



# 2021 Brownfields Federal Programs Guide





# Brownfields Federal

Partnerships

Collaboration

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### USING THIS GUIDE

The entry for each federal agency or organization describes its mission and its connection to brownfields, and lists the programs that provide technical or financial assistance relevant to brownfields. Descriptions of eligibility requirements, availability, and uses/applications are included. Most federal programs receive appropriated funds for these programs on an annual basis, but the amount available each year can vary significantly. Please visit the individual agency websites for updated information on program availability and resources.

Each entry also includes the appropriate phase(s) within the brownfields redevelopment process for using the resource, such as in the planning, assessment, cleanup, and/or redevelopment phase. Entry “snapshots” illustrate brownfields redevelopment projects that successfully leveraged funding and provide examples of how federal programs help stimulate brownfields cleanup and redevelopment across the country.

The section on **Federal Tax Incentives and Credits** describes the federal tax incentives programs that could support brownfields cleanup and revitalization.

EPA encourages stakeholders to think broadly about brownfields cleanup and reuse, and take advantage of the numerous sources of support available for technical and financial assistance. In addition to the federal resources discussed in this guide, partnerships with local, regional, and state governments as well as philanthropic organizations can support brownfields-related redevelopment projects. For additional information, contact your EPA Regional Brownfields or Land Revitalization Coordinator. (Click on the map on **Brownfields and Land Revitalization Activities Near You** at <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-activities-near-you>).

# Introduction

EPA's [Brownfields and Land Revitalization Program](#) empowers states, communities, and other stakeholders to work together to assess, safely clean up, and sustainably reuse brownfields. EPA provides communities with essential funding (via assessment, cleanup, multipurpose, revolving loan fund (RLF) and job training grants) and free access to expertise (via technical assistance and targeted brownfield assessments). EPA brownfields grants and technical assistance are catalysts that spark environmental cleanup and lead to brownfields revitalization.

However, EPA brownfields funding often provides only a portion of the total investment needed to clean up and revitalize brownfields. Leveraging and building partnerships at the local level are essential for successful brownfields revitalization. Often communities must identify additional sources of funding and financing to complete a brownfield redevelopment project. They must leverage federal, state or foundation grants and obtain additional financial support from a variety of public and private sources.

Finding, understanding, and meeting the qualifications for federal grant and loan programs can be confusing, time-consuming, and difficult. To make this task easier, EPA publishes this *Brownfields Federal Programs Guide* every two years. The guide provides a central source of up-to-date information about federal programs that offer grants, loans, and/or technical assistance to support brownfield activities at the various stages of the brownfields redevelopment process—planning, assessment, cleanup, and redevelopment. EPA hopes that this guide is a useful tool for communities starting their search for resources to leverage towards their brownfields redevelopment projects.

EPA's Land Revitalization Program website (<https://www.epa.gov/land-revitalization>) offers numerous tools for communities working on revitalization of brownfield sites and other types of contaminated properties.

Some tools especially helpful to leveraging include:

- [Community Actions that Drive Brownfields Redevelopment](#) outlines the specific actions a community can take to attract investment to a brownfield site by reducing the uncertainties inherent in the redevel-

EPA brownfields grants assist communities in meeting their initial funding needs and leveraging other dollars. As of 2021, communities nationwide collectively had leveraged \$34.5 billion, which is about \$20.13 for each EPA brownfields dollar spent. In addition, these communities leveraged 10.3 jobs per \$100,000 of EPA brownfields funds expended on assessment, cleanup, and revolving loan fund cooperative agreements. EPA's Brownfields Program website (<http://www.epa.gov/brownfields>) has a wealth of information about brownfields grants, technical assistance, and resources.

opment process. Investors equate uncertainty with higher risk. Communities can act to reduce or eliminate ambiguities surrounding the site by preparing the site for development. Answering key questions about ownership status, environmental and market conditions, development opportunities and constraints, and viable future uses of a property are just a few of the actions a community can take. (<https://www.epa.gov/land-revitalization/community-actions-drive-brownfields-redevelopment>)

- EPA's [Anatomy of Brownfields Redevelopment](#) explains the brownfields cleanup and reuse process from the real estate development perspective. (<https://www.epa.gov/brownfields/anatomy-brownfields-redevelopment-0>)
- EPA's [Setting the Stage for Leveraging Resources for Brownfields Revitalization](#) is a tool that communities can use to identify approaches for attracting additional resources, including the federal resources for community revitalization addressed in the *Brownfields Federal Programs Guide*. It includes a step-by-step guide to help localities organize their leveraging efforts for brownfields and community revitalization and prepare a successful leveraging effort. The document also includes case studies and an overview of assistance available from EPA for enhancing community capability to leverage available resources for brownfields projects. (<https://www.epa.gov/brownfields/setting-stage-leveraging-resources-brownfields-revitalization>)

- EPA’s guide, [Cleaning Up Brownfields Under State Response Programs — Getting to “No Further Action”](https://www.epa.gov/brownfields/cleaning-brownfields-under-state-response-programs-getting-no-further-action) is a central source of information about state voluntary cleanup programs. It summarizes information gathered from state response program contacts and state response program websites. Communities may be able to leverage additional resources and technical assistance that may be available at the state level. (<https://www.epa.gov/brownfields/cleaning-brownfields-under-state-response-programs-getting-no-further-action>)

## The 2021 Edition of the Brownfields Federal Programs Guide

The *2021 Brownfields Federal Programs Guide* describes the financial and technical assistance resources available from federal agencies for brownfields and land revitalization projects. Each entry describes the assistance available from a federal agency. Entries include information about eligibility, availability, website links and contacts. An agency “snapshot” highlights a local project that leveraged funding or technical assistance to support a brownfield redevelopment project.

Since the 2019 edition of the *Guide*, EPA and other federal agencies have added, eliminated or revised many of their programs that address brownfields and land revitalization. Here are some highlights of what has changed over the past two years:

- **The National Institute of Environmental Health Sciences** has two recent developments:
  - The NIEHS Worker Training Program launched a new website with important educational resources for workers dealing with the spread of COVID-19. The initiative got underway after Congress passed a supplemental appropriation of \$10 million “for worker-based training to prevent and reduce exposure of hospital employees, emergency first responders, and other workers who are at risk of exposure to coronavirus through their work duties.” (<https://tools.niehs.nih.gov/wetp/covid19worker/index.cfm>)
  - The NIEHS Superfund Research Program’s Small Business Innovation Research Grants Program (page 39) is specifically interested in proposals applying new engineering, bioengineering, and biotechnology approaches to develop novel strategies to characterize,

EPA also encourages communities to explore state tax credits, loans, loan guarantees, grants, technical assistance and other incentives. Please visit your local state agency website for information on these.

monitor, and remediate hazardous substances at contaminated sites.

- **The Department of Transportation’s *Better Utilizing Investments to Leverage Development (BUILD)*** Transportation Grants Program is now known as the *Rebuilding American Infrastructure with Sustainability and Equity (RAISE)* program. The eligibility requirements, uses, and applications for these grants remain unchanged.
- **The Environmental Protection Agency’s Office of Brownfields and Land Revitalization** has six new partners for its Technical Assistance to Brownfields Communities (TAB) Program. In 2021, OBLR awarded five-year grants to the following organizations: The University of Connecticut, the New Jersey Institute of Technology, The West Virginia University Research Corporation, the International City/Council Management Association, Kansas State University, and the Center for Creative Land Recycling. These organizations will offer technical assistance services directly to communities through the TAB Program.
- **The National Endowment for the Art’s *Art Works Grants Program*** is now known as the *Grants for Arts Projects Program*. This is NEA’s principal grants program, and its goal is to support public engagement with, and access to, various forms of art across the nation, the creation of excellent art, learning in the arts at all stages of life, and the integration of the arts into the fabric of community life.

In addition, final regulations on Qualified Opportunity Zones were issued by the IRS in December 2019. The final regulation contains rules to facilitate brownfield redevelopment, including several provisions to support Qualified Opportunity Fund (QOF) investment in brownfields assessment, cleanup, and redevelopment. These regulations were later updated in June 2020 and January 2021 to provide relief to QOFs and Investors affected by the ongoing COVID-19 pandemic. Additional information is available in the **Federal Tax Incentives and Credits** chapter.

## Federal Response to the COVID-19 Pandemic

In 2020 and 2021, Congress enacted two laws in response to the COVID-19 pandemic: the Coronavirus Aid, Relief, and Economic Security Act of 2020 (also known as the CARES Act), and the American Rescue Plan Act of 2021.

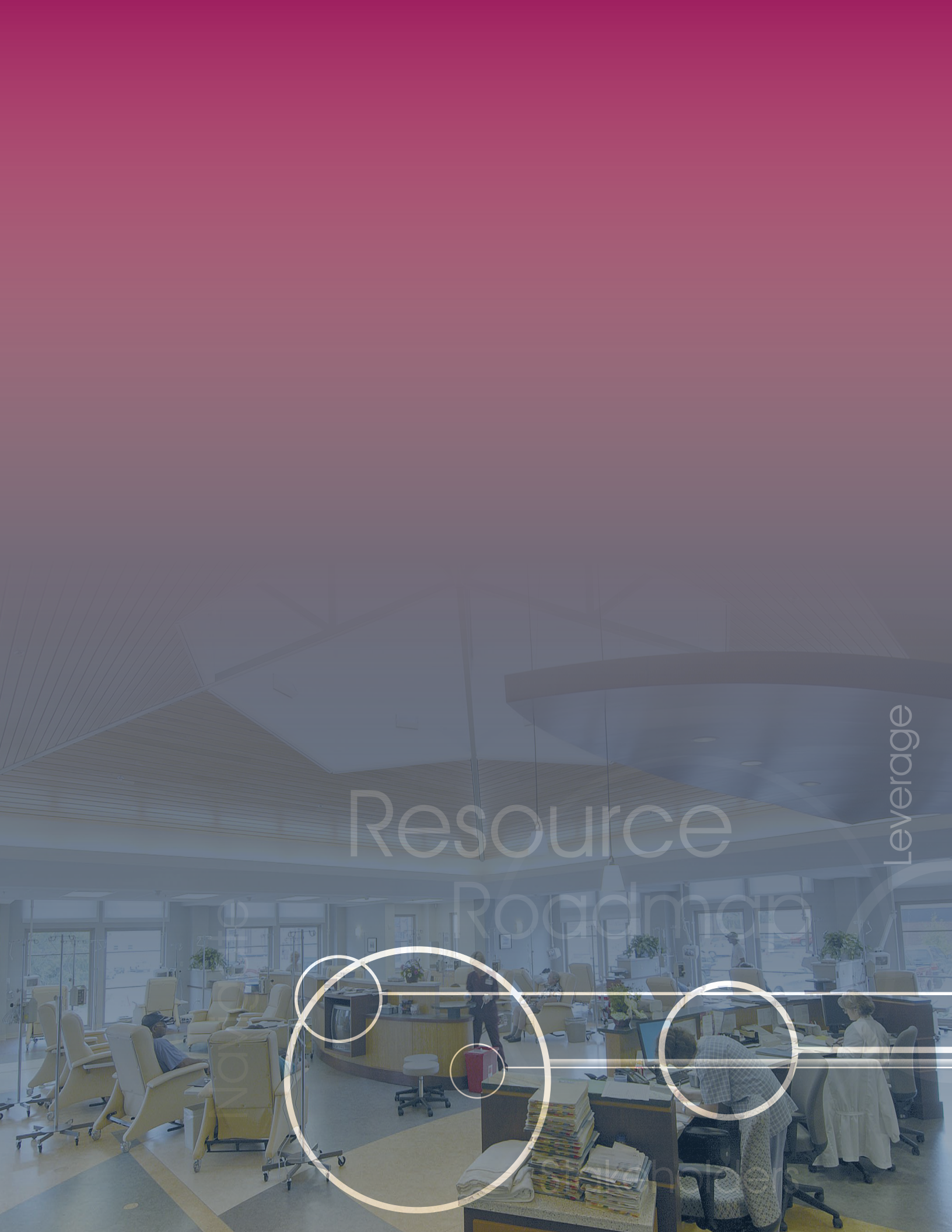
The CARES Act was an economic stimulus bill to mitigate the economic fallout of the pandemic and included several allocations through existing federal programs that may be used for brownfields-related initiatives. These include:

- \$3.75 billion to the Appalachian Regional Commission (ARC) to strengthen and stabilize the region's Community Development Financial Institutions and other mission-driven development finance lenders (see page 2).
- \$5 billion in additional funding for the Department of Housing and Urban Development's (HUD) Community Development Block Grants program (see page 45).
- \$1.5 billion in additional funding for the Economic Development Agency's (EDA) Economic Adjustment Assistance program (see page 17).

- \$25 billion in Transit Assistance funding to the Federal Transit Administration (FTA) (see page 64.)
- \$376 billion in Small Business Administration (SBA) grants, loans, and other resources (see page 96.)

The American Rescue Plan builds upon many of the measures in the CARES Act, and provides additional funding for economic recovery, infrastructure, and environmental progress. This includes:

- \$350 billion to state, tribal, and local governments for fiscal recovery. Allowed uses include projects "to address the negative economic impacts" of the COVID crisis including support to nonprofit organizations and small businesses, and for "sewer, water & broadband infrastructure."
- \$10 billion to states (\$100 million guaranteed to each state, tribe, and territory) for critical capital projects.
- \$30.5 billion in FTA funds.
- \$3 billion for EDA grant programs.
- \$100 million in U.S. EPA Environmental Justice Grants to respond to "pollution and disparate impacts of the COVID-19 pandemic."



# Resource

# Roadmap

Leverage





# Navigate and Leverage Federal Programs with a “Resource Roadmap”

While this Federal Programs Guide can be very useful in identifying and understanding specific resources which can be used to fund and finance brownfields and community revitalization, community officials and other brownfield stakeholders may be overwhelmed by this plethora of complicated resources. Creating a roadmap can help communities navigate best use of these resources.

You can find roadmap approaches in U.S. EPA’s guidebook [Setting the Stage for Leveraging Resources for Brownfields Revitalization](#) and the [Resource Roadmap](#) planning tool (available as part of the [Land Revitalization Toolkit](#)). Below is a summary of a step-by-step “Resource Roadmap” approach for how your organization utilizes programs such as the ones outlined in this Federal Programs Guide to leverage more resources for your brownfields revitalization.

## GETTING ORGANIZED: HOW TO LEVERAGE RESOURCES EFFECTIVELY

Consider the following step-by-step approach for organizing your team to be effective in leveraging resources for your brownfields and community revitalization projects:

### 1. Maintain a Vibrant Project Team with Identified Managers

Your organization can establish an organized Task Force of key project leaders and participants who are working on brownfield and community revitalization projects, and maintain this task force over the course of implementation. Use this revitalization task force to ensure continued coordination, leveraging, project management, resource allocation, and general momentum.

The task force should have an identified manager who has the support and backing from local officials, along with other organizational staff and consultants, as well as stakeholders external to your organization who are interested in seeing your revitalization projects progress and succeed. Stakeholders can include brownfield property owners, site developers, community group representatives, environmental justice representatives, nonprofit leaders, business

### Key Approach and Tactics for Funding Success

- ✓ Maintain an effective Brownfield project team with identified lead managers, including for your funding strategy
- ✓ Establish consensus on priority projects
- ✓ Delineate project components & phases
- ✓ Estimate project costs
- ✓ Align funding sources with project components & phases
- ✓ Establish matching/leveraging strategies & assess feasibility of debt
- ✓ Create strategic plans & outreach briefing materials for each priority project
- ✓ Seek partnerships and state & region-wide backing
- ✓ Collaborate with state & federal agency officials
- ✓ Collaborate with your congressional leaders
- ✓ Prepare for grant writing
- ✓ Celebrate success

community supporters, state and federal elected officials and their staff, regional organizations, state agency officials, and other relevant stakeholders.

Maintaining this level of organization will demonstrate to potential funders that your projects have the support of key stakeholders and the community, and that the project team is well-prepared to seek, receive, and implement grant resources to get the job done.

### 2. Confirm Priority Projects

While this Brownfield Federal Programs Guide lists several resources that could be pursued local project leaders will often lack the desire or capacity to pursue them all (at least, in the short term). By confirming key revitalization priorities, your organization can determine how it will allocate its time and resources, pursue external funding, make asks to federal and other funders, and set the right expectations for the

public and key partners and stakeholders about how implementation will proceed.

Typically, grants and other resources are awarded for discrete projects or specific project components. Within each priority projects, the task force needs to identify the specific project components that are:

- critical to overall progress, and
- feasible to attain in a reasonable timeline.

The task force can then prioritize those components that are most important.

It is a good idea to continually re-evaluate and re-confirm priorities as each project progresses and changes. Also valuable is to identify projects in writing by a local resolution or strategy document, so that these can be conveyed and boosted with the public, press, governmental, and funding leaders.

### 3. Delineate Project Components and Phases

For major projects, it is usually very difficult to obtain grants and other resources that cover the entirety all at once. Consider instead how to break up the project into discrete, smaller projects.

Each discrete brownfield project may involve different components that can be funded by a variety of sources. Likewise, each distinct project should be considered as a multi-phase project, with each stage potentially fundable (and sometimes from different sources).

For example, on project components, a brownfield project can involve brownfield assessment and cleanup, stormwater management and green infrastructure, transportation infrastructure upgrades to roads, trails, and/or transit, utility upgrades, broadband upgrades, waterfront revitalization, clean energy or energy efficiency measures, off-site improvements, vertical construction of buildings, construction of green space or public amenities, or many other components – all of which can be potentially fundable from different sources. With respect to project phases, a typical brownfield project often consists of phases that include community engagement, planning, feasibility studies, Phase I assessment, Phase II assessment, remedial planning, design and engineering, permitting, cleanup, construction (which can often be conducted over multiple phases), post-construction controls, and operation.

It is important to tailor your resource leveraging strategy to the project component and its phase. Getting a project to be deemed “shovel-ready” is different from implementing a project that is already “shovel-ready”. Sometimes, funders who support an early stage of a project can continue to provide funding in the later stages. As small steps of progress are made into successive phases, it is important to inform and engage the community in order to maintain support and build momentum.

### 4. Estimate Project Costs

Once the task force has identified priority projects and delineated the key components and phases, the project team should establish estimated project costs for each project and its core components.

A competitive project should always have a well-crafted sources-and-uses pro forma. This will help you better identify the best potential funding sources, understand the levels of matching funds required, and tailor advocacy efforts to gain support for funding requests. The project team can enlist staff or volunteers with project management and cost-estimation expertise, obtain expert consulting support to help confirm cost estimates for key projects, and/or ask potential vendors for their best estimates on what a job might take.

Determining costs for the immediate next stages of each project is most important, so you can be ready to secure funding support for that stage.

### 5. Align Funding Sources with Project Components and Phases

This Brownfields Federal Programs Guide compiles information on the most significant sources of federal resources for brownfield and community revitalization projects. You can match the sources in this guide to your priority projects and their key components and phases. Similarly, you can research other options for leveraging resources from local, state, regional, philanthropic, and private-sector sources, and match those resources to your priority projects.

If you seek to conduct a planning stage, make sure that the identified sources allow for design or engineering. If you find the resource is only available for more shovel-ready projects, take that into account when matching your project phase to the potential resource. It is important to review grant solicitations and other funding documents, and confer with funding

officials, to determine whether the key projects are eligible and competitive for specific resources, and consider whether and how a particular project can be shaped or changed to reflect the priorities of funders.

## **6. Establish Matching/Leverage Strategies and Access Feasibility of Debt Financing**

The most competitive funding requests will have committed matches and high leverage, which takes financial planning, budgeting, and commitments from key stakeholders. Having a plan for how to match resources is necessary, well before grant applications are due.

Some grant programs will allow your organization to fundraise after applying as long as you have secured a match for project implementation. Your application must be able to show that you can secure the necessary funds to be competitive.

Your team should create a match/leverage strategy for each funding request, and do the work necessary to explore and secure match commitments from key funding partners such as the state, community groups, foundations, high-wealth benefactors and donors, and other potential supporters.

Many projects will require more funding than grants alone can supply, meaning that they may need to be financed with some form of debt – particularly for the big construction phases of capital projects. There are many good sources of publicly-backed or subsidized lending, but these are only feasible and will only be available for applicants who can demonstrate a viable repayment strategy and a willingness to use debt. The project team should undertake an analysis that considers the possible revenue streams for servicing debt, the potential sources of state- or federally-backed debt that can provide lower-cost financing, and the overall feasibility of debt strategies. .

## **7. Create Strategic Plans and Outreach Briefing Materials for Each Priority Project**

When ready to proceed on a specific project or project component, it is valuable to create a written, step-by-step strategy for securing funding and other support. This strategic memo can describe the specific objective for that project, describe the targeted source(s) of funding, identify the necessary entities and stakeholders, specify those responsible for each task, establish timelines, and identify contingency plans.

Further, your team can compose a concise briefing sheet for each specific project, phase, and/or component as appropriate, which you will use to provide stakeholders and potential funders with a succinct explanation of the project scope, objectives, benefits, status, progress, supporters, and active requests. Use graphics, photos, conceptual rendering or other images to make the briefing sheet more appealing. Try to capture the essence of the project, its compelling justification, and its key aspects in a short, concise way (e.g., no more than one sheet of paper).

Developing briefing sheets on the front end of a project often helps to formulate a consensus on a cohesive project concept before moving forward with a full grant application. Briefing sheets tailored to specific components/phases of a project will be useful more targeted advocacy efforts, as well as for providing information to key stakeholders when seeking letters of support or other stakeholder commitments for grant applications.

## **8. Seek Regional and State Backing**

Your team can seek to educate and gain the highest levels of support of key state officials.

Federal, philanthropic, individual and private sector funders will typically be more supportive if they understand that the Governor, state agency leadership, and other key state officials support a project (and may even be willing to commit match or leverage). Work with your state legislative representatives, who can play decisive roles in advocating for support for your projects.

## **9. Collaborate with Federal Agency Officials**

Do your best to engage with relevant federal agency and program officials on a project and its key components. You can approach agency leaders to build their understanding of priority projects.

Your team may plan and conduct visits to federal offices (headquarters and regional offices), issue invitations for site and project tours in your community (e.g., host federal officials in your community to discuss the progress and potential of key projects), and use collaborative roundtable events and project workshops to build their ongoing support. A multi-stakeholder roundtable can convene funders, the private sector, philanthropic foundations, and

other potential supporters to build stronger support and push a key project. These visits and roundtables are most effective if the previously outlined steps above have already been taken.

## 10. Collaborate with Congressional Leaders

When funding requests are ready to be submitted, you can seek and secure congressional support from your member(s) of Congress by working with their local district staff, or relevant staff in their Washington DC offices.

Consider asking the members and their staff for support beyond the standard letter, which may not have a major impact by itself. Often, these congressional leaders will also coordinate with state leaders to boost projects and leverage additional resources.

## 11. Prepare for Grant Writing

Prepare ahead of time to write effective grant applications. Do not wait until you see a notice of funding opportunity and submission deadline.

Very importantly, make sure that you have obtained a [www.grants.gov](http://www.grants.gov) account and [www.sam.gov](http://www.sam.gov) account with current passwords or other web-portal

registrations and passwords necessary to apply for the funding source about a month ahead of the grant deadline. Your organization may be unable to apply if you wait until the last minute to confirm these steps.

Determine the best local agency or other entity to be the lead applicant, and confirm key application partners. Identify the internal/external grant writer(s) for each application, and have the lead grant writer review past application materials to consider how to position future applications to be more effective. If you have applied unsuccessfully for those resources previously, get a debrief from the agency on why you were not selected for funding.

## 12. Celebrate Success

Success breeds success. As implementation activities progress, invite key stakeholders including funders, federal and state elected officials, and others to groundbreaking and ribbon-cuttings. Work with the media and use social media to publicize progress. Send personal thank you notes. This will create momentum for the project and encourage funders to join in and share in the success.

**Now, on to the resources that can help you leverage brownfields success!**



# Redevelopment & Cleanup

Assessment

Planning

# The Brownfields Redevelopment Process:

## Planning

- **ARC** – Area Development Grants and Distressed Counties Grants
- **USDA/RD** – Energy Audit & Renewable Energy Development Assistance Grants
- **EDA** – Planning Program, Local Technical Assistance Program, Regional Innovation Strategies Program
- **NOAA** – Response and Restoration Programs, Coastal Management Programs
- **USACE** – Section 22 Planning Assistance to States, USACE Centers of Expertise,
- **ATSDR** – Public Health Assessments, Health Checks, Brownfields/Land Reuse Action Model, Land Reuse Toolkits
- **HHS/OCS** – Community Economic Development Program, Rural Community Development Program
- **HUD** – Community Development Block Grant Program
- **NPS** – Federal Lands to Parks Program; Rivers, Trails, and Conservation Assistance Program
- **DOI/OSMRE** – OSMRE/VISTA Team
- **DOT/FHWA** – Congestion Mitigation and Air Quality Improvement Program, Surface Transportation Block Grant Program for Transportation Alternatives, Transportation Planning
- **DOT/FTA** – Urbanized Area Formula Funding Program; Formula Grants for Rural Areas; Metropolitan, Statewide, and Non-Metropolitan Transportation Planning Programs
- **DOT/OST** – Build America Bureau, TIFIA Credit Assistance, INFRA Grants
- **EPA/OBLR** – Brownfields Assessment Grants, Multipurpose Grants, State and Tribal Response Program Grants
- **EPA/OW** – WIFIA Program
- **EPA/OCR** – Building Blocks for Sustainable Communities; Local Foods, Local Places; Healthy Places for Healthy People; Recreation Economy for Rural Communities
- **GSA** – Brownfields Redevelopment Initiative
- **NEA** – Our Town Grants, Grants for Arts Projects

## Assessment

- **NOAA** – Response and Restoration Programs, Coastal Management Programs
- **USACE** – Section 22 Planning Assistance to States
- **ATSDR** – Public Health Assessments, Health Checks, Brownfields/Land Reuse Site Tool
- **NIEHS** – Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program, Superfund Research Program
- **HUD** – Community Development Block Grant Program
- **DOI/OSMRE** – OSMRE/VISTA Team
- **EPA/OBLR** – Brownfields Assessment Grants, Multipurpose Grants, EWDJT Grants, State and Tribal Response Program Grants, TBA Program
- **EPA/OW** – CWSRF program
- **GSA** – Brownfields Redevelopment Initiative



# Guide to Federal Resources

## Cleanup

- **NOAA** – Response and Restoration Programs, Coastal Management Programs
- **USACE** – Section 22 Planning Assistance to States, USACE Centers of Expertise,
- **ATSDR** – Public Health Assessments, Health Checks
- **NIHES** – Worker Training Program, Hazardous Waste Worker Training Program, Environmental Career Worker Training Program, HAZMAT Disaster Preparedness Training Program, Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program, Superfund Research Program
- **HUD** – Community Development Block Grant Program, Indian Community Development Block Grant Program, Section 108 Loan Guarantee Program, Lead-Based Paint Hazard Reduction (LHR) Grant Program
- **DOI/OSMRE** – Watershed Cooperative Agreement Program, Abandoned Mine Land Program, OSMRE/VISTA Team
- **EPA/OBLR** – Brownfields Cleanup Grants, Multipurpose Grants, RLF Grants, EWDJT Grants, State and Tribal Response Program Grants, TAB Communities Program
- **EPA/OW** – CWSRF program
- **GSA** – Brownfields Redevelopment Initiative

## Redevelopment

- **ARC** – Area Development Grants and Distressed Counties Grants
- **USDA/RD** – Business and Industry Guaranteed Loan Program, Intermediary Relending Program; Rural Business Development Grants; Rural Economic Development Loan and Grant; Community Facilities Direct Loan and Grant; Community Facilities Guaranteed Loan; Water and Waste Disposal Direct Loans, Loan Guarantees, and Grants; Energy Audit & Renewable Energy Development Assistance Grants, and Economic Impact Initiative Grants
- **USFS** – Urban and Community Forestry Program and Great Lakes Restoration Initiative
- **EDA** – Public Works Program, Economic Adjustment Assistance Program
- **NOAA** – Response and Restoration Programs, Coastal Management Programs
- **USACE** – Great Lakes Restoration Initiative, Section 22 Planning Assistance to States, USACE Centers of Expertise
- **DOE** – Energy Efficiency and Renewable Energy
- **ATSDR** – Public Health Assessments, Health Checks, BROWN Community Partnerships, Land Reuse Toolkits
- **NIHES** – Environmental Career Worker Training Program, Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program, Superfund Research Program
- **HUD** – Community Development Block Grant Program, Indian Community Development Block Grant Program, Section 108 Loan Guarantee Program, LHR Grant Program
- **DOI/OSMRE** – OSMRE/VISTA Team
- **DOT/FHWA** – Surface Transportation Block Grant Program for Transportation Alternatives
- **DOT/FTA** – Urbanized Area Formula Funding Program; Formula Grants for Rural Areas; Capital Investment Grants, Buses and Bus Facilities Infrastructure Investment Program; State of Good Repair Grants; Metropolitan, Statewide, and Non-Metropolitan Transportation Planning Programs
- **DOT/OST** – RAISE Transportation Grants, Build America Bureau, TIFIA Credit Assistance, RRIF Program, INFRA Grants
- **EPA/OW** – CWSRF Program, DWSRF Program, WIFIA
- **FHFA** – Affordable Housing Program, Community Investment Program, Community Investment Cash Advances Program
- **GSA** – Brownfields Redevelopment Initiative
- **NEA** – Our Town Grants, Grants for Arts Projects
- **SBA** – 7(a) Loan Program, (504) Loan Program
- **Federal Tax Credit and Tax Deduction Programs**



# Overview of Brownfields Federal Programs

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Appalachian Regional Commission	<ul style="list-style-type: none"> <li>▪ Grants through state programs for economic development and brownfields redevelopment in 420 designated counties in the 13 Appalachian states.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance to support development efforts to address brownfields and other economically distressed areas, in 420 designated counties in the 13 Appalachian states.</li> </ul>
Department of Agriculture, Rural Development	<ul style="list-style-type: none"> <li>▪ Loan guarantees for rural businesses.</li> <li>▪ Loans for small businesses.</li> <li>▪ Rural business development grants.</li> <li>▪ Grants to accelerate job creation in rural communities.</li> <li>▪ Grants and loans to develop community facilities.</li> <li>▪ Grants and loans to develop water and waste disposal systems in rural areas.</li> <li>▪ Renewable energy grants.</li> <li>▪ Grants to promote local food and farmers markets.</li> <li>▪ Grants for public facilities that provide essential services to rural communities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance for rural businesses.</li> <li>▪ Technical assistance for strategic planning and community visioning for economic development.</li> </ul>
Department of Agriculture, U.S. Forest Service	<ul style="list-style-type: none"> <li>▪ Financial assistance to plant and maintain trees for beautification or remediation of brownfields.</li> <li>▪ Funding to support projects to protect the Great Lakes ecosystem.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance for planting trees on mine-scarred lands and for phytoremediation.</li> <li>▪ Technical assistance for planting trees for open space, parks, and land conservation projects.</li> <li>▪ Assistance to rural and urban communities applying for USDA grants.</li> </ul>
Department of Commerce, Economic Development Administration	<ul style="list-style-type: none"> <li>▪ Grants for infrastructure and facilities in distressed areas.</li> <li>▪ Grants for regional economic development planning.</li> <li>▪ Grants to support innovation-centric economic sectors that support commercialization and entrepreneurship, and cluster development.</li> <li>▪ Economic adjustment grants.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Assistance with economic development planning.</li> <li>▪ Promote innovative approaches to economic development.</li> <li>▪ Strengthen linkage between economic development and environmental quality.</li> </ul>
Department of Commerce, National Oceanic and Atmospheric Administration	<ul style="list-style-type: none"> <li>▪ Matching funds to state/local governments to purchase threatened coastal and estuarine lands.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Assistance with the restoration of contaminated coastal sites.</li> <li>▪ Special projects relating to coastal resource management.</li> </ul>
Department of Defense, U.S. Army Corps of Engineers	<ul style="list-style-type: none"> <li>▪ Congressionally mandated water resource civic works.</li> <li>▪ Support for projects to protect the Great Lakes ecosystem.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reimbursable water- and land-related engineering technical assistance.</li> <li>▪ Watershed and ecosystem planning support for states.</li> <li>▪ Centers of expertise.</li> </ul>



FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Department of Energy	<ul style="list-style-type: none"> <li>▪ Grants for energy efficiency and renewable energy projects.</li> <li>▪ Loans for the development of advanced technology, energy-efficient vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Research to reduce building energy use.</li> <li>▪ Facilitating the beneficial reuse of former brownfields into energy parks and facilities that design and produce renewable energy technologies.</li> <li>▪ Feasibility studies for renewable energy projects.</li> </ul>
Department of Health and Human Services, Agency for Toxic Substances and Disease Registry	<ul style="list-style-type: none"> <li>▪ Grants to assess health issues associated with redevelopment plans.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance to public health agencies.</li> <li>▪ Assistance to review and assess environmental sampling data and other site data.</li> <li>▪ Health-related information sharing in reviewing environmental assessment data.</li> <li>▪ Tools to help make health part of the land renewal process.</li> <li>▪ Tools and resources for people to engage in land reuse and redevelopment projects that can reduce environmental exposures.</li> </ul>
Department of Health and Human Services, National Institute of Environmental Health Sciences	<ul style="list-style-type: none"> <li>▪ Grants to develop health and safety training programs.</li> <li>▪ Research grants to seek solutions to health and environmental issues.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Training workers for hazardous materials handling and disaster preparedness.</li> <li>▪ Advanced technology training program.</li> <li>▪ Training for minority workers in environmental restoration.</li> </ul>
Department of Health and Human Services, Office of Community Services	<ul style="list-style-type: none"> <li>▪ Job training program grants.</li> <li>▪ Grants to small communities for training and technical assistance for rural water facilities.</li> <li>▪ Assistance to community development corporations.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance for rural water facilities.</li> </ul>
Department of Housing and Urban Development	<ul style="list-style-type: none"> <li>▪ Nationwide block grants for community development.</li> <li>▪ Loan guarantees for community development.</li> <li>▪ Community development grants for Indian and Alaska Native communities.</li> <li>▪ Lead-based paint hazard reduction grants.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance to support community revitalization, including brownfields cleanup and redevelopment, and to assess and control lead-based paint and other home health hazards.</li> </ul>
Department of the Interior, National Park Service	<ul style="list-style-type: none"> <li>▪ Transfer of surplus federal land to state and local governments for park creation.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance for conservation and recreation projects.</li> </ul>
Department of the Interior, Office of Surface Mining Reclamation and Enforcement	<ul style="list-style-type: none"> <li>▪ Grants to reclaim streams affected by acid mine drainage.</li> <li>▪ Grants to states and tribes to reclaim abandoned mine lands.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance and capacity-building for watershed development.</li> <li>▪ Watershed remediation internships.</li> </ul>

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Department of Labor	<ul style="list-style-type: none"> <li>▪ Job training grants.</li> <li>▪ Grants for community colleges to develop career training programs.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance to states, localities and community organizations on workforce development.</li> <li>▪ Technical assistance to states on readiness for brownfields redevelopment job needs.</li> </ul>
Department of Transportation, Federal Highway Administration	<ul style="list-style-type: none"> <li>▪ Grants for transportation projects and planning.</li> <li>▪ Grants for air quality improvement and congestion mitigation.</li> <li>▪ Grants for transportation enhancements and alternatives, such as bicycle and pedestrian paths.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance for long-range transportation planning.</li> </ul>
Department of Transportation, Federal Transit Administration	<ul style="list-style-type: none"> <li>▪ Grants for public transportation capital projects in urban and rural areas.</li> <li>▪ Grants for new and expanded rail, bus, and ferry systems and facilities.</li> <li>▪ Grants to replace, rehabilitate, and purchase buses and related facilities.</li> <li>▪ Grants for repairing and upgrading the nation's rail transit systems and high-intensity motor bus systems.</li> <li>▪ Funds for developing long-range plans and short-range programs reflecting transportation investment priorities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance to transit agencies working with other state and local governmental agencies on transit projects involving brownfields.</li> </ul>
Department of Transportation, Office of the Secretary	<ul style="list-style-type: none"> <li>▪ Grants for major transportation projects that will enhance economic competitiveness and livability.</li> <li>▪ Credit assistance through secured loans, loan guarantees, and lines of credit for large transportation infrastructure projects.</li> <li>▪ Direct federal loans and loan guarantees to finance the development of railroad infrastructure.</li> <li>▪ Grants for critical freight issues facing our nation's highways and bridges.</li> </ul>	

FEDERAL AGENCY	FINANCIAL ASSISTANCE	TECHNICAL ASSISTANCE
Environmental Protection Agency	<ul style="list-style-type: none"> <li>▪ Grants for brownfields inventory, assessment, planning, and cleanup, and for capitalizing revolving loan funds for brownfields cleanup.</li> <li>▪ Grants for environmental workforce development and job training.</li> <li>▪ Grants to states and tribes to enhance response and brownfields programs.</li> <li>▪ Loans for water quality improvement projects, including drinking water.</li> <li>▪ Grants for projects to restore local urban water quality.</li> <li>▪ Technical assistance grants for small communities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance to brownfields communities.</li> <li>▪ Targeted brownfields assessments.</li> <li>▪ Technical assistance targeted for capacity-building to implement sustainable strategies.</li> <li>▪ Support for development and implementation of action plans to promote local food and downtown revitalization.</li> <li>▪ Technical assistance for smart growth implementation.</li> </ul>
Federal Housing Finance Agency	<ul style="list-style-type: none"> <li>▪ Loans for housing and economic development that benefit low- and moderate-income families.</li> <li>▪ Loans and grants for affordable housing.</li> <li>▪ Financial assistance through Federal Home Loan Banks (FHLBs) to support community development, including brownfield redevelopment projects eligible for a brownfield tax credit.</li> </ul>	
General Services Administration		<ul style="list-style-type: none"> <li>▪ Assistance to match underused federal properties and surplus federally owned brownfields with local revitalization objectives.</li> </ul>
National Endowment for the Arts	<ul style="list-style-type: none"> <li>▪ Grants for placemaking projects with art at their core.</li> <li>▪ Grants for public art projects.</li> </ul>	
Small Business Administration	<ul style="list-style-type: none"> <li>▪ Loans to small businesses to invest in major fixed assets, such as land and buildings.</li> <li>▪ Loans to small businesses for general business purposes.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Technical assistance for small business development.</li> </ul>

# Federal Programs



Resources

Agency

Programs

Technology

Incentives

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 as well.

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.

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

Also, keep in mind that the programs listed in this guide may not be available at any given time. While this guide provides information about funding or support provided on each program for the most recent year for which this information is available, this is for information purposes only. Almost all federal programs are subject to the availability of funding and other resources, most often through congressional appropriations. As a result, some of the programs listed may not be available or may have limited availability in any given year. It is a good idea to check with the agency contacts or consult the websites listed for updated information.

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

## DESCRIPTION OF ORGANIZATION

### Mission

The [Appalachian Regional Commission](#) (ARC)'s mission is to innovate, partner, and invest to build community capacity and strengthen economic growth in Appalachia. ARC partners with federal, state, and local government to accomplish this mission. ARC's membership comprises the governors of the 13 Appalachian Mountain 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. Grassroots participation is provided through local multicounty development districts. Congress annually appropriates funds, which ARC allocates among its member states.

### Brownfields Connections

The reclamation and reuse of brownfields and formerly mined lands align with ARC's asset-based development approach to community and economic development, and exemplify a way that communities can meet ARC's five investment goals—investing in entrepreneurial and business development strategies that strengthen Appalachia's economy.

The communities of Central Appalachia are increasingly interested in the potential to create economic opportunity through the creative reuse and redevelopment of abandoned and formerly mined lands. Funding of the Abandoned Mine Land (AML) Pilot Program from FY 2016 to FY 2019 through the Department of Interior's Office of Surface Mining, Reclamation, and Enforcement (OSMRE) allowed many Appalachian communities to advance projects that have both AML and community or economic development outcomes.

ARC participates in the Brownfields National Network and the Central Appalachian Regional Brownfields Summit. The summit is co-organized by the Central Appalachian Brownfields Innovation Network (CABIN) and addresses regional brownfields topics impacting Central Appalachia. The summit is an opportunity to highlight successful projects featuring multidisci-

plinary project teams that incorporate community, economic, and environmental expertise, hear from, AML experts and help participants understand the strategic approaches for redevelopment of abandoned and formerly mined lands.

ARC also collaborates with CABIN, which facilitates a peer network of communities and redevelopment experts in Central Appalachia. Through this network, communities receive travel support to towns of similar sizes and experiences. These events, called "Redevelopment Expert Exchanges," facilitate sharing between communities by matching redevelopment leaders from across the region and typically focus on a specific brownfield project site.

ARC provided support for the Appalachian Regional Reforestation Initiative (ARRI) that was created in 2004 and provided support to the nonprofit, Green Forests Work (GFW), in 2011-2013. ARRI and GFW encourage the restoration of high-quality forests on reclaimed surface coal mines in Appalachia. Since 2009, GFW and partners have planted nearly 2.5 million trees across approximately 4,000 acres in the Appalachian region. GFW estimates that there are nearly one million acres left to reforest.

ARC also participates in the U.S. Department of Commerce's Investing in Manufacturing Communities Partnership (IMCP), a government-wide initiative to accelerate the resurgence of manufacturing and help communities cultivate an environment for businesses to create well-paying manufacturing jobs in cities across the country. Greater Pittsburgh Metals Manufacturing, a partnership of government, university, industry, workforce, and economic development organizations located in southwestern Pennsylvania and northern West Virginia, was one of the 12 manufacturing communities designated for the period 2015-2017.

POWER (Partnerships for Opportunity and Workforce and Economic Revitalization) is a congressionally-funded initiative that targets federal resources to help communities and regions that were affected by job losses in coal mining, coal power plant operations, and coal-related supply chain industries due to the

changing economics of America's energy production. ARC is participating in POWER with the U.S. Economic Development Administration (EDA) and eight other agencies. Several projects funded with POWER grants have incorporated productive use of formerly mined lands and brownfields. In FY 2018, the Natural Capital Investment Fund (NCIFund) received a POWER grant to help design programs to improve West Virginia's downtowns by building entrepreneurial capacity, improving vital real estate, and providing a suite of technical assistance and financing services. Through the Downtown Appalachia Redevelopment Initiative, the NCIFund and West Virginia Brownfields Assistance Centers will provide training and technical assistance to the owners of vacant, dilapidated, and/or underutilized buildings in coal-impacted West Virginia towns.

## RESOURCES

### Financial Assistance

On November 16, 2015, the Appalachian Regional Commission approved "Investing in Appalachia's Future: The Appalachian Regional Commission's Five-Year Strategic Plan for Capitalizing on Appalachia's Opportunities." Following adoption of the plan, ARC revised its governing code to develop programs and policies to carry out the goals and objectives set forth in the plan. These include investing in entrepreneurial and business development strategies that strengthen Appalachia's economy; increasing the education, knowledge, skills, and health of residents to work and succeed in Appalachia; investing in critical infrastructure; strengthening Appalachia's community and economic development potential by leveraging the region's natural and cultural heritage assets; and building the capacity and skills of current and next-generation leaders and organizations to innovate, collaborate, and advance community and economic development. To be approved and funded by ARC, a proposed project must implement the development plan of the Appalachian state in which it is located and must be identified by the state in its annual strategy statement.

ARC expects grantees to contribute matching resources to projects to the extent they are able, 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 individual state matching requirements.

Potential applicants for ARC grants should contact the individual local development district serving the county in which the proposed project is located for guidance on a project's eligibility for funding and assistance in preparing a grant application.

The Commission's Asset-Based Development approach helps communities identify and leverage local assets—natural, cultural, structural, and leadership—to create jobs and build prosperity while preserving the character of the community. ARC and its partners do this by identifying best practices; building partnerships with private, public, and nonprofit organizations; providing technical assistance to communities; and funding asset-based development efforts. Strategies include converting overlooked and underused facilities, possibly due to environmental contamination, into industrial parks, business incubators, or educational facilities.

### *Area Development Grants*

**Eligibility Requirements:** ARC grants are awarded to state and local agencies and governmental entities (such as economic development authorities), local governing boards such as county councils, and nonprofit organizations. 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.

**Limitations:** ARC funding is limited to projects in 420 designated counties in the 13 Appalachian states. Projects must carry out one or more of the goals stated in ARC's 2016-2020 strategic plan. ARC targets special assistance to economically distressed counties in the Appalachian Region, allowing up to 80 percent participation in grants in distressed areas (see Distressed Counties Grants, below).

**Availability:** Funding availability is subject to ARC's annual budget and resources. For current status, please visit the website listed below.

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

- Planning and technical assistance to address brownfields.
- Infrastructure needed to convert brownfields to new economic uses.

## SNAPSHOT – LENOIR, SC

The City of Lenoir, South Carolina, proposed to prepare an old, blighted manufacturing site for new industrial development. The 15-acre parcel is in the center of Lenoir's Fairfield South redevelopment area, directly adjacent to an incumbent Rail Trail, and was home to furniture manufacturing operations for over 100 years. The plant was demolished for scrap value in 2009 by a company that abandoned the property with no intention of removing the demolition debris. In 2014, the City of Lenoir took ownership of the property for the cost of taxes owed and has since sought various clearance options – all unsuccessful. Upon purchasing the property, the City commissioned Phase I and Phase II environmental site assessments. The assessment reports identified several environmental hazards but indicated that most of the property is suitable for commercial or industrial redevelopment. Thus, the city successfully sought grant funding through the Appalachian Regional Commission (ARC) to clear the demolition debris. While debris removal is not typically an ARC funding priority, there was a strong correlation between site clearance and economic development potential. Likewise, the removal of non-contaminated debris or remediation of a site with asbestos as the primary known contaminant has not historically been a priority of EPA grant funding. Given Lenoir's abundance of brownfield sites and shortage of greenfields, City leadership recognizes that putting brownfield properties back to productive reuse will be critical to the city's continued growth.

- Conversion of obsolete industrial sites to public purposes.

**NOTE:** ARC funding can be used for many activities and is often flexible. Although all these activities could likely qualify for ARC assistance, the applicant should consult with its state ARC program manager first to understand its state's priorities.

**CFDA Number:** 23.002

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

### *Distressed Counties Grants*

Distressed Counties Grants follow the same code and guidelines that govern ARC's regular grant program (see Area Development Grants, above). ARC targets special resources to the most economically distressed counties in the region using Distressed Counties Grants. ARC uses an index-based classification system to compare each county in the nation with national averages for three economic indicators: three-year average unemployment rates, per capita market income, and poverty rates. Based on that comparison, each Appalachian county is classified within one of five economic status designations: distressed, at-risk, transitional, competitive, or attainment. Distressed counties are those that rank in the lowest 10 percent of the nation's counties.

**Eligibility Requirements:** For FY 2020, 80 counties qualify for distressed county status. ARC's annual County Economic Status and Distressed Areas in Appalachia, FY 2021, lists these counties and their economic designation. This report is available at <https://www.arc.gov/county-economic-status-and-distressed-areas-by-state-fy-2021/>.

**Limitations:** ARC normally limits its maximum project funding contribution to 50 percent of costs, but it can increase its funding share to as much as 80 percent in distressed counties. ARC funding is limited to projects in 420 designated counties in the 13 Appalachian states.

**Availability:** Funding availability is subject to ARC's annual budget and resources. For current status, please visit the website listed below.

### Uses/Applications Include:

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

**NOTE:** ARC funding can be used for many activities and is often flexible. Although all these activities could likely qualify for ARC assistance, the applicant should consult with its state ARC program manager first to understand its state's priorities.



**CFDA Number:** 23.002

**Assistance Useful during the Following Phase(s)  
of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

## **ADDITIONAL INFORMATION**

### **Molly Theobald**

Appalachian Regional Commission, Department of  
Community Investments

1666 Connecticut Ave., NW, Suite 700

Washington, DC 20009-1068

202-884-7767

[mtheobald@arc.gov](mailto:mtheobald@arc.gov)

### **Main Site**

<https://www.arc.gov>

### **ARC Grants and Contracts**

[https://www.arc.gov/funding/ARCGrantsandContracts.  
asp](https://www.arc.gov/funding/ARCGrantsandContracts.asp)

### **ARC State Program Managers**

<https://www.arc.gov/about/stateprogrammanagers.asp>

### **Local Development District Contacts**

<https://www.arc.gov/local-development-districts/>

### **County Economic Status and Distressed Areas in Appalachia (by Fiscal Year)**

[https://www.arc.gov/classifying-economic-distress-in-  
appalachian-counties/](https://www.arc.gov/classifying-economic-distress-in-appalachian-counties/)

### **POWER**

<https://www.arc.gov/power>

# Department of Agriculture — Rural Development



## DESCRIPTION OF ORGANIZATION

### Mission

The U.S. Department of Agriculture (USDA) Rural Development (RD) is committed to helping improve the economy and quality of life in rural America by providing financial programs to support essential public and private facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telecommunications infrastructure. RD promotes economic development by providing loans to businesses through banks, credit unions, and community-managed lending pools, while also helping communities participate in community empowerment programs.

USDA is in a key position to support activities that are critical to community brownfields revitalization efforts. RD operates a variety of programs that rural communities can find useful when undertaking redevelopment projects. Nearly all the following RD programs can 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) telecommunications programs; (8) water and environment programs; and (9) community development programs.

The RD programs are administered on a state-by-state basis and through districts within each state. Identifying a state office and local contact will facilitate access and help in applying for grants and loans from the various RD programs. (See <https://www.rd.usda.gov/contact-us/state-offices> to find individual state office websites and contact information.)

### Brownfields Connections

- Grants, loans, and loan guarantee assistance for a variety of business, commercial, and industrial brownfields redevelopment projects in small towns and rural areas.
- Support for the installation and improvement of critical infrastructure needed to support economic development in brownfields-affected communities.

- 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 bolsters the existing private credit structure through the guarantee of a lender's loans to rural businesses. The program is administered at the local level through the Business Programs staff at USDA state offices.

**Eligibility Requirements:** Lenders may request guarantees for their proposed loans to eligible borrowers, including for-profit businesses, nonprofits, cooperatives, federally recognized tribes, public bodies, or individuals for business purposes. The loan guarantees are available in rural areas, which include all areas other than cities or towns of more than 50,000 people. The contiguous and adjacent urbanized area of cities or towns larger than 50,000 also is excluded from eligibility.

**Limitations:** Repayment terms for real estate loans are not to exceed 30 years; equipment loans are not to exceed 15 years or the useful life of the equipment, whichever is less. The maximum term for working capital loans is seven years. The loan amortization term may be blended for loans with multiple purposes.

**Availability:** The maximum loan amount that a recipient may receive a guarantee is \$25 million. Loan guarantees up to 80 percent are available for most loans under \$5 million, loans between \$5 million and \$10 million can receive up to a 70 percent guarantee, and loans over \$10 million can receive up to a 60 percent guarantee.

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

B&I loan proceeds can be used for:

- The purchase and development of land, buildings, and associated infrastructure for commercial or industrial properties;

- The purchase of machinery and equipment;
- Business expansion or acquisition; or
- Working capital purposes.

<https://www.rd.usda.gov/programs-services/business-industry-loan-guarantees>

**CFDA Number:** 10.768

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Intermediary Relending Program*

The purpose of the Intermediary Relending Program (IRP) is to alleviate poverty and increase economic activity and employment in rural communities through loans made to intermediaries that establish revolving loan programs. Intermediaries use IRP funds to assist with financing business and economic development in disadvantaged and remote communities.

The IRP capitalizes locally managed revolving loan funds for small businesses unable to secure adequate bank financing on their own. Like the B&I program, resources from the IRP can be used for real estate and equipment purposes.

**Eligibility Requirements:** Intermediaries may be private nonprofit corporations, cooperatives, public agencies, or federally recognized tribes with legal authority to operate a revolving loan fund. Loan applicants may be individuals, public or private organizations, or other legal entities. The loans are normally available in rural areas outside of cities or towns of less than 50,000 people and the contiguous and adjacent urbanized area of these small cities or towns.

**Availability:** An intermediary may receive loans up to \$2 million under its first financing and up to \$1 million at a time thereafter, with total indebtedness not to exceed \$15 million. Loans to intermediaries are scheduled for repayment over a period of 30 years. The interest rate on loans for intermediaries is 1 percent per year.

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

- Establishment of new businesses or expansion of existing business, purchase of land, equipment, leasehold improvements, and machinery.
- Working capital, feasibility studies, debt refinancing, reasonable fees and charges.

- Development of educational institutions, hotels, motels, transportation services, and aquaculture-based small businesses.
- Pollution control and abatement.

<https://www.rd.usda.gov/programs-services/intermediary-relending-program>

**CFDA Number:** 10.767

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Rural Business Development Grants Program*

The Rural Business Development Grants (RBDG) program is a competitive grant program that supports targeted technical assistance and training for the development or expansion of small and emerging private businesses in rural areas. Grants support identification and analysis of business opportunities, establishment of support centers to assist with the creation of new rural businesses, economic development planning, and other related efforts that lead to the development or expansion of small and emerging private businesses (with fewer than 50 employees and less than \$1 million in gross revenues) in rural areas. Programmatic activities are separated into enterprise- or opportunity-type grant activities.

**Eligibility Requirements:** Eligible entities include rural public entities, which include, but are not limited to: towns, communities, state agencies, authorities, nonprofit corporations, institutions of higher education, federally recognized tribes, and rural cooperatives.

**Limitations:** Opportunity-type grant funding is limited to a maximum award of \$50,000 for unreserved funds. Total opportunity-type grant funding is limited statutorily to up to 10 percent of the total RBDG annual funding.

**Availability:** There is no maximum grant amount, but smaller requests are given higher priority. Generally, grants range from \$10,000 to \$500,000. There is no cost-sharing requirement.

**Uses/Applications Include:** Enterprise-type grant funds must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application. Uses may include:

- Pollution control and abatement.

- Training and technical assistance, such as project planning; business counseling or training; market research; feasibility studies; professional or technical reports; or product or service improvements.
- Acquisition or development of land, easements, or rights of way; construction, conversion, or renovation of buildings, plants, machinery, equipment, access streets and roads, parking areas, or utilities.
- Capitalization of revolving loan funds, including funds that will make loans for startups and working capital.
- Distance adult learning for job training and advancement.
- Rural transportation improvement.
- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

Opportunity-type grant funding must be used for projects in rural areas, such as:

- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

<https://www.rd.usda.gov/programs-services/rural-business-development-grants>

**CFDA Number:** 10.351

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Rural Economic Development Loan and Grant Program*

The Rural Economic Development Loan and Grant (REDLG) program provides funding to rural projects through local utility organizations. The grant program provides grant funds to local utilities to establish

revolving loan funds for use in making loans for the creation and retention of viable jobs in rural areas. Under the separate loan program, utilities can receive zero-interest loans that are passed through to local business startups or expansion projects to create jobs or retain existing jobs.

**Eligibility Requirements:** To receive funding under the REDLG program, an entity must be:

- Any former Rural Utilities Service borrower who borrowed, repaid, or pre-paid an insured, direct, or guaranteed loan.
- Nonprofit utilities that are eligible to receive assistance from the RD Electric or Telecommunications Programs.
- Current RD Electric or Telecommunications Programs borrowers.

**Availability:** The maximum funding for a loan is \$2 million. The maximum funding for a grant to establish a revolving loan fund is \$300,000.

**Uses/Applications Include:**

- Community development, purchase of real estate, buildings, facilities, and equipment for education, training, or rural medical care.
- Business incubators or expansion.
- Startup venture costs.
- Revolving loan funds.
- Technical assistance.

<https://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program>

**CFDA Number:** 10.854

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Community Facilities Direct Loan and Grant Program*

The Community Facilities Direct Loan and Grant Program provides funding to develop community facilities in rural areas that provide essential services for the orderly development of the rural community. Essential services include hospitals, clinics, town halls and other public facilities, child care centers, fire departments, libraries, and community kitchens, food banks, and gardens.

Loans can have a term of up to 40 years or for the useful life of the facility (if less than 40 years), and interest rates are fixed. In some cases, RD can offer grant assistance.

**Eligibility Requirements:** Borrowers may be public bodies, community-based nonprofit corporations, or federally recognized tribes. Eligible rural areas are those with fewer than 20,000 residents according to the latest U.S. Census data.

**Limitations:** Grant funding limitations are based on population and income, economic feasibility, and availability of funds.

**Availability:** The amount of grant assistance for project costs depends upon the median household income of the population in the community where the project is located, and the availability of grant funds. In most instances, projects that receive grant assistance have a high priority and are highly leveraged with other loan and grant awards. Grant assistance may be available for up to 75 percent of project costs.

#### Uses/Applications Include:

- Purchase, construction, or improvement of essential community facilities, such as hospitals, clinics, town halls and other public facilities, child care centers, fire departments, libraries, and community gardens.
- Purchase of equipment and pay-related project expenses.

<https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

**CFDA Number:** 10.766

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Community Facilities Guaranteed Loan Program*

USDA provides loan guarantees for private lenders that make loans that will lead to the development of essential community facilities, such as public safety and hospital facilities, for communities with up to 20,000 residents. Loans can run for up to 40 years or for the useful life of the facility (if less than 40 years).

**Eligibility Requirements:** Borrowers may be public bodies, community-based nonprofit corporations, or federally recognized tribes. Eligible rural areas are those with fewer than 20,000 residents according to latest U.S. Census data.

A loan guarantee is a pledge by one party (the guarantor) to assume the debt obligation of a borrower if the borrower defaults. It is not a direct loan. For this program, USDA is the guarantor.

**Availability:** Loans are guaranteed for a maximum of 90 percent of the eligible loan, and there is a one-time guarantee fee of 1 percent of the principal loan amount times the percent of the guarantee.

#### Uses/Applications Include:

- Purchase, construction, or improvement of essential community facilities, such as hospitals, clinics, town halls and other public facilities, child care centers, fire departments, and community gardens.
- Education services such as museums, libraries, or private schools.

<https://www.rd.usda.gov/programs-services/community-facilities-guaranteed-loan-program>

**CFDA Number:** 10.766

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



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

RD offers several programs aimed at providing funds for clean and reliable drinking water systems, sanitary sewage and solid waste disposal, and stormwater drainage systems in rural areas with populations of 10,000 or less. The loans can extend up to 40 years with interest rates based upon project need and the median household income of the area being served. A revolving loan fund companion program helps provide financing to extend and improve water and waste disposal systems.

**Eligibility Requirements:** Funds are available to state and local governments, nonprofit corporations, and Indian tribes.

**Availability:** Grants are subject to the availability of funds.

#### Uses/Applications Include:

- Construction and improvement of drinking water, stormwater, sewer and solid waste facilities.
- Land acquisition.

- Legal fees and engineering fees.
- Equipment and initial operation and maintenance costs.

Water and Waste Disposal Loan and Grant Program: <https://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program>

Water and Waste Disposal Loan Guarantees: <https://www.rd.usda.gov/programs-services/water-waste-disposal-loan-guarantees>

Water and Waste Disposal Revolving Loan Funds: <https://www.rd.usda.gov/programs-services/water-waste-disposal-revolving-loan-funds>

**CFDA Number:** 10.760

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Rural Energy for America Program: Energy Audit & Renewable Energy Development Assistance Grants*

The Rural Energy for America Program (REAP) has competitive grant funds to promote and conduct energy audits and provide renewable energy development assistance. This includes assessment of sites for renewable energy development.

**Eligibility Requirements:** For energy audits and renewable energy development assistance, state, tribal, and local governments; land grant colleges, universities, and other institutions of higher learning; rural electric cooperatives and public power entities; and Resource Conservation and Development Councils are eligible to apply. Grant eligibility is limited to rural small businesses and agricultural producers. An agricultural producer is an individual or entity directly engaged in the production of agricultural products (crops, livestock, forestry products, hydroponics, nursery, and aquaculture) whereby 50 percent or greater of the producer’s gross income is derived from the operations.

**Availability:** The maximum aggregate amount awarded to an applicant for an energy audit and REAP grant cannot exceed \$100,000 in a fiscal year.

**Uses/Applications Include:**

- Energy audits.
- Renewable energy technical assistance.
- Renewable energy site assessments.

<https://www.rd.usda.gov/programs-services/rural-energy-america-program-energy-audit-renewable-energy-development-assistance>

**CFDA Number:** 10.868

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Economic Impact Initiative Grants*

Economic Impact Initiative Grants fund public facilities that provide essential services to rural communities. Priorities are given to projects that improve public health and safety, energy efficiency, and education.

**Eligibility Requirements:** Funds are available to state and local governments, nonprofit corporations, and Indian tribes.

**Availability:** Grant assistance may be available for up to 75 percent of project costs. Grant funding limitations are based on population and income, and availability of funds.

**Uses/Applications Include:**

- Construction and improvement of community facilities for health care (e.g., hospitals, medical clinics, dental clinics, nursing homes, assisted-living facilities).
- Construction and improvement of public safety facilities (e.g., fire halls, police stations, prisons, jails, police vehicles, fire trucks, public works vehicles and equipment).
- Construction and improvement of public service facilities (e.g., child care centers, transitional housing, libraries and museums).
- Local food systems (e.g., community gardens, food pantries, community kitchens, food banks, food hubs, greenhouses).

<https://www.rd.usda.gov/programs-services/economic-impact-initiative-grants>

**CFDA Number:** 10.446

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



## SNAPSHOT – WOOD RIVER, NE

The great bomb cyclone of 2019 brought historic flooding and devastation to the State of Nebraska. Among those affected were residents of the Good Samaritan Center nursing home in Wood River. The flood waters forced the facility to close, leaving Wood River with a now-abandoned 25,000 square-foot structure on a 2.89-acre lot. Wood River Vision 20/20, Inc. (Vision 20/20), a group of volunteers that work to promote a thriving and growing community, identified a lack of quality childcare as a major concern for Wood River. Before the flooding, Vision 20/20 drafted plans to construct a new, 5,400 square foot daycare center to resolve this issue. When the Good Samaritan Center put the abandoned nursing home up for sale at a price well below market value, Vision 20/20 saw a deal it couldn't refuse. The group reached out to the Nebraska Department of Environment and Energy (NDEE) for assistance in making sure the property was safe for children. NDEE used Section 128(a) funding to complete a Phase I environmental site assessment on the property. In addition, Vision 20/20 received a Community Development Block Grant to help fund the remodeling, a USDA Rural Development Community Facilities Grant, and over 150 additional grants and private donations totaling approximately 1.8 million dollars. The larger facility permitted Vision 20/20 to create further amenities such as a full kitchen, indoor playground, and separate rooms for different age groups. The extra grounds allowed for outdoor imagination stations, including a climbing hill, music wall, and community garden. On May 4, 2021, the Stick Creek Kids Child Development Center officially opened – filling a service gap for the community and an outstanding accomplishment for Vision 20/20.

## OTHER USDA PROGRAMS

### Farmers Market and Local Food Promotion Program (USDA Agricultural Marketing Service)

According to USDA, approximately 8,720 farmers markets were listed in the National Farmers Market Directory in 2018, more than double the number in 2007. Throughout the country, communities are responding to this trend by transforming contaminated properties into locations where communities can grow and buy food locally. The Farmers Market and Local Food Promotion Program (FMLFPP) includes two competitive grant programs: the Farmers Market Promotion Program (FMPP) and the Local Food Promotion Program (LFPP). The goal of the FMLFPP grants is to support the development, coordination, and expansion of direct-producer-to-consumer markets and local and regional food business enterprises.

- Under FMPP, eligible activities include supporting and promoting farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, online sales, and other direct producer-to-consumer market opportunities.
- Under LFPP, eligible activities include the support of local and regional food business enterprises

that engage as intermediaries in direct producer-to-consumer marketing and are responsible for the processing, aggregation, distribution, and storage of local and regional food products that are marketed locally and regionally. This program may be of interest to those interested in reusing brownfields to locate farmers markets and promote local foods.

**Eligibility Requirements:** All applicants must be domestic entities owned, operated, and located within the 50 states, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the U.S. Virgin Islands, and the Commonwealth of the Northern Mariana Islands. Eligible entities include agricultural businesses and cooperatives, community-supported agriculture networks and associations, economic development corporations, food councils, local governments, nonprofit corporations, producer networks, producer associations, public-benefit corporations, regional farmers market authorities, and tribal governments.

**Availability:** For FY 2020, \$13.5 million was available to fund applications under this solicitation. In FY 2019, the USDA Agricultural Marketing Service received 182 applications and was able to fund 49 of them. The maximum award for an FMPP grant or an LFPP grant is \$500,000.

## Uses/Applications Include:

- Bringing local farm products into federal nutrition programs with electronic benefits transfer technology at direct-market outlets.
- Raising customer awareness of local foods through promotion and outreach.
- Educating farmers and growers in marketing, business planning, and similar topics.
- Increasing market awareness through advertising and branding efforts.
- Purchasing equipment, such as refrigerated trucks, or equipment for a commercial kitchen for value-added products.

Farmers Market Promotion Program: <https://www.ams.usda.gov/services/grants/fmpp>

Local Food Promotion Program: <https://www.ams.usda.gov/services/grants/lfpp>

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## ADDITIONAL INFORMATION

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### All USDA RD Programs

<https://www.rd.usda.gov/programs-services/all-programs>

### USDA AMS Grants and Opportunities

<https://www.ams.usda.gov/services/grants>

### State Contacts

<https://www.rd.usda.gov/contact-us/state-offices>

### Main USDA RD Site

<https://www.rd.usda.gov/>



# Department of Agriculture — U.S. Forest Service



## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the [U.S. Forest Service](#) (USDA 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. USDA Forest Service manages a 193-million-acre system of 154 National Forests and 20 National Grasslands for the public good; provides technical and financial assistance to state and local agencies, tribes, communities, and private landowners; and conducts research and delivers knowledge and technology on all aspects of forestry, rangeland management, and forest resource utilization. USDA Forest Service collaborates with several nonprofit organizations<sup>1</sup> to provide additional resources that can potentially support tree growth in brownfields communities. USDA Forest Service also provides international assistance for the protection and management of the world's forest resources. Forest Service Cooperative Forestry programs, delivered through state forestry agencies, provide information and assistance to communities involved in brownfield projects. These programs help communities manage natural resources to enhance forest health and ecosystem services and to promote community resilience and economic development. USDA Forest Service research provides information on brownfields remediation and ecological rehabilitation.

### Brownfields Connections

- Technical and financial assistance for integrating natural infrastructure into redevelopment and brownfields reuse projects in 50 states, the District of Columbia, U.S. Territories, and affiliated Pacific Island Nations through state forestry agencies.
- Technical assistance for afforestation and ecological restoration associated with redeveloping brownfields located in rural and urban communities, or near mine-scarred lands.

<sup>1</sup> For example, [Vibrant Cities Lab](#), [i-Tree](#), [Planning the Urban Forest](#), [5 Star/Urban Waters Restoration Grants Program](#) (provides grants for community-based restoration, funded in part by USDA Forest Service and EPA), and [Tree City USA](#).

- Technical, financial, and educational assistance for communities that want to convert existing brownfields into natural open space, parks, or tree-covered parks, or to conduct other land conservation projects to increase access to nature.
- Assistance to rural and urban brownfields communities in applying for USDA grants and loans.
- Research on plant-enhanced bioremediation, forest restoration, and other topics relevant to remediation and reclamation.

## RESOURCES

### Financial and Technical Assistance

#### *Urban and Community Forestry Program*

The Urban and Community Forestry (UCF) Program is a cooperative program that focuses on the stewardship of urban natural resources. UCF responds to the needs of communities by maintaining, restoring, and improving forest ecosystems on more than 140 million acres of urban land. Through these efforts, the program encourages the creation of healthier, more livable urban environments across the nation. Urban forests, which include parks, street trees, landscaped boulevards, public gardens, river and coastal promenades, greenways, river corridors, wetlands, nature preserves, natural areas, shelter belts of trees, and working trees at industrial brownfield sites, are dynamic ecosystems that provide environmental services such as clean air and water. Trees cool cities and save energy, improve air quality, reduce stormwater runoff, strengthen local economies, improve social connections that create restorative commons to improve health and well-being, and complement smart growth principles. UCF provides financial and technical assistance to plant, protect, establish, and manage trees, forests, and related resources. To request UCF program assistance, contact your [State Forestry Agency's](#) UCF Program.

**Eligibility Requirements:** Local governments, nonprofit organizations, community groups, educational institutions, and tribal governments are eligible for assistance. The program is delivered

## SNAPSHOT – BUFFALO, NY

An environmental site assessment conducted in 2014 of land where an auto body shop formerly operated in the City of Buffalo revealed leaking underground gas tanks, contaminated soils, and other issues. The current landowner, the Buffalo Niagara River Land Trust, entered New York State's Brownfield Cleanup Program, which allowed them to take steps to clean up contaminated groundwater and soil and restore the site to provide wildlife habitat and public access to the Scajaquada Creek. Buffalo Niagara Waterkeeper, an environmental nonprofit, worked with the land trust to hire a consultant to perform additional investigations and develop a remediation plan. Buffalo Niagara Waterkeeper received a \$150,000 Great Lakes Restoration Initiative (GLRI) grant from the U.S. Forest Service and matched it with funds from the Buffalo and Erie County Standing Committee, Greenway Commission, New York Power Authority, and New York State Canal Corporation. After extensive site analysis, soil testing, and design development, crews removed aboveground structures and underground gas storage tanks to prepare the site for restoration. The site was graded and the shoreline was softened and stabilized with live branches as part of the Forest Service riparian buffer restoration project. Waterkeeper staff members worked closely with the contractor to inspect plant stock health, map out the ideal location for each plant species, and verify correct planting methods. In total, over \$750,000 was invested in remediation of the site and the creation of a waterfront green space in the underserved, urban neighborhood. The project transformed the defunct auto body shop into a micro-park, giving residents and wildlife access to the waterfront along a historically significant portion of Scajaquada Creek. Plans are in the works to conduct site visits of the restored project area with community members to introduce the city's new green space.

through state forestry agencies in each state, the District of Columbia, and U.S. 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 or other ecological restoration activities.
- Planting trees for phytoremediation at brownfield sites.
- Providing service learning for youth working in the environment through partner programs.

<https://www.fs.usda.gov/managing-land/urban-forests/ucf>

**CFDA Number:** 10.675

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

### *Great Lakes Restoration Initiative (GLRI)*

Through an agreement with EPA, the Forest Service receives funding to support projects that implement strategic, priority actions within provided authorities to restore, protect, and maintain the Great Lakes ecosystem.

**Eligibility Requirements:** State and local government agencies, tribal communities, nonprofit organizations, and academic partners within the Great Lakes Basin of Minnesota, Wisconsin, Michigan, Illinois, Indiana, Ohio, Pennsylvania, and New York are eligible for funding.

An interagency task force of ten federal agencies coordinates GLRI activities. The partner federal agencies determine program and project priorities, and fund restoration projects. EPA is chair of the GLRI. <https://www.glri.us/partners>

**Limitations:** Only non-construction activities are eligible, and projects must take place only on non-federal lands.

**Availability:** Funding depends upon annual congressional appropriations. In FY 2020, the USDA Forest Service awarded \$4.2 million in GLRI grants to support local environmental restoration projects across seven states.

**Uses/Applications Include:**

- Reduction of runoff from degraded sites through green infrastructure using trees and other vegetation.
- Enhancement of coastal wetland filtration through planting native trees and diverse vegetation.
- Restoration of urban tree canopy lost to infestation by emerald ash borer.

**CFDA Number:** 10.664, 10.675, 10.672

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



<https://www.fs.usda.gov/naspf/working-with-us/grants/great-lakes-restoration-initiative>

**ADDITIONAL INFORMATION**

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**Main Site**

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

# Department of Commerce — Economic Development Administration



## DESCRIPTION OF ORGANIZATION

### Mission

The [Economic Development Administration \(EDA\)](#) provides grants to help communities and regions suffering from economic distress build capacity for economic development. EDA assistance is available to units of state and local government, nonprofits, Indian tribes, and institutions of higher education in rural and urban areas experiencing chronic high unemployment or underemployment, low per capita income, or a severe disruption to the economic base of the community or region. EDA's grants can serve as gap financing or be catalytic, spurring private capital investment and long-term job creation by helping to build the regional capacity to support bottom-up, regionally driven economic development priorities. Traditionally, over half of all EDA resources go to small towns and rural areas.

### Brownfields Connections

- Funding for public works and infrastructure enhancements relating to brownfields redevelopment.
- Funding for economic development planning to economically distressed states, regions, and communities impacted by brownfields.
- Funding for local technical assistance to help public and nonprofit leaders with their economic development decision-making.
- Funding to capitalize revolving loan funds for state and local implementation of strategies to attract private sector investment.

Between FY 2000 and FY 2018, EDA invested approximately \$400 million in more than 350 brownfield redevelopment projects (with an average investment of roughly \$1.1 million).

## RESOURCES

### Financial Assistance

#### *Public Works Program*

Through the Public Works Program, EDA provides catalytic investments to help distressed communities build, design, or engineer critical infrastructure and facilities that will help implement regional development strategies and advance bottom-up economic development goals to promote regional prosperity. The Public Works program provides resources to meet the construction and/or infrastructure design needs of communities to enable them to become more economically competitive. Prior examples of investments EDA has supported through the Public Works program include projects supporting water and sewer system improvements, industrial parks, high-tech shipping and logistics facilities, workforce training facilities, business incubators and accelerators, brownfield redevelopment, technology-based facilities, wet labs, multitenant manufacturing facilities, science and research parks, and telecommunications infrastructure and development facilities.

**Eligibility Requirements:** Eligible applicants in communities experiencing economic decline and distress include:

- (i) District Organization of an EDA-designated Economic Development District;
- (ii) Indian tribe or a consortium of Indian tribes;
- (iii) state, county, city, or other political subdivision of a state, including a special purpose unit of a state or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions;
- (iv) institution of higher education or a consortium of institutions of higher education; or
- (v) public or private nonprofit organization or association acting in cooperation with officials of a political subdivision of a state.

**Limitations:** Individuals and for-profit private entities are not eligible. An EDA-approved Comprehensive Economic Development Strategy (CEDS, see below) is a prerequisite for requesting an EDA-funded Public Works grant.

**Availability:** For FY 2020, EDA was appropriated \$118.5 million for the Public Works Program. (The FY 2020 award amounts are provided for information and planning purposes.) EDA accepts applications on a rolling basis for Public Works funding. See the EDA website at <https://www.eda.gov/funding-opportunities/> for specific requirements.

**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, and to enable communities to become more economically competitive.

**CFDA Number:** 11.300

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Economic Adjustment Assistance Program*

Through the Economic Adjustment Assistance (EAA) Program, EDA provides investments that support a wide range of construction and non-construction activities, including infrastructure, design and engineering, technical assistance, economic recovery strategies, and capitalization or re-capitalization of Revolving Loan Funds (RLF), in regions experiencing severe economic dislocations that may occur suddenly or over time. EDA utilizes EAA investments to provide resources that help communities experiencing or anticipating economic dislocations to plan and implement specific solutions to leverage their existing regional economic advantages to support economic development and job creation. Like Public Works investments, EAA investments are designed to help communities catalyze public-private partnerships to foster collaboration, attract investment, create jobs, and foster economic resiliency and prosperity. For example, EDA might provide funding to a university or community college to create and launch an economic diversification strategy to promote and enhance the growth of emerging industries in a region facing job losses due to declines in regionally important industries. As another example, EDA might provide funding to a

city to support the construction of a publicly-owned multitenant business and industrial facility to house early-stage businesses. In addition, EDA designates a portion of its EAA funding to support communities and regions that have been negatively impacted by changes in the coal economy.

**Eligibility Requirements:** Eligible applicants include communities experiencing economic decline and distress, including:

- (i) District Organization of an EDA-designated Economic Development District;
- (ii) Indian tribe or a consortium of Indian tribes;
- (iii) state, county, city, or other political subdivision of a state, including a special purpose unit of a state or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions;
- (iv) institution of higher education or a consortium of institutions of higher education; or
- (v) public or private nonprofit organization or association acting in cooperation with officials of a political subdivision of a state.

**Limitations:** Individuals and for-profit private entities are not eligible. An EDA-approved Comprehensive Economic Development Strategy (CEDS, see below) is a prerequisite for requesting EDA EAA funding.

**Availability:** EDA was appropriated \$37 million for the EAA program in FY 2020. (The FY 2020 award amounts are provided for information and planning purposes.) EDA accepts applications on a rolling basis for EAA funding. See the EDA website at <https://www.eda.gov/funding-opportunities/> for specific requirements.

**Uses/Applications Include:**

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

**CFDA Number:** 11.307

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Economic Adjustment Assistance to Coal Communities (ACC)*

EDA designates a portion of its EAA funding to support coal communities and regions that have been negatively impacted by changes in the coal

economy. Under this funding, EDA prioritizes projects and activities that will produce multiple economic and workforce development outcomes, such as promoting regional economic growth and diversification, new job creation, and re-employment opportunities for displaced coal economy workers; and are specifically identified under local and regional economic development plans that have been collaboratively produced by diverse local and regional stakeholders. EDA also supports planning through strategy grants that develop, update, or refine a CEDS or an equivalent planning document.

**Eligibility requirements:** ACC projects should respond to one or more of the following principles: collaborative partnerships, economic and workforce development integration, high-quality jobs and worker advancement, and multijurisdictional project impact.

**Limitations:** Individuals and for-profit private entities are not eligible. An EDA-approved Comprehensive Economic Development Strategy (CEDS, see below) is a prerequisite for requesting EDA EAA funding.

**Availability:** For FY 2020, EDA was appropriated \$30 million in EAA funds for Assistance for Coal Communities.

**CFDA Number:** 11.307

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



##### *Planning Program*

Under the Planning Program, EDA assists eligible recipients in creating regional economic development plans designed to build capacity and guide the economic prosperity and resiliency of an area or region. As part of this program, EDA supports Partnership Planning investments to facilitate the development, implementation, revision, or replacement of Comprehensive Economic Development Strategies (CEDS), which articulate and prioritize the strategic economic goals of recipients' respective regions. In general, EDA provides Partnership Planning grants to the designated planning organization (e.g., District Organization) serving EDA-designated Economic Development Districts to enable these organizations to develop and implement relevant CEDS. In addition, EDA provides Partnership Planning grants to Indian tribes to help develop and implement CEDS and associated economic development activities. The Planning Program also helps support organizations,

including District Organizations, Indian tribes, and other eligible recipients, with Short-Term and State Planning investments designed to guide the eventual creation and retention of high-quality jobs, particularly for the unemployed and underemployed in the nation's most economically distressed regions.

**Eligibility Requirements:** Eligible applicants include (i) District Organization of a designated Economic Development District; (ii) Indian tribe or a consortium of Indian tribes; (iii) state, county, city, or other political subdivision of a state, including a special purpose unit of a state or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions; (iv) institution of higher education or a consortium of institutions of higher education; or (v) public or private nonprofit organization or association acting in cooperation with officials of a political subdivision of a state.

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

**Availability:** EDA accepts applications on a rolling basis for short-term planning. For other planning activities (i.e., Partnership Planning), please contact the appropriate EDA regional office. See the EDA website at <https://www.eda.gov/funding-opportunities/> for specific requirements.

#### Uses/Applications Include:

- Developing, maintaining, and implementing CEDS and related short-term planning activities.
- Integrating brownfields redevelopment into a CEDS.

**CFDA Number:** 11.302

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



##### *Local Technical Assistance Program*

The Local Technical Assistance Program helps analyze the feasibility of potential economic development projects, such as an industrial park or a high-technology business incubator. Feasibility studies are an effective tool for determining whether the market will support a particular activity or site. Local Technical Assistance can prevent costly mistakes and misguided investments, such as costly infrastructure improvements to support obsolete industries. Targeted market feasibility studies can help communities overcome these hurdles and identify tomorrow's higher-wage employers.

## SNAPSHOT – NEW BELGIUM BREWING CO., ASHEVILLE, NC

In 2013, EDA awarded a \$1.12 million grant to Asheville, North Carolina, to fund infrastructure improvements on a former brownfield site. These transportation improvements and waterline upgrades helped the New Belgium Brewing Co. establish a brewery, tasting facility, and distribution center for its craft beers. The project enhances the emerging beverage cluster in western North Carolina and is part of a project undertaken by Asheville to redevelop a former livestock market and salvage yard. New Belgium specifically sought a brownfield property for its East Coast expansion “to prevent taking agricultural land out of production or eliminating natural habitat, to lovingly bring what was once a source of jobs and industry back into productive use, and to find a location near other amenities, increasing density and walkability.” The infrastructure improvements funded by EDA were completed in 2016. To date, the project has created 130 jobs and generated over \$123 million in private investment.

**Eligibility Requirements:** Eligible applicants include (i) District Organization of a designated Economic Development District; (ii) Indian tribe or a consortium of Indian tribes; (iii) state, county, city, or other political subdivision of a state, including a special purpose unit of a state or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions; (iv) institution of higher education or a consortium of institutions of higher education; or (v) public or private nonprofit organization or association acting in cooperation with officials of a political subdivision of a state.

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

**Availability:** EDA accepts applications on a rolling basis for local technical assistance. See the EDA website at <https://www.eda.gov/funding-opportunities/> for specific requirements.

### Uses/Applications Include:

- Helping communities inform their economic development decision-making, including the feasibility/impact of brownfields-related projects.

**CFDA Number:** 11.302, 11.303

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

### *Regional Innovation Strategies Program*

The Regional Innovation Strategies Program supports EDA’s commitment to helping foster innovation-centric economic sectors that support increased job growth and global competitiveness through technology commercialization and entrepreneurship. Funding is provided through two separate competitions:

the i6 Challenge Grants Competition, and the Seed Fund Support Grants Competition. These competitions support capacity-building activities that include proof-of-concept and commercialization assistance to innovators and entrepreneurs, and operational support for organizations that provide essential early-stage funding to startups, building platforms from which they can best leverage public and private sector infrastructure investments in broadband and digital connectivity, transportation, education, and beyond.

The i6 Challenge is a leading national initiative designed to increase entrepreneurship that is driven by innovations, ideas, intellectual property (IP), and applied research through the process of technology commercialization and that results in new businesses, accelerated paths to export, increased foreign direct investment (FDI), and new jobs.

The Seed Fund Support program provides funding for technical assistance and operational costs, such as conducting feasibility studies and engaging in planning activities, which support the formation, launch, or scale of cluster-focused seed funds that invest their capital in innovation-based startups with a potential for high growth and job creation.

**Eligibility Requirements:** Eligible applicants include states; Indian tribes; cities or other political subdivisions of a state; nonprofit organizations; institutions of higher education; public-private partnerships; science or research parks; federal laboratories; economic development organizations or similar entities that are supported by a state or a political subdivision of a state; or a consortium of any of the entities described above.

**Limitations:** Individuals are not eligible. At the time of the application, grant applicants must demonstrate

a matching share of at least 50 percent of the total project cost from non-federal sources.

**Availability:** In FY 2020, EDA received \$33 million for the Regional Innovation Strategies Program. The maximum shares are \$750,000 for i6 Challenge grants, and \$300,000 for each Seed Fund Support grant. FY 2020 funding levels are provided only for information, as they may prove useful for planning purposes. See the EDA website at <https://www.eda.gov/funding-opportunities/> for specific requirements.

**Uses/Applications Include:**

- i6 Challenge grants: Supporting the creation of programs that provide assistance to innovators and entrepreneurs and that increase the commercialization of innovations, ideas, intellectual property, and research into viable companies.
- Seed Fund Support grants: Providing funding for technical assistance, feasibility studies, marketing, and outreach related to the planning, formation, launch, or expansion of cluster-based seed capital funds that deploy capital in innovation-based startups with a potential for high growth.

**CFDA Number:** 11.020

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



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# Department of Commerce — National Oceanic and Atmospheric Administration



## DESCRIPTION OF ORGANIZATION

### Mission

The Department of Commerce's [National Oceanic and Atmospheric Administration's](#) (NOAA) mission is science, service, and stewardship. NOAA works to understand and predict changes in climate, weather, oceans, and coasts; to share that knowledge and information with others; and to conserve and manage coastal and marine ecosystems and resources. As part of this mission, it works to balance environmental and economic needs in coastal communities.

### Brownfields Connections

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

and restoration of contaminated coastal sites, including brownfields.

## RESOURCES

### Outreach/Technical Assistance

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

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

The OR&R Assessment and Restoration Division (ARD) also works with co-trustees and EPA at federal Superfund, state-lead cleanup sites, and brownfield sites in various roles. ARD provides technical support in contaminated site assessments, including contaminated sediment sites; ecological risk assessment; site remediation; and natural resource

## SNAPSHOT – SOUTH WILMINGTON WETLAND PARK, WILMINGTON, DE

In 2009, the City of Wilmington, Delaware, was awarded \$200,000 in EPA community-wide brownfields assessment grant funds to conduct Phase I and Phase II environmental site assessments, cleanup planning, and reuse planning at several vacant and contaminated parcels within the 27-acre South Wilmington Wetland Park. This project helped catalyze a decade of action toward the development of a wetlands park and stormwater management facility that will clean a contaminated brownfield area, reduce flooding in the Southbridge neighborhood, separate combined sewers, restore aquatic and wildlife habitat, create pedestrian trails and wetland boardwalks for community recreation and enjoyment, and create a new open space and environmental education center for the community. In 2018, Wilmington leveraged a nearly \$3 million National Coastal Resilience Fund grant from NOAA and the National Fish and Wildlife Foundation (NFWF) to support this South Wilmington Wetland Project. The \$23.9 million project is currently underway and is expected to help buffer the impacts of sea level rise, reduce urban stormwater runoff, and boost the ecological, economic, and social benefits of the wetlands.

restoration. Through the NOAA Damage Assessment Remediation and Restoration Program, natural resource damage assessments are conducted to achieve compensation for lost services and restoration of coastal and estuarine habitats. OR&R also coordinates NOAA's participation in the Urban Waters Federal Partnership, which is active in several urban coastal communities, by promoting restoration of urban waters and coastal resiliency.

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

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

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

**Uses/Applications Include:** Projects are selected based on OR&R's strategic priorities and available funds.

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

<https://response.restoration.noaa.gov/>

### *Office for Coastal Management*

The Office for Coastal Management was established in 2014 when NOAA combined the Coastal Services Center and the Office of Ocean and Coastal Resource Management. The Office for Coastal Management works closely with the private sector; nonprofit organizations; the scientific community; and state, local, and federal governments on a wide range

of issues and initiatives designed to protect coastal and estuarine resources and communities.

One key component of the Office for Coastal Management is the Coastal and Estuarine Land Conservation Program (CELCP). CELCP provides matching funds to state and local governments to purchase threatened coastal and estuarine lands or obtain conservation easements. To be considered, the land must be important ecologically or possess other coastal conservation values, such as historic features, scenic views, or recreational opportunities. Since 2002, CELCP protected more than 100,000 acres. Many CELCP projects also protect critical habitat for species under NOAA's jurisdiction under the Coral Reef Conservation Act, Endangered Species Act, and Magnuson-Stevens Fisheries Conservation Act.

**Eligibility Requirements:** Coastal states, trust territories, or commonwealths with approved coastal zone management programs or National Estuarine Research Reserves are eligible to participate in the CELCP. State participation is voluntary, and states may choose to participate by developing a Coastal and Estuarine Conservation Plan for approval by NOAA.

**Limitations:** Projects are selected based on CELCP's national priorities and availability of funds.

**Availability:** There will not be an FY 2021 CELCP Funding Competition. The information provided here is for informational purposes.

**Uses/Applications Include:**

- Smart Growth initiatives.
- Brownfields information outreach.

<https://coast.noaa.gov/>

**Assistance Useful during the Following Phase(s)  
of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

## **ADDITIONAL INFORMATION**

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



US Army Corps  
of Engineers

## DESCRIPTION OF ORGANIZATION

### Mission

The [U.S. Army Corps of Engineers](#) (USACE) assists the development and management of the nation's water resources in an environmentally sustainable, economic, and technically sound manner. USACE provides comprehensive planning, design, construction, engineering management, and technical support to the Army and to the nation. 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.

### Brownfields Connections

- USACE provides reimbursable technical services 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.
- USACE assists state and local governments with the implementation of civil works water resource projects that emphasize integrated and sustainable systems-based solutions for ecosystem restoration, inland and coastal navigation, and flood and storm damage reduction.

## RESOURCES

### Outreach/Technical Assistance

#### *Great Lakes Restoration Initiative (GLRI)*

USACE is one of ten federal agencies participating in an agreement with EPA to support projects to restore, protect, and maintain the Great Lakes ecosystem. USACE utilizes grant funds through the Great Lakes Restoration Initiative (GLRI) program to plan, design, and construct restoration projects in collaboration with states and other non-federal partners. With the first three years of GLRI funds, the USACE started or completed construction of 20 restoration projects in four of the five GLRI focus areas. GLRI funds

An interagency task force of ten federal agencies coordinates GLRI activities. The partner federal agencies determine program and project priorities, and fund restoration projects. EPA is chair of the GLRI. <https://www.glri.us/partners>

received by USACE have supported 2,800 jobs in the construction, engineering, and design and other professional services.

The USACE has a handful of regional programs specifically for the Great Lakes that are being used extensively by the GLRI. The Great Lakes Fishery & Ecosystem Restoration (GLFER) program is used to plan, design, and construct projects to restore wetlands, fishery passages around dams, and controls for sea lamprey and other aquatic nuisance species. The Great Lakes Remedial Action Plan program helps states and local partners plan and design actions to clean up and delist areas of concern (AOCs). The Great Lakes Tributary Model program is being used to develop computer models that state and local agencies use to evaluate and compare alternatives for soil conservation and nonpoint source pollution prevention.

**Eligibility Requirements:** State and local government agencies, tribal communities, nonprofit organizations, and academic partners within the Great Lakes Basin of Minnesota, Wisconsin, Michigan, Illinois, Indiana, Ohio, Pennsylvania, and New York are eligible for funding.

**Limitations:** Only non-construction activities are eligible, and projects must take place only on non-federal lands.

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

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

- Reduction of runoff from degraded sites through green infrastructure using trees and other vegetation.
- Enhancement of coastal wetland filtration through planting native trees and diverse vegetation.

- Restoration of urban tree canopy lost to infestation by emerald ash borer.
- Restoration and protection of habitats along the shorelines of the Great Lakes.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



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

Section 22 of the Water Resources Development Act (WRDA) of 1974, as amended, provides authority for USACE to assist the states, local governments, Native American tribes, and other non-federal entities in the preparation of comprehensive plans for the development and conservation of water and related land resources. Under Section 22, USACE provides technical assistance to states to support preparation of comprehensive water and related land resources development plans, including watershed and ecosystem planning. USACE assists in conducting individual studies supporting the state plan. USACE assists on the basis of state requests and the 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, the Virgin Islands, Guam, American Samoa, the Commonwealth of the Northern Mariana Islands, and federally recognized Indian tribes.

**Limitations:** The Planning Assistance to States program is funded annually by Congress. Federal allotments for each state or tribe from the nationwide appropriation are limited to \$2 million annually, but typically are much less. Individual studies, of which there may be more than one per state or tribe per year, require a cost share, so that funding is 50 percent federal/50 percent non-federal. The sponsor has the option of providing its required 50 percent of study costs as cash or through work-in-kind.

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

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Centers of Expertise (CX)*

USACE Centers of Expertise, whose specialized capabilities can help solve specific brownfields challenges, include the Mandatory Center of Expertise for the Curation and Management of Archaeological Collections, Center of Expertise for Photogrammetric Mapping, Technical Center of Expertise for the Preservation of Historic Buildings and Structures, Environmental and Munitions Center of Expertise (EMCX), and the Rapid Response Center of Expertise. Assistance from these centers is generally available on a reimbursable basis.

#### *Mandatory Center of Expertise (MCX) for the Curation and Management of Archaeological Collections (CMAC)*

The Mandatory Center of Expertise (MCX) for the Curation and Management of Archaeological Collections (CMAC) is a group of skilled professionals established by USACE and located at the St. Louis District (CEMVS), MO. MCX-CMAC maintains state-of-the-art technical expertise in the curation of archaeological collections, collections management (including historic properties database and website development), special purpose designs and construction requirements of curation facilities, mass graves investigations, mass disaster fatalities recovery (in support of FEMA), forensic support to U.S. government agencies, and archival/historic cartographic investigations to assist military and intelligence agencies. MCX-CMAC provides USACE Headquarters and USACE Commands with program guidance, technology transfer, and interagency coordination for the curation of archaeological collections. MCX-CMAC manages all USACE curation needs assessments and design services for the curation of archaeological collections. When MCX-CMAC staff and services are available, CEMVS will, on a reimbursable basis, assist other Major Army Commands (MACOMs), Department of Defense (DoD) services and agencies, and other federal, state, and local government agencies.

#### *Center of Expertise (CX) for Photogrammetric Mapping*

CEMVS is the Center of Expertise (CX) for Photogrammetric Mapping in USACE's Directory of Expertise. The mission of the CX is to provide rapid response, full-service photogrammetric mapping support and maintain technical capability and proficiency in all aspects of photogrammetry, including:

- Project planning and specialization.
- Photogrammetric map compilation.
- Architect-engineer contracting.
- Geographic Information Systems (GIS) development.
- Photo interpretation.

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

The Technical Center of Expertise (TCX) for the Preservation of Historic Buildings and Structures serves the USACE community, federal agencies, and DoD facilities that need assistance for treating and managing historic structures. As a center for best practices, the program offers technical excellence and outstanding staffing credentials to guide resource personnel and property managers in their work on a wide range of historic properties, including buildings, objects, vessels, landscapes, and civil works projects. Housed within the Environmental and Cultural Resources Branch, the TCX works collaboratively with the Cultural Resources Section.

The center also provides liaison assistance between the Advisory Council on Historic Preservation, the National Park Service, and other various preservation organizations, along with state and local governments.

### *Environmental and Munitions Center of Expertise*

In 1990, USACE Headquarters established the Engineering and Support Center, Huntsville, AL, at the Ordnance and Explosives Center of Expertise and Design Center. In 2007, the Environmental and Munitions Center of Expertise (EMCX) was established by merging the former OE CX (also called the Military Munitions CX) and the Hazardous, Toxic and Radioactive Waste Center of Expertise (HTRW CX). The former MM CX is now the Military Munitions Division of the EMCX. The EMCX assists USACE organizational elements in performing their activities and maintaining state-of-the-art technical expertise for all aspects of response activities. The EMCX does not execute response actions for programs or projects but assists USACE at all levels in their performance. The EMCX supports the USACE Military Munitions Response Program (MMRP) and other munitions-related operations in reducing the human health and environmental risks associated with munitions and explosives of concern (MEC) and munitions constituents (MC). It maintains state-of-the-art technical expertise for all aspects of environmental remediation

and munitions response activities. It also manages and provides oversight of the USACE Formerly Used Defense Sites (FUDS) MMRP Site Inspection Program.

EMCX provides remediation services for properties contaminated with hazardous waste, radioactive materials, and ordnance in compliance with federal, state, and local laws and regulations. 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.

### *Rapid Response Center of Expertise*

The Rapid Response Center of Expertise (RRCX) provides quick-response environmental services. RRCX can provide the following special functions:

- Time-critical remediation/removal project execution.
- Rapid response site "startup" and transition to traditional District for final execution.
- USACE Headquarters "Tiger Team" support.
- Cost-reimbursable contract management training.
- Cost-reimbursable contract oversight assistance.
- Site support to USACE teams.
- Site support to other federal agencies.

**Eligibility Requirements:** There is general authority for USACE to cooperate with states, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, American Samoa, the Commonwealth of the Northern Mariana Islands, and federally recognized Indian tribes.

**Limitations:** Reimbursable support from USACE is not available to private entities.

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

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

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

## SNAPSHOT – HUB SITE, MERIDEN, CT

In a unique partnership with the U.S. Army Corps of Engineers, the U.S. Department of Transportation, and the U.S. Department of Housing and Urban Development, the City of Meriden, Connecticut, transformed an abandoned shopping mall complex, the HUB site, into a 14-acre urban greenspace with walking trails, an amphitheater, a daylighted stream, and a farmers market. The site was a brownfield due to prior industrial and commercial uses. The mall closed after severe flooding occurred in the 1990s and the city acquired the site through condemnation. Meriden used \$480,000 in EPA brownfields assessment and cleanup grants for environmental remediation. The state provided \$14.9 million for demolition, site design, and construction. The daylighting of Harbor Brook that runs through the property was an important aspect of the project, and a key part of the city's flood control efforts. The city partnered with the U.S. Army Corps of Engineers to achieve these flood control goals, using funding from the Corps and congressionally earmarked funds (\$144,300) directly from the EPA Clean Water Fund.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

#### *Reimbursable Support*

USACE may perform technical oversight and management of engineering, environmental, and construction contracts, including technical assistance for brownfields-related activities, non-Department of Defense federal agencies, and states on a reimbursable basis. The work is fully funded by the partner (e.g., local government).

#### Uses/Applications Include:

- Technical and project management capabilities for water- and land-related natural resources activities.

- Engineering, facility design, construction management, and other technical services.
- Environmental restoration.
- Contaminated sediment removal.

## ADDITIONAL INFORMATION

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### Main Site

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## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the U.S. Department of Energy (DOE) is to advance the national, economic, and energy security of the United States; to promote scientific and technological innovation in support of that mission; and to ensure the environmental cleanup of the national nuclear weapons complex. DOE continues to be caretaker and manager of the U.S. facilities that manufactured nuclear weapons and the property on which the weapons are located.

### Brownfields Connections

DOE supports brownfields reuse by providing technical assistance in the fields of energy use and environmental remediation and in the Los Alamos National Laboratory (LANL) Sustainable Design Guide.

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

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

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

- Managing legacy land and assets and emphasizing safety, reuse, and disposition.

## RESOURCES

### Financial Assistance

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

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

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

**Availability:** Competitive grants are the most common type of financial assistance awarded by EERE. Cooperative agreements also are awarded on a competitive basis. As is the case with most federal government funding, funding for EERE financial assistance awards is authorized by an appropriation approved by Congress. Congress determines the overall budget for DOE activities, and this amount determines how much money will be available for EERE financial assistance awards.

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

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

<https://www.energy.gov/eere/office-energy-efficiency-renewable-energy>

#### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**





## Informational Assistance

### *National Renewable Energy Laboratory*

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

As part of EPA's RE-Powering America's Land Initiative, EPA and NREL have collaborated since 2008 to evaluate the feasibility of siting renewable energy production on formerly or presently environmentally contaminated sites. The effort paired EPA's expertise on contaminated lands with NREL's expertise in renewable energy. The feasibility studies provide site owners and communities with a realistic and achievable plan for putting renewable energy on a given site. Since the RE-Powering Initiative's inception, 274 renewable energy installations on 261 contaminated lands, landfills, and mine sites have been established.

NREL: <https://www.nrel.gov/>

RE-Powering America's Lands website: <https://www.epa.gov/re-powering>

### *Office of Environmental Management*

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

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

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

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

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

<https://www.energy.gov/em/office-environmental-management>

### *Asset Revitalization Initiative*

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

- Conduct operations sustainably, incorporating clean energy technologies wherever possible.
- Develop modern, adaptable, and efficient site infrastructures, and closely coordinate multiagency efforts at the sites.
- Promote public-private partnerships and commercial opportunities.

## SNAPSHOT – SOUTH PLATTE RIVER CORRIDOR, DENVER, CO

The Denver Housing Authority (DHA) developed a master plan for a large infill redevelopment of the Sun Valley study area along an 80-acre area in central Denver located along the South Platte River and incorporating the new Decatur-Federal light rail station. DHA, which owns 35 acres of mostly obsolete low-income public housing at Sun Valley, worked with Denver to develop a Station Area Plan for the light rail station and a General Development Plan for the study area. The Sun Valley Homes redevelopment will include a high density, mixed-income, rental and ownership community that includes mixed-use commercial space. A primary goal of the master planning effort is to develop solutions for multiple sustainability issues such as energy, water management, food production, and wastewater management. The Department of Energy's National Renewable Energy Lab assisted by performing a study to look at district wide energy solutions. This study demonstrated the cost-effectiveness of green infrastructure, the redevelopment potential of similar brownfield sites, and laid the basis for a larger infrastructure study.

- Engage local communities and stakeholders in the development and asset revitalization process.

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

### *Office of Legacy Management*

The mission of the Office of Legacy Management (LM) is to fulfill DOE's post-closure responsibilities and ensure the future protection of human health and the environment. LM has control and custody of legacy land, structures, and facilities, and is responsible for maintaining them at levels consistent with DOE's long-term plans. The goals of LM are to:

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

DOE activities and those of its predecessor agencies left a legacy of environmental contamination that can impact human health and the environment. LM was formally established in 2003 to manage long-term surveillance and maintenance (LTS&M) activities at sites where cleanup has occurred and contamination is controlled to ensure the future protection of human health and the environment.

LM currently conducts routine LTS&M activities at 94 sites and will continue to receive sites as they are closed. LM expects to be responsible for 103 sites by 2020. As LM conducts LTS&M activities for these sites, there is a focus on beneficial reuse of the land and assets. Some LM sites have multiple properties. LM's Beneficial Reuse Program tracks reuse opportunities for these properties (both LM-owned and non-LM-owned). LM currently has 29 LM-owned sites and a total of 45 properties available for reuse. Activities that take place at LTS&M sites are grouped into seven categories: disposal; renewable energy; agriculture; commercial and industrial; community; conservation; and cultural resources. The Beneficial Reuse Program supports and implements multi-use scenarios while keeping with the vision of the surrounding communities and each site's attributes.

### *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 that recommends selecting properties with opportu-

nities for minimal environmental impacts, including brownfields, for development.

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

#### *Support for Environmental Justice Communities*

DOE's National Nuclear Security Administration, LM, and EM's Dr. Samuel P. Massie Chairs of Excellence Program formerly provided technical and grant-writing assistance to environmental justice communities located near DOE sites. These organizations assist in developing brownfields strategies, drafting initial concepts, writing portions of proposals, and conducting research to support project needs. The Massie Chairs support is now conducted at Tennessee State University as part of the DOE Environmental Justice Program.

## **ADDITIONAL INFORMATION**

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### **Main Site**

<https://www.energy.gov/>

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



## DESCRIPTION OF ORGANIZATION

### Mission

The [Agency for Toxic Substances and Disease Registry](#) (ATSDR) is directed by congressional mandate to perform specific functions concerning the effect on public health of hazardous substances in the environment. These functions include public health assessments of waste sites, health consultations concerning specific hazardous substances, health surveillance and registries, response to emergency releases of hazardous substances, applied research in support of public health assessments, information development and dissemination, and education and training concerning hazardous substances.

### Brownfields Connections

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.

#### *ATSDR Land Reuse Health Program*

ATSDR's mission is to serve the public through responsive public health actions to promote healthy and safe environments, and prevent harmful exposures to environmental contaminants. Sites such as brownfield and land reuse sites may be the source of potentially harmful exposures because of contamination from previous property uses. Addressing public health concerns and issues related to the restoration of contaminated properties is essential.

Community health considerations are important parts of ATSDR's land revitalization activities. Through its Land Reuse Health Program, ATSDR conducts activities that:

- Promote a well-rounded approach to redevelopment.
- Include health as an important part of redevelopment.
- Grow community resources to promote health.
- Measure changes in community health.
- Encourage early community involvement in decision-making.
- Restore and revitalize communities in a way that is fair to all community groups.
- Promote relationships among agencies, partners, and communities.
- Improve ways to talk about health and environmental risks.

## RESOURCES

ATSDR provides technical assistance to identify and evaluate environmental health issues associated with brownfield land reuse sites. These resources enable state and local health departments to further investigate environmental health concerns and educate communities.

### Outreach/Technical Assistance

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

ATSDR has developed the public health assessment process to evaluate the public health implications of exposures to environmental contamination. The public health assessment process serves as a mechanism for identifying appropriate public health actions for particular communities. The process may be triggered by a site's listing on the National Priorities List or a specific request (or petition) from a community member or another government agency. The purpose of the process is to find out whether people have been, are being, or may be exposed to hazardous substances and, if so, whether that exposure is harmful, or potentially harmful, and should therefore be stopped or reduced. The process also serves as a mechanism through which the agency responds

to specific community health concerns related to hazardous waste sites.

<https://www.atsdr.cdc.gov/hac/PHAManual/toc.html>

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### Health Checks

As part of its land renewal activities, ATSDR promotes many health checks so that people can have healthier neighborhoods and workplaces. Some of these health checks may include:

- Explaining data about chemicals present in the human body and the environment.
- Helping community members learn more about health risks in their area.
- Checking to find out if there are health issues that can be addressed through changes in land use.
- Measuring health factors to find out if land reuse projects improve the local community's health and well-being.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### BROWN Community Partnerships Project

ATSDR's Brownfields & Reuse Opportunity Working Network (BROWN) has a wide range of expertise that can help communities shape redevelopment plans to include community health improvements. Basically, the Community Partnerships concept is a conversational brainstorm. The ATSDR Land Reuse Team or individual BROWN members can share among the entire BROWN network an overview of a community that is seeking some assistance to create a revitalization vision. Additional BROWN members can provide a rapid "blitz" opinion, based on their expertise, of projects that can be implemented to help the community move toward this vision.

[https://www.atsdr.cdc.gov/sites/brownfields/partnerships\\_project.html](https://www.atsdr.cdc.gov/sites/brownfields/partnerships_project.html)

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### ATSDR Brownfields/Land Reuse Action Model

The **ATSDR Brownfields/Land Reuse Action Model** (Action Model) is an interactive online toolkit that helps the diverse members of the development community – officials, developers, community advocates, residents, and brownfields professionals – find ways to make health part of the renewal process. Communities can use the Action Model to identify common goals and incorporate these goals in strategic planning.

The Action Model consists of four steps that involve key questions to assist with planning:

Step 1: What are the issues in the community?

Step 2: How can development address these issues?

Step 3: What are the corresponding community health benefits?

Step 4: What data are needed to measure change?

<https://www.atsdr.cdc.gov/sites/brownfields/model.html>

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### Land Reuse Toolkits (Healthfields Toolkits)

ATSDR's Land Reuse and Redevelopment Toolkits are resources for people to engage in land reuse and redevelopment projects that can reduce environmental exposures and improve community health.

The toolkits follow ATSDR's comprehensive 5-Step Land Reuse Strategy to Safely Reuse Land and Improve Health (5-Step Land Reuse Model):

1. Engaging with Your Community
2. Evaluating Environmental and Health Risks
3. Communicating Environmental and Health Risks
4. Redesigning with Health in Mind
5. Measuring Success: Evaluating Environmental and Health Change

[https://www.atsdr.cdc.gov/sites/brownfields/land\\_reuse\\_toolkits.html](https://www.atsdr.cdc.gov/sites/brownfields/land_reuse_toolkits.html)

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## SNAPSHOT – RIVERFRONT STAMP PROJECT, PIQUA, OH

From the late 1800s through the 1900s, Piqua was a booming industrial town, flush with apparel and textile manufacturers, aviation equipment manufacturers, and several other industries. Many of these manufacturers are no longer in existence, and left behind many vacant, underused and potentially contaminated properties in or near residential neighborhoods. Many properties were deteriorated and presented health and safety risks. The City was awarded \$300,000 from ATSDR and leveraged part of those funds to create a redevelopment Master Plan for East Piqua. The City established a “STAMP” Team (Site Technical Assistance for a Municipal Project) comprised of private-sector developers, environmental and health professionals, and community residents to develop this plan. ATSDR and the local health agency provided free environmental and public health expertise throughout the two-year project. Residents of Piqua had specifically asked for increased access to recreation, medical services, and childcare. The STAMP Team created the redevelopment Master Plan based on community input and identified needs, highlighting economic development potential and the creation of a recreation center that would serve the city and surrounding communities. The City moved forward on the vision of the Master Plan, sharing it with the Development Community to launch redevelopment. The City used ATSDR funding to finalize the Master Plan and to identify sites for reuse and redevelopment. The City also used EPA funding to complete lead-based paint and asbestos assessments in older commercial structures, and to conduct environmental site assessments on a former meat packing plant in the redevelopment area. The City used \$420,000 in federal funding for these activities, and expects a return of \$50 million in private investment. By the spring of 2017, the first three redevelopments were launched or scheduled. These include a senior housing facility on the site of a former field house, an early childhood learning center, and a medical office building. Each of these projects is a \$10 million private investment.

### *Community Health and Site Inventory Tools*

ATSDR offers the following tools to help local officials with land reuse decisions and to help them provide timely responses:

**ATSDR Brownfields/Land Reuse Site Tool** is a customizable, searchable site inventory, and rapid site screening tool. Analytical sampling data are rapidly screened by the tool to highlight chemicals above comparison values used by ATSDR. This leads to a rapid assessment for site prioritization.

[https://www.atsdr.cdc.gov/sites/brownfields/site\\_inventory.html](https://www.atsdr.cdc.gov/sites/brownfields/site_inventory.html)

### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

Comparison Value Viewer is a computer program that quickly displays comparison values used by ATSDR for all media and selects the most sensitive value for use in site prioritization work.

<https://www.atsdr.cdc.gov/sites/brownfields/CVViewer.html>

## ADDITIONAL INFORMATION

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**Main Site**

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

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



## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the [National Institute of Environmental Health Sciences](#) (NIEHS) is to discover how the environment affects people to promote healthier lives. NIEHS's vision is to provide global leadership for innovative research that improves public health by preventing disease and disability. NIEHS contributes to scientific knowledge of human health and the environment and to the health and well-being of people everywhere.

NIEHS's Worker Training Program (WTP) awards grants to train workers engaged in activities related to hazardous materials and waste generation, removal, containment, transportation, and emergency response. The Environmental Career Worker Training Program (ECWTP), formerly the Minority Worker Training Program (MWTP), focuses on delivering comprehensive training to increase the number of disadvantaged and underrepresented workers in areas such as environmental restoration, construction, hazardous materials/waste handling, and emergency response. Since 1995, the ECWTP has provided pre-employment and health and safety training to approximately 13,000 people from underserved communities nationwide.

### Brownfields Connections

- Conducts the ECWTP by assisting communities in developing a more comprehensive training program to foster economic and environmental restoration of brownfields.
- Conducts the ECWTP to increase the recruitment and training of underrepresented workers who are unemployed or underemployed in the fields of hazardous waste remediation, emergency response, construction, and green jobs. Individuals living near hazardous waste sites or in a community at risk of exposure to contaminated properties are targeted, with the specific focus on training them

to be safe while working in the environmental and construction fields to clean up their communities.

- Conducts a hazardous waste worker training program (HWWTP) for training and educating workers engaged in activities related to hazardous waste removal, containment, and chemical emergency response.
- Provides grants to small businesses under Small Business Innovation Research (SBIR) E-Learning for HAZMAT program to develop computer-based training products aimed at improving the health and safety training of hazardous materials workers, emergency responders, and skilled support personnel.
- In coordination with EPA, conducts the Superfund Research Program (SRP)—a network of university grants that are designed to seek solutions to complex health and environmental issues associated with the nation's hazardous waste sites.

## RESOURCES

### Outreach/Technical Assistance

#### *NIEHS Worker Training Program*

The NIEHS Worker Training Program trains workers engaged in activities related to hazardous materials and waste generation, removal, containment, transportation, and emergency response. WTP provides cooperative agreements to labor-based health and safety organizations, academic institutions, and other nonprofit organizations, so they can deliver training to a variety of workers who may face hazardous work environments, such as environmental cleanup workers, law enforcement officers, first responders, health care employees, industrial or construction workers, and transportation or rail workers. Currently, WTP has five major training programs: Hazardous Waste Worker Training, Environmental Career Worker Training, HAZMAT Disaster Preparedness Training, SBIR E-Learning for HAZMAT, and the NIEHS/DOE Nuclear Worker Training.



In March 2020, the National Institutes of Health launched a new website with important educational resources for Coronavirus workers dealing with the spread of COVID-19. The initiative got underway after Congress passed a supplemental appropriation of \$10 million on March 6 “for worker-based training to prevent and reduce exposure of hospital employees, emergency first responders, and other workers who are at risk of exposure to coronavirus through their work duties.”

A list of organizations funded through 2020-2025 can be found at: <https://www.niehs.nih.gov/careers/hazmat/awardees/index.cfm>

### *Hazardous Waste Worker Training Program*

The Hazardous Waste Worker Training Program (HWWTP) is the core component of the NIEHS Worker Training Program (WTP). The HWWTP, through its awardees, provides model occupational safety and health training for workers who are or may be engaged in activities related to hazardous waste removal or containment, or chemical emergency response. Target populations for this training include those covered by requirements of the federal Occupational Health and Safety Administration (OSHA) (CFR, Title 29, Part 1910) and EPA (CFR, Title 40, Part 311) standards for Hazardous Waste Operations and Emergency Response, regulations governing the NIEHS Hazardous Waste Worker Training Program (CFR, Title 42, Part 65. Since 1987, the HWWTP has developed a strong network of nonprofit organizations that deliver a high-quality, peer-reviewed safety and health curriculum to hazardous waste workers and emergency responders in every region of the country. These courses established national benchmarks for quality worker safety and health training, including a strong emphasis on peer instructors and hands-on instruction. More than 3.5 million workers across the United States received WTP-supported safety and health training. In 2019, approximately 7,697 courses were offered for 121,647 workers for a total of 1,131,218 contact hours of 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; Asian American/Native American/Pacific Islander-serving institutions; and nonprofits 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 2020-2025, which already has been funded.

**Availability:** In 2020, 17 organizations received funding. The total funding allocated was approximately \$18.9 million. The next request for applications will take place in 2024.

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

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

[https://www.niehs.nih.gov/careers/hazmat/about\\_wetp/hwwt/index.cfm](https://www.niehs.nih.gov/careers/hazmat/about_wetp/hwwt/index.cfm)

**CFDA Number:** 93.142

### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



### *Environmental Career Worker Training Program*

The Environmental Career Worker Training Program (ECWTP) seeks to address the needs of vulnerable and disadvantaged communities by increasing the emphasis of the training to promote a sustainable environmental career path for workers in the fields of hazardous materials handling, waste, construction, and other emerging industries. The ECWTP focuses on delivering comprehensive training to increase the number of disadvantaged and underrepresented minority workers in many areas, such as basic construction and hazardous waste abatement, and safety and health training. Additionally, trainees receive job readiness training, life skills instruction, counseling, and courses on obtaining a General Equivalency Diploma (GED).

These training programs promote long-lasting and effective partnerships in minority and underserved communities that help reinforce occupational health and worker education and mitigate health disparities at the community level. The different programs provide pre-employment job training, including literacy, life skills, environmental preparation, green jobs, and other related courses; construction skills training; environ-

mental worker training, including hazardous waste, and asbestos and lead abatement training; and safety and health training. Training also includes enrollment in apprenticeship programs for construction and environmental remediation worker training. Particular focus is placed on establishing a program of mentoring. This program helps to enhance the participants' problem-solving skills, understanding of individual self-esteem, and teamwork in the application of technical knowledge to environmental and related problems.

The ECWTP promotes partnerships or subagreements with academic and other institutions, with a particular focus on minority-serving institutions, and public schools; and community-based organizations located in or near the impacted area to provide pre-math, science, or other related education to program participants prior to or concurrent with entry into the training program. As of 2020, ECWTP has trained approximately 13,000 individuals, with an outstanding job placement rate of 70 percent.

**Eligibility Requirements:** The following organizations and institutions are eligible: 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; Asian American/Native American/Pacific Islander-serving institutions; and nonprofits with 501(c)(3) IRS status (other than institutions of higher education).

**Availability:** NIEHS appropriates roughly \$3.5 million into the program annually. A request for applications is released every five years for a five-year funding period. The current grant cycle is 2020-2025, which already has been funded. The next competition will begin in 2024.

#### Uses/Applications Include:

- Recruitment of disadvantaged and underserved residents who are unemployed or underemployed and 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.
- Pre-employment job training, including literacy, life skills, environmental preparation, green jobs, and other related courses for construction skills training.
- Safety and health training in areas such as hazardous waste remediation, and asbestos and lead abatement.

[https://www.niehs.nih.gov/careers/hazmat/about\\_wetp/ecwtp/index.cfm](https://www.niehs.nih.gov/careers/hazmat/about_wetp/ecwtp/index.cfm)

## CFDA Number 93.142

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *HAZMAT Disaster Preparedness Training Program*

NIEHS developed a HAZMAT Disaster Preparedness Training Program (HDPTP) in response to the experiences and lessons learned in recent national disasters, including terrorist attacks. This program enhances the safety and health training of current hazardous materials workers and chemical responders to create materials and deliver training to workers responding to a disaster. HDPTP, through its Emergency Support Activation Plan, aims to augment prevention and preparedness efforts in a wide variety of high-risk settings; enhance the safety and health training of hazardous materials workers, emergency responders, and skilled support personnel; and ensure responders are aware of site-specific hazards and mitigation techniques prior to and during response activities. This initiative is intended to foster the development of disaster-specific training programs as an extension of the Hazardous Waste WTP for preparing a cadre of experienced workers for prevention and response to future terrorist incidents in a wide variety of facilities and high-risk operations.

NIEHS's HDPTP complements 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, as well as natural disasters. Since the program started in 2005, awardees responded and trained workers after Hurricanes Katrina, Sandy, Harvey and Maria; the California wildfires; and the Deepwater Horizon Gulf Oil Spill. In 2019, the program conducted 1,284 courses for 18,660 workers for a total of 174,131 contact hours of training. Overall, this program has trained over 166,027 workers and conducted 11,355 courses for 1,641,074 contact hours of training.

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

**Eligibility Requirements:** The following organizations and institutions are eligible to apply: public and

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; Asian American/ Native American/Pacific Islander-serving institutions; and nonprofits with 501(c)(3) IRS status (other than institutions of higher education).

**Availability:** Approximately \$3.4 million is allocated to this program annually. A request for applications is released every five years for a five-year funding period. The current grant cycle is 2020-2025 and already has been funded.

#### Uses/Applications Include:

- Enhanced training on chemical-intensive operations for current hazardous materials workers and chemical responders who protect the nation's infrastructure from potential terrorist attacks as a continuing high-priority national need.
- Training for skilled response personnel to ensure appropriate response and remediation actions. Bio-terrorist attacks using weaponized microbes is a high-priority area for training program response. The OSHA designation of anthrax response coverage by 1910.120 regulations identifies a clear target training population. <https://www.osha.gov/dep/anthrax/hasp/index.html>
- 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 (HWWTP), which provides worker certification. [https://www.niehs.nih.gov/careers/hazmat/about\\_wetp/hdpt/index.cfm](https://www.niehs.nih.gov/careers/hazmat/about_wetp/hdpt/index.cfm)

**CFDA Number:** 93.142

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program*

Technological advances have created opportunities to deliver accessible, accurate, and interactive training electronically. The **Small Business Programs (SBIR/STTR) E-Learning for HAZMAT Program** focuses on the development of Advanced Technology Training

(ATT) products for: for health and safety training of hazardous materials workers; waste treatment personnel; skilled support personnel associated with an emergency/disaster; emergency responders in biosafety response, infectious disease training, and cleanup; emergency responders in disasters and resiliency training; and for ATT tools to assist in the examination of acute and long-term health effects of environmental disasters. ATT as defined by the Worker Training Program (WTP) includes, but is not limited to, online training, virtual reality, and serious gaming, which complement all aspects of training from development to evaluation including advanced technologies that enhance, supplement, improve, and provide health and safety training for hazardous materials workers. These products must complement the goals and objectives of the WTP [http://www.niehs.nih.gov/careers/hazmat/about\\_wetp/](http://www.niehs.nih.gov/careers/hazmat/about_wetp/). This initiative builds on WTP's experience in worker safety and health training by stimulating creative SBIR proposals to create such products. The SBIR E-Learning for HAZMAT Program supports the development of e-learning products that assist both students and instructors and use a range of delivery platforms, including computer and web-based applications, virtual reality, serious gaming, and mobile device applications. E-learning products provide solutions to specific training problems and for specific training audiences. They can be used in traditional classroom settings, and they often help prepare for critical hands-on training. These products also can help to equip workers rapidly and effectively with the skills and knowledge they need to protect themselves and their communities from hazards.

**Eligibility Requirements:** Only United States small business concerns (SBCs) are eligible to submit applications for this opportunity.

**Availability:** Funding is available every year. For this funding opportunity, budgets up to \$100,000 total costs per year and time periods of up to one year for Phase I may be requested. Budgets up to \$200,000 total costs per year and time periods of up to two years may be requested for Phase II. Future-year amounts will depend on annual appropriations. The [last solicitation/Funding Opportunity Announcement](#) ended in August 2020. NIEHS intends to commit \$282,500 in FY 2021 to fund 2-5 awards.

#### Uses/Applications Include:

- Support for the development of emerging technologies to improve worker preparedness through

training and education enhancements and methodologies (such as e-collaboration, e-teaching, and e-learning) in safety and health training for workers engaged in hazardous materials response.

[https://www.niehs.nih.gov/careers/hazmat/about\\_wetp/at/index.cfm](https://www.niehs.nih.gov/careers/hazmat/about_wetp/at/index.cfm)

**CFDA Number:** 93.142

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Superfund Research Program*

Since its inception in 1987, NIEHS Hazardous Substance Basic Research and Training Program (Superfund Research Program [SRP]) has applied a multidisciplinary research approach to provide a solid foundation that environmental managers and risk assessors can use for sound decision-making related to Superfund and other hazardous waste sites. SRP works to learn more about ways to protect the public from exposure to hazardous substances, such as industrial solvents, arsenic, lead, mercury, legacy contaminants and emerging contaminants. These and other toxic substances are found in contaminated water, soil, sediments, and air at hazardous waste sites throughout the United States. These activities complement the work of EPA, ATSDR, and other federal and state agencies. The SRP supports innovative research and training through multi-project, interdisciplinary grants; individual investigator research grants; research education program grants; Small Business Innovative Research (SBIR) grants; time-sensitive grants; and conference grants. In keeping with the SRP Mandates, areas of research include: (1) advanced techniques for the detection, assessment, and evaluation of the effect on human health of hazardous substances; (2) methods to assess the risks to human health presented by hazardous substances; (3) methods and technologies to detect hazardous substances in the environment; and (4) basic biological, chemical, and physical methods to reduce the amount and toxicity of hazardous substances. SRP's teams of diverse professionals develop, test, and implement unique, solution-oriented approaches to address complex environmental health problems. These grantees study environmental contaminants in order to lower environmental cleanup costs, reduce human exposure, and improve human health.

The SRP offers several grant opportunities, including the following:

- **Multiproject Center Grants (P42)** - This program supports coordinated, multiproject, multi- and interdisciplinary centers that address the broad, complex health and environmental issues that arise from hazardous waste sites. SRP Center grants support problem-based, solution-oriented research centers that consist of multiple, integrated projects representing the biomedical and environmental science and engineering disciplines. The center cores also are tasked with administrative, community engagement, research translation, research support, data management/analysis, and training functions. Requests for applications are released every two and a half years.
- **Small Business Innovation Research Grants (SBIR R43, R44)** –The NIEHS SRP “Hazardous Substances Remediation and Site Characterization SBIR Program” supports Small Business Innovation Research Grants to foster the commercialization of technologies, products, and devices for detection and remediation of hazardous substances in the environment. The SRP is specifically interested in proposals applying new engineering, bioengineering, and biotechnology approaches to develop novel strategies to characterize, monitor, and remediate hazardous substances at contaminated sites.

**Eligibility Requirements:** Eligible entities must be a U.S.-based small business (see: Small Business Eligibility Criteria). Application receipt dates are September 5, January 5, and April 5.

- **Individual Research Grants (R01)** - This program is designed to address specific issues that complement the multiproject research centers, meet high-priority research needs of the national Superfund Program, or tackle issues of emerging concern. Grants awarded under this mechanism will be for discrete, single projects. Requests for applications are released approximately every five years.
- **Superfund Research Program Support for Conferences and Scientific Meetings (R13)** – The NIEHS Conference grant program is considered an integral part of the overall mission of the Institute; thus, it is critical that all conference grant applications have a direct relationship to advancing the mission of NIEHS. To be responsive, all conference grant proposals must focus on or clearly indicate relevance to advancing our understanding of the role of environment and/or gene-environment interactions in disease/dysfunction. This includes environmental science and engineering proposals, such

## SNAPSHOT – NEW JERSEY/NEW YORK HAZARDOUS MATERIALS WORKER TRAINING CENTER

The Environmental Career Worker Training Program (ECWTP) at the [New Jersey/New York Training Center](#) is housed at Rutgers University's School of Public Health. The Center's ECWTP operates as a pre-apprenticeship program, known as the [BuildingWorks Pre-Apprenticeship](#) (BuildingWorks). BuildingWorks serves low-income, underserved communities living in metropolitan areas surrounding New York City, and Newark, New Jersey. BuildingWorks prepares and helps trainees move into a unionized apprenticeship, where they can gain skills to build long-term careers in construction trades as a master carpenter. BuildingWorks is approved by the [New York State Department of Labor](#) as a direct entry program. Since 1995, BuildingWorks has trained more than 1,000 individuals. This continued success is due to a long-standing partnership between Rutgers University and the [New York City District Council of Carpenters Training Center](#), the primary training provider for BuildingWorks. For more details on the program and its [accomplishments](#), please visit the [NIEHS ECWTP 25th Anniversary page](#).

as methodologies to detect hazardous substances in the environment and basic biological, chemical, and physical methods to reduce the amount and toxicity of hazardous substances. A letter requesting permission to submit a conference application is required and must be received via email no later than six weeks prior to the selected receipt date. The yearly application receipt dates for conference grants are April 12, August 12, and December 12.

- **Occupational and Safety Training Education Programs on Emerging Technologies (R25)** – The intent of this funding opportunity is to provide Higher Education Institutions the opportunity to develop and offer continuing education courses, research experiences, and academic curricula on occupational health and safety management and laboratory practices in the areas of emerging technologies, emerging contaminants, and/or disaster response. Target participants include industrial hygienists, graduate students, postdoctorates, and professionals involved in the research, evaluation, management, and handling of hazardous substances. The Superfund Research Program also expects that such programs will provide a unique educational opportunity to those professionals involved in the training of other personnel for careers in these new industries. These programs are also meant to expand and complement existing educational programs in occupational health and safety and industrial hygiene. Requests for applications are released approximately every five years.

For more information on these Superfund Research Program Funding Opportunities, please see <https://>

[www.niehs.nih.gov/research/supported/centers/srp/funding/index.cfm](http://www.niehs.nih.gov/research/supported/centers/srp/funding/index.cfm).

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

**Availability:** Funding is available every year, depending on the type of grant opportunity (see above).

### Uses/Applications Include:

- Support research to provide a solid foundation that environmental managers and risk assessors can use for sound decision-making, effective community engagement and impactful research translation related to Superfund and other hazardous waste sites.

**CFDA Number:** 93.143

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## ADDITIONAL INFORMATION

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**Main Sites**

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

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

<https://www.niehs.nih.gov/research/supported/centers/srp/index.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.

In addition to the programs listed here, OCS administers the Community Services Block Grant program, which supports services and activities for individuals with low incomes that alleviate the causes and conditions of poverty in communities. These grants are available to states, the District of Columbia, Commonwealth of Puerto Rico, U.S. Territories, federally and state-recognized Indian tribes and tribal organizations, Community Action Agencies, migrant and seasonal farm workers organizations, and other organizations specifically designated by the states.

### Brownfields Connections

OCS provides grants to community development corporations and community action agencies to increase the capacity of individuals and families to become self-sufficient and to revitalize communities. Brownfields projects with a job creation focus may want to explore the following OCS funding opportunities.

## RESOURCES

### Financial Assistance

#### *Community Economic Development Program*

The purpose of the Community Economic Development (CED) Program is to support employment and commercial development projects designed to provide economic self-sufficiency for individuals with low incomes and their communities. To do this, the

CED Program gives grants to local, private, nonprofit Community Development Corporations (CDCs) to support the creation and expansion of businesses that develop new products, services, and other commercial activities that result in the creation of new positions for low-income individuals.

**Eligibility Requirements:** Eligible applicants include private, nonprofit organizations that are Community Development Corporations, including faith-based, charitable, tribal, and Alaskan-native organizations. CDCs must be governed by a tripartite board of directors that consists of residents of the community served, local business leaders, and local civic leaders. CDCs must have as their principal purpose planning, developing, or managing low-income housing or community development projects.

**Availability:** Funding availability is subject to HHS annual budget and resources.

### Uses/Applications Include:

- Startup or expansion of businesses' physical or commercial activities.
- Capital expenditures such as the purchase of equipment or real property.
- Allowable operating expenses.
- Loans or equity investments.

<https://www.acf.hhs.gov/ocs/programs/ced>

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### Outreach/Technical Assistance

#### *Rural Community Development Program*

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

## SNAPSHOT – BARTLETT STATION, ROXBURY, MA

Bartlett Station is a major development project on a former brownfield site located in the heart of one of most impoverished neighborhoods in Roxbury, Massachusetts. One component of this project is the build-out of a new 86,000-square-foot building with 12,150 square feet of ground-floor retail space, funded through a \$488,000 Office of Community Services Community Economic Development (CED) grant to Nuestra Comunidad Development Corporation, along with a variety of other federal, state, local, and private funding sources. The development project is revitalizing a low-income neighborhood by replacing a vacant, blighted property with new mixed-income rental housing and a quality grocery store, Good Food Market, which will provide needed goods and services. The commercial growth and expansion of this once-vacant site also is creating full-time jobs with living wages and benefits for members of the community.

- Provide low-income individuals access to safe and affordable drinking water in their homes.
- Strengthen economic conditions and opportunities in small, rural communities through water supply and wastewater disposal training and technical assistance.
- Construct, improve, and preserve water supply and disposal systems in a cost-effective manner.
- Promote improved coordination of federal, state, and local agencies and financing programs to benefit low-income communities.

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

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

**Eligibility Requirements:** Eligible entities include multistate, regional, private, and nonprofit 501(c)(3) tax-exempt organizations.

**Availability:** Funding availability is subject to HHS annual budget and resources. RCD grants were awarded to eight organizations in FY 2019, totaling \$9 million.

### Uses/Applications Include:

- Increase access for families with low incomes to water supply and waste disposal services.
- Preserve affordable water and waste disposal services in low-income rural communities.
- Increase local capacity and expertise to establish and maintain needed community facilities.
- Increase economic opportunities for low-income rural communities by ensuring they have basic water and sanitation.
- Utilize technical assistance to leverage additional public and private resources.

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### Main Site

<https://www.acf.hhs.gov/ocs>



# Department of Housing and Urban Development



## DESCRIPTION OF ORGANIZATION

### Mission

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

- Community Development Block Grant Program (includes the Entitlement Communities Program and several non-entitlement communities' programs).
- Indian Community Development Block Grant (ICDBG) Program.
- Section 108 Loan Guarantee Program.
- Lead-Based Paint Hazard Reduction (LHR) Grant Program.

### Brownfields Connections

- Block grants and competitive awards to state and local governments for revitalizing communities.
- Grants to communities for integrating brownfields redevelopment planning with transportation and housing planning.

Block grants to state and local governments for meeting safe and affordable housing needs in developed areas.

## RESOURCES

### Financial Assistance

#### *Community Development Block Grant Program*

The Community Development Block Grant (CDBG) program in the Office of Community Planning and Development (CPD) is a flexible program that provides communities with resources and broad discretion in selecting activities to address a wide range of unique community development needs. Each activity funded through the program must meet one of the following statutory national objectives: benefit low- and moderate-income persons, prevent or eliminate slums or blight, or address community development needs

of urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

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 1,211 general units of local government, states, the Commonwealth of Puerto Rico, and four U.S. Territories.

The principal statutory objective of the CDBG program is the development of viable urban communities, by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. The CDBG Entitlement Communities program allocates annual grants to large cities and urban counties on a statutory dual-formula basis. The State Administered CDBG program awards grants to non-entitlement communities. HUD allocates CDBG funds to the states based on a statutory formula. The states then distribute all funds (other than those expended for administration and technical assistance) to non-entitlement units of general local government. Since the State of Hawaii has declined to participate in the CDBG state program, HUD directly administers the non-entitlement grants in Hawaii through the Non-Entitlement Counties of Hawaii program. HUD Field offices in Puerto Rico and Hawaii administer CDBG funds for American Samoa, Guam, Northern Mariana Islands, and the U.S. Virgin Islands through the CDBG Insular Areas program. Neither HUD nor states distribute funds directly to citizens, businesses, nonprofit organizations, or other non-government entities. At least 70 percent of a grantee's CDBG grant funds must be used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period.

CDBG plays a vital role in many local brownfields reuse strategies. Brownfields contribute to eroding economic conditions, creation of blight, and reduction of economic opportunities for low- and moderate-income persons. CDBG funds may be used in smaller neighborhood-based projects, as well as larger projects to aid in demolition, site cleanup, and remediation of environ-

mental issues such as lead-based paint and asbestos. Therefore, the use of CDBG funds to revitalize brownfields often meets the program’s goal to help low- and moderate-income people by driving economic development or eliminating blight. For example, with support from CDBG funds, a Burlington, Vermont, project created 40 units (32 affordable) of mixed-income rental homes on the Burlington waterfront. This project redeveloped a brownfield, rectified a serious stormwater runoff problem, and became the first LEED-certified residential project in Vermont.

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

**Limitations:** Certain activities are not eligible for CDBG funding. These include the acquisition, construction, or reconstruction of buildings for government operations, political activities, certain income payments, and, with some exceptions, construction of new housing. All CDBG grantees must submit to HUD a Consolidated Plan, which is a jurisdiction’s comprehensive planning document and application for funding under the following CPD formula grant programs: CDBG, HOME Investment Partnerships, Housing Trust Fund (HTF), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG).

**Availability:** Funding availability is subject to HUD annual budget and resources. Congress appropriated \$3.45 billion for the CDBG program in FY 2021, including set-asides. HUD distributes 70 percent of the CDBG formula appropriations to entitlement communities, and the remaining 30 percent of the formula funds go to the states for distribution to non-entitlement small cities and counties.

**Uses/Applications Include:**

- Prepare plans for redevelopment or revitalization of brownfields.
- Acquire real property.
- Conduct environmental site assessments.
- Clean up contamination.
- Clear sites; demolish and remove buildings.

**CDBG for Disaster Recovery**

When the President declares a major disaster, Congress may appropriate funds to HUD when there are significant unmet needs for long-term recovery. The special appropriation provides funds to the most impacted and distressed areas for disaster relief, long-term recovery, restoration of infrastructure, housing, economic revitalization.

Hud allocates CDBG-DR funds based on unmet recovery needs. HUD will notify eligible States, cities and counties if they are eligible to receive CDBG-DR grants.

More information at <https://www.hudexchange.info/programs/cdbg-dr/>

- Rehabilitate public and private buildings.
- Construct public works, including water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes.
- Conduct activities relating to energy conservation and renewable energy resources.
- Assist nonprofit and profit-motivated businesses to carry out economic development and job creation/retention activities.

[https://www.hud.gov/program\\_offices/comm\\_planning/communitydevelopment](https://www.hud.gov/program_offices/comm_planning/communitydevelopment)

**CFDA Number:** Entitlement Grants, 14.218; State program and non-entitlement grants in Hawaii, 14.228; Insular Areas, 14.225

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Indian Community Development Block Grant Program*

The Indian Community Development Block Grant (ICDBG) Program in Indian Housing’s Office of Native American Programs (ONAP) provides eligible grantees with direct grants for use in developing viable Indian and Alaska Native Communities, including decent housing, and a suitable living environment, primarily for low- and moderate- income persons. Program regulations provide for two categories of grants: Single Purpose and Imminent Threat. The program can provide funding for recipients in the following categories:

- Housing

- Community Facilities
- Economic Development

**Eligibility Requirements:** Eligible applicants for assistance include any Indian tribe, band, group, or nation (including Alaska Indians, Aleut, and Eskimos) or federally-recognized Alaska Native village.

**Limitations:** Certain activities are not eligible for ICDBG funding. These include the acquisition, construction, or reconstruction of buildings for government operations, political activities, certain income payments, and, with some exceptions, construction of new housing.

**Availability:** Funding availability is subject to HUD annual budget and resources. In FY 2019 and FY 2020 combined, nearly \$120 million in ICDBG funds were used to support 107 projects in Tribal Lands across the United States. Single-purpose grants are awarded on a competition basis pursuant to the terms published in an annual Notice of Funding Availability (NOFA). The Secretary of HUD may set aside 5 percent of each year’s allocation for the noncompetitive, first come-first served, funding of grants to eliminate or lessen problems which pose an immediate threat to public health or safety of tribal residents.

**Uses/Applications Include:**

- Housing rehabilitation.
- Land acquisition to support new construction.
- Infrastructure construction (e.g., roads, water, and sewer facilities).
- Construction of single or multipurpose community buildings.
- Economic development efforts, related to commercial, industrial, or agricultural projects.

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/ih/grants/icdbg](https://www.hud.gov/program_offices/public_indian_housing/ih/grants/icdbg)

**CFDA Number:** Indian Community and Development Block Grant, 14.862

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Section 108 Loan Guarantee Program*

The Section 108 Loan Guarantee Program, a component of the CDBG program, provides communi-

ties with a source of financing for economic development, housing rehabilitation, construction of public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters. Section 108 offers state and local governments the ability to transform a small portion of their CDBG funds into federally guaranteed loans to capitalize large revitalization projects that can renew entire neighborhoods. Borrowers for Section 108 loans are local or state governments. Borrowers must pledge their current and future CDBG allocations as security for the loan. Such public investment often helps encourage private economic investment in distressed areas. Several cities have used the Section 108 loan program to underpin their local brownfields strategies. For example, a CDBG Section 108 loan helped Santa Fe Springs, California, clean up and redevelop a closed and contaminated oil refinery into a 265-acre industrial park with four million square feet in 22 buildings, including retail and public art components. This Golden Springs Development created more than 4,500 jobs, including more than 700 jobs for low- and moderate-income individuals.

Eligible applicants include the following public entities:

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

Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD. To date, there has been no default under Section 108 resulting in a repayment by HUD. In the event of default requiring a payment, HUD would continue to make payments on the loan in accordance with its terms.

**Eligibility Requirements:** To determine eligible uses of funds, CDBG rules and requirements apply. As with the CDBG program, all projects and activities must 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 communities may borrow an amount equal to five times the recipients' latest CDBG entitlement grant. Non-entitlement communities may borrow an amount equal to five times the approved CDBG amount received by their respective state. The maximum repayment period for a Section 108 loan is 20 years.

**Availability:** Subject to HUD's annual guarantee authority.

**Uses/Applications Include:**

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

<https://www.hudexchange.info/programs/section-108/>

**CFDA Number:** 14.248

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Lead-Based Paint Hazard Reduction (LHR) Grant Program*

The Office of Lead Hazard Control and Healthy Homes (OLHCHH) was established to eliminate lead-based paint hazards in privately owned, low-income housing, and to lead the nation in addressing other housing-related health hazards that threaten vulnerable residents. HUD's lead-based paint program was established in 1991 to reduce young children's exposure to lead paint hazards in homes.

The Lead-Based Paint Hazard Reduction grant program provides funding to identify and control lead-based paint hazards in eligible low-income privately-owned rental or owner-occupied housing

populations. In 2018, the previous Lead-Based Paint Hazard Control and Lead Hazard Reduction Demonstration grants programs were combined into one program, the Lead-Based Paint Hazard Reduction (LHR) grant program. This funding availability includes an opportunity for larger jurisdictions of high need to seek a higher maximum award amount based on the requirement that they have documented 3,500 or more occupied pre-1940 rental units within their target area and approach described.

Healthy Homes Supplemental funding that can be awarded to LHR grantees is intended to enhance the lead-based paint hazard control activities by comprehensively identifying and addressing other housing hazards that affect occupant health or safety. HUD makes funds available annually under this grant program through a competitive selection process.

**Eligibility Requirements:** Only cities, counties/parishes, and other units of local government, and certain states and Native American tribes may apply for LHR grants. State government and Native American tribal applicants are eligible to apply only if they have an EPA authorized lead-based paint abatement training and certification program as of the submission deadline date. Proposed projects must address pre-1978 housing privately owned and occupied by, or rented to, low-income families. Grant recipients must provide at least a 10 percent match, which excludes the requested Healthy Homes (HH) Supplemental funding amount.

**Limitations:** Multiple units of local government, or multiple local governments, may apply as a consortium; however, an eligible lead applicant must be identified that will be responsible for ensuring compliance with all requirements. In cases with an application involving multiple entities, each entity must meet the civil rights threshold requirement of Resolution of Civil Rights Matters in HUD's FY 2019 Notices of Funding Availability for the Lead-Based Paint Hazard Reduction (LHR) grant program (<https://www.grants.gov/>).

**Availability:** Funding availability is subject to HUD annual budget and resources. For FY 2021, HUD has \$356 million in funding available for the LHR grant program. HUD expects to make approximately 80 awards from these funds.

**Uses/Applications Include:**

- Lead-based paint inspections and lead risk assessments, and, after lead hazard control work, lead clearance examinations.

## SNAPSHOT – TURTLE MOUNTAIN BAND OF CHIPPEWA INDIANS, ND

The Turtle Mountain Band of Chippewa Indians Reservation (pop. 8,565) is located near the Canadian border in north central North Dakota. Similar to other tribes in the region, housing is one of their most critical issues and many families live in insufficient, crowded and dilapidated housing stock. L'BelCour was a residential complex with 21 buildings built in the 1960s in Belcourt, North Dakota. Many of the housing units were occupied, despite their extremely poor condition and the presence of asbestos. In partnership with the Tribe, EPA assessed the L'BelCour units under its Targeted Brownfields Assessment (TBA) Program in 2017. Using information from the TBAs, Turtle Mountain applied for and received a total of \$1,200,000 in competitive cleanup grants between 2018-2020 to abate 17 of the 21 buildings. The Tribe completed cleanup of the remaining four buildings on its own. In 2019, EPA began convening monthly coordination meetings between EPA, HUD and the Tribe's Housing Authority and Environmental Office to plan for the systematic cleanup, demolition and replacement of L'BelCour residences. Thanks in part to this coordination and the cleanup work that had been performed, the Turtle Mountain Housing Authority received a \$3,000,000 Coronavirus Aid, Relief, and Economic Security (CARES) Act grant from HUD to demolish the 21 buildings and begin redevelopment with new homes. Demolition and disposal of all buildings were completed in early November 2020. The project partners celebrated the delivery of eight new prefabricated homes in late November 2020. The Housing Authority is working with HUD for additional funding to complete the redevelopment.

- 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 (including cleaning, interim controls of lead-based paint hazard, and lead-based-paint hazard abatement).
- Temporary relocation of families during hazard control activities.
- Lead safety training for workers and supervisors.
- Training on lead-safe maintenance practices for residents and others working in low-income housing.
- Participation in technical studies to further childhood lead poisoning prevention efforts.
- Securement of liability insurance for housing-related environmental health and safety evaluation and control activities.

[https://www.hud.gov/program\\_offices/healthy\\_homes/lbp/lhc](https://www.hud.gov/program_offices/healthy_homes/lbp/lhc)

**CFDA Number:** Lead-Based Paint Hazard Reduction Program, 14.900

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

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**Main Site**

<https://www.hud.gov/>

# Department of the Interior — National Park Service



## DESCRIPTION OF ORGANIZATION

### Mission

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

### Brownfields Connections

- Assistance 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 NPS's Federal Lands to Parks (FLP) 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. More than 1,590 properties, representing approximately 178,470 acres, have been transferred to state and local governments for parks and recreation areas since the program's inception in 1949.

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

the acquisition of federal lands by state and local governments.

**Limitations:** Land or buildings obtained through this program must be used for public parks and recreational activities in perpetuity. The FLP 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:** 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. FLP Program staff review notices of available property for park and recreation opportunities and notify relevant state, regional, and local park agencies. Notices often are posted on military or General Services Administration websites.

### Uses/Applications Include:

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

<https://www.nps.gov/orgs/1508/index.htm>

**CFDA Number:** 15.918

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## SNAPSHOT – COMISKEY PARK, DUBUQUE, IA

In 2013, Dubuque was awarded an EPA brownfields assessment grant to begin cleanup efforts at polluted sites near Comiskey Park, named after a baseball great who played for the Dubuque Rabbits on a former baseball field at this location during the 1879-1882 seasons. Comiskey Park is the only accessible outdoor space for Dubuque's historic Washington and North End neighborhoods. These neighborhoods have older building stock, mixed-density commercial and residential development, and a diverse multi-ethnic population, most of whom have low and moderate incomes. Through its brownfields assessment work, the city was able to identify properties for remediation and reuse. In 2017, the city also secured a \$508,000 grant from the National Park Service's Outdoor Recreation Legacy Partnership program to purchase, remediate, and develop an adjacent 1.95-acre brownfield parcel to expand Comiskey Park for recreational and green infrastructure uses. Improved recreational opportunities at Comiskey Park also will support mixed-use neighborhood redevelopment initiatives identified during Dubuque's brownfields assessment efforts.

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

The NPS's Rivers, Trails, and Conservation Assistance (RTCA) program assists communities so they can conserve rivers, preserve open space, and develop trails and greenways. NPS 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. Technical assistance is targeted to underserved urban and rural communities. As such, the program can complement brownfields redevelopment efforts.

The NPS works with partners to provide close-to-home outdoor recreation opportunities, conserve lands and waters, engage youth in conservation, support healthy community initiatives, and assist with organizational development to ensure projects live in perpetuity. A redevelopment project may use any or all these project areas at the same time.

The NPS also collaborates with EPA on the Groundwork USA Initiative. The Groundwork USA Initiative builds the capacity of communities affected by brownfields and abandoned lands. EPA provides funds to NPS for this program under an interagency agreement. NPS awards financial assistance to successful community-based applicants and administers the assistance agreements. 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 trust is an independent, not-for-profit conservation and youth organization. The trusts partner with government agencies and the private sector to

engage residents in the remediation of brownfields to build consensus on reusing these sites for community benefit and facilitating their transformation.

**Eligibility Requirements:** Eligible project partners include nonprofit organizations, community groups, tribes or tribal governments, and local or state 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 also should include the commitment, cooperation, and cost-sharing of all partners.

**Limitations:** Generally the NPS involvement in these partnerships lasts two years.

**Availability:** Applications are accepted annually. Check the website link on the next page for applications.

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

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



<https://www.nps.gov/orgs/rtca/index.htm>

<https://groundworkusa.org/>

**CFDA Number:** 15.921

**Assistance Useful during the Following Phase(s)  
of the Brownfields Redevelopment Process:**



**ADDITIONAL INFORMATION**

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**Main Site**

<https://www.nps.gov/index.htm>

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



## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE) is to carry out the requirements of the Surface Mining Control and Reclamation Act of 1977, as amended, in cooperation with states and tribes. The primary objectives are to ensure that coal mines are operated in a manner that protects citizens and the environment during mining, the land is restored to beneficial use following mining, and the effects of past mining are mitigated by aggressively pursuing reclamation of abandoned coal mines.

### Brownfields Connections

- Provides grants to states and tribes to reclaim land and waters impacted by legacy coal mining activities.
- Manages the OSMRE/VISTA (Volunteers in Service to America) Program that supports community efforts to promote environmental and economic improvements. This assistance is targeted to watershed groups and other entities eligible to apply for grants that support brownfield redevelopment.
- Supports local governments in the assessment, reclamation, and redevelopment of abandoned mine lands.

## RESOURCES

### Financial Assistance

#### *Watershed Cooperative Agreement Program*

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

**Eligibility Requirements:** Eligible entities are nonprofit organizations and typically are small local watershed organizations.

**Limitations:** Applicants can receive up to \$100,000 to complete local AMD reclamation projects. Every dollar of WCAP funds should be matched with at least \$2.50 contributed by project partners. Exceptions to these funding levels are awarded on a case-by-case basis, if justified.

**Availability:** Watershed Cooperative Agreements are primarily for project construction and have a two-year performance period.

### Uses/Applications Include:

- Remediation of AMD and sources of AMD. Projects can include installation of passive or active water treatment systems, and reclamation of lands that are contributing sediment or acid-forming materials to streams.
- Construction and post-construction water quality monitoring of a remediation project.

<https://www.osmre.gov/lrg/fam/6-100.pdf>

<https://www.osmre.gov/lrg/fam/6-200.pdf>

**CFDA Number:** 15.253

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *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. Grants are awarded to a state or tribe with an approved AML reclamation program, and funds are used to provide for the restoration of eligible lands and waters mined and abandoned or left inadequately restored.

**Eligibility Requirements:** Grants under the AML program are available only to states and tribes that have an approved reclamation program. Polluted land and waters are eligible for funds if they were mined prior to August 3, 1977; or left in an unreclaimed

## SNAPSHOT – PITTSBURGH BOTANIC GARDEN, OAKDALE, PA

Funding from the OSMRE Abandoned Mine Land (AML) program has been used to reclaim historic coal AML sites located in Allegheny County, Pennsylvania, 10 miles west of Pittsburgh. With additional funding from other sources, the site has been developed as the Pittsburgh Botanic Garden, which opened to the public in 2014. Continued reclamation using OSMRE AML funds has addressed a dangerous highwall, mine subsidence, and acid mine drainage, and supported expansion of usable land in the garden to 465 acres. Current plans for the garden include a total of 18 distinct gardens, five diverse woodland experiences, an amphitheater for outdoor concerts and performances, an event center, and a botanic research facility when fully completed. The expansion is expected to create jobs, attract visitors, and generate millions of dollars in revenue.

or inadequately reclaimed state, and there is no continuing responsibility for reclamation by the operator or any other party. Additional lands and waters mined after August 3, 1977, or non-coal sites may be eligible under specific circumstances.

**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 AML reclamation grant funding. Tribes also can receive AML funds if they have an approved reclamation program.

**Availability:** Grants are provided annually to eligible states and tribes to fund reclamation projects identified in the electronic Abandoned Mine Land Inventory System (eAMLIS).

### Uses/Applications Include:

- Reclamation of lands scarred by coal and non-coal mining activities.
- Water supply restoration.
- Treatment of acid mine drainage.
- Maintenance of an abandoned mine lands inventory.

<https://www.osmre.gov/programs/AML.shtm>

<https://www.osmre.gov/resources/grants.shtm>

**CFDA Number:** 15.252

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## Outreach/Technical Assistance

### OSMRE/VISTA Team

The OSMRE/VISTA program is a partnership between OSMRE, AmeriCorps VISTA (Volunteers in Service to America), and local nonprofit organizations. The program assists local watershed and economic development groups in poverty alleviation, environmental restoration, and capacity-building to revitalize impacted mining communities. The OSMRE/VISTA initiative places college graduates to work full-time to support economic redevelopment, environmental stewardship, and community outreach and education programs.

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

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

**Availability:** Each OSMRE/VISTA project is in place for three years with new projects starting on a rolling basis. Interested host organizations must complete an application that includes a work plan and documents the need of the community and the support of local agencies.

### Uses/Applications Include:

- Develop educational opportunities for local youth.
- Organize water quality monitoring.
- Conduct outreach to youth and adults in the community to create awareness about watershed issues.

- Create or expand local economic revitalization efforts.
- Apply for grants to support the host organization's initiatives.
- Recruit and organize volunteers.

<https://stewardslegacy.org/osmre>

<https://www.osmre.gov/about/getInvolved.shtm>

**CFDA Number:** 15.254

**Assistance Useful during the Following Phase(s)  
of the Brownfields Redevelopment Process:**



## ADDITIONAL INFORMATION

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**Main Site**

<https://www.osmre.gov/>



## 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. 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 stable jobs. The agency accomplishes this mission by administering effective, value-added programs that expand opportunities for employment, continuous learning, business competitiveness, and community prosperity. (<https://www.doleta.gov/eta/info/mission.cfm>)

ETA and other Federal partners – Departments of Education, Health and Human Services, Housing and Urban Development, and Agriculture – recently completed a review of the 2020 – 2023 Workforce Innovation and Opportunity Act (WIOA) Strategic Plans (2020 – 2023) submitted by the States. As of August 2020, all have been fully or conditionally approved.

These plans establish the blueprint for State service to jobseekers and business for the four-year period. The plans are available for public access on the Department of Education's WIOA State Plan Portal at <https://wioaplans.ed.gov/>.

ETA also continues to implement the Innovation and Opportunity Network (ION), a community of practitioners, program staff, partners, planners, industry leaders, and stakeholders striving to improve service delivery to job seekers and business, and build capacity and excellence in the public workforce system. The ION is a national, regional, state and local alliance that makes available the technical assistance, information sharing, and training needed to implement

the WIOA vision. The ION data resources can be accessed at <https://ion.workforcegps.org/>.

### Brownfields Connections

While DOL/ETA does not execute a specific brownfields initiative, its mission and discretionary grant investments often complement and support local redevelopment efforts that require workers who are trained and skilled to handle environmental cleanup and sustainable redevelopment of brownfields. Information about the agency's grants-in-aid can be found at <https://www.doleta.gov/grants/>.

In August 2019, EPA published three funding announcements for Brownfield assessment grants, cleanup grants, and multi-purpose grants. In the "Questions and Answers" that accompanied the solicitations, EPA emphasized the importance of consultation and coordination with the public workforce system.

#### ***Q. How can I successfully engage with local environmental job training programs?***

**A.** One way applicants/recipients can engage a local environmental training program is to connect with an organization that received an Environment Workforce Development and Job Training Grant from EPA. **Even where no environmental job training programs or EPA funded Job Training Programs currently exist, applicants have the ability to foster local hiring and stimulate their local economies working through their local Workforce Investment Board (WIB) or OneStop Center to identify ways to hire locally. These organizations are dispersed throughout every state and metropolitan area in the United States. By promoting local hiring, assessment and cleanup grant recipients help ensure the economic benefits derived from brownfields revitalization benefit local residents - those who the program was intended to help.** The National Institute of Environmental Health Sciences (NIEHS) also has established job training grant programs throughout the country from which local residents have gained the certifications and skills to perform assessment and cleanup work.

## SNAPSHOT – CAREERSOURCE FLORIDA

Established in 1999, Florida's Incumbent Worker Training (IWT) grants provide funding for customized training including skills upgrade training to existing for-profit businesses. This grant enables Florida to effectively retain businesses and help them stay competitive by supporting skills-upgrade training for existing full-time employees. In Fiscal Year 2016-2017, CareerSource Florida awarded IWT grants totaling more than \$1.9 million to help companies train and retain more than 4,005 full-time employees. Trainees' wages increased more than 11 percent on average within fifteen months of completing IWT-supported training. Florida's IWT program is funded \$2 million annually, with additional funding at the discretion of the CareerSource Florida Board of Directors. Funding priority is given to small businesses and those located in rural, enterprise zone, brownfield or inner-city areas and businesses in targeted industries.

## RESOURCES

### Outreach/Technical Assistance

#### *Job Training*

ETA administers programs that provided training and employment assistance to nearly five million adult workers and youth in Program Year 2018. WIOA and other discretionary grant investment placements by occupation and industry, and other positive outcomes can be found at <https://www.doleta.gov/performance/results/reports.cfm#individual>.

DOL/ETA offers services for job seekers and employers through nearly 2,400 American Job Centers (also known as One-Stop Career Centers). Many of these centers are located in brownfield 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. The centers also provide services to employers to find skilled workers. Information about these centers and the business-led local Workforce Development Boards that provide overall strategic direction can be found at America's Service Locator at <https://www.careeronestop.org/LocalHelp/service-locator.aspx>.

In August 2003, ETA issued Training and Employment Notice 04-03 to the public workforce system identifying and encouraging potential collaboration opportunities on brownfields economic development (<https://wdr.doleta.gov/directives/attach/TEN4-03.cfm>).

The ETA sponsors the CareerOneStop website (<https://www.careeronestop.org/>), which provides job seekers, businesses, students, and career advisors with free online tools, information, and services.

While its funding is now expired, ETA's Trade Adjustment Assistance Community College and Career Training (TAACCCT) grant program represented a

major investment to increase the ability of community colleges to address the challenges of today's workforce. The curricula developed by the colleges under these grants are available on <http://www.skillscommons.org/>. Search terms – such as environmental science or environmental technology – may be entered to drill down to courses and other material that have relevance for brownfields remediation.

**Eligibility Requirements:** Technical assistance linked to job training and workforce development is available to brownfield communities. State or local governments interested in this support should contact one of ETA's six regional offices at <https://www.doleta.gov/regions/>.

**Availability:** Each state and local workforce area has a Workforce Development Board that oversees the One-Stop Career Center system in each state/local area, develops strategic direction, and sets investment priorities. Approximately 535 business-led boards are now implementing the WIOA statute and regulations that outline their governance and operational responsibilities.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## ADDITIONAL INFORMATION

### Division of Adult Services and Governance

Office of Workforce Investment  
Employment and Training Administration  
U.S. Department of Labor  
200 Constitution Ave., NW, Room S-4209  
Washington, DC 20210  
202-693-2925  
<https://www.dol.gov/agencies/eta/>

### Main Site

<https://www.dol.gov/>

# Department of Transportation — Federal Highway Administration



## DESCRIPTION OF ORGANIZATION

### Mission

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

### Brownfields Connections

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

other project responsibilities with other governmental agencies and the private sector.

- Explores issues concerning liability and the level of cleanup necessary to make brownfields reusable.

## RESOURCES

### Financial Assistance

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

The Congestion Mitigation and Air Quality Improvement Program (CMAQ) is continued by 2015's Fixing America's Surface Transportation Act, more commonly referred to as the FAST Act of 2015. This program provides a flexible funding source to state and local governments for transportation projects and programs to help meet the requirements of the Clean Air Act. Funding is available to reduce congestion and improve air quality for areas that do not meet the National Ambient Air Quality Standards for ozone, carbon monoxide, or particulate matter (non-attainment areas) and for former non-attainment areas that are now in compliance (maintenance areas). Through the close of CMAQ's MAP-21 period in 2015, the CMAQ program provided more than \$30 billion to fund over 30,000 transportation-related environmental projects for state departments of transportation (DOTs), metropolitan planning organizations, and other sponsors throughout the United States. As with its predecessor legislation, the FAST Act provides funding to areas in non-attainment or maintenance for ozone, carbon monoxide, and/or particulate matter. In addition, those states that have no non-attainment or maintenance areas still receive a minimum apportionment of CMAQ funding for either air quality projects or other elements of flexible federal aid highway spending. The FAST Act provides from \$2.3 to almost \$2.5 billion in CMAQ funding for each year of the authorization (2016 through 2020). While project eligibilities remain largely the same, the legislation places increased emphasis on diesel engine retrofits, including construction equipment, port-related landside non-road or on-road equipment,

and alternative fuel infrastructure in designated alternative fuel corridors.

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

**Limitations:** Funds must be spent in non-attainment or maintenance areas. Projects must reduce the pollutant for which the area is designated as non-attainment or maintenance. No funds may be used to add capacity, except for high-occupancy vehicle facilities that are available to single-occupant vehicles only at off-peak times. Routine maintenance and rehabilitation projects (e.g., replacement-in-kind of track or other equipment; reconstruction of bridges, stations, and other facilities; and repaving or repairing roads) also are ineligible for CMAQ funding, as they only maintain existing levels of highway and transit service, and therefore do not reduce emissions.

**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 transportation projects or programs that are likely to contribute to the attainment or maintenance of a national ambient air quality standard, with a high level of effectiveness in reducing air pollution, and that are included in the metropolitan planning organization's (MPO's) current transportation plan and transportation improvement program (TIP) or the current state transportation improvement program (STIP) in areas without an MPO.
- Developing verified technologies for non-road vehicles and non-road engines that are used in port-related freight operations located in ozone, PM10, or PM2.5 non-attainment or maintenance areas.
- Installing vehicle-to-infrastructure communications equipment.
- Developing electric vehicle and natural gas vehicle infrastructure, with priority for infrastructure located in national electric vehicle charging and hydrogen, propane, and natural gas fueling corridors, as designated under 23 U.S.C. 151.
- Installing diesel engine retrofits.
- Installing diesel emission control technology on non-road diesel equipment or on-road diesel

equipment that is operated on highway construction projects.

- Supporting cost-effective projects to reduce emissions from port-related landside non-road or on-road equipment that is operated within the boundaries of the area.

[https://www.fhwa.dot.gov/environment/air\\_quality/cmaq/](https://www.fhwa.dot.gov/environment/air_quality/cmaq/)

**CFDA Number:** 20.223

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Surface Transportation Block Grant Program for Transportation Alternatives*

The FAST Act of 2015 sets aside funds under the Surface Transportation Block Grant Program for Transportation Alternatives (TA). These TA set-aside funds authorize funding for programs and projects related to transportation alternatives (including the construction or conversion of on- and off-road trails for pedestrians, bicycles, and other non-motorized forms of transportation; infrastructure projects for improving routes for non-drivers to access daily needs; and community improvement activities, such as historic preservation and vegetation management); recreational trails; safe routes to schools; and the planning, designing, and constructing of boulevards and other roadways largely in the right of way of former Interstate System routes or other divided highways.

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

**Limitations:** Fifty percent of state TA set-aside funds is sub-allocated to areas based on their relative share of the total state 2010 Census population through a competitive process administered by the metropolitan planning organization in areas with populations over 200,000, or through a state's competitive process. The remaining 50 percent is available for use in any area of the state through a state's competitive process.

**Availability:** The combined funding for the TA program for all uses is authorized at approximately \$835 million annually for FY 2016 and FY 2017. This increases to \$850 million annually for FY 2018-2020. Subject to DOT annual budget and resources.



## SNAPSHOT – GRAYS FERRY CRESCENT, PHILADELPHIA, PA

The U.S. Department of Transportation (DOT), along with the City of Philadelphia; the Pennsylvania Departments of Environmental Protection, Community and Economic Development, and Conservation and Natural Resources; the Delaware Valley Regional Planning Commission; and several other local organizations partnered on a \$2 million project to clean up and redevelop a swath of brownfields along the Schuylkill River into an extension of the Schuylkill Banks Trail and Greenway. The cleanup of contamination, including metals associated with pigments and paint-making, began in August 2008. Construction on the trails began in March 2010. The project created a 3,700-foot-long bicycle and pedestrian trail, plus several walking trails that total an additional 1,600 feet.

Funding from the DOT Federal Highway Administration's Congestion Mitigation and Air Quality Improvement Program was used to support several priority projects for the Pennsylvania Region identified by the Delaware Valley Regional Planning Commission (DVRPC). This funding included \$400,000 for the creation of a separated two-way bike lane on the Grays Ferry Bridge and nearby streets, which connects the Grays Ferry Crescent section of the Schuylkill River Trail to the entrance of Bartram's Garden; and \$250,000 for the Schuylkill River Development Corporation for an additional 1,200 feet of trail along the Schuylkill River as part of the effort to connect South Street and the Grays Ferry Crescent segment.

### Uses/Applications Include:

- Construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation.
- Construction, planning, and design of safe routes for non-drivers, including children, older adults, and individuals with disabilities, to access daily needs.
- Construction of turnouts, overlooks, and viewing areas.
- Vegetation management practices in transportation rights of way to improve roadway safety, prevent invasive species, and provide erosion control.
- Historic preservation and rehabilitation of historic transportation facilities.
- Inventory, control, and removal of outdoor advertising.
- Archaeological activities impacts related to transportation projects.
- Any environmental mitigation activity to address stormwater management, reduce vehicle-caused wildlife mortality, or maintain connectivity among terrestrial or aquatic habitats.

<https://www.fhwa.dot.gov/fastact/factsheets/transportationalternativesfs.cfm>

**CFDA Number:** 20.205

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### Financial 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 brownfield planning and redevelopment.

**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.

**Availability:** Funding availability is subject to FHWA's annual budget and resources. For current status, please visit the website listed below.

### Uses/Applications Include:

- Energy and emissions in planning.
- Land use and transportation.
- Economic development.
- Public involvement.

- Smart growth and communities.
- Tools for planning.
- Environmental justice.
- Sustainability.

<https://www.fhwa.dot.gov/planning/>

**CDFA Number:** 20.205

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



## ADDITIONAL INFORMATION

**Constance Hill Galloway, Ph.D.**

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**Main Site**

<https://www.fhwa.dot.gov/>

# Department of Transportation — Federal Transit Administration



Federal Transit  
Administration

## DESCRIPTION OF ORGANIZATION

### Mission

The [Federal Transit Administration](#) (FTA) provides financial and technical assistance to local public transit systems, including buses, subways, light rail, commuter rail, trolleys and ferries. FTA also oversees safety measures and helps develop next-generation technology research. Transit services supported by FTA span many groups and provide wide-ranging benefits. Since 1964, FTA has partnered with state and local governments to create and enhance public transportation systems, investing more than \$12 billion annually to support and expand public rail, bus, trolley, ferry and other transit services. That investment helps modernize public transportation and extended service into small cities and rural communities that previously lacked transit options.

### Brownfields Connections

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

- FTA encourages project sponsors to consider using brownfields when identifying project sites.
- Transit facilities are particularly suitable for redeveloped brownfield sites because they tend to be in urban areas; are not designed for continuous human occupancy; may enhance an area's economic redevelopment potential; and may fall within a less restrictive land use category for purposes of site remediation.

- FTA financially assists metropolitan planning organizations that conduct transportation investment programs in metropolitan areas affected by brownfields.
- FTA provides grants to public transit agencies in urban and non-urban areas for transit capital projects.

See FTA's Brownfields Standard Operating Procedures, which provide guidance on assessment and acquisition considerations for property that is or may be contaminated, available at: <https://www.transit.dot.gov/regulations-and-guidance/environmental-programs/consideration-contaminated-properties-including>.

## RESOURCES

### Financial Assistance

*Urbanized Area Formula Funding Program (Section 5307)*

The Urbanized Area Formula Funding program makes federal funding available to designated transit agencies in urban areas with a population of 50,000 or more. It may be used for transit planning and transit capital projects, such as bus purchases. Funding also is available for transit operating assistance in urban areas with populations under 200,000.

**Eligibility Requirements:** Designated recipients must be public entities with the legal authority to receive and dispense federal funds.

**Limitations:** In most instances, the federal share of the transit project cannot exceed 80 percent of the net project cost. The federal share may be 90 percent for the cost of vehicle-related equipment attributable to compliance with the Americans with Disabilities Act (ADA) and the Clean Air Act. The federal share of a transit operating assistance project may not exceed 50 percent of the net project cost.

**Availability:** Subject to DOT annual budget and resources. For FY 2021, funding for these grants is estimated at \$6.4 billion. This number includes funds allowed through the CARES Act.

## Uses/Applications Include:

- Transit 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; crime prevention and security equipment; and construction of bus maintenance and passenger facilities.
- Capital investments in new and existing fixed guideway systems, including rolling stock, overhaul and rebuilding of vehicles, tracks, signals, communications, and computer hardware and software.

**CFDA Number:** 20.507

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



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

Formula Grants for Rural Areas is a formula-based transit program that provides funds to states and tribes to support public transportation in rural areas with populations of less than 50,000. The program also provides funding for state and national training and technical assistance through the Rural Transportation Assistance program. The goal of the program is to enhance access in rural areas to health care, shopping, education, employment, public services, and recreation; assist in the maintenance, development, improvement, and use of public transportation systems in rural areas; encourage and facilitate the most efficient use of transportation funds by coordinating programs and services; provide financial assistance to help carry out national goals related to mobility for all, including seniors, individuals with disabilities, and low-income individuals; increase availability of transportation options through investments in intercity bus services; assist in the development and support of intercity bus transportation; encourage mobility management, employment-related transportation alternatives, joint development practices, and transit-oriented development; and provide for the participation of private transportation providers in rural public transportation.

**Eligibility Requirements:** Grants are awarded to states and federally recognized Indian tribes. Subrecipients may include state or local government authorities, nonprofit organizations, and operators of public transportation or intercity bus services.

**Limitations:** In most instances, the federal share of the capital transit project or ADA non-fixed-route paratransit service may not exceed 80 percent of the net project cost. The federal share of transit operating assistance may not exceed 50 percent of the net project cost.

**Availability:** Subject to DOT annual budget and resources. In FY 2020, Congress authorized nearly \$800 million for this program.

## Uses/Applications Include:

- Planning, capital, job access, and reverse commute projects associated with providing public transportation in rural areas.

<https://www.transit.dot.gov/rural-formula-grants-5311>

**CFDA Number:** 20.509

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### *Capital Investment Grants Program (Section 5309)*

The discretionary Capital Investment Grant (CIG) program provides funding for fixed guideway investments, such as new and expanded rapid rail, commuter rail, light rail, streetcars, bus rapid transit, and ferry systems, as well as corridor-based bus rapid transit investments that emulate the features of rail. It is authorized by the 2015 Fixing America's Surface Transportation Act, more commonly referred to as the FAST Act of 2015. The program supports three categories of projects:

1. **New Starts** projects are new fixed guideway projects or extensions to existing fixed guideway systems with a total estimated capital cost of \$300 million or more, or that are seeking \$100 million or more in Section 5309 CIG program funds.
2. **Small Starts** projects are new fixed guideway projects, extensions to existing fixed guideway systems, or corridor-based bus rapid transit projects with a total estimated capital cost of less than \$300 million and that are seeking less than \$100 million in Section 5309 CIG program funds.
3. **Core Capacity** projects are substantial corridor-based capital investments in existing fixed guideway systems that increase capacity by not less than 10 percent in corridors that are at capacity today or will be in five years. Core capacity projects may not include elements designed to maintain a state of good repair.

**Programs of Interrelated Projects** are comprised of any combination of two or more New Starts, Small Starts, or Core Capacity projects. The projects in the program must have logical connectivity to one another, and all must begin construction within a reasonable timeframe.

All projects must be evaluated and rated by FTA in accordance with statutorily defined criteria at various points in the development process. In order to be eligible to receive a construction grant, all projects must go through a multistep, multiyear process and receive at least a “Medium” overall rating, in addition to other requirements.

**Eligibility Requirements:** State and local government agencies, including transit agencies, are eligible.

**Limitations:** The maximum CIG share allowed under the program’s authorizing legislation is 80 percent, with a 20 percent required local match. However, appropriations law directs FTA to limit the CIG share for New Starts and Core Capacity projects to 60 percent or less.

**Availability:** Subject to DOT annual budget and resources. In FY 2020, Congress authorized \$1.9 billion for this program.

**Uses/Applications Include:**

- New fixed guideway projects or extensions consisting of heavy rail, light rail, commuter rail, streetcar, ferries, or bus rapid transit.
- Corridor-based bus rapid transit systems.
- Core capacity projects, which expand capacity by at least 10 percent in existing fixed guideway transit corridors that are already at or above capacity today, or are expected to be at or above capacity within five years.

<https://www.transit.dot.gov/funding/grant-programs/capital-investments/fact-sheet-fixed-guideway-capital-investment-grants-new>

**CFDA Number:** 20.500

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Buses and Bus Facilities Infrastructure Investment Program (Section 5339)*

The Buses and Bus Facilities Infrastructure Investment Program provides capital funding to

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

**Eligibility Requirements:** Eligible applicants are designated recipients that operate fixed-route bus service or that allocate funding to fixed-route bus operators; state or local governmental entities; and federally recognized Indian tribes that operate fixed-route bus service that are eligible to receive direct grants under 5307 and 5311. Eligible subrecipients include public agencies or private nonprofit organizations engaged in public transportation.

**Limitations:** The federal share is 80 percent of the total project cost, with a 20 percent required local match.

**Availability:** Subject to DOT annual budget and resources. In FY 2020, Congress authorized \$523 million for this program.

**Uses/Applications Include:**

- Capital projects to replace, rehabilitate, and purchase buses, vans, and related equipment, and to construct bus-related facilities, including technological changes or innovations to modify low- or non-emission vehicles or facilities.

<https://www.transit.dot.gov/bus-program>

**CFDA Number:** 20.526

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



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

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

**Eligibility Requirements:** State and local government authorities in urban areas with fixed guideway public transportation facilities that have been in operation for at least seven years are eligible.

**Limitations:** The federal share is 80 percent of the total project cost, with a 20 percent match.

**Availability:** Subject to DOT annual budget and resources. Funds are available for obligation for four fiscal years. This includes the fiscal year in which the amount is made available or appropriated plus three additional years. In FY 2020, Congress authorized nearly \$3.3 billion for this program.

## SNAPSHOT – CONOVER STATION, CONOVER, NC

Conover, North Carolina, transformed an abandoned manufacturing plant into a vibrant, mixed-use development and transit center. After the Broyhill Furniture plant closed, the town purchased the site in 2005. Despite the site's environmental challenges, Conover saw its potential and envisioned a redevelopment that also would preserve the Warlong Glove building as its centerpiece.

The town used EPA brownfields grants to assess and clean up the site, along with an EPA loan through the Land of Sky Regional Council's brownfields revolving loan fund. Grants from the Federal Transit Administration and the Clean Water Management Trust also contributed to the \$4.4 million project — the largest new construction in downtown Conover in several decades.

Today, the 6.8-acre former brownfield is the site of Conover Station, a multi-modal transportation hub for trains, buses, and cabs that also houses a library, computer lab, and coffee shop. In 2012, the Manufacturing Solutions Center opened a state-of-the-art, 30,000-square-foot center adjacent to the Warlong Glove building, to promote job creation in the region. A 40,000-square-foot commercial building housing a large fitness center opened on the site in late 2015. Soon the Conover Station site also will include a public park with walking trails, a stormwater pond, and playground.

### Uses/Applications Include:

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

<https://www.fhwa.dot.gov/planning/>

**CFDA Number:** 20.525

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

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

These programs provide funding and procedural requirements for multimodal transportation planning in metropolitan areas and states. Planning needs to be cooperative, continuous, and comprehensive, resulting in long-range plans and short-range programs reflecting transportation investment priorities. The planning programs are jointly administered by FTA and the Federal Highway Administration, which provides additional funding.

**Eligibility Requirements:** State departments of transportation (DOTs) and metropolitan planning organizations (MPOs) are eligible. Federal planning funds are first apportioned to state DOTs, which then allocate planning funding to MPOs.

**Limitations:** The federal share is not to exceed 80 percent of the cost of the projects funded, with a required 20 percent nonfederal match.

**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 .5 percent of the amount apportioned. These funds, in turn, are sub-allocated by states to MPOs by a formula that considers each MPO's urbanized area population, its individual planning needs, and a minimum distribution. Congress authorized \$139 million for the program in FY 2019, and \$142 million in FY 2020.

### 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, promoting energy conservation, improving the quality of life, and promoting consistency between transportation improvements and state and local planned growth and economic development patterns.
- Enhancing the integration and connectivity of the transportation system, across and between modes, for people and freight.
- Promoting efficient system management and operation.
- Emphasizing the preservation of the existing transportation system.

<https://www.transit.dot.gov/regulations-and-guidance/transportation-planning/metropolitan-statewide-non-metropolitan-planning>

**CFDA Number:** 20.505

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### ADDITIONAL INFORMATION

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#### Main Site

<https://www.fhwa.dot.gov/>

For complete details on all of FTA's grant programs, see <https://www.transit.dot.gov/grants>.

# Department of Transportation — Office of the Secretary



## DESCRIPTION OF ORGANIZATION

### Mission

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

### Brownfields Connections

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

DOT provides grants, loans, and credit assistance to invest in innovative road, rail, transit, and port projects that incorporate livability and sustainability principles. These principles improve economic competitiveness by expanding transportation connections and choices for communities across the nation that are impacted by brownfields.

## RESOURCES

### Financial Assistance

*The Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Grants Program*

The Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Grants Program, formerly known as the BUILD Grants program, is a transportation discretionary grant program that provides a unique opportunity for DOT to build and repair critical pieces of the nation's freight

and passenger transportation networks. These grants support innovative projects, including multimodal and multijurisdictional projects, which are difficult to fund through traditional federal programs. Successful RAISE projects leverage resources, encourage partnership, catalyze investment and growth, fill a critical void in the transportation system, or provide a substantial benefit to the nation, region, or metropolitan area in which the project is located. Funds are leveraged from private sector partners, states, local governments, metropolitan planning organizations, and transit agencies. Since 2009, the program has provided a combined \$7.5 billion to 680 projects in all 50 states, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands. The 2020 RAISE round alone awarded about \$1 billion in infrastructure grants for an array of project types in nearly every state, with highway and bridge projects snaring more than two-thirds of awarded funding. This amount tripled the previous year's level.

**Eligibility Requirements:** RAISE grants are offered on a competitive basis directly to state, local, and tribal governments, including U.S. Territories; transit agencies; port authorities; metropolitan planning organizations; and other political subdivisions of state or local governments.

**Limitations:** To ensure that the benefits of infrastructure investments benefit communities large and small, DOT will award an equitable amount, not to exceed half of funding, to projects located in urban and rural areas respectively.

**Availability:** The availability of RAISE funds is subject to annual congressional appropriations. For current status, visit the RAISE website listed below.

**Uses/Applications Include:** Eligible projects for 2020 RAISE Discretionary grants were capital projects that included:

- Highway, bridge, or other road projects eligible under title 23, United States Code.
- Public transportation projects eligible under chapter 53 of title 49, United States Code.
- Passenger and freight rail transportation projects.



- Port infrastructure investments (including inland port infrastructure and land ports of entry).
- Intermodal projects.

<https://www.transportation.gov/RAISEgrants>

**CFDA Number:** 20.933

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Build America Bureau*

In July 2016, DOT established the [Build America Bureau](#) to enhance transportation infrastructure development projects in the United States by streamlining credit and grant opportunities, while providing technical assistance and encouraging innovative best practices in project planning, financing, delivery, and monitoring. The bureau serves as the single point of contact and coordination for states, municipalities, and project sponsors looking to utilize federal transportation expertise; apply for federal transportation credit programs; and explore ways to access private capital in public-private partnerships. It addresses the procedural, permitting, and financial barriers to increased infrastructure investment and development by intervening earlier in project lifecycles; actively helping sponsors navigate and accelerate the often complex federal permitting and procedural requirements; centralizing project coordination; and cultivating public private partnerships. The bureau administers, among other things, the Transportation Infrastructure Finance and Innovation Act (TIFIA) and Railroad Rehabilitation and Improvement Financing (RRIF) loan programs; and the recently rebranded Infrastructure for Rebuilding America (INFRA) grant program, which was formerly known as FASTLANE, all within the Office of the Undersecretary for Transportation for Policy.

#### *Transportation Infrastructure Finance and Innovation Act Credit Assistance*

The Transportation Infrastructure Finance and Innovation Act (TIFIA) credit assistance program helps finance many types of transportation infrastructure projects, including highway, transit, passenger rail; capital investments for intelligent transportation systems; certain freight and port facilities; surface transportation facilities at airports, as well as combinations of related transportation improvements of these types; and surface transportation

projects in rural areas. The TIFIA program maximizes limited federal resources to deliver large infrastructure investments. It provides secured loans, loan guarantees, and lines of credit to eligible applicants seeking assistance. Pursuant to the FAST Act, DOT announced availability of TIFIA funding authorized in the amount of \$1.435 billion (\$275 million in FY 2016 funds, \$275 million in FY 2017 funds, \$285 million in FY 2018 funds, \$300 million in FY 2019 funds, and \$300 million in FY 2020 funds, and any funds that may be available from prior fiscal years) to provide TIFIA credit assistance for eligible projects. The FY 2016-2020 authorized funds are subject to an annual obligation limitation in accordance with appropriations law, as well as annual reobligation requirements. Historically, each dollar of funding has allowed TIFIA to provide approximately \$14 in credit assistance. As a result, these funding levels could translate to potentially \$20 billion in TIFIA credit assistance.

**Eligibility Requirements:** Eligible applicants include public or private entities seeking to finance, design, construct, own, or operate an eligible surface transportation project. All applicants must meet various federal standards for participation in a federal credit program, as well as modal-specific requirements, among other factors, to receive TIFIA credit assistance.

**Availability:** Funding availability is subject to DOT's annual budget and resources. For current status, please visit the website listed below.

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

- Development phase activities, including planning, feasibility analysis, revenue forecasting, environmental review, permitting, preliminary engineering and design work, and other pre-construction activities.
- Construction, reconstruction, rehabilitation, replacement, and acquisition of real property (including land related to the project and improvements to land), environmental mitigation, construction contingencies, and acquisition of equipment.
- Capitalized interest necessary to meet market requirements, reasonably required reserve funds, capital issuance expenses, and other carrying costs during construction.
- Credit assistance for highway, transit, passenger rail, certain freight facilities, certain port projects, and rural infrastructure projects.

<https://www.transportation.gov/buildamerica/programs-services/tifia>

**CFDA Number:** 20.223

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Railroad Rehabilitation and Improvement Financing*

The Railroad Rehabilitation and Improvement Financing (RRIF) program provides direct federal loans and loan guarantees to finance the development of railroad infrastructure. Priority is given to projects that provide public benefits, including benefits to public safety, the environment, and economic development. Under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), the RRIF Program was authorized to provide direct loans and loan guarantees totaling up to \$35 billion to finance development of railroad infrastructure.

**Eligibility Requirements:** Eligible borrowers include railroads, state and local governments, government-sponsored authorities and corporations, joint ventures that include at least one railroad, and limited option freight shippers who intend to construct a new rail connection.

**Limitations:** Direct loans can fund up to 100 percent of a railroad project with repayment periods of up to 35 years and interest rates equal to the cost of borrowing to the government. However, since the RRIF Program does not currently have an appropriation, the cost to the government of providing financial assistance must be borne by the RRIF applicant, or another non-federal entity on behalf of the applicant, through the payment of the credit risk premium.

**Availability:** Funding availability is subject to DOT's annual budget and resources. For current status, please visit the website listed below.

**Uses/Applications Include:**

- Acquire, improve, or rehabilitate intermodal or rail equipment or facilities, including track, components of track, bridges, yards, buildings, and shops.
- Refinance outstanding debt incurred for the purposes listed above.
- Develop or establish new intermodal or railroad facilities.

<https://www.transportation.gov/buildamerica/financing/rrif/railroad-rehabilitation-improvement-financing-rrif>

**CFDA Number:** 20.316

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Infrastructure for Rebuilding America*

DOT's Infrastructure for Rebuilding America (INFRA) grant program, formerly known as the Nationally Significant Freight and Highways program (FASTLANE), funds critical freight and highway projects across the country. It provides dedicated, discretionary funding for projects that address critical freight issues facing our nation's highways and bridges. INFRA grants will support the Administration's commitment to fixing our nation's crumbling infrastructure by creating opportunities for all levels of government and the private sector to fund infrastructure, using innovative approaches to improve the necessary processes for building significant projects, and increasing accountability for the projects that are built.

**Eligibility Requirements:** Eligible applicants for INFRA grants are 1) a state or group of states; 2) a metropolitan planning organization that serves an urbanized area (as defined by the Bureau of the Census) with a population of more than 200,000 individuals; 3) a unit of local government or group of local governments; 4) a political subdivision of a state or local government; 5) a special-purpose district or public authority with a transportation function, including a port authority; 6) a federal land management agency that applies jointly with a state or group of states; 7) a tribal government or a consortium of tribal governments; or 8) a multistate or multijurisdictional group of public entities. Multiple states or jurisdictions that submit a joint application should identify a lead applicant as the primary point of contact. Each applicant in a joint application must be an eligible applicant. Joint applications should include a description of the roles and responsibilities of each applicant and should be signed by each applicant.

**Limitations:** The minimum project size for large projects is the lesser of \$100 million; 30 percent of a state's FY 2016 federal aid apportionment if the project is in one state; or 50 percent of the larger participating state's FY 2016 apportionment for projects located in more than one state. A small

## SNAPSHOT – KALISPELL, MT

The City of Kalispell received \$10 million in TIGER grant funding in July 2017 for a rails-to-trails project along a BNSF rail line. The funding, combined with additional public and private funds for the Kalispell Core & Rail Redevelopment project allowed for the construction of the Glacier Rail Park and the relocation of two rail-served businesses in four locations. Following the business relocation, the railroad tracks dissecting the heart of the city were removed and replaced with a linear pedestrian trail. The inception of the project was made possible through a Brownfields Area-Wide Planning Grant.

project is an eligible project that does not meet the minimum project size described above. While 10 percent of available funds are reserved for small projects, 90 percent of funds are reserved for large projects. Total federal assistance for a project receiving a grant may not exceed 80 percent of the future eligible project costs.

**Availability:** In 2020, INFRA grants in the amount of \$906 million were awarded to 20 projects.

### Uses/Applications Include:

Eligible projects for the 2017-2018 grants cycle included:

- Highway freight projects carried out on the National Highway Freight Network (23 U.S.C. 167).
- Highway or bridge projects carried out on the National Highway System (NHS), including projects that add capacity on the Interstate System to improve mobility or projects in a national scenic area.
- Railway-highway grade crossing or grade separation projects.
- Freight projects that are an intermodal or rail project, or within the boundaries of a public or private freight rail, water (including ports), or intermodal facility.

Eligible project costs include costs for:

- Construction, reconstruction, rehabilitation, and acquisition of property (including land related to the project and improvements to the land).

- Environmental mitigation, construction contingencies, equipment acquisition, and operational improvements directly related to system performance.
- Developmental phase activities, including planning, feasibility analysis, revenue forecasting, environmental review, preliminary engineering, design, and other preconstruction activities, provided the project meets statutory requirements. However, in 2017-2018, the department sought to use INFRA funding on projects that result in construction.

<https://www.transportation.gov/buildamerica/financing/infra-grants/infrastructure-rebuilding-america>

**CFDA Number:** 20.934

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## ADDITIONAL INFORMATION

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### DOT Build America Bureau Web Site

<https://www.transportation.gov/buildamerica>

# Environmental Protection Agency



## DESCRIPTION OF ORGANIZATION

### Mission

The mission of the U.S. Environmental Protection Agency (EPA) is to protect human health and the environment. EPA works to ensure that:

- Americans have clean air, land, and water;
- National efforts to reduce environmental risks are based on the best available scientific information;
- Federal laws protecting human health and the environment are administered and enforced fairly, effectively, and as Congress intended;
- Environmental stewardship is integral to U.S. policies concerning natural resources, human health, economic growth, energy, transportation, agriculture, industry, and international trade, and these factors are similarly considered in establishing environmental policy;
- All parts of society—communities, individuals, businesses, and state, local, and tribal governments—have access to accurate information sufficient to effectively participate in managing human health and environmental risks;
- Contaminated lands and toxic sites are cleaned up by potentially responsible parties and revitalized; and
- Chemicals in the marketplace are reviewed for safety.

### Brownfields Connections

- Grants to assess site contamination.
- Grants to carry out cleanup activities at brownfield sites.
- Capital to establish revolving loan funds (RLFs).
- Funds to develop environmental job training for residents of communities affected by brownfield sites.
- Grants to conduct brownfield planning activities.
- Grants to establish and enhance state and tribal response programs.
- Outreach and technical assistance to communities with brownfield challenges.

- Grants to capitalize revolving loan funds to correct or prevent water quality problems.
- Loans to support water infrastructure improvements.
- Grants to advance the restoration of urban waters.
- Grants and technical assistance to help revitalize communities through sustainable and equitable economic development.

## OFFICE OF BROWNFIELDS AND LAND REVITALIZATION

EPA actively promotes the cleanup and reuse of brownfields through the Office of Brownfields and Land Revitalization (OBLR). EPA's Brownfields and Land Revitalization Program is designed to empower states, communities, and other economic development stakeholders to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. The Program encourages the redevelopment of America's abandoned and contaminated brownfield sites through its annual grant programs, as well as its many outreach and technical assistance programs.

EPA's Brownfields and Land Revitalization Program has leveraged more than \$34.5 billion in cumulative program investments since its inception in 1995. A variety of public and private sources are leveraged to support brownfield cleanup and redevelopment activities. This equates to an average of \$20.13 leveraged per EPA brownfield dollar expended. In addition, 10.3 jobs are leveraged per \$100,000 of EPA brownfield funds expended on assessment, cleanup, and revolving loan fund cooperative agreements. These investments have resulted in approximately 170,724 jobs nationwide. For a brief overview of the economic benefits of brownfields redevelopment, see: <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>.

### Financial Assistance

EPA's Brownfields and Land Revitalization Program provides direct funding for brownfield site assessment, cleanup, RLF capitalization, planning, and environmental workforce development. The

Program collaborates with other EPA programs, federal partners, and state agencies to identify available resources that can be leveraged for brownfields and community revitalization activities. 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; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; 501(c)(3) nonprofit organizations; limited liability corporations in which all managing members are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; limited liability partnerships in which all general partners are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; and qualified community development entities.

**Limitations:** An applicant may apply annually for a Community-wide and/or a Site-specific Assessment Grant, or as part of an Assessment Coalition Grant.

- An applicant may apply for a Community-wide Assessment Grant when its request does not target a specific site or if the applicant plans to spend grant funds on more than one brownfield in the community.
- An applicant may apply for a Site-specific Assessment Grant when it identifies a specific site and plans to spend grant funds to address conditions only at that one site.
- An Assessment Coalition consists of three or more eligible entities who apply together for a single Community-wide Assessment Coalition Grant to assess a minimum of five sites within their communities. Coalition members may not apply for any other Assessment Grants in the same year, or be a member of other Assessment Coalitions.

<https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding>

### **Availability:**

- Community-wide Assessment Grant applicants may apply for up to \$300,000 to assess two or more sites contaminated with hazardous substances, pollutants, or contaminants and/or petroleum.
- Site-specific Assessment Grant applicants may apply for up to \$200,000 to assess hazardous

substances and/or petroleum contamination at a specified site. 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 contamination, size, or ownership status of the site.

- Assessment Coalition Grant applicants may submit one assessment grant proposal for up to \$600,000 under the name of the lead coalition member.

The performance period for a Brownfield Assessment Grant is up to three years. In 2021, EPA awarded 107 Assessment Grants totaling approximately \$42.2 million.

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

- Develop an inventory of sites.
- Prioritize sites.
- Conduct site assessments.
- Conduct community involvement activities related to brownfield sites.
- Conduct planning related to brownfield sites.
- Conduct site-specific cleanup planning.
- Develop brownfield site reuse plans.
- Conduct health monitoring (local governments only).
- Monitor and enforce institutional controls (local governments only).
- Purchase environmental insurance.

**CDFA Number:** 66.818

### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



### *Cleanup Grants*

**Eligibility Requirements:** Eligible entities include state and local governments; land clearance authorities and other quasi-governmental entities; government entities created by the state legislature; regional councils and groups of local governments; redevelopment agencies; Indian tribes other than in Alaska; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; 501(c)(3) nonprofit organizations; limited liability corporations in which all managing members are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; limited liability partnerships in

which all general partners are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; qualified community development entities; and other nonprofit organizations that are operated mainly for scientific, educational, service, charitable, or similar purpose in the public interest; are not organized primarily for profit; and use net proceeds to maintain, improve, or expand the operation of the organization.

**Limitations:** An applicant may apply annually for one Cleanup Grant to address hazardous substances and/or petroleum contamination at one or more sites.

- An applicant must own the site(s) or obtain sole ownership of the site(s) by the proposal submission deadline specified in proposal guidelines.
- Prior to submitting a proposal, the applicant must complete a Phase II environmental site assessment using the ASTM E1903-11 standard or equivalent assessment.

<https://www.epa.gov/brownfields/types-brownfields-grant-funding#tab-4>

**Availability:** Cleanup Grant applicants may request up to \$500,000 to carry out cleanup activities at one or more sites contaminated by hazardous substances, pollutants, or contaminants, and/or petroleum. A Cleanup Grant requires 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. Tribes, nonprofit organizations, and government entities (with populations of 50,000 and fewer) may request a waiver of the 20 percent cost share requirement based on hardship.

The performance period for Brownfield Cleanup Grants is up to three years. In FY 2021, EPA awarded 36 Cleanup Grants totaling approximately \$15.5 million.

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

- Carry out site cleanup activities.
- Oversee cleanup construction activities.
- Conduct environmental monitoring of cleanup work.
- Conduct health monitoring (local governments only).
- Monitor and enforce institutional controls (local governments only).
- Purchase environmental insurance.

**CDFA Number:** 66.818

## **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

### *Multipurpose 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; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; 501(c)(3) nonprofit organizations; limited liability corporations in which all managing members are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; limited liability partnerships in which all general partners are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; and qualified community development entities.

**Limitations:** The target area addressed by a Multipurpose Grant must be located in the same geographic area where eligible activities are taking place, such as a neighborhood, neighboring towns, a district, a corridor, or a shared planning area or census tract. An applicant must own at least one brownfield site within its target area where cleanup activities may be conducted, as specified by the date in the proposal guidelines.

<https://www.epa.gov/brownfields/brownfields-multipurpose-grants>

**Availability:** Multipurpose Grant applicants may request up to \$800,000 to carry out a range of eligible brownfield planning, assessment, and cleanup activities at one or more sites contaminated by hazardous substances, pollutants, or contaminants, and/or petroleum. A Multipurpose Grant requires a \$40,000 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.

The period of performance for a Brownfield Multipurpose Grant is five years. In FY 2021, EPA awarded 11 Multipurpose Grants totaling approximately \$8.8 million.

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

- Develop inventories of brownfield sites.
- Prioritize sites.

- Conduct community involvement activities.
- Conduct environmental site assessments.
- Develop site-specific cleanup plans and reuse plans related to brownfield sites.
- Conduct cleanup activities on brownfield sites owned by the applicant.
- Develop an overall plan for revitalization.
- Conduct health monitoring (local governments only).
- Monitor and enforce institutional controls (local governments only).
- Purchase environmental insurance.

**CFDA Number:** 66.818

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Revolving Loan Fund 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; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; 501(c)(3) nonprofit organizations; limited liability corporations in which all managing members are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; limited liability partnerships in which all general partners are 501(c)(3) nonprofits or whose the sole members are 501(c)(3) nonprofits) and qualified community development entities.

Coalitions and single applicants are eligible to submit a proposal for a Revolving Loan Fund (RLF) Grant.

**Limitations:** RLF Grants provide funding to capitalize a revolving loan fund, make low-interest or no-interest loans for brownfield site 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 issue and execute loans.

<https://www.epa.gov/brownfields/brownfields-revolving-loan-fund-rlf-grants>

**Availability:** Applicants may request up to \$1 million to capitalize an RLF. Coalitions of eligible entities may apply together as one applicant for up to \$1 million. 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.

The performance period for Brownfield RLF Grants is five years. In FY 2020, EPA awarded 12 Revolving Loan Fund grants totaling \$9.6 million. RLF Grants typically are made available every other year. EPA anticipates the next RLF grant solicitation request will be issued for FY 2022 funding.

**Uses/Applications Include:**

- Capitalize an RLF and provide low-interest or no-interest loans and subgrants to carry out cleanup activities at brownfield sites.
- Award subgrants to clean up sites contaminated with petroleum and/or hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum).
- Conduct programmatic management of the grant.
- Conduct program development and implementation activities.
- Perform health monitoring activities at brownfield sites (local governments only).
- Monitor and enforce institutional controls (local governments only).
- Purchase environmental insurance (local governments only).

**CFDA Number:** 66.818

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



*Environmental Workforce Development and Job Training Grants Program*

EPA's Environmental Workforce Development and Job Training (EWDJT) Grants Program aims to advance principles of environmental justice by ensuring that residents living in communities historically affected by brownfield sites, and the economic disinvestment, health disparities, and environmental contamination that come along with them, are provided an opportunity to take advantage of the benefits of jobs created from revitalization efforts in these areas.

EPA provides funds to eligible entities to deliver environmental workforce development and job

training programs that recruit and train unemployed and underemployed residents of communities impacted by the presence of brownfield sites, and place them in environmental jobs. EWDJT programs focus on various aspects of hazardous and solid waste management, as well as areas within the larger environmental field, including sustainable cleanup and reuse, water quality improvement, chemical safety, and pesticide management.

As of FY 2021, EPA has funded 347 job training grants totaling over \$73.4 million through the EWDJT Program. Since the Program's inception, more than 17,855 individuals have completed training. Of those, over 13,294 individuals secured employment in the environmental field, with an average starting wage of over \$14.50 an hour. This equates to a cumulative job placement rate of 74 percent.

**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; Indian tribes other than in Alaska; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; 501(c)(3) nonprofit organizations; limited liability corporations in which all managing members are 501(c)(3) nonprofit organizations or whose sole members are 501(c)(3) nonprofit organizations; limited liability partnership in which all general partners are 501(c)(3) nonprofit organizations or whose sole members are 501(c)(3) nonprofit organizations; qualified community development entities; and other nonprofit organizations that are operated mainly for scientific, educational, service, charitable, or similar purpose in the public interest; are not organized primarily for profit; and use net proceeds to maintain, improve, or expand the operation of the organization. Workforce Investment Boards and organized labor unions that meet the criteria may be eligible nonprofit organizations. Public and nonprofit private educational institutions are eligible to apply.

**Limitations:** Applicants must recruit unemployed or underemployed individuals and train all participants in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER).

<https://www.epa.gov/brownfields/brownfields-job-training-jt-grants>

**Availability:** An eligible entity may apply for up to \$200,000 in EPA assistance. The performance

period is three years. EPA awarded \$3.3 million in EWDJT Grants to 18 organizations in FY 2021. EPA anticipates the next EWDJT Grant solicitation request will be issued for FY 2022 funding.

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

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



materials, installation of solar panels and other renewable energy systems, preparation of sites for water or stormwater management systems, low-impact development, LEED certification, and other relevant activities.

**CFDA Number:** 66.815

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *State and Tribal Response Program Grants*

Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, authorizes a noncompetitive \$50 million grant program to establish and enhance state and tribal response programs. State and tribal response programs oversee assessment and cleanup activities at brownfield sites across the country. CERCLA 128(a) response program grants are funded with categorical State and Tribal Assistance Grant (STAG) appropriations. Section 128(a) cooperative agreements are awarded and administered by EPA Regional offices.

The four required elements of a state or tribal 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 cleanup plans 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, and purchase environmental insurance or 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 which are planned to be addressed in the coming year.

### Limitations:

- Absent EPA approval, 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 or held in trust by the U.S. government for the recipient.
- In most cases, assessments and cleanups cannot be conducted at sites where the state or tribe is a potentially responsible party (see grant guidance for exceptions).
- Subgrants cannot be awarded to entities that may be potentially responsible parties under CERCLA.

<https://www.epa.gov/brownfields/state-and-tribal-response-program-grants>

**Availability:** In FY 2020 and 2021, Congress appropriated approximately \$46.2 million for the State and Tribal Response Program. These funds were allocated to 169 recipients.

### Uses/Applications Include:

- Develop legislation, regulations, procedures, and guidance, to establish or enhance the administrative and legal structure of a response program.
- Establish and maintain the required public record.
- Capitalize an RLF for brownfield site cleanups.
- Purchase environmental insurance or develop a risk-sharing pool, indemnity pool, or insurance mechanism to provide financing for response actions under a state or tribal response program.
- Conduct limited site-specific activities, such as assessment or cleanup, provided such activities establish and/or enhance the response program and are tied to the four elements.

**CFDA Number:** 66.817

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *State and Tribal Response Programs—Small Technical Assistance Grants*

Section 128(a)(1)(B)(ii)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, authorizes a

noncompetitive \$1.5 million grant program to assist small communities, Indian tribes, rural areas, or disadvantaged areas to carry out section CERCLA 104(k)(7) (by providing training, research, and technical assistance to individuals and organizations, as appropriate, to facilitate the inventory of brownfield sites, site assessments, remediation of brownfield sites, community involvement, or site preparation).

**Eligibility Requirements:** To be eligible for funding, a state or tribe must propose a project that will assist communities with populations of 15,000 or fewer, Indian tribes, rural areas, or disadvantaged areas, which are defined as communities with an annual median household income that is less than 80 percent of the statewide annual median household income.

**Limitations:** Only one proposal per applicant is allowed each year. The proposed community benefitting from the grant needs to show it supports the state or tribe that is applying for a grant on its behalf. These funds may not be placed in Performance Partnership Grants.

<https://www.epa.gov/brownfields/types-brownfields-grant-funding#tab-7>

**Availability:** The maximum amount of funding allowed per community is \$20,000.

**CFDA Number:** 66.817

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## Technical Assistance

### *Targeted Brownfields Assessments Program*

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

**Eligibility Requirements:** TBA funds may be used only at properties eligible for EPA brownfields funding. Property owners can include state, local,

and tribal governments; general purpose units of local government; land clearance authorities and other quasi-governmental entities; regional councils and redevelopment agencies; states; and nonprofit organizations.

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

<https://www.epa.gov/brownfields/targeted-brownfields-assessments-tba>

**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/tribe criteria.

### Uses/Applications Include:

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

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## Outreach/Technical Assistance

### *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 brownfield issues to communities and other stakeholders. The goal is to increase community understanding and involvement in brownfield site cleanup and redevelopment. Each TAB grant recipient serves as an independent source of information for communities seeking to increase their understanding of the health and other impacts of brownfield sites; the science and technology relating to brownfield site assessment, cleanup, and site preparation activities; brownfields finance questions;

and integrated approaches to brownfield site cleanup and redevelopment. Further, TAB grant recipients reach out to engage communities through workshops, electronic and print media, training, and coaching on grant application strategies.

In FY 2021, EPA awarded five-year TAB grants to six organizations to offer these services directly to communities in their respective geographic regions. TAB grant recipients (through FY 2026) are:

EPA Region 1: The University of Connecticut

EPA Region 2: New Jersey Institute of Technology (NJIT)

EPA Region 3: The West Virginia University Research Corporation

EPA Region 4: The International City/County Management Association

EPA Regions 5, 6, 7, 8 and nationwide: Kansas State University (KSU)

EPA Regions 9 and 10: Center for Creative Land Recycling (CCLR)

**Eligibility Requirements:** Entities facing brownfield challenges can determine whether financial or technical assistance is available by contacting the TAB grant recipient 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; nonprofit organizations; Indian tribes other than in Alaska; Alaska Native Regional Corporations, Alaska Native Village Corporations, and the Metlakatla Indian Community; 501(c)(3) nonprofit organizations; limited liability corporations in which all managing members are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; limited liability partnerships in which all general partners are 501(c)(3) nonprofits or whose sole members are 501(c)(3) nonprofits; and qualified community development entities.

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

**Uses/Applications Include:** TAB grant recipients can assist brownfields communities in the following areas:

- Reviewing and explaining brownfields-related technical reports.

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

<https://www.epa.gov/brownfields/brownfields-technical-assistance-training-and-research>

### *Training, Research and Technical Assistance Grants for Brownfields Communities*

EPA awards grants that support training, research, and technical assistance on issues of interest to communities challenged by brownfield issues. The following organizations are actively supporting communities across the country by providing technical assistance on brownfields funding/financing, equitable development approaches, job training capacity building, and calculating the benefits of brownfield site cleanup and reuse.

### Groundwork USA

Offers free technical assistance to communities trying to incorporate equitable development and environmental justice into their brownfield projects. Groundwork can aid in the development of tactical, locally based workgroups and partnerships that jointly lead efforts on brownfield redevelopment, and design and sequence near- and long-term place-based strategies, in response to community needs.

<https://groundworkusa.org/ta-services/equitable-development-brownfields-planning/> (project funded through FY 2024)

## Hazardous Materials Training and Research Institute (HMTRI)

Offers free technical assistance to current and prospective Environmental Workforce Development and Job Training Grant recipients. HMTRI provides the knowledge and tools necessary to maximize environmental job development, education, and employment opportunities related to brownfield site cleanup and redevelopment.

<https://brownfields-toolbox.org/> (project funded through FY 2027)

## Kansas State University

Kansas State University (KSU) helps tribes across the country identify solutions for assessing and cleaning up brownfield sites, developing reuse plans, and financing options. KSU also helps tribes develop peer networks to share ideas about brownfield issues. With KSU's help, tribes can build tribal response programs to develop integrated approaches to brownfield site cleanup and reuse, while considering the links between environmental, economic, cultural, and social issues.

<https://www.ksutab.org/> (project funded through FY 2022)

## OFFICE OF WATER

EPA's Office of Water (OW) ensures that drinking water is safe, and restores and maintains oceans, watersheds, and their aquatic ecosystems to protect human health, support economic and recreational activities, and provide healthy habitat for fish, plants, and wildlife.

OW is responsible for implementing the Clean Water Act and Safe Drinking Water Act. OW also implements portions of the Coastal Zone Act Reauthorization Amendments of 1990; Resource Conservation and Recovery Act; Ocean Dumping Ban Act; Shore Protection Act; Marine Plastics Pollution Research and Control Act; London Dumping Convention; Marine Protection, Research and Sanctuaries Act; International Convention for the Prevention of Pollution from Ships; and several other statutes.

Headquartered in Washington, DC, OW works with EPA's 10 Regional offices, other federal agencies, state and local governments, tribes, the regulated community, organized professional and interest groups, land owners and managers, and the public. OW provides guidance, specifies scientific methods and data collection requirements, performs oversight, and facilitates communication among those involved. OW

also helps the states and tribes build capacity. In some cases, OW delegates implementation and enforcement activities for water programs to states and tribes.

## Financial Assistance

### *Clean Water State Revolving Fund*

Communities that have brownfields and suffer from water quality impairment may be able to access and use monies from the Clean Water State Revolving Funds (CWSRFs) to correct or prevent water quality problems at such properties. Through the CWSRF program, each state and Puerto Rico maintains a revolving loan fund to provide 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 operate successful CWSRF programs. In FY 2018, EPA provided \$6.8 billion through the CWSRF to fund water quality protection projects for wastewater treatment, nonpoint source pollution control, and watershed and estuary management. Building on a federal investment of \$43 billion, the state CWSRFs have provided more than \$133 billion to communities through 2018. States have provided more than 39,948 low-interest loans to protect public health, protect valuable aquatic resources, and meet environmental standards benefiting hundreds of millions of people.

States operate and 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. Nationally, interest rates for CWSRF loans average 1.5 percent, compared to market rates that average 3.5 percent. CWSRFs can fund 100 percent of the project cost and provide flexible repayment terms up to 30 years or useful life, whichever is less. States also can provide additional subsidization assistance for some communities. States have the flexibility to target resources to their particular environmental needs, including brownfields remediation, treatment of contaminated runoff from urban and agricultural areas, wetlands restoration, estuary management, and wastewater treatment.

States are responsible for the operation of their CWSRF program. Under the CWSRF, states may provide various types of assistance, including loans, refinancing, purchasing, or guaranteeing local debt

and purchasing bond insurance. States also may set specific loan terms, including interest rates from zero percent to market rate, and repayment periods of up to 30 years. States have the flexibility to target financial resources to specific communities and environmental needs.

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 an ongoing funding source that will last indefinitely.

**Eligibility Requirements:** Eligibility for funding varies by state. State agencies provide direct CWSRF assistance to cities and towns. Contact the CWSRF program in your state for information on how to apply.

<https://www.epa.gov/cwsrf/learn-about-clean-water-state-revolving-fund-cwsrf>

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

**Availability:** Funding availability is subject to EPA's annual budget and resources. For current status, please visit the website listed below.

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

- Excavation and disposal of underground storage tanks.
- Constructed wetlands.
- Well abandonment.
- Site assessment.
- Cleanup of contaminated groundwater or surface water.
- Environmental insurance premiums.
- Collection/remediation of contaminated stormwater generated at a site.

Using a combination of federal and state funds, state CWSRF programs provide loans to eligible recipients to:

- Construct municipal wastewater facilities.
- Control nonpoint sources of pollution.
- Build decentralized wastewater treatment systems.
- Create stormwater, including green infrastructure, projects.
- Protect estuaries.
- Assist in water reuse.

- Fund other water quality projects (such as energy efficiency, water conservation, and security measures).

See the fact sheet on [Funding Brownfield Remediation with Clean Water State Revolving Fund](#).

<https://www.epa.gov/cwsrf>

**CFDA Number:** 66.458

#### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



#### *Drinking Water State Revolving Fund*

The Drinking Water State Revolving Fund (DWSRF) was established by the 1996 Safe Drinking Water Act (SDWA) Amendments. The DWSRF provides loans to publicly and privately owned public water systems. The loans can be used for infrastructure improvements needed to protect public health and ensure compliance with the SDWA. The DWSRF is a state-run program that works similarly to a bank, providing below-market rate loans to communities, public utilities, and private companies for drinking water projects that meet the program's criteria. Federal and state contributions capitalize the loan programs, which exist in all 50 states and Puerto Rico.

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

Annually, DWSRF programs provide about \$2.8 billion in assistance to drinking water projects. Building on a federal investment of \$19.9 billion, state DWSRFs have provided more than \$38.2 billion to water systems through 2018. Nationally, interest rates for DWSRF loans average 1.6 percent, compared to market rates that average 3.3 percent. DWSRFs can fund 100 percent of the project cost and provide flexible repayment terms up to 20 years, or 30 years in the case of disadvantaged communities. States also can provide additional subsidization assistance for some communities. Using the loan fund and set-asides, state DWSRF programs can provide financial assistance in a variety of ways to support the rehabilitation of brownfield sites across the country.

In response to a public health risk, state DWSRFs can loan money to water systems for the infrastructure costs

needed to provide a brownfield site with safe drinking water, if certain conditions are met. States should consider the criteria described in the online resources below to determine whether a brownfield-related drinking water project is eligible for a DWSRF loan.

**Eligibility Requirements:** Eligibility for funding varies by state. State agencies provide direct DWSRF assistance to communities. Contact the DWSRF program in your state for information on how to apply.

<https://www.epa.gov/drinkingwatersrf/how-drinking-water-state-revolving-fund-works#tab-4>

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

**Availability:** Funding availability is subject to EPA's annual budget and resources. For current status, please visit the website listed below.

#### Uses/Applications Include:

- Improving drinking water treatment.
- Fixing leaky or old pipes (water distribution).
- Improving source of water supply.
- Replacing or constructing finished water storage tanks.
- Interconnecting two or more water systems (consolidation).
- Other infrastructure projects (including security, efficiency, and green infrastructure elements) needed to protect public health.

<https://www.epa.gov/drinkingwatersrf>

Using the DWSRF to Support Brownfield Redevelopment (Factsheet): <https://www.epa.gov/sites/production/files/2016-01/documents/epa816f06044.pdf>

**CFDA Number:** 66.468

#### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Water Infrastructure Finance and Innovation Act (WIFIA) Program*

The Water Infrastructure Finance and Innovation Act (WIFIA) program is an EPA-administered federal credit program that provides long-term, low-cost supplemental loans for regionally and nationally significant water infrastructure projects. The WIFIA program was established by the Water Infrastruc-

ture Finance and Innovation Act of 2014. Borrowers benefit from receiving low, fixed interest rate loans with flexible financial terms.

In 2020, the WIFIA program closed 27 loans totaling over \$4 billion and creating over 38,000 jobs. WIFIA loans will save borrowers approximately \$1.5 billion. The WIFIA program invited 58 projects in 21 states to apply for financing in 2020. The borrowers will receive up to \$6 billion in loans to finance over \$15 billion in water infrastructure investments.

**Eligibility Requirements:** Eligible borrowers include local, state, tribal, and federal government entities; partnerships and joint ventures; corporations and trusts; and Clean Water and Drinking Water State Revolving Fund (SRF) programs. EPA announces the availability of funding and the application process in the Federal Register and on its website ([www.epa.gov/wifia](http://www.epa.gov/wifia)).

**Limitations:** Water infrastructure projects must have a minimum size of \$20 million for large communities and \$5 million for small communities with a population of 25,000 or fewer. The WIFIA loan can fund no more than 49 percent of eligible project costs.

**Availability:** For FY 2021, Congress provided \$54.5 million in budget authority for the WIFIA program to cover the subsidy required to provide a much larger amount of credit assistance. EPA estimates that this budget authority may provide approximately \$5.5 billion in credit assistance and may finance approximately \$11 billion in water infrastructure investment.

#### Uses/Applications Include:

WIFIA can fund development and implementation activities for eligible projects, including:

- Wastewater conveyance and treatment projects.
- Drinking water treatment and distribution projects.
- Enhanced energy efficiency projects at drinking water and wastewater facilities.
- Brackish or seawater desalination, aquifer recharge, and water recycling projects.
- Drought prevention, reduction, or mitigation projects.
- Acquisition of property if it is integral to the project or will mitigate the environmental impact of a project.
- A combination of eligible projects secured by a common security pledge or submitted under one application by an SRF program.

<https://www.epa.gov/wifia>

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### *Urban Waters Small Grants Program*

The Urban Waters Small Grants program funds projects that address urban runoff pollution through diverse partnerships that produce multiple community benefits, with emphasis on underserved communities. These projects help grant recipients protect and restore urban waters, improve water quality, and support community revitalization. Since the inception of the Urban Waters Small Grants Program in 2012, the program has awarded approximately \$6.6 million in grants to 114 organizations across the country and Puerto Rico. The grants are competed and awarded every two years, with individual award amounts of up to \$60,000.

In October 2016, EPA awarded approximately \$1.3 million to 22 organizations in 18 states to help protect and restore urban waters, improve water quality, and support community revitalization and other local priorities. Projects awarded address local water quality issues related to urban runoff pollution, provide additional community benefits, actively engage underserved communities, and foster partnerships.

**Eligibility Requirements:** Eligible applicants include states, local governments, tribes, public and private universities and colleges, public or private nonprofit institutions or organizations, intertribal consortia, and interstate agencies.

**Limitations:** Currently there is no open Request for Proposals for additional Urban Waters Small Grants. Any future grant competitions will be announced on the OW website.

**Availability:** The Urban Waters Small Grants are competed and awarded every two years. The last round of grants was awarded in October 2016.

**Uses/Applications Include:** In general, projects should meet the following four program objectives:

- Address local water quality issues related to urban runoff pollution.
- Provide additional community benefits.
- Actively engage underserved communities.
- Foster partnerships.

Grantees listed by state, year, or location can be found at: <https://www.epa.gov/urbanwaters/urban-waters-small-grants>

CFDA Number: 66.440

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### Technical Assistance

#### *Water Infrastructure and Resiliency Finance Center (Water Finance Center)*

EPA's Water Finance Center is an information and assistance center that helps communities identify financing approaches and make informed decisions for drinking water, wastewater, and stormwater infrastructure to protect human health and the environment.

The center seeks to accelerate and improve the quality of water infrastructure by promoting:

- Effective use of federal funding programs.
- Leading-edge financing solutions.
- Innovative procurement and partnership strategies.
- Collaborative financial guidance and technical assistance efforts.
- Clearinghouses of information to support effective decision-making.

The center does not fund water infrastructure projects.

<https://www.epa.gov/waterfinancecenter>

## OFFICE OF COMMUNITY REVITALIZATION

Located within EPA's Office of Policy, the Office of Community Revitalization (OCR, formerly the Office Sustainable Communities) is a non-regulatory program that works with communities to support locally led, community-driven efforts to revitalize local economies and improve environmental and human health outcomes.

To accomplish this work, OCR collaborates and partners with other EPA programs; federal agencies; regional, state, and local governments; and a broad array of nongovernmental and private sectors entities. OCR connects communities, regions, and states to additional resources and opportunities to leverage public and private sector investments.

OCR can provide technical assistance at the request of a community on issues such as diversifying economies and revitalizing main streets through local and regional food systems, broadband infrastructure investments,

light manufacturing, health care organizations, and other community assets; disaster recovery and resilience; and green and complete street designs.

Communities typically request OCR's assistance to help them make more informed decisions about growth and development strategies. OCR is able to connect communities to national experts, who work with a range of stakeholders to identify planning and policy options that help protect human health and the environment, foster economic opportunities, and provide attractive and affordable neighborhoods for people of all income levels.

OCR's community support efforts include:

- Working with tribes, states, regions, and communities through grants and technical assistance.
- Conducting research, and producing tools, reports, and other publications.
- Bringing together diverse interests to encourage better growth and development.
- Providing technical assistance and support on multiple topics of community concern.

## Technical Assistance

### *Building Blocks for Sustainable Communities*

The Building Blocks for Sustainable Communities program provides targeted technical assistance to selected communities on a variety of topics. EPA delivers this program to strengthen local capacity to implement sustainable approaches. Technical assistance is delivered by EPA staff and EPA-hired consultant teams. Each technical assistance project includes:

- Public engagement through a one- to two-day workshop.
- Direct consultation with relevant decision-makers.
- A memo outlining specific steps the community could take to implement the ideas generated during the workshop.

**Eligibility Requirements:** Eligible applicants are local, county, or tribal governments, or nonprofit organizations that have the support of the local government on whose behalf they are applying. Letters of interest must be accompanied by a short letter of support signed by a mayor, city manager, elected official, tribal leader, or other official government representative of the community. Applicants must be located in, and project activities must be conducted within, the United

States, Puerto Rico, or a territory or possession of the United States. Regional councils of governments are encouraged to learn about the program, especially in selected communities, but the assistance is directed toward one jurisdiction.

**Limitations:** EPA provides direct assistance through a federal contract; no funds are transferred to the community.

**Availability:** Applications are accepted only during open solicitation periods, which are announced on OCR's website. Past solicitations have occurred on roughly an annual basis. Solicitations for another round will depend on future funding.

<https://www.epa.gov/smartgrowth/building-blocks-sustainable-communities>

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Local Foods, Local Places*

The Local Foods, Local Places program supports locally led, community-driven efforts to protect air and water quality, preserve open space and farmland, boost economic opportunities for local farmers and businesses, improve access to healthy local foods, and promote childhood wellness. Local Foods, Local Places aims to support projects that do the following:

- Create livable, walkable, economically vibrant main streets and mixed-use neighborhoods.
- Boost economic opportunities for local farmers and main street businesses.
- Improve access to healthy, local foods, especially among disadvantaged populations.

In 2019, the program is supported by EPA, the [U.S. Department of Agriculture \(USDA\)](#), and the [Northern Border Regional Commission](#).

**Eligibility Requirements:** Local governments, Indian tribes, and nonprofit institutions and organizations proposing to work in a neighborhood, town, or city of any size anywhere in the United States are eligible to apply. Larger cities are encouraged to focus on a particular neighborhood rather than a citywide project. Many of the communities selected will be economically challenged and in the early phases of their efforts to promote local foods and community revitalization.

**Limitations:** EPA provides direct assistance through a federal contract; no funds are transferred to the



community. Selected communities receive assistance in the form of a site visit from a team of experts to help them develop and implement action plans promoting local foods and neighborhood revitalization.

**Availability:** Applications are accepted only during open solicitation periods, which are announced on OCR's website. Past solicitations have occurred on roughly an annual basis. Solicitations for another round will depend on future funding.

<https://www.epa.gov/smartgrowth/local-foods-local-places>

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Healthy Places for Healthy People*

Healthy Places for Healthy People helps communities create walkable, healthy, economically vibrant places that improve human health and the environment by engaging with their health care facility partners such as community health centers (including Federally Qualified Health Centers), nonprofit hospitals, and other health care facilities. Health care facilities can promote preventive health care and help create vibrant, thriving communities by:

- Providing primary care and preventive services to those who do not have access to care.
- Promoting healthy behaviors and lifestyles through activities such as supporting downtown farmers markets, co-op markets, and community gardens that provide access to fresh, healthy, local foods.
- Creating physical activity programs and supporting sidewalks, bike paths, trails, and parks in the community that promote active living.
- Contributing to economic development and downtown revitalization by locating health centers, hospital facilities, and associated programs in walkable, compact neighborhoods and central business districts that are accessible via a range of transportation options.
- Supporting local entrepreneurs who have business ideas that will contribute to a healthy community and create economic opportunities for residents.
- Working with partners and stakeholders in various sectors to use health as an economic driver for a local, thriving economy and a healthy community.

- Fostering collaboration between workforce development and economic development initiatives to renovate and repurpose abandoned downtown buildings into new health center sites, affordable housing, retail, and other community assets.

Healthy Places for Healthy People provides selected communities with expert planning assistance that centers around a two-day community workshop. A team of experts will help community members develop an implementable action plan that will focus on health as an economic driver and catalyst for downtown and neighborhood revitalization.

**Eligibility Requirements:** Eligible applicants include local government representatives, health care facilities, local health departments, neighborhood associations, Main Street districts, nonprofit organizations, tribes, and others proposing to work in a neighborhood, town, or city located anywhere in the United States.

- Applications that include representatives from both the community (local government or non-governmental organization) and a health care facility will receive special consideration.
- Applications that demonstrate existing or new partnerships among multi-sector partners and a health care facility to promote community revitalization and economic development will be given special consideration.
- Special consideration also will be given to communities that are economically distressed and/or underserved.

**Limitations:** EPA provides direct assistance through a federal contract; no funds are transferred to the community. Selected communities receive assistance in the form of a site visit from a team of experts to help them develop and implement an action plan.

**Availability:** Applications are accepted only during open solicitation periods, which will be announced on OCR's website. Past solicitations have occurred on roughly an annual basis. Solicitations for another round will depend on future funding.

<https://www.epa.gov/smartgrowth/healthy-places-healthy-people>

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### *Recreation Economy for Rural Communities*

This program is a partnership of the U.S. Environmental Protection Agency, U.S. Forest Service, and Northern Border Regional Commission to provide planning assistance to communities interested in revitalizing their Main Streets through outdoor recreation. Partner communities work with a planning assistance team to bring together local residents and other stakeholders, and decide on an action plan to support the outdoor recreation economy and main street revitalization. The planning assistance process is approximately four to six months, with a focal point being a two-day facilitated community workshop. Participants will work together to identify a vision, goals, and specific actions. In addition to helping local partners convene and host the workshop, the planning assistance team conducts research, shares case studies, provides coaching, and facilitates communication with federal agencies and other partners.

**Eligibility Requirements:** Any community is welcome to apply to participate in Recreation Economy for Rural Communities planning assistance. Special consideration is given to small towns, economically disadvantaged communities such as those in Opportunity Zones, and communities in the Northern Border Region.

**Limitations:** EPA provides planning assistance; no funds are transferred to the community. Selected communities receive assistance in the form of a site visit from a team of experts to help them develop and implement an action plan.

**Availability:** Applications are accepted only during open solicitation periods, which will be announced on OCR's website. Solicitations typically occur on an annual basis. An open solicitation period is expected to take place in 2019. Solicitations for future years will depend on funding availability.

**Uses/Applications Include:** Partner communities are encouraged to pursue any range of activities that would foster environmentally friendly community development and main street revitalization through the conservation and sustainable use of forests or other natural resources. Examples include:

- Ensuring local residents, including young people, have connections and opportunities with regard to nearby outdoor assets, to foster community pride, good stewardship, and local economic benefits.

- Developing or expanding trail networks to attract overnight visitors and new businesses, and foster use by local residents.
- Developing in-town amenities, such as broadband service, quality housing, or local shops, restaurants, or breweries, to serve local residents and help attract new visitors and residents with an interest in nearby outdoor assets.
- Marketing Main Street as a gateway to nearby natural lands to capture and amplify outdoor recreation dollars.
- Developing a community consensus on the management of outdoor assets, in order to reduce potential conflicts and ensure sustainable use of resources.

<https://www.epa.gov/smartgrowth/recreation-economy-rural-communities>

### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



### *Other Smart Growth Technical Assistance Programs*

OCR offers other technical assistance programs, including:

#### [Governors' Institute on Community Design](#)

Technical assistance, delivered through a grantee, to help governors and their staffs make informed decisions about investments and policy decisions that influence the economic health and physical development of their states.

<https://www.epa.gov/smartgrowth/governors-institute-community-design>

#### [Greening America's Communities](#)

To help cities and towns develop an implementable vision of environmentally friendly neighborhoods that incorporate innovative green infrastructure and other sustainable design strategies. EPA provides design assistance to help support sustainable communities that protect the environment, economy, and public health, and to inspire local and state leaders to expand this work elsewhere.

<https://www.epa.gov/smartgrowth/greening-americas-communities>

## SNAPSHOT – BAYVIEW HUNTERS POINT REVITALIZATION, SAN FRANCISCO, CA

Between 2012 and July 2017, EPA's Brownfields Program invested over \$2 million in the revitalization of the Bayview Hunters Point community of San Francisco. By 2017, EPA's investment had leveraged over \$6.5 million from other sources for property cleanup, design, and planning in preparation for the multi-million-dollar future development of India Basin Waterfront Park and revitalization of the surrounding community.

EPA's support for the Bayview Hunters Point revitalization project began with assistance for planning and assessment of brownfields in the target area. Using an EPA Brownfields Area-Wide Planning Grant, the San Francisco Parks Alliance worked with the city to develop the Blue Greenway Brownfields Area-Wide Plan and identify priority sites for redevelopment along the 13-mile Blue Greenway target area. As a result of the Blue Greenway Brownfields Area-Wide Plan, the city asked EPA for \$130,000 in technical assistance services, which included conducting environmental sampling and reuse planning for the city's priority property in the India Basin Waterfront Park at 900 Innes Avenue. EPA also provided site-specific recommendations on how to manage stormwater runoff and plan property cleanup for sea level rise. EPA's analysis will inform the eventual design of the India Basin Waterfront Park and is transferrable to other bay shore developments in Bayview Hunters Point.

The city used a \$400,000 Brownfields Assessment Grant to identify and assess brownfields along the Blue Greenway corridor, collect community input, and develop a wetlands revegetation guide for contaminated shoreline areas. The city also used \$750,000 in EPA Brownfields Cleanup Grants to clean up the soil and the historic Shipwright's Cottage at 900 Innes Avenue. EPA's investment also included three consecutive EPA Job Training Grants, totaling \$600,000, to the nonprofit Hunters Point Family, to provide professional training to unemployed adults from the Bayview Hunters Point community in environmental cleanup and sustainable development.

### ADDITIONAL INFORMATION

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#### **Main Site**

<http://www.epa.gov>

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

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

#### **Office of Water (Main site)**

<https://www.epa.gov/aboutepa/about-office-water>

#### **Office of Community Revitalization**

<https://www.epa.gov/community-revitalization>

# Federal Housing Finance Agency



## DESCRIPTION OF ORGANIZATION

### Mission

The [Federal Housing Finance Agency](#) (FHFA)'s mission is to ensure the Federal National Mortgage Association (Fannie Mae), the Federal Home Loan Mortgage Corporation (Freddie Mac), the 11 banks in the Federal Home Loan Bank (FHLBank) System, and their Office of Finance operate in a safe and sound manner, and serve as a reliable source of liquidity and funding for housing finance and community investment.

FHFA was created on July 30, 2008, when the Housing and Economic Recovery Act of 2008 became law. This law amended the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 to place regulation of Fannie Mae, Freddie Mac, and the FHLBank System under a single regulator, enhance supervision of these regulated entities, and enhance FHFA's authorities as conservator or receiver. FHFA regulates the FHLBanks, which are government-chartered, member-owned corporations. As of September 30, 2016, the FHLBank System had nearly 7,200 members, including community banks, commercial banks, credit unions, community development financial institutions, and insurance companies, as well as national banks and federal savings associations. Each member is a shareholder in one of the FHLBanks.

The FHLBanks support community development through a range of activities, such as providing members with secured short-term and long-term funds (called "advances") and grants. Members use these funds to help finance qualifying residential mortgages or community economic development activities, including brownfield redevelopment projects eligible for a brownfield tax credit. Only FHLBank members and housing associates (state agencies) are eligible for advances from their respective FHLBank.

### Brownfields Connections

FHLBank community development programs include the Affordable Housing Program (AHP),

the Community Investment Program (CIP), and the Community Investment Cash Advances (CICA) program. The AHP is a housing program, while the CIP can be used both for housing and for targeted community development. The CICA program is used only for targeted community development. Although these programs were not designed exclusively for brownfield development or tax credits, they can be used to help finance these types of projects. Each FHLBank offers the AHP, CIP, and CICA programs.

## RESOURCES

### Financial Assistance

#### *Affordable Housing Program*

The Affordable Housing Program (AHP), which FHLBanks fund annually with 10 percent of their net income, includes two programs: the Competitive Application Program and the Set-Aside Program for Homeownership. The Competitive Application Program subsidizes the cost of owner-occupied housing for individuals and families with incomes at or below 80 percent of the area median income, and rental housing in which at least 20 percent of the units with affordable rents are reserved for households with incomes at or below 50 percent of the area median income. The subsidy may be in the form of a grant or a subsidized advance. The AHP can be used to purchase, construct, and rehabilitate housing on a brownfield, but it cannot be used for planning, assessment, or cleanup of environmental contamination. It may be used for site preparation or other uses in conjunction with the purchase, construction, or rehabilitation of housing.

In addition to other priorities, some FHLBanks allocate scoring points to AHP competitive program projects that promote empowerment and community stability, including those that are part of a neighborhood stabilization plan. An important contribution of the AHP competitive application program is that a number of projects serve homeless persons and persons with special needs, including the elderly, individuals with disabilities, persons living with HIV-AIDS, and persons recovering from substance

or physical abuse. A project may reserve units for more than one special needs population. In 2017, 68 percent of projects served homeless persons or persons with special needs.

In 2017, FHLBanks awarded funds to 535 Competitive Application Program projects ranging in amounts from about \$36,000 to \$850,000 for owner-occupied projects and about \$36,000 to \$3.3 million for rental projects. Between 1990, when the program began, and 2017, the FHLBanks awarded about \$4.7 billion in funding to projects supporting more than 682,000 housing units, about 71 percent of which served very low-income households.

The FHLBanks may also offer the Set-Aside Program to their members. Under the Set-Aside Program, an FHLBank may set aside an amount up to the greater of \$4.5 million or 35 percent of its AHP funds each year to assist low- and moderate-income households in purchasing or rehabilitating homes. Through the 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.

In 2017, Set-Aside Program funding was \$98.9 million, and assistance was provided to 14,235 households. From 1995 through 2017, the FHLBanks' Set-Aside Programs provided approximately \$1.1 billion in funding, supporting more than 183,000 households. Over 80 percent of the households assisted were first-time homebuyers.

**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 certain requirements, including type of occupancy, project feasibility, funding need, cost reasonableness, unit retention requirement, 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 the targeted household income and affordable rent for a 15-year retention period.

**Availability:** Each FHLBank has at least one AHP funding round each year when members may submit applications on behalf of sponsors and developers of affordable housing projects.

## Uses/Applications Include:

Over the years, the AHP assisted:

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

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### Community Investment Program

Each FHLBank must offer Community Investment Program (CIP) loans to its member financial institutions priced at below market rates. Members must use the financing for purchasing or rehabilitating housing or for community economic development that benefits lower-income families and neighborhoods. CIP advances may be used to support projects that create and preserve jobs and help build infrastructure to catalyze community growth, and they may be combined with other housing or community development funds.

The FHLBanks funded approximately \$4.7 billion in CIP advances for housing and community development projects and assisted about 40,400 housing units in 2017.

**Eligibility Requirements:** Projects funded by the member institutions of an FHLBank must meet several requirements, depending on the type of project:

- Home purchases by families with incomes at or below 115 percent of the area median income.
- Purchase or rehabilitation of rental housing for families with incomes at or below 115 percent of the area median income.
- Commercial and economic development activities, including those relating to brownfields, that benefit low- and moderate-income families (those that are below 80 percent of median income) or activities that are located in low- and moderate-income neighborhoods.

## SNAPSHOT – STATION CENTER, UNION CITY, CA

The Federal Home Loan Bank of San Francisco was one of the funding sources for development of Station Center, a 157-unit mixed-use, affordable apartment complex built on a former brownfield in the East Bay town of Union City outside of San Francisco. The complex, which was certified LEED Platinum, incorporates a variety of energy-efficient features, and includes 8,600 square feet of commercial space at street level, along with a playground, fitness center, community rooms, and garden plots for residents. Station Center is a central feature in Union City's vision to revitalize the city by creating Station District, a new city center with housing, parks, and retail near public transportation, and jobs for its residents. The centrally located site between two rail lines was an underused brownfield that formerly housed the Pacific State Steel Corporation and PG&E Pipeyard. Other funding sources for the project included the Redevelopment Agency of the City of Union City, Housing Authority of the County of Alameda, California Community Reinvestment Corporation, California Tax Credit Allocation Committee, and private banks.

- Projects that include a combination of these activities.

**Limitations:** Advances are made only on a secured basis with collateral requirements consistent with those of other FHLBank credit programs.

**Availability:** FHLBank members may take down advances in various maturities, including long-term maturities of 20 years or more.

### Uses/Applications Include:

- Projects may involve owner-occupied and rental housing; construction of roads, bridges, retail stores, sewage treatment plants, or other capital improvement projects; and small business loans to create or retain jobs.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

### *Community Investment Cash Advances Program*

The Community Investment Cash Advances (CICA) Program offers FHLBank members funding, often at below-market interest rates, to finance economic development projects aimed at targeted beneficiaries or targeted geographic areas. Eligible uses include brownfields redevelopment; commercial, industrial, manufacturing, and social services projects; infrastructure; and public facilities and services. CICA includes a rural and urban program.

**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.

**Availability:** Funding availability is subject to FHFA's annual budget and resources. For current status, please visit the website listed below.

### Uses/Applications Include:

- Assistance to brownfields cleanup and redevelopment projects in areas eligible for a federal brownfields tax credit.
- Assistance to Champion Communities, Empowerment Zones, or Enterprise Communities.
- Assistance to housing, commercial, industrial, and other economic development activities.
- Assistance to areas affected by federal military base closings.
- Assistance to small businesses as defined by the Small Business Administration.
- Assistance to tribal homelands.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## ADDITIONAL INFORMATION

### Federal Housing Finance Agency

400 7th St., SW  
Washington, DC 20024  
202-649-3800

### Main Site

<https://www.fhfa.gov/>



## DESCRIPTION OF ORGANIZATION

### Mission

The [General Services Administration](#) (GSA) leverages the buying power of the federal government to acquire the 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 surplus federal properties. GSA expedites the cleanup and reuse of contaminated federal real estate by leveraging its real estate expertise, meaningful stakeholder input, and all available real property and environmental authorities.

### Brownfields Connections

GSA works with federal landholding agencies to review and identify surplus federally owned brownfields. It seeks to redeploy these brownfields in close coordination with local community planning objectives. 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, community stakeholders, and the private sector with information on the federal real property disposal process. Educates states and communities engaged in brownfields revitalization about innovative disposal methods and options for remediation privatization.

## RESOURCES

### Technical Assistance

#### *Brownfields Redevelopment Initiative*

When a federal property is determined to be surplus, GSA works with state and local planners, economic development officials, and community groups to effectively combine GSA's real property authorities and local revitalization objectives. GSA employs specific strategies in the redeployment of federal brownfields. Transactions are structured in ways that allow the federal government to realize the asset's embedded equity while expediting the completion of environmental remediation and property redevelopment.

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

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

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

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

#### **Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**



## SNAPSHOT – TWIN CITIES ARMY AMMUNITION PLANT, ARDEN HILLS, MN

GSA used its brownfields expertise to redeploy 543 acres of the former Twin Cities Army Ammunition Plant (TCAAP). TCAAP was used for small arms ammunition production dating back to World War II. Due to extensive soil and groundwater contamination, the site was listed on the National Priorities List (NPL) in 1983. GSA worked with the U.S. Army to identify a portion of TCAAP as excess to the Army. Through close coordination with the City of Arden Hills and Ramsey County, GSA developed a real estate strategy for reuse of two parcels in line with community redevelopment objectives and property remediation needs. The first transfer of 116 acres created a public park and wildlife corridor. GSA structured a negotiated sale to Ramsey County to expedite site remediation and redevelopment of the 427-acre second parcel. Fee transfer of the property to Ramsey County occurred after the soil remediation was completed in 2015. The redevelopment of the site will include a mix of commercial, residential, light industrial and other uses and is expected to be a catalyst for economic development in the region.

### ADDITIONAL INFORMATION

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#### **Main Site**

<https://www.gsa.gov/>

#### **Office of Real Property Utilization and Disposal**

<https://disposal.gsa.gov/s/>



## DESCRIPTION OF ORGANIZATION

### Mission

Established by Congress in 1965, the [National Endowment for the Arts](#) (NEA) is the independent federal agency whose funding and support gives Americans the opportunity to participate in the arts, exercise their imaginations, and develop their creative capacities. Through partnerships with state arts agencies, local leaders, other federal agencies, and the philanthropic sector, the NEA supports arts learning, affirms and celebrates America's rich and diverse cultural heritage, and extends its work to promote equal access to the arts in every community across America.

### Brownfields Connections

- Supports efforts to transform communities into lively, beautiful, and resilient places.
- Encourages livability by addressing community priorities such as public safety, health, blight and vacancy, environment, job creation, equity, local business development, civic participation, and community cohesion.
- Encourages public engagement and community building through art.

## RESOURCES

### Financial Assistance

#### *Our Town Grants*

Our Town is the National Endowment for the Arts' creative placemaking grants program. These grants support projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes. Successful Our Town projects ultimately lay the groundwork for systemic changes that sustain the integration of arts, culture, and design into strategies for strengthening communities. Creative placemaking results when artists, arts organizations, and community development practitioners deliberately integrate arts and culture into community revitalization work —

placing arts at the table with land use, transportation, economic development, education, housing, infrastructure, and public safety strategies. Creative placemaking can strengthen communities by helping to revitalize local economies, provide rich engagement for youth, advance educational outcomes, create spaces and places where people want to be, facilitate authentic engagement in community planning, reimagine uses for vacant properties, and improve the quality of life for existing residents.

**Eligibility Requirements:** All applications require partnerships that involve at least two eligible primary partners: a nonprofit organization and a local governmental entity. One of the two primary partners must be an arts, culture, or design organization. Additional partners are encouraged. Eligible lead applicants include nonprofits with a three-year history of programming, local governments, federally recognized tribes, and U.S. Territories.

**Limitations:** All grants require at least a one-to-one non-federal match. These matching funds may be all cash or a combination of cash and in-kind contributions.

**Availability:** Grants range from \$25,000 to \$150,000. In 2020, NEA awarded 51 grants totaling over \$3.6 million.

### Uses/Applications Include:

- Projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes.
- Activities such as: arts engagement, cultural planning, design, and/or creative industry support.

<https://www.arts.gov/grants-organizations/our-town/grant-program-description>

**CFDA Number:** 45.024

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



#### *Grants for Arts Projects*

Grants for Arts Projects is the National Endowment for the Arts' principal grants program. Through project-

## SNAPSHOT – RIPPLE PROJECT, MARTIN COUNTY, FL

In 2015, Martin County, Florida, received the second of two NEA Our Town grants to support the Ripple Eco-Art Project. The project combines interactive landscapes, green infrastructure, and art features to mitigate the water quality impacts of human use and stormwater runoff pollution along the St. Lucie River waterfront in the historic Old Palm City area. By holding water onsite in artistically designed green infrastructure features, the Ripple project reduces the amount of runoff generated during a rainstorm, alleviating erosion and habitat damage. In addition, the project will filter out pollutants such as oil, bacteria, sediment, and nutrients as the collected water seeps through vegetation and soil. Martin County has prioritized Old Palm City's revitalization and wants to implement creative placemaking projects that will engage residents, showcase the historic community, and protect the polluted St. Lucie River. The Our Town project, which brings the arts and sciences together through community engagement and design, will serve as a model for future Martin County capital development efforts.

based funding, the NEA supports public engagement with, and access to, various forms of excellent art across the nation, the creation of art that meets the highest standards of excellence, learning in the arts at all stages of life, and the integration of the arts into the fabric of community life. Projects may be large or small, existing or new, and may take place in any part of the nation's 50 states, the District of Columbia, and U.S. Territories.

Applicants can apply to Grants for Arts Projects through 15 different disciplines: artist communities; arts education; dance; design; folk and traditional arts; literature; local arts agencies; media arts; museums; music; musical theater; opera; presenting and multidisciplinary works; theater; and visual arts projects.

**Eligibility Requirements:** Eligible applicants include nonprofit organizations, units of state and local government; and federally recognized tribal communities and tribes. Common applicants include arts organizations, local arts agencies, arts service organizations, local education agencies such as school districts, and other organizations that can help advance NEA's goals. Eligible applicants must have a three-year history of arts programming.

**Limitations:** All grants require at least a one-to-one non-federal match. These matching funds may be all cash or a combination of cash and in-kind contributions.

**Availability:** Grants generally range from \$10,000 to \$100,000. No grants under \$10,000 are awarded. In 2020, 2,202 Grants for Arts Projects were awarded, totaling nearly \$52.6 million.

### Uses/Applications Include:

- Provide students from lower socioeconomic backgrounds arts-rich experiences.

- Design or plan for new arts/cultural buildings, districts, neighborhoods, public spaces, or landscapes.
- Conduct community-wide or neighborhood planning and design activities that promote economic and cultural vitality; involve community-based partnerships; and assist underserved communities or neighborhoods.
- Encourage adaptive reuse of historic properties for cultural and arts uses.
- Develop innovative approaches to collaborate with outside organizations and disciplines where the primary purpose is public engagement with art and/or the enhancement of public spaces.

<https://www.arts.gov/grants/grants-for-arts-projects/program-description>

**CFDA Number:** 45.024

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## ADDITIONAL INFORMATION

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### Main Site

<https://www.arts.gov/>

## DESCRIPTION OF ORGANIZATION

### Mission

The [U.S. 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. The SBA recognizes that small business is critical to the nation's economic recovery and strength, to building America's future, and to helping the United States compete in today's global marketplace. Although the SBA has evolved in the years since it was established, its bottom-line mission remains the same: the SBA helps Americans start, grow, and expand businesses, as well as help them recover after a disaster. Through an extensive network of field offices and partnerships with public and private organizations, the SBA delivers its services to people throughout the United States, Puerto Rico, the U.S. Virgin Islands, and Guam.

### 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 the use 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) a pledge of additional or substitute collateral; or (9) other factors, such as the existence of adequate environmental insurance.

## RESOURCES

### Financial Assistance

The SBA guarantees loans to help creditworthy small businesses that cannot qualify for a conventional loan

access capital. Its two main programs include the SBA-backed 7(a) Loan Program and the 504/Certified Development Company (504/CDC) Program.

### *7(a) Loan Program*

The 7(a) loan program is the SBA's primary program to help startup and existing small businesses access capital, with financing guaranteed for a variety of general business purposes. The SBA does not make loans, but rather guarantees loans made by participating lending institutions. The 7(a) name comes from section 7(a) of the Small Business Act. The 7(a) loans are the most basic and most used types of SBA-backed loans.

A loan guarantee is a pledge by one party (the guarantor) to assume the debt obligation of a borrower if the borrower defaults. It is not a direct loan. For this program, SBA is the guarantor.

### Eligibility Requirements:

To be considered for a 7(a) loan, applicants must meet broad eligibility requirements designed to accommodate the most diverse variety of small business financing needs. Applicants must operate for profit within the U.S.; meet the SBA's small business size standards; have exhausted other financing options and invested equity; and demonstrate they can repay the loan.

**Limitations:** The SBA does not fully guarantee 7(a) loans. The lender and the SBA share the risk that a borrower will not be able to repay the loan in full. Loans under the 7(a) program may not be used to refinance existing debt; engage in practices the SBA deems to be unsound; change the character or ownership of the business; or repay delinquent taxes or other funds that should be held in trust or escrow.

**Availability:** Borrowers must apply through a participating lender institution and can identify those via the SBA's online Lender Match platform at [www.sba.gov/lendermatch](http://www.sba.gov/lendermatch).

## Uses/Applications Include:

- Working capital.
- Purchase, renovation, and new construction of land or buildings.
- Acquisition of equipment, machinery, furniture, and fixtures.
- Establishment of a new business or operation, or expansion of an existing business.
- Debt refinancing (under special conditions).

<https://www.sba.gov/funding-programs/loans>

**CFDA Number:** 59.012

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### *Certified Development Company (CDC) (504) Loan Program*

The Certified Development Company (CDC) (504) loan program is a long-term financing tool that conserves working capital by requiring a lower borrower contribution. The 504 Program provides growing businesses with long-term, fixed-rate financing for the purchase of major fixed assets, such as land and buildings. A CDC is a private, nonprofit corporation that promotes economic development within its community through 504 loans. The SBA authorizes CDCs to provide financing to small businesses with the help of third-party lenders.

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 total cost; and a contribution from the borrower of at least 10 percent equity.

**Eligibility Requirements:** Eligible entities include businesses that operate for profit, do business in the U.S. or its territories, meet the SBA's small business size standards, use proceeds for an approved purpose, have exhausted other funding sources, demonstrate they can repay the loan, and possess relevant management expertise and a feasible business plan. Under the 504/CDC Program, a business qualifies as small if it has a tangible net worth of \$15 million or less and an average net income of less than \$5 million after taxes for the preceding two years. If business and personal

financial resources are found to be excessive, the business will be required to use those resources in lieu of part or all of the requested loan proceeds.

**Limitations:** The 504/CDC Program cannot be used for working capital or inventory; consolidating, repaying, or refinancing debt; or speculation or investment in rental real estate.

**Availability:** The maximum SBA-backed loan is \$5 million for each small business concern for regular 504 loans or public policy projects. The eligible amount may increase to \$5.5 million if the borrower is a small manufacturer, if the project reduces the borrower's energy consumption by at least 10 percent, or if the project generates at least 10 percent of the borrower's energy needs at the facility.

## Uses/Applications Include:

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

<https://www.sba.gov/funding-programs/loans>

**CFDA Number:** 59.041

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



### *Outreach/Technical Assistance*

Along with its 68 district offices and 10 regional offices across the nation, the SBA powers a number of local resource partners that counsel, mentor, and train small businesses.

- *SCORE* harnesses the knowledge of real-world business executives to provide mentorship in person, via email, or over video chat through more than 10,000 volunteers in 300 chapters.
- *Small Business Development Centers* provide current and prospective small businesses with management advice and technical assistance via a cooperative effort of the private sector, educational community, and federal, state, and local governments.
- *Women's Business Centers* focus on women who want to start, grow, and expand their small business with free to low-cost counseling and training.

## SNAPSHOT – AVONDALE TEXTILE MILLS, GRANITEVILLE, SC

In 2005, a freight train derailment just outside the Avondale Mills rocked the small, unincorporated city of Graniteville, in Aiken County, South Carolina. About 40 tons of chlorine vapor and liquid were released. The accident caused a public health emergency that required evacuation of 5,400 residents, killed 10 people, and left hundreds in respiratory distress. Damage to buildings and machinery from the accident caused the struggling Avondale Mills plant to close its doors after 161 years in operation, and at least 1,200 jobs were lost. Since then, the city and Aiken County have been working to revitalize Graniteville. Cleanup and redevelopment of 15 shuttered textile mills and a steam plant, including the Avondale Mills, are at the heart of the effort, which is expected to take up to 20 years to complete. A \$1.278 million SBA Section 504 loan is a critical element of the nearly \$29 million package of funding from various public and private sources that already has been assembled by Aiken County and its redevelopment partners for this massive effort. This includes \$800,000 in brownfields assessment grants to conduct environmental site assessments and prepare the sites for remediation; and a \$200,000 EPA Environmental Workforce Development and Jobs Training grant to train up to 60 local workers in environmental remediation jobs to help restore the closed mills across Graniteville and the surrounding area.

- *Veteran Business Outreach Centers* provide entrepreneurial development services and referrals for eligible veterans owning or considering starting a small business.
- *Procurement Technical Assistance Centers* assist small businesses that want to sell products and services to federal, state, and/or local governments.
- *U.S. Export Assistance Centers* offer export assistance and make worldwide commerce achievable for small or medium-sized businesses.

**Availability:** Funding availability is subject to SBA's annual budget and resources. For current status, please visit the website listed below.

**Eligibility Requirements:** Assistance from an SBA resource partner is available to anyone interested in beginning a small business for the first time or improving or expanding an existing small business.

<https://www.sba.gov/local-assistance>

**CFDA Number:** 59.037

**Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:**

Planning

Assessment

Cleanup

Redevelopment

### ADDITIONAL INFORMATION

#### U.S. Small Business Administration

409 3rd St., SW

Washington, DC 20416

800-827-5722

American Sign Language interpreter (via videophone): 855-440-4960

[answerdesk@sba.gov](mailto:answerdesk@sba.gov)

#### Main Site

<https://www.sba.gov/>

# Federal Tax Incentives and Credits



Financing

Investors

Assistance

# Federal Tax Incentives and Credits

Effective brownfields redevelopment approaches often incorporate federal and state tax incentive and credit programs to help provide the funding and financing needed to overcome brownfields redevelopment challenges.

The federal tax incentives and credits listed below can help advance brownfields site cleanup and redevelopment activities:

- Opportunity Zones
- New Markets Tax Credits
- Low-Income Housing Tax Credits
- Historic Rehabilitation Tax Credits
- Energy Efficiency and Renewable Energy Tax Incentives

The information in this section reflects the most recent reforms and extensions authorized by the Tax Cuts and Jobs Act of 2017 (P.L. 115-97), which became effective on January 1, 2018. [P.L. 115-97] P.L. 115-97 substantially changed the federal tax system, introducing permanent corporate tax cuts, along with individual changes, which are set to expire at the end of 2025.

Many states adopt their own financing programs and approaches to integrate traditional state development programs into the brownfields financing mix. Such programs include tax incentives and credits, targeted financial assistance, and direct brownfields financing.

Information on state incentive and assistance programs may be available through a state's brownfields program. To locate these programs, visit: <https://www.epa.gov/brownfields/state-and-tribal-brownfields-response-programs>

*This summary is provided for informational purposes only and should not be used as the basis for making any investment-related decisions. Contact a lawyer or tax professional before making such decisions.*

# Opportunity Zones

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The Tax Cuts and Jobs Act of 2017 created a new investment option for money subject to capital gains tax liability, “Qualified Opportunity Funds.” Qualified Opportunity Funds (QOFs) promote investment in the development of real estate and businesses in “Qualified Opportunity Zones.” Qualified Opportunity Zones (OZs) are census tracts of low-income and distressed communities designated by state governors and certified by the Department of Treasury. Investors who invest their capital gains in QOFs can defer and reduce their capital gains tax burdens. Given that there may be as much as \$6.1 trillion in unrealized capital gains assets in the U.S., the Opportunity Funds investment option may represent a significant chance for communities to attract new capital for the cleanup and redevelopment of brownfields located in the 8,762 designated Opportunity Zones.

In December 2019, the Treasury and Internal Revenue Service (IRS) issued final regulations on Opportunity Zones ([see 85 FR 1866](#)). The final IRS regulation contains rules to facilitate brownfield redevelopment, including several provisions to support QOF investment in brownfields assessment, cleanup, and redevelopment.

These regulations were later updated in June 2020 and January 2021 to provide relief to Qualified Opportunity Funds and Investors affected by the ongoing coronavirus pandemic.

## How the Program Works

Each U.S. state and territory nominated a limited number of population census tracts to be designated as QOZs. A population census tract was eligible for designation as a QOZ if it satisfied the definition of “low-income community” (LIC) (which is the same as the federal definition for New Market Tax Credits) or is contiguous with an LIC that is designated as a QOZ, and the median family income of the non-LIC tract does not exceed 125 percent of the median family income of that contiguous LIC QOZ. Opportunity Zones have now been designated in all 50 states, the District of Columbia, and five U.S. territories. For a map of those OZs, see <https://opportunityzones.hud.gov/resources/map>. Note that the IRS has issued a notice that clarifies that the results of the 2020

Census will not change the boundaries of designated QOZs as established at the time they were first designated.

The Opportunity Zone law offers deferred taxes, then significant tax breaks, to a broad array of investors who deploy and hold their capital gains in businesses and real estate capital improvement projects located in Qualified Opportunity Zones (QOZs). To realize preferential tax treatment, investors must place their capital gains into a Qualified Opportunity Fund. QOFs may be either a corporation or partnership established solely for the purpose of investing in QOZs, in exchange for an equity interest in that QOZ project. The program will allow investors to establish QOFs for a targeted area, or even a single-purpose project in a QOZ. These QOFs must hold at least 90 percent of their assets in QOZ property, which includes qualifying stock, partnership interest, or business property located within a QOZ. Further, during “substantially all” of the QOZ’s holding period (at least 90 percent of the time), substantially all use of such property (at least 70 percent of the use) must be in a QOZ.

To qualify as a QOZ property, assets must meet one of two tests. Either the asset must have its “original use” in a QOZ; or the QOZ property must be “substantially improved” (which generally requires making investments with a cost at least equal to the adjusted basis of the property) within 30 months of the property’s acquisition. Due to the coronavirus pandemic, the period between April 1, 2020 and March 31, 2021 will be disregarded in determining any 30-month substantial improvement period.

The final rules provide that all real property composing a brownfield site, including land and structures located thereon, may be treated as satisfying the “original use” property requirement. Further, the IRS guidance provides that activities on bare land, and activities to revitalize buildings that have been vacant for at least three years beginning after the date the IRS designated the QOZ in which the property is located, will constitute “original use”. Properties that were vacant at least one year prior to the date when the IRS designated that census tract as a QOZ also meet the original use requirement.



The IRS Rule also provides that a brownfield property acquired by a local government as the result of an “involuntary” transfer (including through abandonment, bankruptcy, foreclosure, or receivership) may treat all property composing the real property (including the land and structures thereon) as satisfying the “original use” requirement.

If a property does not qualify as a QOZ property under the original use test, it must meet the “substantially improved” test. Under the IRS rule for properties that do not otherwise meet the original use test, activities to renovate buildings vacant for fewer than three years must meet the “substantially improved” tests. Brownfield site assessment and remediation are eligible costs for the purposes of determining “substantial improvement” if the costs add to the basis of the subject property.

There are three basic types of tax benefits that are available to QOF investors: deferral of capital gains tax initially invested, reduction of those capital gains over time, and exemption from taxation of new capital gains that occur after the initial investment in a QOZ project. An explanation of each benefit is provided below.

**Deferral of Eligible Gains:** A taxpayer who has either capital gains or qualified 1231 gains (gains reported on Form 4797, Part I) that would be recognized for federal income tax purposes before January 1, 2027, and that are not from a transaction with a related person may defer up to 100 percent of these gains. For a taxpayer to obtain this deferral, the amount of eligible gain must be invested in a QOF within 180 days that begins on the day the gain would be recognized for federal income tax purposes. The tax on the gain can be deferred until the earlier of the date on which the QOF investment is sold or exchanged, or December 31, 2026. The amount of deferred gain included in income depends on (1) the fair market value of your qualifying investment in QOF on the date of the sale or exchange of QOF investments and (2) adjustments to the tax basis of that qualifying investment.

Due to the ongoing coronavirus pandemic, the 180-day investment period has been postponed. For investments that fall on or after April 1, 2020, and before March 31, 2021, the last day of the 180-day investment period will be postponed to March 31, 2021. This relief is automatic.

**Reduction of Capital Gains Through a Step-Up in Basis:** A taxpayer who invested in a QOF by December 31, 2019, will be able to reduce the taxable portion of its capital gains on that initial investment. If the QOF investment is held for longer than five years, there is a 10 percent exclusion of the deferred gain. If held for more than seven years, the 10 percent is stepped up to 15 percent. If the QOF investment did not take place by December 31, 2019, the investor can still receive the five-year basis increase if they invest by December 31, 2021.

**Permanent Gains Exclusions:** If the investor holds the investment in the QOF for at least 10 years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged. Therefore, a taxpayer holding the investment in the QOF for at least 10 years will not have to recognize any gain (i.e., pay capital gains tax) on the post-acquisition economic appreciation in its QOF interest when it is sold or exchanged, so long as the taxpayer disposes of the investment prior to January 1, 2048. However, the taxpayer still will have to pay the deferred, reduced taxes on the initial gain.

For all of these QOZ benefits, the IRS rules clarify that proceeds from the sale or disposition of QOF assets do not impact an investor’s holding period in the QOF if the proceeds are reinvested within a 12-month period; however, ordinary tax principles will be applied to interim gains as the tax benefit is linked to the duration of the taxpayer’s investment in a QOF, not to the duration of a QOF’s investment in any specific asset/business. If this 12-month reinvestment period included June 30, 2020, that QOF received no more than an additional 12 months, for a maximum reinvestment period of not more than 24 months total, to reinvest in a QOZ property.

## Advantages for Brownfields Site Redevelopers

Because QOZs are census tracts of low-income and distressed communities, QOZs will often include brownfields. IRS guidance provides that QOZ incentives may be a useful tool for attracting private investment in brownfields redevelopment projects. For instance, pre-development costs for planned vertical development, including site assessment, demolition, asbestos abatement, and brownfields cleanup costs are allowable QOF investments, if

## SNAPSHOT – CONFLUENCE CORRIDOR, GLENWOOD SPRINGS, CO

The City of Glenwood Springs, Colorado, will leverage the federal designation of two downtown census tracts as Opportunity Zones to advance its EPA-funded Confluence Corridor Brownfields Area-Wide Plan (AWP). The AWP focuses on redeveloping vacant and contaminated properties into vibrant, mixed-use development at the confluence of the Roaring Fork River and Colorado River in the heart of downtown.

Glenwood Springs used an EPA Region 8 Targeted Brownfields Assessment to understand the environmental conditions at its long-vacant, former wastewater treatment plant that occupies a prime site for redevelopment. The area-wide plan envisions a mix of more than 400,000 square feet of commercial, retail, and housing, along with a multi-modal transit center and riverfront recreational parks and nature areas within the Opportunity Zone boundary. The City of Glenwood Springs created a Glenwood Springs Opportunity Pitchbook highlighting shovel-ready and investment-ready projects in its Opportunity Zone brownfields; hosted forums with local investors, bankers, and developers to educate the community about the incentive; issued a request for proposals from developers of the Confluence Corridor that uses the Opportunity Zone designation as a key incentive; and is reaching out directly to Opportunity Fund managers about investing in the confluence Opportunity Zone brownfields.

such costs ensue that the site meets basic safety standards for human health and the environment and adds to the basis of the subject property improved during the 30-month improvement period.

Beyond the tax benefits that investors involved in brownfields projects located in QOZs may gain, the new tax provision should provide incentives for brownfields redevelopment in general. Due to the tax advantages of QOF investments, distressed communities designated as QOZs may become

more attractive to investors because of the potential for better returns on development projects in QOZs.

The IRS rule also provides that permitting delays caused by the government that would otherwise cause the QOF to fail the IRS requirement to deploy QOF capital within 31 months will be tolled for a duration equal to the permitting delay. This includes delays associated with brownfields regulatory approvals if awaiting these approvals precludes any further action to complete the project.

### Limitations

As specific IRS criteria must be met to take advantage of Opportunity Zone benefits, the following key issues and requirements should be considered when determining whether Opportunity Zone benefits may be applied to a brownfields project located in a QOZ:

- **Maintaining working capital plan for vertical development:** For brownfields projects, the pre-development phase could foreseeably get drawn out when the contamination or liability issues prove to be more complex than expected. It is important that the developer maintain a written working capital plan for the ultimate development project and its phases, to which the developer substantially adheres for deploying each tranche of capital raised for the project over a 31-month period from the time of investment of each tranche.
- **Land-banking:** Cleanup of a brownfield without plans for economic or vertical real estate development is not likely to be eligible for QOF investment, as IRS does not wish to incentivize “land-banking” or “land speculation” with Opportunity Zone rules.

### ADDITIONAL INFORMATION

More information on Opportunity Zones can be found on the IRS website, including instructions on how to invest in a QOF, eligibility and filing requirements to certify and maintain a QOF, a list and map of all designated QOZs, the regulations and guidance for Opportunity Zones, and Frequently Asked Questions. More information is available at <https://www.irs.gov/credits-deductions/businesses/opportunity-zones> or from sources such as <https://www.cdfifund.gov/opportunity-zones>

# New Markets Tax Credit

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 nonprofit organizations, such as banks, 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. There are nearly 6,000 organizations certified as CDEs, including subsidiaries (CDE partners), and approximately 1,260 certified CDFIs.

Since 2000, the CDFI Fund has completed 16 allocation rounds and made 1,254 awards totaling \$61 billion in tax allocation authority. Each federal dollar put in the program has leveraged over \$8 in private investments. Demand for the tax credits has remained high since the program's inception, particularly as CDFI allocations dropped from \$7 billion in 2015 to just half of that in the 2017 and 2019 rounds. In the 2019 round, 206 applicants requested a total of \$14.7 billion in NMTC Allocation Authority, of which 76 CDEs received \$3.55 billion in NMTC Allocation Authority (or 36.9 percent of the total applicant pool). The Taxpayer Certainty and Disaster Relief Act of 2020, Section 112, sets the amount that can be allocated in credits through 2025 at \$5 billion annually.

NMTCs can be a viable option for many brownfields redevelopment projects, given the typical priorities and target investments of NMTC allocation recipients. Given their focus on distressed areas, which often include blighted and abandoned buildings, NMTCs have significant potential to support brownfields projects. Brownfields developers can approach existing CDEs to help fund their projects or, in certain

Since 2003, the NMTC program has supported the construction or rehabilitation of 56.7 million square feet of manufacturing space, 94.5 million square feet of office space, and 67.2 million square feet of retail space; and the creation or retention of over 836,000 jobs.

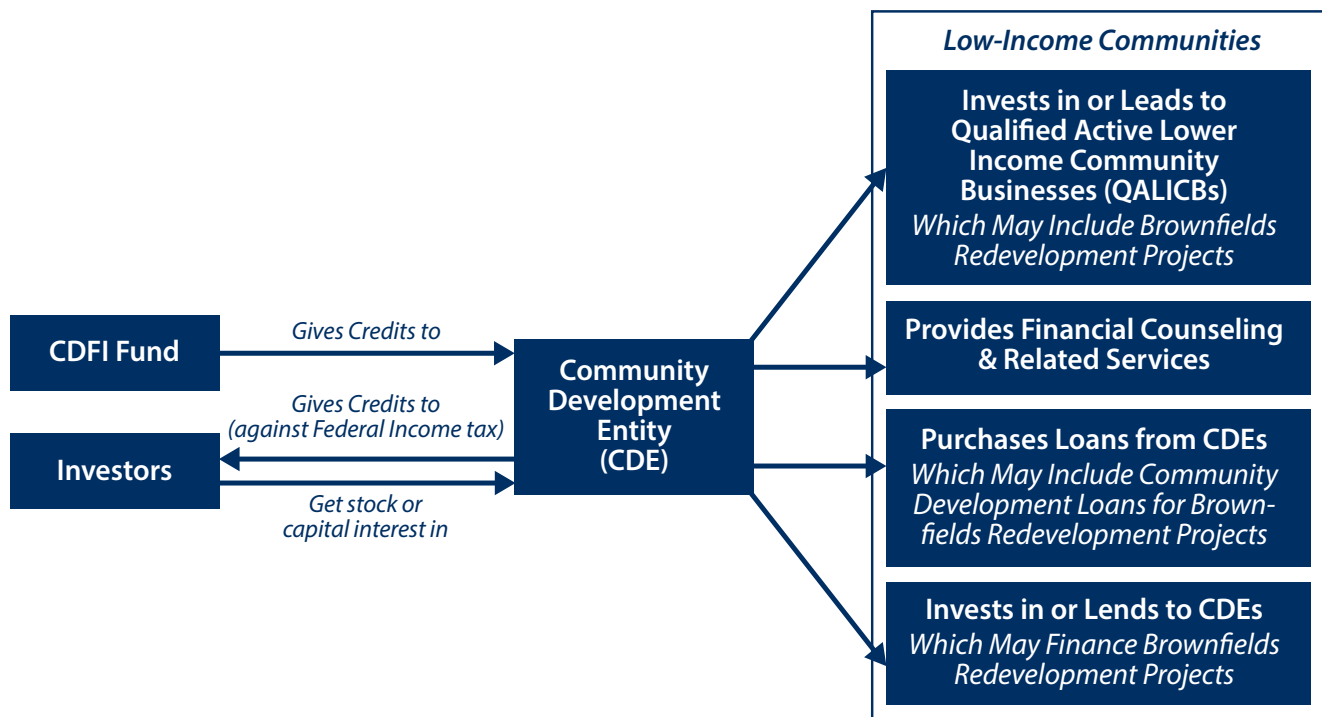
circumstances, brownfields developers can consider applying for CDE certification themselves.

## How the Program Works

The NMTC program allows certified CDEs to apply competitively for an allocation from the CDFI Fund tax credit pool. Once a CDE receives an allocation of tax credits, the CDE can offer the tax credits to private sector investors, including banks, insurance companies, corporations, and individuals. Investors acquire (using cash only) stock or a capital interest in the CDE on which the investor can gain a potential return. The investor also receives a 39 percent tax credit on federal income tax liability, on the amount of the investment (total purchase price of the stock or capital interest). The credit is claimed over a seven-year period. Investors receive a five percent credit annually during the first three years after purchase, and a six percent credit during the final four years.

Thus, for each hypothetical \$100,000 investment, an investor would realize \$39,000 in tax credits over seven years. Investors may not redeem their stock or capital interest in CDEs prior to the conclusion of the seven-year period. In short, the CDE secures investors through the sale of stock or issuance of an equity interest in exchange for tax credits, and then uses the resulting cash to make investments in low-income communities and projects.

The CDE receives cash in return for providing the tax credit to the investor. The CDE then must invest "substantially all" of the cash proceeds into qualified low-income community investments (QLICs). More than half of all CDE investments are investments in real estate or businesses, but there also are many QLIC investments in community facilities. Eligible QLICs include loans to, or investments in, businesses to be used for developing residential,



commercial, industrial, health, job creation, and retail real estate projects.

Examples of QLICs include:

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

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

- Business strategy,
- Capitalization strategy,
- Management capacity, and
- Community impact.

In addition, the CDE must demonstrate that it will maintain accountability to residents of low-income communities. This typically is done through representation from the community on a governing or advisory board.

Community entities applying to become a CDE may submit CDE certification applications at any time of the year to the CDFI Fund. Completing an application for CDE certification can be lengthy, but the process is straightforward, and the CDFI Fund makes decisions relatively quickly. Once an organization is certified, the designation lasts for the life of the organization. Both nonprofit and for-profit groups may apply for certification by the CDFI Fund.

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

- A local business or developer decides to seek capital from the proceeds of NMTCs for a real estate, economic development, or community project that would qualify as a QLICI.
- That local developer usually puts together a pitch, or marketing package, on the project. This is useful when approaching CDEs and convincing them that their project qualifies for NMTC investment, will be successful, and is consistent with that CDE’s goals and focus areas. The local developer also shows that it has leveraged equity, debt, or other reliable capital into the project to cover most of the project cost, with a gap left for NMTC cash proceeds to fill.
- The local QLICI developer then identifies and approaches CDEs that received a NMTC allocation

## SNAPSHOT – MENOMONEE VALLEY INDUSTRIAL CENTER, MILWAUKEE, WI

Once considered “Wisconsin’s biggest eyesore,” the City of Milwaukee completed the cleanup of a 110-acre former brownfield site in 2020. For more than 125 years, the property was a heavily used manufacturing site known as the Milwaukee Road Shops, which included trains and rail lines built to serve industrial development in the area. By the 1960s, the site had fallen into disuse and was eventually abandoned for the next two decades. In the early 1990s the City of Milwaukee began extensive cleanup of the site, with 900,000 cubic yards of fill material relocated to shore up the floodplain, the restoration of the Menomonee River riverbank, and the creation of the 24-acre Three Bridges Park. This allowed the Redevelopment Authority of the City of Milwaukee (RACM) to acquire 60-acre of this property in 2003 to develop the Menomonee Valley Industrial Center. Once the site was condemned and acquired by RACM, the City worked alongside RACM to continue to clean up the site and install new infrastructure and utilities. Since this time, several companies began to locate on the new Menomonee Valley Industrial Center, which is now home to fourteen businesses that have created more than 1,400 jobs.

Located in an eligible census tract, several companies have been able to capitalize on New Market Tax Credit (NMTC) investments to locate their businesses in the Menomonee Valley Industrial Center. This has included construction and new equipment for a major food plant, Palermo’s Pizza, which received \$22 million in new market tax credits and a \$750,000 loan from the Department of Commerce. The tax credit allocation was made by the Wisconsin Community Development Legacy Fund, which oversees the statewide distribution of a \$100 million allocation in federal new market tax credits. This funding helped create more than 150 jobs with full health benefits.

(listed on the Department of the Treasury’s website) that may be interested in a QLICI redevelopment project, which could be on a brownfield property. CDEs have a wide range of interests in project types and geographic focus areas.

- If the CDE is willing to make the cash investment in the local QLICI, the CDE then sells a portion of its NMTC allocation to a tax credit investor in exchange for cash, a portion of which the CDE in turn passes on to the local QLICI developer. The tax credit

### Advantages for Brownfields Site Redevelopers

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

- CDEs might be willing to structure a more favorable deal than traditional lending institutions for brownfields projects. This can be a key consideration when financing 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 nonprofit entities, can facilitate packaging of different CDEs and other financing sources for one project. Financing sources can include state and local programs and credits, initiatives such as tax increment financing, federal programs such as the Department of Housing and Urban Development’s (HUD’s) Community Development Block Grants, and EPA’s Brownfields Grants.
- Tax credits available to investors through CDEs can encourage investors to commit additional funds for qualifying projects or attract new investors who ordinarily might not consider 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:

- The most straightforward approach is to contact existing CDEs for funding. Several recipients of tax credit allocations have identified brownfields redevelopment as one of the goals for their economic development efforts, but any CDE potentially can invest in a brownfields project. Brownfields developers can consult the CDFI/

## SNAPSHOT – MCCORD LAUNDRY BUILDING, EASTON, MD

Constructed in the 1850's and first used as a cobbler's shop, the McCord Laundry Building and five adjacent 1850's row houses are contributing structures to the Easton National Register Historic District. The building was converted into a laundry facility in 1926, until it finally closed its doors in 2009 after 83 years of operation. The adjacent houses became vacant after a fire occurred in 2012.

Known contaminants at the site included dry cleaning chemicals and petroleum from fuel oil located in underground storage tanks. Initial remediation work began in 2001 and in 2014, the Eastern Shore Land Conservancy was awarded a \$200,000 EPA Brownfields Cleanup Grant to remove and dispose of contaminated soil, install impervious materials to prevent stormwater infiltration, and remove three underground storage tanks. The Eastern Shore Land Conservancy later received \$1.3 million in New Market Tax Credits to renovate the building as the new Eastern Shore Conservation Center. Design and renovation costs for the buildings totaled nearly \$7.6 million to turn the space into a mixed-use nonprofit office space with shared meeting facilities, a café, and four workforce housing apartments.

Department of the Treasury website to identify CDEs operating in their state or region; or

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

The \$3.55 billion in credit allocations from the 20197 round went to 76 private and nonprofit CDEs headquartered in 30 states and the District of Columbia. Of the 76 CDEs, 12 were minority-owned or minority-controlled entities, and 14 allocation recipients were designated "rural" and plan to invest \$740 million in smaller communities. Eight of the allocation recipients will focus on local markets in cities that also have a tradition of successful brownfields revitalization, including Chicago, Fresno, New York, Phoenix, and Saint Paul.

### Limitations

CDEs can be a vital source of capital for brownfields revitalization. Because of the underwriting effort and costs 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 \$10 million in size with an allocation of at least \$1 million in NMTC proceeds.

Although NMTCs can be used as part of the financing for 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.

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## ADDITIONAL INFORMATION

### Community Development Financial Institutions Fund

1801 L St., NW, 6th Floor

Washington, DC 20036

NMTC Support Line: 202-622-8662

<https://www.cdfifund.gov/Pages/default.aspx>

The CDFI Fund website provides access to CDE application materials and workshops, legal review services for NMTC-related documents, and a map of qualified census tracts and counties under the NMTC program. It also contains lists of certified CDEs, recent NMTC recipients and their target states for investing, and profiles of CDE-supported community revitalization projects. In addition, the website includes the NMTC Qualified Equity Investment

(QEI) Issuance Report, which identifies, among other things, the amount of credits each CDE can allocate, how much credit authority each committed, and the amount remaining to be issued to investors. The QEI issuance report is updated monthly.

<https://www.cdfifund.gov/programs-training/Programs/new-markets-tax-credit/Pages/default.aspx>

# Low-Income Housing Tax Credits

Low-Income Housing Tax Credits (LIHTCs) 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. These credits are intended to ensure an attractive minimum rate of return on investments in 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 are used successfully in many states as part of mixed-income housing developments and as infill projects on brownfields sites. The program is administered at the state level by state housing finance authorities. Each state receives an allocation of federal tax credits determined by a formula based on its population.

Each state can issue LIHTC tax-exempt bonds up to its ceiling. These bonds are then used to attract investment capital for the development of low-income housing.

Development capital is raised by a private housing developer, often working closely with a local government housing authority, to “syndicate” the credit to an investor or a group of investors. This is done by selling the rights to future tax credits in exchange for upfront cash. As these credits are syndicated, developers obtain the equity capital necessary to build or rehabilitate structures for low-income housing.

In 2021, states received an LIHTC allocation of \$2.8125 per person, with a minimum small-population state allocation of \$3,245,625. This allocation reflects a 12.5 percent increase in credits available to states per year, implemented in 2018 and in effect through 2021.

The tax credit is paid to LIHTC investors annually over a 10-year period. The funds generated through syndication vary from market to market and from year to year because they are set by the market price. Typically, prices range from the mid-\$0.80s to low-\$0.90s per \$1.00 tax credit under normal economic conditions.

**State-Administered Program:** State housing agencies administer the LIHTC program by reviewing

LIHTCs are more attractive than tax deductions because:

- Tax credits provide investors of affordable housing developments with a dollar-for-dollar reduction in their federal taxes. This means that credits will be used to offset income tax liabilities as return on investment.
- A tax deduction only reduces taxable income and therefore provides a lesser tax benefit.

Investors also can receive tax benefits related to any tax losses generated through the project’s operating costs, interest on its debt, and deductions such as depreciation.

tax credit applications submitted by developers and then allocating the credits. This process allows each state to set its own priorities and address its specific housing goals.

- Some states consider infill, vacant property reclamation, and mixed-use as priorities in their allocation plans, which can make brownfield sites more attractive to housing developers as they compete for LIHTC allocations.
- Some states promote projects located in specific geographic areas or distressed rural or urban areas, which may encourage investment in brownfields.

The Housing and Economic Recovery Act of 2008 (HERA) required states to include energy-efficient construction as an allocation priority. As a result, to the extent that brownfields housing projects include “green” technologies and sustainable development provisions, they may become more attractive to developers seeking LIHTCs.

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 nonprofit brownfields developers can use LIHTCs to help finance low-income housing projects. The tax credit program can be used either



Revisions in the Internal Revenue Code in 2017 did not directly alter the LIHTC program; but reductions in corporate taxes, along with limits on deducting net operating losses, may impact LIHTC demand. Despite these concerns, LIHTC market demand remained steady in 2018, with investors paid an average of \$.91 for a dollar of LIHTCs in December 2018.

Since the program began through 2018 (the most recent year for which aggregate data are available), the LIHTC program has supported over 3.23 million low-income housing units.

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 low-income housing tax credit.

Over the past 20 years, states received significant levels of LIHTC allocations that supported the development of many housing units. The program continues to provide nearly \$8 billion annually in budget authority to issue tax credits. In addition, the Taxpayer Certainty and Disaster Relief Act of 2020, Section 305, increased, by \$1.2 billion, the amount of tax credits that may be allocated in 2021 and 2022 to states that experienced qualified disasters apart from COVID-19.

Almost all new affordable multifamily construction undertaken since 2000 received a subsidy under this program, including projects on brownfields.

## 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 the 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 capital from investors through syndication for their projects.
- The capital generated from the tax credits prior to the start of a project lowers the debt burden on LIHTC projects, making it easier for owners to offer lower, more affordable rents.
- Investors, such as banks, obtain a dollar-for-dollar reduction in their federal tax liability.
- The 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 with incomes at or below 50 percent of the area median income, or at least 40 percent of its units rented to households with incomes at or below 60 percent of the area median income. In 2018, a third income test option was added that allows owners to average the income of tenants. To qualify under the new addition, at least 40 percent of units must be occupied by tenants with an average income of no greater than 60 percent of the area median income, and no individual tenant can have an income exceeding 80 percent of the area median income.

Although the developer may claim the tax credit directly to reduce their own tax liability, the credits usually are passed on to investors through syndication to generate up-front cash. A syndicator acts as a broker between the developer and investors in the project. Syndicators may pool tax credits for several projects into one LIHTC equity fund and offer the credits to investors who buy a piece of the equity fund. This process spreads the risk to investors across various projects. In addition, the investors typically become limited partners in the housing project and have an ownership interest. The developer typically receives a development and property management fee plus a share in any cash flows and any profits when the property is sold. By using the investors' equity, the developer can 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 including on brownfields. These advantages range from cost savings to opportunities for leveraging

## SNAPSHOT – MERCY MAGNUSON PLACE, SEATTLE, WA

Following the closure of the Sand Point Naval Air Station in 1993, the City of Washington was transferred 151 acres of land adjacent to the existing Magnuson Park, which was then expanded to become a 350-acre public park. The Park is home to several historic structures including an 108-unit affordable housing and mixed-used project financed with Low Income Housing Tax Credits named Mercy Magnuson Place (historically known as Building 9).

Mercy Magnuson Place, formerly the US Naval Barracks, is a 240,000-sf historic structure that remained in naval operation until 1993, when the complex was closed by the federal Base Realignment and Closure process. Following an extensive public planning process, the City of Seattle made the decision to convert the naval facility into Mercy Magnuson Place, a mixed-use development. This new development included 108-units of affordable studio, one-, two-, and three- bedroom apartments, a 17,000-sf childcare center operated by the Denise Louie Education Center, a 750-sf health clinic operated by Neighborhood Health, an art gallery and studios, a community center, an arena and more.

Mercy Magnuson Place celebrated its grand opening in August 2019 thanks to a combination of federal tax credits including both 4 percent and 9 percent Low Income Housing Tax Credits, and Historic Rehabilitation Tax Credits, resulting in \$34 million in capital. Additional financing was provided by the City of Seattle, State of Washington, Washington State Housing Finance Commission, and King County 4 Culture, JP Morgan Chase, the Bill and Melinda Gates Foundation, the Brettler Family Foundation, and the Wyncote Foundation NW.

funding from other programs:

- LIHTCs offer an opportunity to restore buildings that may have historic significance to provide affordable housing. These properties may be in distressed neighborhoods that will benefit from low-income housing options. In other cases, the properties may be in emerging neighborhoods, and their redevelopment can lead to affordable housing for low-wage workers that is located closer to places of employment.
- LIHTCs can be combined with federal historic preservation tax credits to create a powerful investment incentive. If the brownfield is a historical structure eligible for preservation tax credits, these incentives can be leveraged together relatively easily to support the low-income housing development.
- LIHTCs can also be combined with New Market Tax Credits and Opportunity Zone equity investments, although these mixed-finance approaches can be highly complex.
- LIHTCs can attract new investors in redevelopment projects. LIHTCs offer a strong incentive for investors to consider financing a low-income housing project on a brownfield property in instances where they otherwise might not consider including low-income housing in the project. This is

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

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

### Limitations

Brownfields housing projects may be hindered by the same forces that affect the banking and housing industries due to economic downturn and sectoral restructuring. Reduced credit, tighter bank underwriting, and tighter due diligence standards all make housing development more challenging. In many areas, the stigma of contamination and cleanup continues to limit the viability of many potential projects.

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

### Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## ADDITIONAL INFORMATION

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

### HUD User

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

In addition, the following housing nonprofit and advocacy groups track LIHTC trends and activities:

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

### National Council of State Housing Agencies

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

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

National Low Income Housing Coalition  
1000 Vermont Ave., NW, Suite 500  
Washington, DC 20005

202-662-1530

<https://nlihc.org/>

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

### National Association of Local Housing Finance Agencies

2025 M Street, NW, Suite 800  
Washington, DC 20036  
202-367-1197

<https://www.nalhfa.org/default.aspx>

# Historic Rehabilitation Tax Credits

In FY 2016, 88 percent of the projects that used the historic rehabilitation tax credit also took advantage of at least one additional incentive or form of publicly supported financing. Of the additional incentives, 80 percent utilized state historic preservation tax incentives and 21 percent used the Federal low income housing credit. Additional incentives used included HUD programs such as HOME, Insured Loan Programs, and the Community Development Block Grant (CDBG) program; as well as the New Markets Tax Credit Program, Tax Increment Financing and USDA Rural Development Loan Programs.

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. These tax credits encourage private investment in the cleanup and rehabilitation of historical 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.

The National Park Service administers the program in partnership with the Internal Revenue Service (IRS) and State Historic Preservation Offices (SHPOs). Nearly 1.6 million historic buildings are in or contribute to historic districts listed in the National Register of Historic Places, with many more added each year. The NPS estimates that 20 percent of these buildings qualify as income-producing.

The historic rehabilitation tax credit is well-suited for packaging with other economic development grant and loan programs. Using the historic preservation tax credit generally does not preclude the use of other federal, state, tribal or local funding sources or other programs designed to encourage rehabilitation.

Further, many states have their own historic preservation and rehabilitation tax credits which can be combined with the federal credit.

Because historic rehabilitation tax credits focus on older buildings, they can be 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, rental housing, and community and non-profit facilities.

## How the Program Works

This incentive offers private investors an income tax credit that can be claimed as a 20 percent credit spread over five years, beginning in the year the renovated building is put into service. Previously, the 20 percent credit could be claimed in its entirety upon placement in service. There are two separate tax credits:

- A credit for restoration of certified historic properties.
- A credit for the rehabilitation of older but noncertified properties.

The 2017 tax reform revisions eliminated the 10 percent rehabilitation credit for noncertified properties, but certain taxpayers may still qualify for this credit if they meet transition rule conditions.

Rehabilitation of income-producing, certified historic structures qualifies for a credit equal to 20 percent of eligible capital cost of the work. Costs associated with most reconstruction activities are eligible for the credit. All restored buildings and properties must be income-producing and rehabilitated according to historic 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. If a property is used for both business and non-business (personal) use, the only expenditures eligible for the tax credit would be those associated

## SNAPSHOT – PONEMAH MILL, NORWICH, CT

Located in the Taftville National Register Historic District, the Ponemah Mills site has been home to numerous industries over the years including textiles and chemical production. Built in 1866 and once the world's second largest cotton mill, Ponemah Mill spans five buildings (308,000-sf) along the Shetucket River, which have remained vacant since the 1990s. Recognizing the site's potential for economic and community development, the City of Norwich and Norwich Community Development Corporation worked to find a reuse for the mill, and eventually sold the property to the private developer, Onekey, LLC in 2007.

Plans for these buildings include a 314-unit rental condominium complex (183 of which are designated as affordable) and mixed-use ground floor development. Phase one of the project, the renovation of the North Mill, included 237 market and affordable apartments, with 77 new units from the mill's rear wing coming online in September 2021. Now in phase three of development, the second mill building, which formerly housed Central Sports and Amazing Furniture, will be renovated into 141 units, with the front former furniture store planned for a restaurant, food market, or other commercial space. The financing for all three phases of development totaled \$75 million and included financing from a range of public and private sources including EPA and state brownfields funds. Other sources of aid included \$4.97 million from the state Department of Housing, \$8.25 million from the Connecticut Housing Financing Authority in the form of tax-exempt bonds, and \$1 million in Low Income Housing Tax Credit proceeds. In addition, the City of Norwich supported the mill with a 15-year tax abatement and received \$10 million in syndicated proceeds from federal and state historic rehabilitation tax credits to restore the buildings exterior features.

with the business use portion of the property as an allocation of the rehabilitation expenditure. This allocation generally is made based on a square footage percentage.

Federal (and state) historic tax credits can also be used by units of local government or non-profit organizations on buildings used for civic, community, or non-profit reuse purposes, even through these entities are not subject to tax liability and cannot use the tax credits themselves. Such public or non-profit organizations can set up a structure that allows them to syndicate or sell their allocation of credits to private investors at a discount, which provides early cash to bring down the costs of the rehabilitation. Syndication is also an approach that a private sector entity can use, if it prefers early cash to a multi-year credit on its on tax liability.

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 “substantially rehabilitated,” defined as expenditures greater than \$5,000 or expenditures that exceed the greater of the adjusted basis of the building and its structural components. The basis of the land will not be considered.
- The property must be returned to an income-producing use.
- The building must be maintained as a certified historic structure when returned to service.

Under prior tax law, a 10 percent tax credit was available for the rehabilitation of noncertified, nonresidential buildings built before 1936. Former manufacturing facilities, office buildings, and hotels located on a brownfield site easily qualified for this tax credit. While tax reform legislation passed in 2017 repeals this credit, rehabilitation work on older, noncerti-

fied, nonresidential structures built before 1936 may continue to qualify for a credit equal to 10 percent of the cost of the work under the prior law if the project meets “transition rule” conditions. To claim this 10 percent rehabilitation tax credit, projects must have met several physical structure tests.

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 programs to maximize benefits. This opportunity creates a powerful incentive and provides developers with increased cash flow, which can make brownfields redevelopment projects more financially viable. State programs typically offer tax credits that range between 10 and 30 percent.

In 2019, the 1,042 completed historic rehabilitation projects certified by the NPS represented \$5.77 billion in estimated rehabilitation work eligible for the 20 percent tax credit and \$6.4 billion in total rehabilitation investment. Many of these properties, including old mills, vacant industrial buildings, gas stations, and abandoned production facilities, are in blighted areas that are considered brownfields. Of the rehabilitation projects certified in 2019, 47 percent were in low- and moderate-income census tracts, and over 74 percent were in economically distressed areas. Moreover, more than a quarter of all certified rehabilitation projects were in communities with populations under 50,000, and over 16 percent were in communities with populations under 25,000.

In 2019, this investment in rehabilitation led to the creation of approximately 109,000 jobs, including 39,000 jobs in construction and 25,000 in manufacturing. Moreover, rehabilitation tax credits are well-suited for smaller projects. In 2019, 17 percent of these tax credits were for projects of less than \$250,000 in size, and almost half (49 percent) of all projects were less than \$1 million in total cost.

### **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 via a limited partnership. This exchange can translate into more upfront project funding. A developer may prefer a larger cash flow infusion before cleanup and redevelop-

ment work is carried out, rather than take a tax credit at the end of the project or over the five-year credit spread. Treasury regulations also allow the transfer of qualified rehabilitation expenditures to a new owner, provided the previous owner did not place the property in service. In addition, rehabilitation tax credits offer significant leveraging possibilities with:

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

### **Limitations**

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

- Reforms to the credit laws in 2017 require that credits now be claimed over five years upon project completion, rather than all in the year the restored property was put back in service. This may affect the upfront syndication value of these credits and may require new flows of cash to address site preparation needs.
- 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 being adopted at historic sites are proving to be less disruptive to a structure’s historic integrity.
- Nonrefundable credits, such as the historic rehabilitation tax credit, may not be used to reduce the alternative minimum tax. If a taxpayer is not eligible

for the rehabilitation tax credit because of the alternative minimum tax, the credit can be carried back or forward.

- To claim any credit, the investment must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. This requirement can necessitate a large rehabilitation expenditure on a big project.
- Tax credit sales or syndications are most suitable for larger projects and may not work at smaller projects because of their transaction costs.

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 over five years) if the property is disposed of before five years after the credit is granted or if the building is converted to tax-exempt use within five years of being put back into service.

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:

Planning

Assessment

Cleanup

Redevelopment

## ADDITIONAL INFORMATION

### National Park Service

Technical Preservation Services  
1849 C St., NW, Mail Stop 7243  
Washington, DC 20240  
202-513-7270  
<http://www.nps.gov/tps/>

The NPS website provides access to detailed tax incentive information, regulations, applications, and rehabilitation standards, including an overview of the Federal Historic Preservation Tax Incentives.

<https://www.nps.gov/tps/tax-incentives.htm>

# Energy Efficiency and Renewable Energy

As communities become more concerned about the economic, environmental, community, and equity impacts of the use of fossil fuels and energy waste, renewable energy technologies are expected to play a greater role in meeting future electricity demand. The U.S. Energy Information Administration estimates that renewable-generated electricity will account for 42 percent of total U.S. electricity generation in 2050. Technology innovation, reduced costs, federal tax credits, loan and grant programs, and state requirements will help facilitate this growth.

Renewable energy in the United States, including hydroelectric, wood, biofuels, wind, organic waste, geothermal, and solar, accounted for more than 21 percent of the domestically produced electricity in 2020, up from 17 percent in 2018.

Identifying and using land in areas that are amenable to high-quality renewable energy alternatives will be an essential component to developing new renewable energy sources. EPA screened more than 130,000 potentially contaminated sites and solid waste landfills covering nearly 43 million acres across the United States for suitability to renewable energy generation facilities. Tracked sites include brownfields, Superfund sites, Resource Conservation and Recovery Act (RCRA) sites, abandoned mine lands, and landfills. Maps depicting the locations of these EPA-tracked sites and their potential for supporting renewable energy generation can be found at: <https://geopub.epa.gov/repoweringApp/>

These maps enable users to view screening results for various renewable energy technologies at each site. Through coordination and partnerships among federal, state, tribal, and other government agencies, as well as utilities, communities, and the private sector, new renewable energy facilities may be developed on many potentially contaminated properties.

Combining energy incentives with contaminated land cleanup incentives can allow investors and communities to create economically viable, nonpolluting, renewable energy redevelopment projects on brownfields, particularly sites where local economic conditions prohibit more conventional reuse of the site.

Over the past decade, several statutes 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

**179D Energy-Efficient Commercial Buildings Tax Deduction:** The Consolidated Appropriations Act of 2021 made the Energy-Efficient Commercial Building Deduction a permanent program, which enables building owners to meet or exceed energy reduction requirements for new and existing buildings.

The Energy-Efficient Commercial Buildings Tax Deduction allows for a deduction of \$1.80 per square foot 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 in which energy-efficiency measures are installed but where total energy and power cost savings from these improvements do not meet the 50 percent threshold.

The deductions are available primarily to building owners, although tenants may be eligible if they make construction expenditures. Deductions are taken in the year in which construction is completed.

**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 tax credit later was expanded to include fuel cells, microturbines, and hybrid solar lighting systems, and raised the tax credit for solar to 26 percent. Subsequent legislation expanded the tax credits significantly. All these renewable investment tax credits have been amended



several times, and credit values may fluctuate depending on the type of technology and the year in which a system was placed into service. Below is a summary of the current tax credits available:

- **Solar.** Through 2022, the tax credit is equal to 26 percent of expenditures, with no maximum credit, for eligible systems. For systems placed into service between 2023 and 2025, the tax credit reduces to 22 percent; and for systems placed into service in 2026 and subsequent years, the tax credit reduces to 10 percent. Eligible solar energy property includes solar PV panels, inverters, racking, balance-of-system equipment, sales and use taxes on equipment, installation costs, step-up transformers, circuit breakers, surge arrestors, and energy storage devices (if charged by renewable energy system more than 75 percent of the time). Passive solar systems and solar pool-heating systems are not eligible.
- **Fuel Cells.** The tax credit is equal to 26 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. This 26 percent credit will step down and conclude in 2023, at a rate of 22 percent.
- **Small Wind Turbines.** The tax credit is equal to 26 percent of expenditures, with no maximum credit. Eligible small wind property includes wind turbines up to 100 kilowatts in capacity. Like fuel cells, credits for small wind turbines will step down and conclude in 2023 at a rate of 22 percent.
- **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).** A CHP system, also known as cogeneration, recovers waste heat from electrical generation equipment and uses the heat energy to power heating, cooling, dehumidification, and other systems. The credit is equal to 10 percent of expenditures, with no maximum limit stated. Eligible CHP property generally includes systems up to 50 megawatts in capacity that 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. The 10 percent credit will conclude by the end of 2023.

Generally, with these credits, the original use of the equipment must begin with the taxpayer, or the system must be constructed by the taxpayer. The equipment also must meet any performance and quality standards in effect at the time the equipment is acquired. The energy property must be operational in the year in which the credit is first taken. The law allows utilities to use the credits and allows taxpayers to take the credit against the alternative minimum tax, subject to certain limitations.

**Renewable Electricity Production Tax Credit:** The federal renewable electricity production tax credit (PTC) is an inflation-adjusted per-kilowatt-hour tax credit for electricity generated by qualified energy resources and sold by the taxpayer to an unrelated person during the taxable year. This type of credit differs from an investment tax credit, which reduces federal income taxes based on capital investment in renewable energy projects.

Only projects that began construction before January 1, 2021 qualify for tax credits. The duration of the credit generally is 10 years after the date the facility is placed in service, with some exceptions. The tax credit is reduced for projects that receive other federal tax credits, grants, tax-exempt financing, or subsidized energy financing. Taxpayers eligible for the production tax credit may alternatively take the business energy investment tax credit (described above).

**Renewable Energy Bonus Depreciation Deduction:** Businesses typically can deduct the costs of capital expenditures over time according to various depreciation schedules. Under the IRS's modified accelerated cost recovery system (MACRS), businesses may recover investments in certain property through depreciation deductions. Several 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. Such properties include solar-electric and solar-thermal technologies, fuel cells and microturbines, geothermal electric, small wind, combined heat and power, and direct-use geothermal and geothermal heat pumps.

Bonus depreciation has been sporadically available at different levels during different years. The Emergency Economic Stabilization Act of 2008 included a 50 percent "bonus" depreciation for eligible renewable energy systems. The federal tax legislation that went into effect in early 2018 increased the first-year depreciation allowance to 100 percent for qualified property acquired and placed in service after September 27, 2017, and before January 1, 2023. The provision allows taxpayers to deduct 100 percent of the cost of the property in the year in which it was placed in service, or retroactively claim 50 percent bonus depreciation for property placed in service before January 1, 2018. With the new law, bonus depreciation at the 100 percent level also is eventually phased down 20 percent each year for qualified property that is placed in service after December 31, 2022, and before January 1, 2027.

Various statutes enacted over the past few years amended the bonus depreciation. Previously, the bonus depreciation allowance applied only to completely new property that had never been placed into service by the taxpayer or other entity. Under the Tax Cuts and Jobs Act of 2017, the deduction applies to both new and used property purchased, if the taxpayer had not utilized it prior to acquisition. In addition, the property must be purchased from someone unrelated to the taxpayer. Bonus depreciation for properties acquired before September 27, 2017 remains unchanged at 50 percent. The bonus depreciation rules do not override the depreciation limit applicable to projects qualifying for the business energy investment tax credit. If a taxpayer takes advantage of the business energy investment tax credit, the amount of the bonus depreciation will be reduced. For more information on the federal MACRS, see IRS Publication 946.

- IRS Publication 946, How to Depreciate Property <https://www.irs.gov/forms-pubs/about-publication-946>

## 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 redevelopers an added income boost. In many cases, these incentives were made more practical when they were made applicable to projects that begin construction by the due date, rather than having to be completed and placed into service. Energy projects can be ideal at brownfields where market interest is insufficient to support more traditional economic redevelopment projects, or at large sites with few reuse options. These properties often are idle for years and may often be purchased relatively inexpensively.

## Limitations

The descriptions of these incentives are simplified versions of the information in the tax code, which often contains additional caveats, restrictions, and modifications. In addition, the long lead times for many energy-related project efforts may make the use of tax credits infeasible, given the uncertainty of future tax incentive extenders that may be needed as part of the project's financing structure. 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.

## Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



## SNAPSHOT – SANDY LANE LANDFILL, MONTAGUE, MA

The Town of Montague, MA (pop. 8,437) was able to use U.S. EPA brownfield funding to help prepare an old and troublesome burn dump and landfill for a partnership with the private sector to create a solar “brightfield” that will power much of the community with clean, renewable energy for years. Working together with Montague and the neighboring town of West Springfield, MA, private sector partner Kearsarge Energy cut the ribbon on the 5.9MW Montague Solar Installation in 2018. The brownfield site incorporates almost 15,000 individual solar panels on roughly 40 acres of underutilized Town property. Once the home of the Montague burn dump and landfill, the site had remained in disuse and had been a burden on this small community since the late 1990’s. The Franklin County MA Council of Governments used a U.S. EPA Brownfield Community-Wide Assessment grant to conduct a Phase 1 assessment on the site to prepare it for renewable reuse. This solar facility has the capacity to generate approximately 7,330,000 kWh of clean electricity per year, creating enough electricity to take nearly 600 homes off the grid for the next 25 years.

The project was built by private sector developer, Kearsarge Energy, under a land-lease arrangement with the Town of Montague and in partnership with the Town of West Springfield and United Bank. With the support of the National Trust Community Investment Corporation, \$4.89 million in equity was invested in the \$17 million project through the federal Solar Investment Tax Credit program. This Montague project, one of many solar facilities that have been built by Kearsarge in partnership with municipalities, schools, nonprofits and other partners, many on brownfields and most using federal Solar Investment Tax Credits, reflects the hundreds of projects now taking place across the nation which are leveraging these resources.

### ADDITIONAL INFORMATION

There are many sources of additional information on renewable energy and energy efficiency. Some of the more comprehensive sources include:

- EPA’s RE-Powering America’s Land website 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. <https://www.epa.gov/re-powering>
- DOE’s Database of State Incentives for Renewables and Efficiency (DSIRE) website is a comprehensive source of information on state, local, utility, and federal incentives that promote renewable energy and energy efficiency. Established in 1995, funded by DOE, and updated frequently, DSIRE is an ongoing project of the North Carolina Solar Center and the Interstate Renewable Energy Council Inc. <http://www.dsireusa.org/>
- 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. <https://www.epa.gov/chp>

