


**FUNDS FOR REDEVELOPING
BROWNFIELDS**

May 2016
Sunriver OR



**STRATEGIES FOR EFFECTIVE
BROWNFIELDS PROJECTS & PROGRAMS**

- Community: Obtain community leadership support, convene stakeholders, address concerns, incorporate plans
- Technical: Collect & analyze good information
- Regulatory: Coordinate with regulatory agencies; develop assessment, legal & acquisition strategies
- Financial: Obtain planning, site assessment & remediation funds – loans & grants
- Consider Federal & state programs for infrastructure & economic development

Seed funding & assistance to local government & communities are available through various programs.

LEVERAGING MULTIPLE SOURCES

- Brownfields activities as a percentage of expenses
- Successful projects take a long time
- Don't need all the money at once
- Consider all sources:
 - Public: other federal, state & local grants/loans, tax exempt and taxable bond financing, local levy funds
 - Private: bank/other institution loans, investor's equity, tax credits
 - In-kind: staff salary/benefits, volunteer hours, equipment, building space
- Money attracts money; success breeds success

PLAN & PRIORITIZE

- Grant funding cycles
- Funding agency priorities
- Economic or community development needs
 - Planning
 - Infrastructure > Commercial/Industrial
 - Redevelopment & jobs >>>> > Housing
 - > Open space
- Grant & development teams
- Political & community support
- Planning & zoning consistency
- Entitlements & permits
- Planning & construction schedule

FEDERAL FUNDING & TECHNICAL ASSISTANCE SOURCES

- Environmental Protection Agency (EPA)
- Housing & Urban Development (HUD)
- Department of Transportation (DOT)
- Economic Development Administration (EDA)
- Department of Agriculture
- Department of Energy
- Army Corps of Engineers
- Who to contact?
 - Formula grants/loans: Department of Commerce, WSDOT, planning/ economic development district, metropolitan planning organization or council of government
 - Discretionary grants/loans: contact directly


EPA'S BROWNFIELD PROGRAM

1. Redevelopment Program
2. NOT Enforcement Program
3. Grants & Technical Assistance


Talk to EPA, DEQ, BizOregon & CCLR early

Clear project concept

Diverse project partners




ELIGIBILITY



- Applicant
 - Governmental Entities
 - Tribes
 - Non-Profits (4 of 6 programs)
- Site
 - Privately or publicly held property
 - Grant recipient cannot be responsible for contamination
 - Private property owner can be responsible for contamination

TARGETED BROWNFIELDS ASSESSMENT

- Rolling Applications
- Contractor Assistance
- Easy First Step
- Small scale
- Petroleum or Hazardous Substances sites
- Rolling Applications




ASSESSMENT GRANTS

- Fall 2016
- Community Wide
 - \$200K each for petroleum & hazardous substances
- Site Specific:
 - \$200K-\$350K
- Coalition
 - \$600K
- Strategies for small & rural communities





CLEANUP GRANTS

- Fall 2016
- \$200K per site, up to \$600K
- 20% match
- Fee Simple Ownership
- Government or Nonprofit



REVOLVING LOAN FUND

- Fall 2017 – (Biannual)
- \$1Million
- For cleanup subgrants & loans
- Loan amount & interest returns to grantee
- Strategies for small & rural communities

AREA WIDE PLANNING

- \$200,000 - Coming soon 2016
- Redevelopment planning in areas affected by brownfield sites



St. Helens (2015)
The Veneer Mill & Boise White Paper Mill

- Develop a cohesive, systematic community and economic development strategy that addresses the connection between downtown and these catalyst properties.

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WORKFORCE DEVELOPMENT

- \$200,000 – no match
- Workforce Training
- Govt. & Nonprofit
- Environmental Technician
- Health & Safety
- Tailored training to market demand
 - Hazardous Cleanup
 - Lead/Asbestos Abatement
 - Solar Installation, etc.





MDC, Tacoma WA
Oregon Tradeswomen, Portland OR

OTHER EPA RESOURCES


- Sustainable Communities
- Green Infrastructure
- Green Building
- Re-Powering America's Lands
- HUD-DOT-EPA Partnership



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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT




Minville Mansions
Knoxville TN

Waynesboro VA
Downtown Facade

Maggie Gibson Plaza,
Portland OR


Section 108 Loan Guarantee In the Fall

- Choice Neighborhoods
- Promise Zones
- National Resource Network (NRN)



Community Development Block Grants

US ARMY CORPS OF ENGINEERS



Indian Creek Restoration
Caldwell ID

US ACE assistance - Creek restoration feasibility study
Other leveraging:
National Park Service, Economic Development Administration
Idaho DOT and Commerce

U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)

- Grants to local government & non-profits in areas of severe economic distress
- Attraction of private capital investment and to create higher-skill, higher-wage jobs
- Locally-developed, regionally-based economic initiatives that contribute to economic growth & regional competitiveness, innovation & entrepreneurship

Programs:


- Infrastructure upgrades (Public Works/Economic Adjustment)
- Reuse of publicly owned buildings (Public Works/Economic Adjustment)
- Brownfield Inventories/ Redevelopment Plans (Planning)
- Site-specific market feasibility studies (Planning/Local Technical Assistance)
- Capitalization of Revolving Loan Funds (Economic Adjustment)



Dakine, Hood River OR

USDA U.S. DEPT. OF AGRICULTURE RURAL DEVELOPMENT

- Community Facilities Loans & Grants
 - Health care, public safety, public buildings, cultural & education, energy transmission/distribution; transportation
 - Public entities – population <20,000
- Energy, Housing and Business Development
- Water & Environmental Loans & Grants
 - Water & Wastewater infrastructure - new & replacement
 - Public entities – population <10,000; municipalities, counties & special purpose districts, nonprofits & tribes



LaMoure Housing, Inc., ND

OREGON BROWNFIELDS REDEVELOPMENT FUND



- State funds
- Available to both public and private property owners at flexible and affordable terms.
- Mainly loan but some grant available for publicly owned projects.
- Assessments, Studies, Integrated Planning, Cleanup
- Demolition if cleanup requires removal of a structure



OREGON BROWNFIELDS CLEANUP FUND

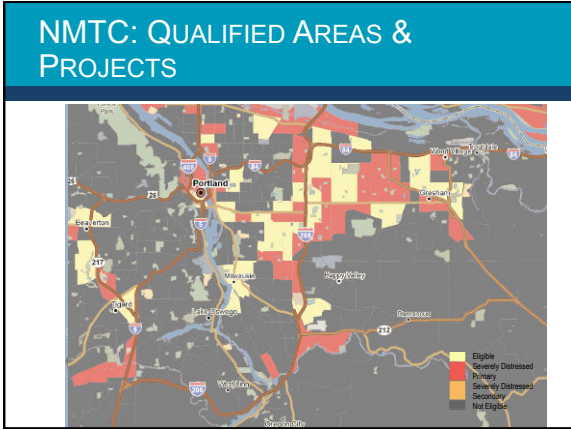


- Federal funds
- Available to both public and private property owners at flexible and affordable terms.
- Mainly loan but some grant for publicly owned projects.
- Cleanup only
- Demolition if cleanup requires removal of a structure
- Subject to Federal crosscutting requirements



OTHER STATE FUNDS

- Oregon Housing & Community Services
 - Various Funding for Multi-family Housing
 - May include acquisition, development, planning, construction and pre-development costs
- Land Conservation & Development
 - Transportation & Growth Management
 - Periodic Review & Technical Assistance
 - Coastal Management
- Parks
 - Various Funding for Recreation
 - May include planning, land acquisition and development of public recreation facilities, campgrounds and trails







FOUNDATIONS - STRATEGIES



- Capital & planning grants
- Understand how foundation's grants fit into applicant's financing strategy
- Demonstrate how organization's project will meet foundation's objectives
- Best for jump-starting a project/program
- Demonstrate capacity and organization

Historic Building Renovation, Clatskanie OR
Health Center, Vernonia OR

**ENVIRONMENTAL PROTECTION AGENCY
CENTER FOR CREATIVE LAND RECYCLING**

- Workshops
 - Brownfields 101 & Funding
 - Custom
- Technical Assistance: EPA TAB grantee
 - Liability
 - Grant review
 - Outreach
- Policy & Research
- Consulting



**CENTER FOR CREATIVE
LAND RECYCLING**
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