paint Hazard Control Program (LHC), Lead Hazard Reduction Demonstration Program (LHRD), and the Lead Elimination Action Program (LEAP). 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. LHC grant recipients must provide a 10 percent match.

Availability: HUD annually awards approximately $90 million for LHC, $48 million for LHRD, and $12 million for LEAP.

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; and
- Training on lead-safe maintenance practices for residents and others working in low-income housing.

http://www.hud.gov/offices/lead/lbp/

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[HOME Investment Partnerships Program]

HUD Brownfields Hotline

800-998-9999

Main Site

http://www.hud.gov

SNAPSHOT – DENVER, COLORADO

The La Alma/South Lincoln Redevelopment in Denver, was selected as one of five sustainable community pilot projects as part of a partnership between EPA, HUD, and the U.S. Department of Transportation. Funds will be used to create a sustainable community design for the South Lincoln Park Redevelopment. The goal is to create an energized transit community where people choose to live to experience environmental sustainability, cultural diversity, proximity to downtown, and a spectrum of housing options. The South Lincoln redevelopment will integrate planning, design, and operations to promote economic, environmental, and social vitality. HUD committed $10 million in grants to the project.

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 National Park Service 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 non-profit 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, have been 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 are often posted on military or General Services Administration web sites.

Uses/Applications Include:

- Creating or expanding public park 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, extend hiking trails, and open 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; and
- Renewing a sense of community through community gardens, senior and cultural centers, and other gathering places.

http://www.nps.gov/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 outdoor recreation projects. Some of the assistance is targeted to urban areas. As such, the program can complement brownfields redevelopment efforts.

There are four RTCA project areas that 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 inter-agency 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 non-profit 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 non-federal 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; and
- Promoting river conservation through downtown riverfronts, regional water trails, and stream restoration.

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

Groundwork USA Web Site

http://www.groundworkusa.net/

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Main Site

http://www.nps.gov

SNAPSHOT – LAWRENCE, MASSACHUSETTS

For almost 100 years, the five-acre former Covanta property served as a supplemental electric power plant for the industrial mills in Lawrence. Originally a coal-fired power plant, the property was converted into an energy-from-waste facility until it was closed in 1998. Covanta sold the property to the city for one dollar with the intent of turning the property into open space. An EPA Brownfields cleanup grant was awarded in 2008 to clean up contaminated soils. The city partnered with Groundwork Lawrence, a non-profit organization, to revitalize the site. A cooperative agreement between EPA, the National Park Service and the city allowed for leveraging grants and managing the site redevelopment process. Funding and assistance came from the Commonwealth of Massachusetts, EPA, HUD, and NPS's Rivers, Trails and Conservation Assistance Program, as well as from private sources. The efforts of these partners and the participation of the community transformed a once blighted brownfields property into the Manchester Street Park, a community greenspace that serves as an anchor for the 2.5-mile Spicket River Greenway.

Department of the Interior—Office of Surface Mining

DESCRIPTION OF ORGANIZATION

Mission

The Department of the Interior's Office of Surface Mining (OSM), in cooperation with states and Indian tribes, is responsible for the protection of citizens and the environment during coal mining and reclamation. OSM is organized around two principal requirements: regulating active coal mining and reclaiming mines abandoned before 1977. Additionally, OSM operates programs to eliminate the environmental and economic impacts of acid mine drainage from abandoned coal mines, encourage reforestation of reclaimed mine land, develop techniques that can ensure reclamation of prime farmland soils, and publicly recognize outstanding reclamation.

Brownfields Connections

- Provides information on pre-regulatory mine site issues and development opportunities to local governments, states, tribes, quasi-public development organizations, non-profits, 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 non-profit 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; and
- 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 Watershed Development Teams

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

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

Limitations: There is a small cost-share requirement for all OSM/VISTAs.

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 watershed organizations;
- Organizing the water quality monitoring critical to future funding;
- Reaching out to youth and adults in the community;
- Engaging in economic revitalization efforts; and
- Finding funding for the revitalization efforts.

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. The Summer Programs currently consist of the joining of three programs: Appalachian Coal Country Team Summer Associates, OSM Interns, and Western Hardrock Watershed Team Summer Associates.

Eligibility Requirements: Sponsoring watershed groups must complete a Hosting Site Application with the Summer Programs Coordinator. Applications may also be found at *http://www.accwt.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 th efive Team Core Goals: (1) Capacity Building; (2) Community Revitalization/Economic Redevelopment; (3) Environmental Monitoring; (4) Education and Outreach; and (5) Professional Development.

Cost: To host a Summer Program member there is an administrative fee of $400 or $500.

Availability: The positions are full-time, 40 hours/week, for eight or ten weeks during the months of May through August. Announcements for accepting applications (for both hosting sites and SPMs) are usually made in March by the Summer Programs Coordinator.

For additional information please contact Erica Calderis, the Summer Programs Coordinator at *summerprograms@accwt.org*, or 304-252-4848, extension 1.

ADDITIONAL INFORMATION

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Appalachian Coal Country Watershed Team

www.accwt.org

Western Hardrock Watershed Team

www.hardrockteam.org

Main Site

http://www.osmre.gov

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 the Office of Surface Mining/VISTA, FoC acquired a parcel of land that was once used for coal preparation. An OSM/VISTA volunteer assisted in writing and receiving a Brownfields FOCUS grant from the state of West Virginia to conduct an environmental assessment of the area. Later, the VISTA volunteer and the Friends of Cheat collaborated on a grant to fund the second phase of the project including solar and structural assessments and other surveys. Friends of Cheat conducts all pre- and post-construction water-quality monitoring on each project as well as the streams they impact. The OSM/VISTA is central to coordinating and conducting these activities. The Friends of Cheat has solicited participation of local industry, state and federal agencies, academia, citizens groups, and volunteers to help clean up and revitalize the area. Plans for the site include building an interpretive center featuring natural and cultural history, creating river access for kayakers, and installing a trailhead for a future rail trail.

Department of Justice— Community Capacity Development Office

DESCRIPTION OF ORGANIZATION

Mission

The Community Capacity Development Office (CCDO) is housed within the Department of Justice's Office of Justice Programs. CCDO's mission is to promote comprehensive strategies to reduce crime and revitalize communities. CCDO works to achieve its mission by helping communities help themselves, enabling them to develop solutions to public safety problems and to strengthen leadership to implement and sustain those solutions.

Brownfields Connection

- CCDO recognizes that working with communities can be a productive means of building partnerships and outreach among stakeholders both in the community and local government to support brownfields projects. Therefore, CCDO allows designated communities to include brownfields projects in their annual funding application submissions at their discretion.

RESOURCES

Financial Assistance

Limited discretionary grant resources are available annually for communities subject to Congressional funding and level of grantee performance.

Uses/Applications Include:

- Restoring neighborhoods, including community and economic development activities;
- Filling in funding gaps in leveraged resources;
- Representing the interests of all federal partners in litigation;
- Advising federal partners on legislative implementation;
- Using settlements and assets to assist with brownfields redevelopment;
- Using brownfield funds to clean up methamphetamine labs;
- Building partnerships and outreach among stakeholders; and
- Foster local job development and training programs.

ADDITIONAL INFORMATION

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Main Site

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SNAPSHOT – EAST PALO ALTO, CALIFORNIA

The 130-acre Ravenswood Industrial Area in East Palo Alto is located at the gateway to technology-based Silicon Valley, making it an attractive location for local industries. East Palo Alto is performing environmental site assessments at potentially contaminated properties in Ravenswood. EPA and the U.S. Department of Housing and Urban Development teamed up to assist the city by providing a federal staff liaison to work on brownfields and economic development issues, coordinate federal and state programs to meet the needs of East Palo Alto, and identify assistance programs for which the city qualifies. The partnership also established the Ravenswood Industrial Area Stakeholders Group to determine future land uses. The Department of Justice contributed conference travel funds to help program administrators in East Palo Alto attend professional development conferences.

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 by administering effective, value-added programs that expand opportunities for employment, continuous learning, business competitiveness and community prosperity.

Brownfields Connections

- 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 a number of 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*).

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 web site 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 – NEW BEDFORD, MASSACHUSETTS

The City of New Bedford has a long history of industrial whaling, cotton textile manufacturing and fishing, which has left little space for new industrial development. The decline of the city's main industries and the recent departure of several large employers created abandoned properties that are either contaminated or thought to be contaminated. New Bedford's efforts to assess and clean up brownfields and reduce a high unemployment rate indicated a need for environmental job training. A job training program was established comprising 25 weeks of comprehensive environmental response training, including training in the use of innovative technologies for site assessment and cleanup activities. The city was able to leverage $71,000 in funding from DOL to support the job training program's staff and office space.

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 NEPA (National Environmental Policy Act) 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

Through the Congestion Mitigation and Air Quality Improvement Program (CMAQ), FHWA funds transportation projects that reduce emissions in EPA's designated air quality non-attainment and 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.

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;
- Pedestrian and bicycle programs;
- Alternative clean fuels; and
- Public/private partnerships.

http://www.fhwa.dot.gov/environment/cmaqpgs/

Transportation, Community, and System Preservation Pilot Program

The Transportation, Community, and System Preservation (TCSP) Program is an initiative of research and grants to investigate the relationships between transportation, community, and system preservation plans and practices. It identifies private sector-based initiatives to improve these relationships. Funding can be used to address transportation access to brownfields and effectively market the sites.

Eligibility Requirements: Eligible entities include states, local governments, metropolitan planning organizations, and tribal governments.

Limitations: TCSP Program grantees must meet federal-aid requirements when implementing their grants. The federal share is 80 percent or subject to a sliding-scale rate.

Availability: The TCSP Program was authorized by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). Authorized funding for the program was $61.2 million in FY 2009.

Uses/Applications Include:

- Improving the efficiency of the transportation system;
- Reducing environmental impacts of transportation;
- Reducing the need for costly future public infrastructure investments;
- Ensuring efficient access to jobs, services, and centers of trade; and
- Examining community development patterns and identify strategies to encourage private-sector development patterns.

http://www.fhwa.dot.gov/tcsp/index.html

Transportation Enhancement Activities

Transportation Enhancement (TE) activities offer funding opportunities to help expand transportation choices such as bicycle and pedestrian facilities, scenic routes, and other investments that increase recreation opportunities. Communities also may use transportation enhancement funds to contribute toward the revitalization of local and regional economies by restoring historic buildings, converting abandoned railway corridors to trails, and acquiring historic easements and sites. Transportation enhancement is an example of a project that is applicabe to brownfields, even though it is not designated as such.

Uses/Applications Include:

- Provision of facilities for pedestrians and bicycles;
- Tourist and welcome centers;
- Landscaping and other scenic beautification;
- Historic preservation;
- Rehabilitation and operation of historic transportation buildings, structures, or facilities;
- Environmental mitigation of highway runoff or to reduce vehicle-caused wildlife mortality while maintaining habitat connectivity; and
- Establishment of transportation museums.

Eligibility Requirements: Transportation Enhancement funds are apportioned to the states by formula. All activities must relate to surface transportation.

Availability: The Transportation Enhancement program apportioned $886.3 million to the states in FY 2010.

http://www.fhwa.dot.gov/environment/te/index.htm

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; and
- 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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Main Site

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SNAPSHOT – ST. PAUL, MINNESOTA

Funding from FHWA's Surface Transportation Program was used to construct Phalen Corridor—a boulevard for vehicular traffic that replaced a 2.5-mile rail line east of downtown St. Paul. Construction of the boulevard linked more than 200 acres of brownfield land together, opening up significant new tracts of land for multimodal access, housing, open space, and economic development. A bus transfer facility also was constructed. The boulevard accommodates bicycles and connects to a regional trail system. The FHWA funding was significant in establishing a revitalization climate that leveraged numerous public resources over a ten-year period, including funds from the Department of Housing and Urban Development for economic development, the Economic Development Administration for infrastructure, and EPA for the site assessment and cleanup of brownfield properties.

As a Municipal State Aid Route, Phalen Boulevard is the longest "new" road constructed in St. Paul in more than 40 years. Since 1994, the Phalen Corridor has attracted nearly $600 million in private investment and nearly two dozen new businesses in high-tech manufacturing, commercial services, and health care. The project received the Award of Excellence from the Excellence in Highway Design program.

Department of Transportation—Federal Transit Administration

DESCRIPTION OF ORGANIZATION

Mission

The Department of Transportation's (DOT) Federal Transit Administration (FTA) provides stewardship of programs that support a variety of locally planned, constructed, and operated public transportation systems throughout the United States, including buses, subways, light rail, commuter rail, streetcars, monorail, passenger ferry boats, inclined railways, and people movers. To carry out its mission, FTA administers a variety of grant programs to serve local communities throughout the United States.

As authorized by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) of 2005, the FTA provides stewardship of combined formula and discretionary programs totaling more than $10 billion to support a variety of locally planned, constructed, and operated public transportation systems throughout the United States.

Since many brownfields are located in urbanized and industrial areas where transit is usually 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 that part of a brownfield site that directly impacts a transit project. FTA will share best practices and offer technical assistance to transit agencies working with other state and local government agencies on transit projects involving brownfield sites.

Brownfields Connections

- Provides grants to public transit agencies in urban and other than urban areas for transit capital, operating projects, and transportation-related planning.
- Funds metropolitan planning organizations, through the states, to support planning for making transportation investment decisions in metropolitan areas and statewide.
- Assesses certain projects to determine if they promote a more environmentally sustainable transportation system, such as using a brownfield.

RESOURCES

Financial Assistance

Urbanized Area Formula Program (Section 5307)

The Urbanized Area Formula Program makes federal resources available to urbanized areas with a population of 50,000 or more. Funding is also available to governors for transit capital and operating assistance in urbanized areas and for transportation-related planning.

Eligibility Requirements: Funding is available to designated recipients that must be public bodies with the legal authority to receive and dispense federal funds. Governors, responsible local officials, and publicly owned operators of transit services must designate a recipient to apply for, receive, and dispense funds for transportation management areas, which are urbanized areas with a population of 200,000 or more. For urbanized areas with populations between 50,000 and 200,000, the governor or governor's designee is the recipient.

Limitations: In most instances, the federal share is not to exceed 80 percent of the net project cost. However, the federal share may be 90 percent of the cost of vehicle-related equipment projects that are attributable to compliance with the Americans with Disabilities Act and the Clean Air Act. The federal share also may be 90 percent for projects or portions of projects related to bicycles. The federal share of operating assistance projects may not exceed 50 percent of the net project cost.

Availability: Congress appropriated approximately $1.7 billion for these grants in FY 2010.

Uses/Applications Include:

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

http://www.fta.dot.gov/funding/grants/grants_financing_3561.html

Formula Grants for Other than Urbanized Areas (Section 5311)

Formula Grants for Other than Urbanized Areas is a rural program that is formula-based and provides funds to states 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; assist in the development and support of intercity bus transportation; and provide for the participation of private transportation providers in non-urbanized transportation.

Eligibility Requirements: Grants are awarded to states and Indian tribes that receive a federal transit program grant directly from the federal government. A subrecipient of the program includes a state or local government authority, non-profit organization, or operator of public transportation or intercity bus service.

Limitations: The federal share may not exceed 80 percent of the net project cost. Projects that meet the requirements of the Americans with Disabilities Act, the Clean Air Act, or bicycle access projects may be funded at a 90 percent federal share. The federal share of operating assistance may not exceed 50 percent of the net project costs.

Availability: Congress appropriated approximately $191 million for this program in FY 2010.

http://www.fta.dot.gov/funding/grants/grants_financing_3555.html

Major Capital Investments (New Starts and Small Starts)(Section 5309)

The transit capital investment program provides capital assistance for new and replacement buses and facilities, modernization of existing rail systems, and new fixed guideway systems. 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 high-occupancy-vehicle (HOV) lanes. The New Starts program provides funds for construction of new fixed guideway systems or extensions to existing systems. The Small Starts program provides funds to capital projects that meet the definition of a fixed guideway for at least 50 percent of the project length in the peak period, or are corridor-based bus projects with 10 minutes peak and 15 minutes off-peak headways or better while operating at least 14 hours per weekday.

This program includes discretionary grants for Urban Circulator Systems, part of the Livability Initiative, which is a new partnership between DOT and EPA to help American families in all communities gain better access to affordable housing, more transportation options, and lower transportation costs. One of the factors used to determine if a project promotes a more environmentally sustainable transportation system is the use of a brownfield.

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.

Limitations: The match for New Starts funding is 80 percent federal, 20 percent local. For projects under a Full Funding Grant Agreement, FTA continues to encourage project sponsors to request a Federal New Starts funding share that is as low as possible.

Availability: Congress appropriated approximately $1.9 billion for this program in FY 2010.

Uses/Applications Include:

- Light rail, rapid rail, commuter rail, monorail, automated fixed guideway system, or busway/high occupancy vehicle facility; and
- Major new fixed guideway projects or extension to existing systems financed with New Starts funds.

http://www.fta.dot.gov/funding/grants/grants_financing_3559.html

Fixed Guideway Modernization

http://www.fta.dot.gov/funding/grants/grants_financing_3558.html

Bus and Bus Facilities

http://www.fta.dot.gov/funding/grants/grants_financing_3557.html

Metropolitan and Statewide Planning Programs (Section 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 that 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 appropriated approximately $93.7 million for the 5303 program, and $19.6 million for the 5304 program in FY 2010. Figures are not available for appropriations for the 5305 program.

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 non-motorized users;
- Increasing the security of the transportation system for motorized and non-motorized users;
- Increasing the accessibility and mobility of people and freight;
- Protecting and enhancing the environment, promote energy conservation, improve the quality of life, and promote 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; and
- Emphasizing the preservation of the existing transportation system.

http://www.fta.dot.gov/funding/grants/grants_financing_3563.html

State Planning and Research Program Grants

The State Planning and Research Program (SPRP) provides broad discretion to the states for the funding of research, development, and demonstration activities; metropolitan planning; training activities; research and training in urban transportation problems; and human resource activities. The program provides for contracts, grants, and cooperative agreements to public and private sources for activities that include development, testing, and demonstration of new facilities, equipment, techniques, and methods; studies related to management, operations, capital requirements, and economic feasibility of transit projects; research and investigation into the practical problems of public transportation; national and local programs designed to increase minority and female employment in public transportation activities; preparation of metropolitan and state transportation plans, metropolitan and state transportation improvement programs, and management systems that guide the use of federal capital assistance resources; and fellowships for persons working in the public transportation field.

Eligibility Requirements: FTA apportions SPRP funds directly to the states. Eligible subrecipients of FTA funds through the states for metropolitan planning purposes are Metropolitan Planning Organizations (MPOs). States, local governmental authorities, and operators of mass transportation systems are eligible subrecipients for fellowships to train personnel employed in managerial, technical, and professional positions in the mass transportation field.

Availability: Congress appropriated approximately $19.9 million for these programs in FY 2010.

Uses/Applications Include:

- Studies related to management, operations, capital requirements, innovative financing opportunities, and security and economic feasibility of transit projects;
- Evaluation of previously funded projects;
- Similar work of activities preliminary to the construction or improved operation of facilities and equipment, including "livability" features such as improved pedestrian and bicycle access, and incorporating arts and artistic design in stations and surrounding areas;
- Systems analysis;
- Development of 20-year transportation plans;
- Development of Statewide Transportation Improvement Programs (STIPs);

- Corridor/systems planning studies;
- Analyses of social, economic, and environmental factors related to travel and transportation;
- Air quality planning and conformity planning;
- Public involvement in the transit/transportation planning process;
- Multi-modal facilities planning;
- Joint development planning; and
- Computer hardware and software needed to support planning work.

http://www.fta.dot.gov/laws/circulars/leg_reg_4124.html

ADDITIONAL INFORMATION

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SNAPSHOT – WELLSTON, MISSOURI

The City of Wellston is an aging, industrial municipality that experienced tremendous decline and disinvestment over the past few decades. As an FTA Livable Communities Initiative demonstration project, the city used FTA funds for a Metrolink Station enhancement project, which led to the creation of a center for mobility, child care and educational facilities, a police substation, and employment opportunities. The project is an important part of the city's overall redevelopment effort, which includes transforming brownfields into the Wellston Technology Park, complemented by residential and commercial development. These efforts are changing Wellston from a depressed area with a decaying industrial park and unemployment to an attractive and viable community.

Environmental Protection Agency

DESCRIPTION OF ORGANIZATION

Mission

The mission of the U.S. Environmental Protection Agency 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. EPA's Brownfields Program provides funds to empower states, communities, tribes, and non-profits to prevent, inventory, assess, clean up, and reuse brownfields 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.
- Funding 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 the capitalization of RLFs. 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 by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum), and up to $200,000 for assessing sites contaminated by petroleum. Coalitions of three or more eligible parties may submit one assessment grant proposal for up to $1 million under the name of a single coalition participant.

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 program; and
- Purchase environmental insurance.

Limitations: An applicant may apply for one community-wide hazardous substances assessment grant and one community-wide petroleum assessment grant, annually. 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 $1 million. 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 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 detailed in proposal guidelines.

Availability: Applicants may submit proposals for grants of up to $200,000 to carry out cleanup activities at a brownfields site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum), and up to $200,000 for a brownfields site contaminated by petroleum. The performance period is up to three years.

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; and
- 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 a RLF grant.

Availability: An applicant may request up to $1 million to capitalize a RLF. Coalitions of eligible entities may apply together as one applicant for up to $1 million. The performance period is five years.

Uses/Applications Include:

- Capitalize a RLF and provide low-interest or no-interest loans and subgrants to carry out cleanup activities at brownfields;
- Award subgrants to clean up sites contaminated by 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; and
- 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. 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.

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

http://www.epa.gov/brownfields/applicat.htm

Clean Water State Revolving Fund

Communities that have brownfields that 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 revolving loan funds to provide independent and permanent sources 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. Total funds available to the program since its inception exceed $77 billion.

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, and farmers. Eligibility for funding varies by state. States also may customize loan terms to meet the needs of small and disadvantaged communities. In 2009, 77 percent of all loans (23 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;
- Demolish tunnels;
- Safely abandon wells; and
- Perform Phase I, II, and III environmental site assessments.

For more information on the CWSRF program go to:

http://water.epa.gov/grants_funding/cwf/cwsrf_index.cfm

State and Tribal Response Programs

Section 128(a) of CERCLA authorizes EPA to distribute non-competitive 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 2010, EPA considered funding requests of up to $1.5 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 a 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; and
- 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*

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 may otherwise fill from outside the affected community.

A critical part of EPA's Environmental Workforce Development and Job Training 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. Through the program formerly referred to as the "Brownfields Job Training Grants Program," EPA funded 169 job training grants totaling over $35 million since 1998. As of April 2010, more than 5,800 people completed training and more than 3,800 obtained employment in the environmental field with an average starting hourly wage of $14.65.

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 13 environmental workforce development and job training cooperative agreements totaling approximately $4 million through the FY 2011 national competition for Environmental Workforce Development and Job Training Grants. An eligible entity may apply for up to $300,000. The performance period is two years.

Uses/Applications Include:

- Recruit job training participants from communities impacted by hazardous and/or solid waste facilities and contaminated properties and conduct job development outreach activities directed toward engaging prospective employers to be 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; leak prevention and the removal of underground storage tanks; the use of techniques and methods for cleanup of hazardous substances, petroleum, and pollutants; and integrated solid waste management jobs;

- Train participants in the use of compost and soil amendments, associated sampling, testing, design considerations and management techniques to support the assessment and cleanup of sites for urban agriculture and horticulture; planning and conducting of 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; and
- 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 storm water management systems, low-impact development, and Leadership in Energy and Environmental Design (LEED), and other relevant areas.

Limitations: Applicants that received a Brownfields Job Training Grant from EPA in FY 2010 are not eligible to apply in FY 2011.

For additional information see: *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. This is not a grant program. 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; and
- Evaluation of cleanup options and/or cost estimates based on future uses and redevelopment plans.

Limitation: 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.

For more information see: *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 provide comments 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 non-technical audiences;
- Provide easy access to resources, tools, recent news, and lessons learned;
- Review literature and electronic resources; and
- 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 brownfield sites from the BTSC at no cost. Non-government organizations may only submit information requests.

For additional information see:
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. The TAB grantees serve as an independent source of information assisting communities with community involvement; better 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 2009, EPA awarded TAB grants to four organizations to offer these services directly to communities in their respective geographic regions. TAB grantees are: the New Jersey Institute of Technology (EPA Regions 1, 2, and 3); Enterprise Corporation of the Delta, Inc. (EPA Regions 4 and 6); Kansas State University (EPA Regions 5 and 7); and the Center for Creative Land Recycling (EPA Regions 8, 9, and 10).

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 communites 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 understand health risks associated with a brownfields property;
- Helping with identifying financing options for brownfields projects;
- Helping with understanding or interpreting scientific information or environmental policy;
- Providing information to assist with understanding 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 provide other web-based tools; and

- Answering questions posted on a web site, providing information through a newsletter, resource center, and case studies.

For additional information on the Brownfield TAB Grants: *http://www.epa.gov/brownfields/tools/tab_bifold.pdf*

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SNAPSHOT – INDIANAPOLIS, INDIANA

The Smart Growth Redevelopment District (SGRD) in Indianapolis was selected as one of five Sustainable Communities Partnership Brownfields Pilots. Through the pilots initiative, EPA, HUD, and DOT are working together to ensure that federal investments, policies and actions support development that is more efficient and sustainable. The pilot focuses the resources of EPA, HUD, and DOT on a portion of the city's northeast side, which faces widespread abandonment, environmental contamination, poor transit accessibility, and housing needs. The project builds on a previous effort undertaken in 2006, when Indianapolis used an EPA Brownfields grant to assess a blighted area that impacted commercial, industrial and residential decisions within the city. Based on the resulting brownfield survey, more than 75 parcels were studied and full Phase I environmental site assessments were completed on about 20 sites. The survey area included the Monon Trail Greenway, a former rail line that attracted industrial development in the 1800s and early 1900s. Today, the Monon Trail Greenway is at the center of the SGRD. HUD, DOT, and EPA are working with the state of Indiana, the city government, local non-profits, and community groups to coordinate federal investments in and near the SGRD. The federal partners will assist the community with developing a land reuse plan to support urban agriculture at the former railyard that will include environmental design components, neighborhood strategies and local policies necessary to make reuse successful, and an implementation plan.

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 multi-family units.
- FHLBanks encourage member institutions to engage in lending to meet community development needs, such as housing and economic development, which 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 such 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 loan 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, for instance, roads, bridges, retail stores, or sewage treatment plants; and small business loans to create or retain jobs.

Limitations: Advances are made only on a secured basis with collateral requirements consistent with those on 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, such as 20 years, 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-income families (those at or below 80 percent of median income) or activities that are located in low- and moderate-income neighborhoods; and
- 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; and
- 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 are reserved for households with incomes at or below 50 percent of the area median income with affordable rents. 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 primarily available 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 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; and
- Residents in urban areas.

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SNAPSHOT – DES MOIINES, IOWA

A $2 million financing arrangement with the Federal Home Loan Bank was a critical element that enabled redevelopment of a 125-acre site in downtown Des Moines that once included a steel foundry, a chemical manufacturing facility and rail yards. Today, Riverpoint West includes 750 housing units and 450,000 square feet of commercial and retail space. The project began with an EPA Brownfields Assessment Grant that Des Moines used to assess more than 100 properties throughout the city with the objective of cleaning up blighted industrial sites and leveraging funding to complete redevelopment on targeted properties.

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; and
- 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 effectively match GSA's real property authorities and local revitalization objectives. 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 the better managment of underutilized assets. This 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.

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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 operated for 70 years as a rocket and missile research and manufacturing facility, and 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, 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 a number of financial assistance programs for small businesses, including the Certified Development Company/504 (CDC/504) Program and 7(a) loans.

Certified Development Company (CDC)/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 $7.5 million or less and an average net income of $2.5 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 $1.5 million when meeting the job creation criteria or a community development goal. The maximum SBA debenture is $2 million when meeting a public policy goal. The maximum debenture for small manufacturers is $4 million.

Uses/Applications Include:

- Purchasing land and make improvements, including existing buildings, grading, street improvements, utilities, parking lots, and landscaping;
- Constructing new facilities, or modernize, renovate, or convert existing facilities; and
- 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 start-up and existing small businesses obtain financing when they might not be eligible for business loans through normal lending channels. It is also the SBA's most flexible business loan program, since 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. 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; and
- 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.

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 business 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

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SNAPSHOT – MALDEN, MEDFORD, AND EVERETT, MASSACHUSETTS

The cities of Malden, Medford and Everett are known for the manufacturing and industrial activities centered around the Malden River and abutting railroads. The three cities joined together on a project to construct a state-of-the-art telecommunications research and development park, called Tele-Com City. In 2001, SBA executed the release of a lien on a property to be donated to the Mystic Valley Development Commission for the Commercial Street/ Corporation Way reconstruction. The design plan called for an initial phase of 331,200 square feet of office and research and development space and 200 units of housing on a 30-acre site in Medford.

Federal Tax Incentives and Credits

Often, the success of a brownfields redevelopment project depends in large part 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 that offer targeted resources that can be used to support brownfields projects.

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:

Brownfields Expensing Tax Incentive

New Markets Tax Credits

Low Income Housing Tax Credits

Historic Rehabilitation Tax Credits

Energy Efficiency and Renewable Energy

State Finance Support

Brownfields Expensing Tax Incentive

Designed to spur investment in blighted properties and assist in revitalizing communities, the federal brownfields tax incentive is a critical tool in brownfields cleanup and redevelopment efforts. The tax incentive encourages cleanup and redevelopment of brownfields by allowing taxpayers to reduce their taxable income by the cost of eligible cleanup expenses in the year they are incurred. Cleanup costs at eligible properties are fully deductible in the year they are incurred, rather than capitalized and spread over a period of years. Through such favorable tax treatment of cleanup costs, the incentive program aims to level the economic playing field between greenfield and brownfield development.

Both large- and small-scale cleanup and redevelopment activities can benefit from the use of the brownfields expensing tax incentive. From large office buildings to small commercial strips, projects of varying sizes have successfully integrated the tax incentive as a key part of their financing packages. To create consistency in tax and accounting procedures throughout the life of the project, the tax incentive is most beneficial to property owners when considered in the early stages of planning the cleanup and redevelopment process.

How the Program Works: 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 be 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 state's 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.

In December 2006, Congress broadened the definition of hazardous substances to include petroleum products for purposes of the tax incentive. This change qualified previously ineligible sites for the tax incentive program, including thousands of former gas stations and underground storage tanks (UST). Properties listed or proposed for listing on EPA's National Priorities List (NPL) continue to be ineligible for the brownfields expensing tax incentive.

To be eligible for the brownfields expensing tax incentive, costs of environmental cleanup must 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 are all eligible expenditures. Expenses associated with site assessment and investigation activities at a qualified contaminated site also are 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 are simple and straightforward:

- The site owner determines that a hazardous substance or petroleum contamination is present or potentially present on the property and begins planning for a cleanup and redevelopment project.
- The site owner contacts the designated state agency to inquire about procedures for obtaining a statement that confirms the property is a brownfield site. The owner then provides the agency with documentation that shows whether hazardous substances or petroleum contamination are present or may be potentially present on the property.
- The designated state agency verifies submitted information and provides the site owner with a statement of eligibility for the tax incentive. In most cases, the review process is 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 is issued, the Internal Revenue Service (IRS) considers it valid for the life of the tax incentive.
- To claim the deduction, small business taxpayers write "Section 198 Election" on their income tax return next to the line where the deduction is claimed. Companies or partnerships with more than $10 million in assets fill out Schedule M-3.

Advantages for Brownfields Site Redevelopers: Integrating the tax incentive into a project's financing strategy can enhance project cash flow by offsetting cleanup costs. Prior to the availability of a 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, provides brownfields developers an added income boost during the year they invest in cleanup. Small businesses in the environmental cleanup and consulting sector have successfully completed brownfields cleanup and redevelopment projects with the help of the tax incentive and, as a consequence, have encouraged other businesses to seek out brownfields sites for redevelopment. The tax expensing incentive also can be used to leverage money targeted for construction. For example, in a situation where contaminated soil is capped with a parking lot, the costs related to the soil remediation and cap construction are expensible as cleanup costs.

Limitations: The Brownfields Tax Incentive is not frequently used, despite its great potential to support property cleanup and reuse. A key reason for the limited use of the incentive may be uncertainty over its availability over an extended period of time. The tax provision has never had long-term authorization and Congress allowed the provision to lapse five times since it was first introduced in 1997. However, retroactive reauthorizations allowed coverage to be available throughout the entire time period from the incentive's introduction in 1997 until today. In December 2010, the incentive was reauthorized for two years and is retroactive to January 1, 2010. The incentive will remain in effect through December 31, 2011.

Site owners may want to consult their state program or a tax attorney to determine activities that may be considered qualified expenditures. If a taxpayer decides to claim the incentive in future years because cleanup was completed during one of the periods in which the incentive's authority lapsed, an amended tax return can be filed up to three years after the original return was filed. An amended tax return must be filed within two years if a refund is sought.

In addition, the incentive is subject to "recapture," meaning that the gain realized from expensing is taxed as ordinary income rather than at lower capital gains rates when the property is later sold. This aspect of the tax incentive may discourage its use for projects where the developer is not the end-user. Details regarding how long a property must be held before the "recapture" provision is no longer applicable are not defined in statute or Treasury rulings.

ADDITIONAL INFORMATION

The U.S. EPA Brownfields Tax Incentive web site contains background information, program descriptions, frequently asked questions, case studies, and historical information. It is available at: <u>*http://www.epa.gov/swerosps/bf/tax/index.htm*</u>.

Designated state agency contacts are available at: <u>*http://www.epa.gov/swerosps/bf/stxcntct.htm*</u>.

SNAPSHOT – BOSTON, MASSACHUSETTS

A Dorchester neighborhood that at one time included 23 abandoned or demolished buildings now is a new intergenerational neighborhood called Boston's Hope, which is home to young children, their new foster families, and their new "grandparents." The $31 million transformation was made possible in part by a U.S. EPA Targeted Brownfields Assessment (TBA) grant, the federal Brownfields Expensing Tax Incentive, and a partnership between a local social service agency for families and children, and the Boston Aging Concerns Young and Old United, Inc. (BAC-YOU), an organization that finds housing for homeless seniors. Site assessment was made possible due to the EPA TBA. After the site was assessed, the city and BAC-YOU were able to begin cleanup of the site. Final cleanup costs for the new Boston's Hope project were over $290,000. Through the federal Brownfields Tax Incentive Program, BAC-YOU, the developer for the project, was able to deduct expenses incurred during the cleanup from its income taxes. The program helped the organization reach the Massachusetts cleanup standards required to prepare the once-contaminated properties for residential redevelopment. The Boston's Hope project includes 41 new and affordable apartments for 30 seniors, ten families and their foster children.

New Markets Tax Credits

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. Approximately 4,000 organizations are certified as CDEs. Brownfields developers can approach existing CDEs to help fund their projects or may, 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 October 2009, the CDFI Fund made 495 awards totaling $26 billion in allocation authority. This amount includes $5 billion in new allocations announced in October 2009 in addition to the $3 billion of Recovery Act-authorized allocations ($1.5 billion through the 2008 NMTC allocation round and $1.5 billion through the 2009 NMTC allocation round). As of September 30, 2009, allocation recipients reported raising qualified investments that add up to over $14.3 billion. All 99 of the 2009 recipients indicated that they will invest more than the minimally required 85 percent of qualified investment dollars into low-income communities. Specifically, CDEs securing 2009 allocations anticipate that 41 percent of their NMTC investments ($2.07 billion) will support business activity in low-income communities, and 57 percent (approximately $2.85 billion) will finance real estate projects, commercial endeavors such as retail and industrial projects, as well as community facilities such as health-care centers.

Demand for the tax credits remains high since the program's inception. About 250 applications requesting an aggregate $23.5 billion in authority were submitted for the 2010 round of the NMTC Program, in which $5 billion in new allocation authority is authorized. This unique funding mechanism is a viable option for many brownfields redevelopers, given the target investments that entities that receive allocations typically identify. CDFI anticipates announcing new allocations in early 2011.

How the Program Works: The NMTC program allows certified CDEs to competitively apply for an allocation from the CFDI 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. The investor can gain a potential return for a "qualified equity investment" in the CDE. 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. A five percent credit is received annually during the first three years after purchase and a six percent credit is received during the final four years. Thus, for each hypothetical $100,000 investment, an investor would realize $39,000 in tax credits. Investors may not redeem their investments 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 investor equity 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 (QLICIs). Over half of all CDE investments are investments in real estate or businesses. Eligible QLICIs include, but are not limited to, loans to or investments in businesses to be used for developing residential, commercial, industrial, and retail real estate projects. Examples of QLICIs 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; and
- 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 how 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 year to the CDFI Fund. Completing an application for CDE certification can be lengthy, but the process is straightforward and decisions by the CDFI Fund are made 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 to be certified 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:

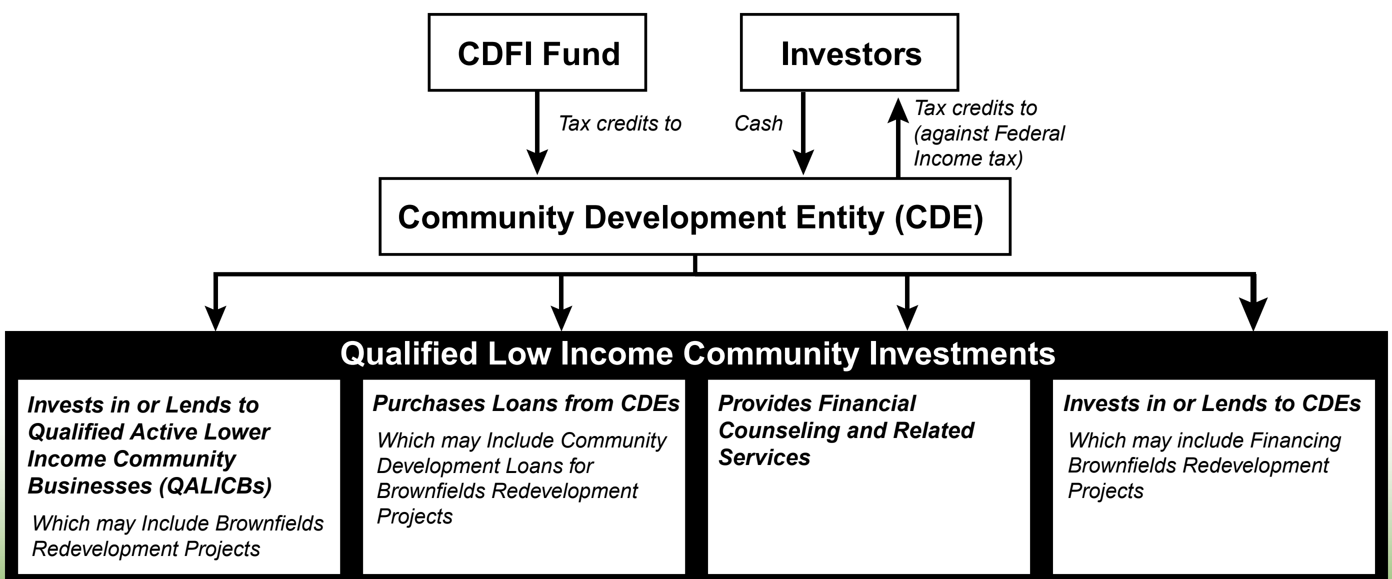
- An investor (taxpayer) decides to seek NMTCs.
- The investor identifies a CDE that received a NMTC allocation (listed on the Department of Treasury's web site) and is in the process of completing a mixed-use redevelopment project, which could be on a brownfields property.
- In exchange for the cash investment in the CDE's project, the investor receives 39 percent of the investment value in tax credits (in other words, $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, and federal programs such as the Department of Housing and Urban Development's Community Development Block Grants (CDBG) 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 that may not have ordinarily 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 of the recipients of tax credit allocations between 2007 and 2009 identified brownfields redevelopment as one of



the goals for their economic development efforts, but any CDE can potentially invest in a brownfield project. This is the easiest and most common approach. Brownfields developers should consult the CDFI/Treasury web site to identify CDEs operating in their state.

- Apply for and receive CDE certification.
- 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, 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 1.6 percent (about $79 million) of the 2009 allocations are expected to be used this way.

Through the first seven rounds of the NMTC Program, the CDFI Fund made 495 awards totaling $26 billion in tax credit allocation authority. The seventh round of allocations was announced in October 2009. The $5 billion in credits allocated in 2009 went to 99 private and nonprofit CDEs in 30 states, the District of Columbia, and Puerto Rico; entities receiving NMTC allocations anticipate making investments in 49 states. At the aggregate state level, total allocations range from $1.77 billion to 33 CDEs serving California, to $10 million to a CDE serving Hawaii. Total allocations to CDEs in 15 states—New York, Texas, Michigan, Ohio, Massachusetts, Illinois, Louisiana, Pennsylvania, Wisconsin, Washington, Maryland, North Carolina, Florida, New Jersey, plus California—exceed $500 million.

Limitations: CDEs can be a vital source of capital for brownfields revitalization. Because of the underwriting 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
601 13th Street, NW, Suite 200 South
Washington, DC 20005
NMTC Support Line: 202-622-6355
http://www.cdfifund.gov

The CDFI Fund web site 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 web site also 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 most recent QEI was posted in December, 2010.

SNAPSHOT – CHICAGO, ILLINOIS

The Bethel Center in Chicago, IL, is an award-winning, transit-oriented facility developed on a brownfield in Chicago's West Garfield Park area by Bethel New Life (BNL), a faith-based community development corporation. This LEED-certified multi-use facility brings a new commercial anchor to a dilapidated corner. The new facility consists of six storefronts, BNL's program offices, and service-oriented offices that include an employment center, a technology center, and a daycare facility. The Bethel Center was partially funded by a $4 million New Markets Tax Credit allocation that Bethel New Life received in 2003. The NMTC enabled Bethel New Life to receive construction funding, which provided the structure for a more flexible loan package. Prior to receipt of NMTC funds, BNL was denied financing for the project by several financial institutions that were uncertain about annual funding for employment and daycare programs that occupy about 65 percent of the building's space.

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: $1.85 per capita, with a minimum allocation of $2,125,000 per state. 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 the federally allocated amount 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 successfully used 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. 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, LIHTCs generated about 85 to 95 cents per tax-credit dollar. Recent turmoil in the financial market reduced demand for tax breaks. LIHTCs now bring only about 65 to 75 cents per tax credit-dollar. However, at the end of 2010 the market was showing signs of starting to bounce back.

State housing agencies administer the LIHTC program by reviewing tax credit applications submitted by developers and then allocating the credits. This 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 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. To the extent that brownfields housing projects include "green" technologies and sustainable development provisions, they may become more attractive to developers seeking LIHTCs.

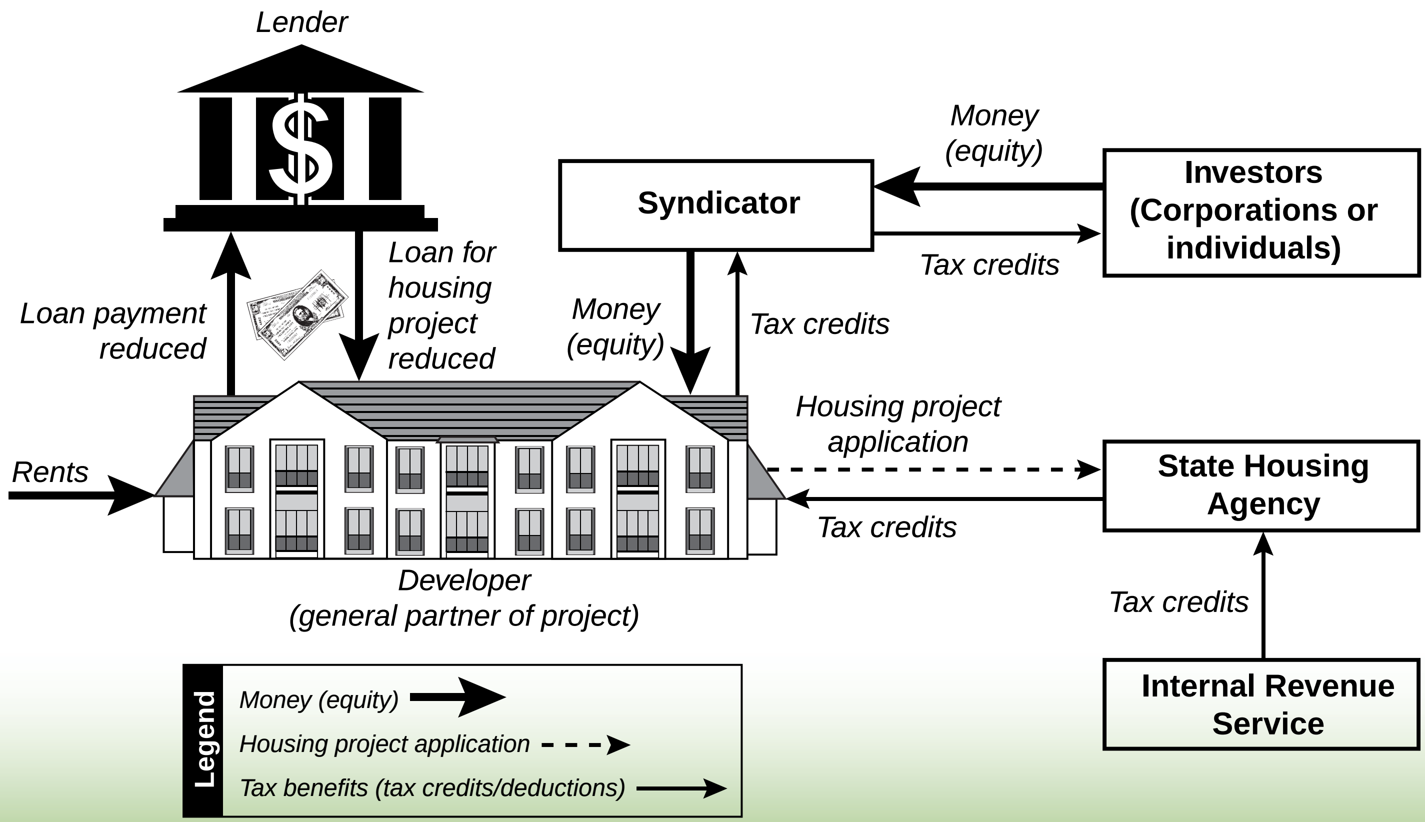
Over the past 20 years, states received significant levels of LIHTC allocations that supported the development of many housing units. Since beginning operation, the LIHTC program allocated $7.5 billion in federal tax credits to support 1,761,245 low-income housing units. Almost all new affordable multifamily construction undertaken since 2000 received a subsidy under this program. While some of the projects were conducted on brownfield sites, there actually is much more potential for the development of low-income housing on brownfield sites.

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 nine-percent tax credits for projects receiving no other federal subsidy, and four-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 equity capital from investors through syndication for their projects. The equity 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 nine-percent and four-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 whose incomes are at or below 50 percent of the area median income, or at least 40 percent of its units rented to households whose incomes are at or below 60 percent of the area median income. Although the developer may claim the tax credit directly, investors generally receive the credits 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 gain or 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 sites. 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 can lead to affordable housing for lower-wage workers that is located closer to their place 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 brownfields property in instances where they otherwise may 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 ad-vantageous 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 non-profits since 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 (currently well below the 2007 high of 95 cents to the dollar) limits 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 web site, which contains an extensive database of information on projects that have used the LIHTC.

HUD User
PO Box 23268
Washington, DC 20026-3268
Toll Free: 1-800-245-2691
http://www.huduser.org/datasets/lihtc.html

In addition, several housing non-profit and advocacy groups track LIHTC trends and activities, including:

National Low Income Housing Coalition. Among other useful information, their website includes a state resources menu that provides information about individual state programs and contacts.

National Low Income Housing Coalition
727 15th Street NW, 6th Floor
Washington, DC 20005
202-662-1530
http://www.nlihc.org

National Association of Local Housing Finance Agencies. This is a non-profit national association of professionals working to finance affordable housing. Members include city and county agencies, non-profits, and for-profit firms.

National Association of Local Housing Finance Agencies
2025 M. Street, NW, Suite 800
Washington, DC 20036
202-367-1197
http://www.nalhfa.org

SNAPSHOT – PORTLAND, OREGON

LIHTCs were among the 14 public and private funding sources that financed the $4.4 million Abina Corner mixed-use development in Portland that includes 48 units of affordable housing built over 12,000 square feet of commercial space. The project, which was built on a brownfield site, includes a child care center and a second-floor courtyard and play lot. Albina Corner is adjacent to bus lines and near a major light rail station. The area also is a gateway to several inner-city neighborhoods impacted by brownfields.

Historic Rehabilitation Tax Credits

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). The historic rehabilitation tax credit is well-suited for packaging with other economic development grant and loan programs. In FY 2009, 91 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.

Since 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 non-certified 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, non-certified 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.

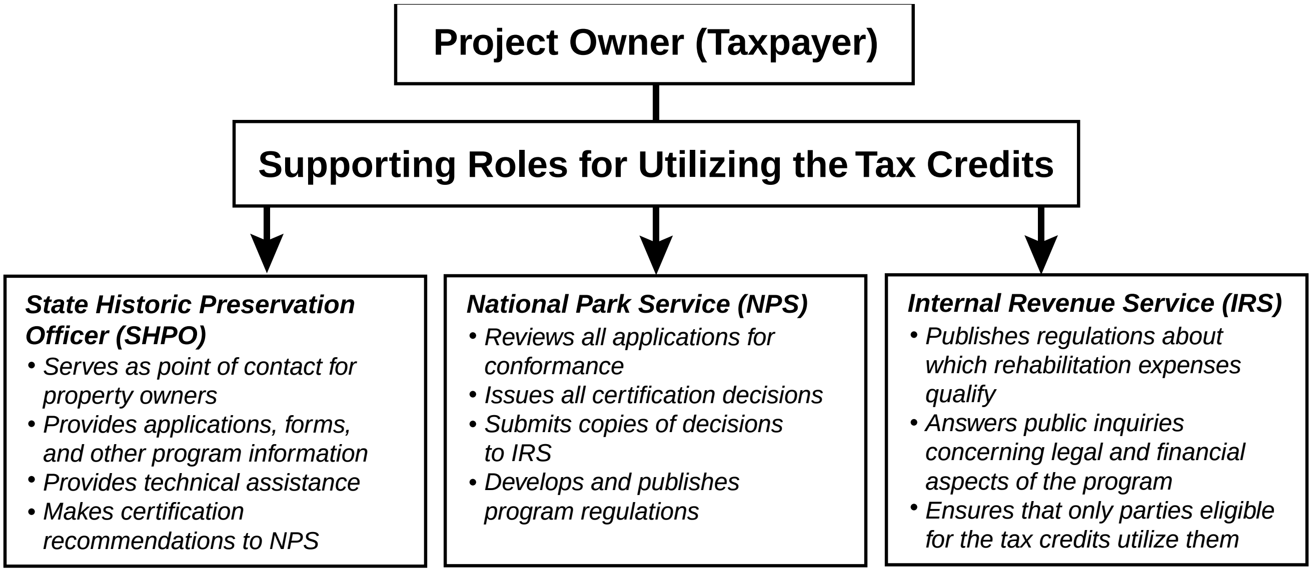
In addition, a rehabilitation project must meet several IRS criteria to qualify for the tax credit:

- 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 non-certified, non-residential 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 buildings 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 creates a powerful incentive and provides developers with increased cash flow that 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 $4.7 billion in structural rehabilitation work was carried out in 2009 at 1,044 project sites. This 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 nearly 71,000 jobs and the development of more than 13,700 housing units in 2009. Over 6,700 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.

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 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/CDBG, and USDA rural development; and
- 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 can sometimes 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 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 can require a large rehabilitation expenditure for 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

National Park Service
Heritage Preservation Services
1201 Eye St., NW (2255)
Washington, DC 20005
202-513-7270
http://www.cr.nps.gov/hps/tps/tax

The National Park Service's Web site provides access to detailed tax incentive information, regulations, applications, and rehabilitation standards. A general overview of the Federal Historic Preservation Tax Incentives can be found at *http://www.nps.gov/history/hps/tps/tax/download/HPTI_brochure.pdf*.

SNAPSHOT – BALTIMORE, MARYLAND

Federal and state historic tax credits were important incentives that allowed developers of the HF Miller Tin Can and Box Company site in Baltimore to transform a decaying 80,000 square foot manufacturing facility next to a disadvantaged neighborhood into Miller Court, a structure that now supports non-profits and provides affordable housing for Baltimore teachers. The property's designation as a historic site allowed the developers to obtain $5.5 million in federal and state historic preservation tax benefits and a $6 million New Market Tax Credit, all of which helped make the $20 million project possible.

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. Americans used renewable energy sources, including water (hydroelectric), wood, biofuels, wind, organic waste, geothermal, and solar, to meet about eight percent of total energy needs and 10 percent of electricity generation needs in 2009. The U.S. Energy Information Administration projects that renewable-generated electricity will account for 17 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 estimates that there are approximately 490,000 sites and almost 15 million acres of potentially contaminated properties across the United States that are tracked by EPA. This estimate includes Superfund sites, Resource Conservation and Recovery Act (RCRA) sites, abandoned mine lands, and some brownfields. Cleanup goals are achieved and controls put in place to ensure long-term protection for more than 917,000 acres of formerly contaminated lands. Through coordination and partnerships among federal, state, tribal and other government agencies, utilities, communities, and the private sector, many new renewable energy facilities may be developed on many remaining potentially contaminated properties.

Combining energy incentives with contaminated land cleanup incentives can allow investors and communities to create economically viable, non-polluting, 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), and the American Recovery and Reinvestment Act of 2009 (ARRA), 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 subsequently 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 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 when 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 2008-14 (*http://www.irs.gov/irb/2008-14_IRB/ar12.html*) was issued in March of 2008 to further clarify the rules. DOE's National Renewable Energy Laboratory published a report (*http://www.nrel.gov/docs/fy07osti/40467.pdf*) that provides 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 (*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. 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 have an electricity-only generation efficiency of 26 percent or higher.
- **Combined Heat and Power (CHP).** CHP systems, also known as cogeneration, recover heat from waste to generate electrical and/or mechanical power for heating, cooling, dehumidification, and other uses. 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 exceed 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 taxpayer receiving the tax credit must be the original user or constructor of the building. 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."

ARRA allows taxpayers eligible for the business energy investment tax credit to apply for and receive a non-competitive grant from the U.S. Treasury Department in lieu of taking the tax credit for new installations. The maximum amount of the grant is limited to 30 percent or 10 percent of the eligible costs, depending on the type of project. The grant is only available to systems where construction begins prior to the end of 2011. Applications for the grant are available on the U.S. Department of Treasury's website (*http://www.treas.gov/recovery/1603.shtml*).

Renewable Electricity Production Tax Credit

The renewable electricity production tax credit reduces the federal income taxes of qualified tax-paying 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 expanded numerous times, most recently in October 2008 and in February 2009.

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 deadline for placing systems in service and qualifying for the tax credit is the end of 2013, except for wind projects, which must be placed in service by at the end of 2012. The duration of the credit is generally 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.

ARRA allows taxpayers eligible for the production tax credit the alternatives of taking the business energy investment tax credit (described above) or receiving a grant from the U.S. Treasury Department for new installations. The grant is only available to systems where construction begins prior to the end of 2011. Applications for the grant are available on the U.S. Department of Treasury's website (*http://www.treas.gov/recovery/1603.shtml*).

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 is extended through 2012. A first-year 100 percent deduction may be taken for certain property placed in service after September 8, 2010, and before January 1, 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 (*http://www.irs.gov/publications/p946/index.html*).

Renewable Energy Production Incentive

Established by the federal Energy Policy Act of 1992, the federal Renewable Energy Production Incentive (REPI) provides incentive payments for electricity generated and sold by new qualifying renewable energy facilities owned and operated by government and non-profit entities. Qualifying systems are eligible for annual incentive payments of 1.5 cents per kilowatt-hour in 1993 dollars (now 2.2 cents per kilowatt-hour indexed for inflation) for the first 10-year period of their operation, subject to the availability of annual appropriations in each federal fiscal year of operation. REPI is designed to complement the federal renewable electricity production tax credit, which is available only to businesses that pay federal corporate taxes.

Qualifying systems must generate electricity using solar, wind, certain geothermal, certain biomass, landfill gas, livestock methane, or ocean resources (including tidal, wave, current, and thermal). An eligible facility must be operational before October 1, 2016. The production payment applies only to the electricity sold to another entity. Eligible electric production facilities include not-for-profit electrical cooperatives, public utilities, state governments and their political subdivisions, U.S. territories, the District of Columbia, and Indian tribal governments. Appropriations are authorized through fiscal year 2026. Program funding is determined each year as part of DOE's budget process, therefore, the full amount of incentive payments may not be available. Funds will be awarded on a pro rata basis, if necessary. More information, and details about the application procedures, are provided on DOE's REPI website (*http://apps1.eere.energy.gov/repi/*).

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 non-taxable. Eligible dwelling units include houses, apartments, condominiums, mobile homes, and similar properties. This exclusion may not apply to electricity-generating systems if a taxpayer claims 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 and is now effective through the end of 2011. 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, meet minimum efficiency standards established by DOE, and building envelope improvements account for at least one-fifth of the reduction in energy consumption. IRS Notice 2006-27 (*http://www.irs.gov/irb/2006-11_IRB/ar12.html*) provides guidance for this credit. Manufactured homes must also 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 (*http://www.irs.gov/pub/irs-drop/n-06-28.pdf*) provides guidance for the credit for building energy-efficient manufactured homes.

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. Energy projects can be ideal at brownfields for which there is insufficient market interest to support more traditional economic redevelopment projects. These properties may have been idle for years and can be purchased relatively inexpensively.

Limitations:

The descriptions of these incentives are simplified versions of those contained in the tax code, which often contains additional caveats, restrictions, and modifications. 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 website on RE-Powering America's Land, *http://www.epa.gov/oswercpa/*, which 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 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 and funded by DOE, DSIRE is an ongoing project of the N.C. Solar Center and the Interstate Renewable Energy Council and is updated frequently.
- EPA established the Combined Heat and Power Partnership in 2001 to encourage cost-effective CHP projects by fostering cooperative relationships with the CHP industry, state and local governments, and other stakeholders. The CHP Partnership website is at *http://www.epa.gov/chp/*.

SNAPSHOT – EUGENE, OREGON

SeQuential Biofuels is the first all-biofuels filling station in Oregon. The station and adjacent natural foods convenience store were built on a 0.7-acre petroleum brownfield in Eugene. The design for the service station and retail center incorporated many sustainable development elements, such as solar power, passive solar heating, bioswales, and a green roof. The project team assembled a creative financing package that included $250,000 in business energy tax credits that helped make the energy efficiency and alternative fuel components of the project possible. The project was recognized for energy innovation with a special Phoenix Award in 2007.

State Finance Support

Many states adopted their own financing programs and approaches to enable integration of traditional state development programs into the brownfields financing mix. Such programs include tax incentives and credits, targeted financial assistance, as well as direct brownfields financing.

Although many states are facing difficult budget choices that may reduce funding or suspend some programs due to the recent economic downturn, all states have ongoing economic development, environmental, transportation, infrastructure, and other programs and incentives that can contribute to brownfields revitalization. States can help communities channel resources and incentives toward community development, job creation, and similar activities to address brownfields cleanup and redevelopment. Increasingly, effective approaches involve linking federal and state development programs to provide the continuum of financing needed to address brownfields challenges, from assessment and cleanup to redevelopment and reuse. (For more information on financing brownfields redevelopment projects, see Financing Brownfields: State Program Highlights, at *http://epa.gov/brownfields/partners/finan_brownfields_epa_print.pdf*).

Key types of state programs are described below.

State Tax Credits, Abatements, and Other Incentives

Tax-based programs help a brownfield project's cash flow by allowing resources normally spent to pay taxes to be used for site assessment or cleanup. This can help site redevelopers find financing to address contaminated properties. The extra cash flow resulting from a tax break also can improve a project's appeal to lenders. State and federal tax incentives historically are used to channel investment capital into economic development of distressed areas, such as "enterprise zones," and to promote job creation, housing development, or other desired community and social outcomes. Targeting brownfields is a natural extension of this economic incentive. Most brownfield-related tax incentives aim to offset cleanup costs or provide a buffer against increases in property values that would raise tax assessments before the site preparation costs are paid off. About half of the states offer some type of tax incentive, including:

- Deferral of increased property taxes (North Carolina, Texas, and Connecticut);
- Remediation tax credits (Illinois, Ohio, and Wisconsin);
- Property tax abatements for prospective purchasers taking sites through a state voluntary cleanup program (Kentucky);
- Cancellation of back taxes (Wisconsin);
- Rebates of sales taxes to offset cleanup costs (New Jersey);
- Tax incentive "menu" to enhance reuser financial flexibility (Missouri);
- Job creation and affordable housing tax incentive "bonuses" (Florida); and
- Business tax offset (Michigan).

Targeted Financial Assistance Programs

Gaps in the availability of capital, especially for financing site cleanup and preparation, remain the biggest barrier to brownfields reuse. Many states address this by establishing financing incentives—either through direct financing tools, such as loans or grants, or indirect financing assistance, such as project subsidies. These programs are intended to meet one of several objectives. They can be targeted to help finance specific parts of the project, such as site preparation; to increase the lender's comfort by offering guarantees to limit the risk of potential losses; or to ease the borrower's cash flow by filling certain capital needs or offsetting the upfront costs of site cleanup. Twenty-three states offer some sort of targeted brownfields financial assistance, including:

- Tax increment financing (TIF) guarantee program, which brings additional comfort to TIF-backed efforts at brownfield sites (Pennsylvania);
- Forgivable remediation loans, recently expanded to petroleum sites (Indiana);
- Low-interest loans and loan guarantees for a range of site activities including contractor/tax lien purchases (Florida);
- Insurance subsidies (Massachusetts and Wisconsin);
- Brownfield redevelopment authorities (Michigan);
- Focus on agricultural-related contaminants (Kansas); and
- Brownfield redevelopment loan program (Illinois).

Direct Brownfields Financing

About 15 states have programs to provide direct brownfields financing, usually in locations or situations where the private sector may be reluctant to provide funds. Although several of these programs have been significantly cut or placed on hold as states grapple with budget shortfalls, they are illustrative of the types of support that states deem vital to trigger brownfield revitalization:

- Rural loan fund for small cities backed by Community Development Block Grants (Washington);
- Targeted bond issue proceeds (Ohio, through the Clean Ohio Revitalization Fund);
- Low-interest cleanup loans (Delaware, Indiana, and Wisconsin);
- Remediation grant funds (New Jersey and Minnesota);
- State revolving loan or redevelopment funds (Indiana, Michigan, Wisconsin, and Massachusetts);
- Capital grants for "green" components of redevelopment projects (Pennsylvania); and
- Matching grants to leverage federal programs with matching requirements (Indiana).

Facilitating Brownfield Financing

As revenues decline, more states explore initiatives that expedite the financing process, attract other program resources, and save money in the long run. At least a dozen states have some type of "low-cost/no-cost" initiative in place to facilitate financing with minimal cash outlays, using tools such as cancellation of delinquent taxes for new purchasers as part of an agreement to clean up contaminated property. State budget crises have increased the focus on these approaches:

- Linking site owners to state voluntary cleanup programs (VCPs) and brownfields programs that can clarify or provide relief from liability and facilitate the use of environmental insurance.
- Educating site owners about ways in which state VCPs and brownfields programs can facilitate access to other financing tools, such as use of the federal brownfields tax expensing incentive.
- Helping site owners implement institutional controls, engineering controls, or innovative technologies in ways that allow cleanup and redevelopment to take place concurrently rather than sequentially, saving time and money.

Adapting Traditional Development Programs to Meet Needs of Brownfield Redevelopment

As with federal programs, many state programs were designed, and their rules defined, long before brownfields concerns surfaced. Many states are exploring ways to adapt traditional community and economic development financing programs to meet brownfield reuse needs by expanding eligibility criteria and program goals to include environmental assessment, cleanup, and site preparation. In many states, these involve a combination of incentives that may include loan programs; loan guarantees; tax credits, abatements, and other incentives; state enterprise zones; state clean water revolving loan funds; state transportation funding allocations; and financing enhancements linked to state VCPs.

Loan Programs: Nearly every state offers economic development loans that can provide excellent leverage if properly coordinated with, and targeted to, the special financing needs of brownfields. Loans are made directly to or through development agencies, authorities, or corporations. These programs are capitalized from a variety of sources, including general appropriations, fee collections, or repayments from previous federal or state project loans.

Illinois offers a Brownfield Redevelopment Loan Program that provides low-interest loans to local governments and private parties for site assessment, remediation, and demolition costs. This is intended to complement the state's existing grant program, which gives cities fixed-rate loans to pay for site assessments and the preparation of cleanup plans. The Mississippi River town of Rock Island used these programs, in conjunction with federal transportation funds, to transform a derelict riverfront manufacturing site into a new mixed-use commercial and residential development. The state programs helped with site preparation and construction of the infrastructure needed to serve the new uses. Kansas City tapped into Missouri state business development programs to clean up and transform the former Kansas City Terminal Railway yard into unique office space, creating 600 new jobs.

Loan Guarantees: Many states offer loan guarantees to minimize the risks that make financial institutions hesitant to lend to projects on brownfield properties. Small businesses, start-ups, and new technology ventures typically are viewed by traditional lenders as especially risky and often are provided for in state loan guarantee programs. While relatively few loan guarantees are provided specifically to address environmental risks, loan guarantees for this purpose fall within the scope of many states' existing programs. In particular, loan guarantees can help attract private investments at sites where federal infrastructure or site improvement programs are involved. To this end, Florida has added a loan guarantee program to its brownfields toolbox. Florida's program provides five years of guarantees or loan-loss reserves for primary-lender loans made to redevelopment projects in defined brownfields areas.

Tax Credits, Abatements, and Other Incentives: State incentives can help a project's cash flow, and many states link their incentives programs to federal program incentives. The incentives can attract investment capital and promote economic development in economically distressed areas, including those with brownfields.

Some states, such as Wisconsin, successfully linked state tax incentives (such as forgiveness of back taxes) with federal tax credits. At the Sherman Park project in Milwaukee, forgiveness of nine years of back taxes attracted a small community developer to an abandoned but historically significant gas station dating back to the 1930s. The developer also used federal historic rehabilitation tax credits and city business development loan funds to redevelop the site.

In Rhode Island, state historic preservation tax credits are linked with federal incentives to create a powerful inducement to renovate historic, and often abandoned, brownfield sites. A considerable number of residential rental units were developed using this combined incentive package, which can recover as much as 40 percent of renovation costs.

In Colorado, tax credits were established to encourage smaller site cleanups. The state program provides a 50 percent tax credit against the first $100,000 of cleanup costs, 30 percent of the second $100,000, and 20 percent of the next $100,000.

State Enterprise Zones: More than 30 states currently administer their own enterprise zone programs that offer tax, training, and other development incentives to encourage investment and job creation in economically distressed areas. Nationwide, states have designated more than 1,400 areas as enterprise zones. Most state enterprise zone programs provide some blend of fiscal incentives, such as tax credits, tax abatements, and access to low-cost development capital, and these could be targeted to brownfield projects. A brownfields developer working to create a shopping complex in Elizabeth, New Jersey, for example, was able to market a former dump site because of the reduced sales tax incentive (only three percent) available to commercial operations located within the state-designated enterprise zone.

State Clean Water Revolving Loan Funds: The U.S. EPA provides annual funding to each state to capitalize its Clean Water State Revolving Loan Funds (CWSRLFs). This funding has considerable potential at brownfields where water quality is an issue. In particular, a brownfield cleanup to correct or prevent water quality problems can be considered eligible for CWSRIF funds if it focuses on abatement of polluted runoff, control of storm water runoff, correction of groundwater contamination, or remediation of petroleum contamination. States can use their CWSRLFs to make low-interest or no-interest loans for up to 20 years to cover the costs of brownfields-related activities such as excavation and disposal of underground storage tanks; capping of wells; excavation, removal, and disposal of contaminated soil or sediment; or environmental site assessments.

EPA allows communities, municipalities, individuals, citizen groups, and nonprofit organizations to apply for loans from the CWSRIFs. Each state determines which entities may use its revolving loan fund resources. Usually, loans are repaid through developer fees; recreational fees; dedicated portions of state, county, or local government taxes; storm water management fees; or wastewater user charges. Only a few states, notably New York, New Mexico, and Ohio, encourage the use of these resources for brownfields-related projects. Ohio is recognized as the national leader in this regard. In Cleveland, the Grant Realty Company used a clean water revolving loan from Cuyahoga County to clean contaminated groundwater and soil at a 20-acre industrial site and prepare the site for commercial use. Repayment is coming from the income stream of a tank-cleaning operation located on the site, with a personal loan guarantee and second mortgage as collateral.

State Transportation Funding Allocations: Many states are encouraging communities to use transportation funds for brownfields. As a growing list of examples shows, redevelopment projects often can be conducted in conjunction with transportation-related projects. Some brownfields are old transportation facilities in need of upgrading. The City of Portland, Oregon, reused brownfields as part of its Macadam District and Union Station area neighborhood redevelopments. In some cases, brownfields redevelopment projects may need transportation infrastructure improvements to make the project more marketable, typically by expanding access for vehicles, freight, or passengers. Buffalo, New York, did this with its William Gaiter Parkway project, as has Old Town, Maine, with its waterfront redevelopment initiative. Brownfield cleanups increasingly are incorporating transportation projects as part of the site cleanup by using roads, parking lots, and other transportation structures as caps to limit exposures to subsurface contamination. Towns from Emeryville, California, to Bridgeport, Connecticut, used transportation funding for these purposes.

Financing Enhancements Linked to State VCPs: Every state now has a voluntary cleanup program (VCP). Some VCPs significantly expanded and improved since passage of the Brownfields Law, which provided funding for states to develop and enhance such programs. State VCPs make the cleanup process more predictable and bring more certainty to brownfields reuse by offering some liability relief. This increased level of certainty in brownfields transactions is recognized in the private financing and real estate markets. State VCPs are continuing to evolve and are expediting the financing process by attracting seed resources or offering incentives to leverage private investment in brownfields projects. Milwaukee, Cincinnati, and other cities link local incentives to redevelopment at sites that complete the state VCP process. In addition, the federal brownfield tax expensing incentive is available only to site owners whose properties are certified as a brownfield by a state VCP or designated state agency.

State Incentives for Renewable Energy Development: EPA encourages renewable energy development on current and formerly contaminated land and mine sites. In addition to federal tax incentives for energy efficiency and renewable energy development (which are described in the previous section), individual states offer a variety of incentives for renewable energy generation and contaminated land redevelopment.

EPA's website on RE-Powering America's Land, *http://www.epa.gov/oswercpa/* includes maps of the renewable energy potential of current and formerly contaminated land and mine sites and fact sheets that provide information for each state on available funding (grants, loans, bonds, etc.), tax incentives (abatements, deductions, credits, etc.), technical assistance, and other incentives offered at the state level. There also is information on renewable portfolio standards, net metering, public benefits funds, electricity generation by energy source, limitations on liability, estimated number of contaminated properties, and points of contact for each state.

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(5105T)

EPA 560-K-11-002
April 2011
www.epa.gov/brownfields/