



LAND RECYCLING : THE NEXT STEPS

COMPASS IDAHO | MERIDIAN, ID
FRIDAY, SEPTEMBER 18TH, 2015



LAND RECYCLING: THE NEXT STEPS

COMPASS IDAHO | MERIDIAN, ID

FRIDAY, SEPTEMBER 19TH, 2015

Land recycling is the process of intelligently and equitably reusing vacant, abandoned, blighted, and contaminated properties in ways that benefit communities both economically and environmentally. This workshop is designed for redevelopment professionals from local governments, nonprofits, and the private sector with an interest in learning about redeveloping environmentally challenged property. Recycling abandoned and under-utilized properties requires special knowledge and skills to manage contaminant issues. This practical and interactive workshop will provide attendees with the tools, techniques and funding resources required to understand sustainable land recycling from policy, planning and implementation, to funding strategies and grants.

INSTRUCTORS

Amy Luft | Communication Coordinator | Community Planning Association (COMPASS)

Tina Elayer | Brownfields Program Specialist | Idaho Department of Environmental Quality

Eric Traynor | Brownfields Response Program Manager | Idaho Department of Environmental Quality

Ignacio Dayrit | Program Director | Center for Creative Land Recycling

MATERIALS

Copies of all the workshop materials, including this book, all handouts, and the speakers' slides, will be posted online after the workshop. Find them at www.cclr.org under "Blog." The webpage will also include links to many of the resources CCLR has to offer, including case studies and more. If you have trouble accessing the workshop website, you may also contact Emma Leonard at emma.leonard@cclr.org or (415) 398-1080 x100 to request this information.

ABOUT THE CENTER FOR CREATIVE LAND RECYCLING

This workshop is sponsored by the Center for Creative Land Recycling (CCLR or "see clear"), a nonprofit founded on the belief that intelligent, innovative land use is the key to ensuring a healthy future for both our communities and our environment. CCLR is the EPA Technical Assistance to Brownfields (TAB) provider for EPA Region 10, serving Idaho, Oregon, Washington and Alaska. Contact CCLR for free assistance with your brownfield redevelopment project, from planning and community outreach to finding funding and understanding technical reports. We have helped dozens of communities across the country build new housing, businesses, parks, and community centers. Find more on our website at www.cclr.org.



LAND RECYCLING: THE NEXT STEPS

AGENDA

MERIDIAN, ID | FRIDAY, SEPTEMBER 18TH, 2015

8:45 AM – 9:15 AM REGISTRATION

9:15 AM – 9:25 AM WELCOMING REMARKS & INTRODUCTION

9:25AM – 10:40AM SUSTAINABILITY & BROWNFIELDS: SUPPORTING A SUSTAINABLE ECONOMY & ENVIRONMENT

Amy Luft, COMPASS Idaho

Eric Traynor & Tina Elayer, Idaho Department of Environmental Quality

Ignacio Dayrit, Center for Creative Land Recycling

What is sustainability to you? Is it economic? Is it environmental? Something else? This session will present the big picture of how sustainability applies to planning, design, economic development, and how to connect the dots between these different activities through the lens of brownfield redevelopment.

10:40 AM – 10:55 AM BREAK

10:55AM – 12:05PM ARC GRANTS: FUNDING TOOLS FOR LAND REUSE

Idaho Department of Environmental Quality

Center for Creative Land Recycling

The EPA and IDEQ offer a variety of funding resources for assessment and cleanup of brownfields, both directly to local governments and nonprofits, as well as indirectly through state-administered programs. Additionally, other federal and state agencies offer funding and resources that can be used for infill projects. CCLR and IDEQ will provide you with a multi-agency toolbox of funding resources that could help fund your next redevelopment project.

12:05 PM – 12:35 PM Working Lunch BREAK: CASE STUDIES

2:35PM – 2:50PM GRANT TIPS AND STRATEGIES, Q&A

Idaho Department of Environmental Quality

Creative Land Recycling

This session will bring today's lessons into focus by providing useful tips and pointers for those considering and preparing to apply for U.S. EPA ARC Grants, and providing overviews of successful land recycling and sustainable redevelopment projects.

2:50 PM – 3:00 PM WRAP-UP/ADJOURN

Idaho Brownfield Redevelopment Funding Programs

Program Name	Type	Who is Eligible	Site Eligibility
US Environmental Protection Agency (EPA):			
Assessment	Grant	State, local, and tribal governments; quasi-governmental entities; regional council; redevelopment agencies	Petroleum, hazardous substances, pollutants, contaminants (site-specific or community-wide)
Cleanup	Grant	Same as Assessment; nonprofits. Eligible party must own site	Petroleum, hazardous substances, pollutants, contaminants
Revolving Loan Fund (RLF)	Grant	Same as Assessment	Petroleum and/or hazardous, pollutants, contaminants (community-wide only)
Targeted Brownfield Assessments (TBA)	In-kind service	Same as Assessment; nonprofits	Any brownfield
Environmental Workforce & Job Training	Grant	Same as Assessment; colleges, universities, nonprofit training centers	Funds to recruit, train, and place predominantly low-income, minority, unemployed/under-employed residents from brownfield communities
Areawide Planning	Grant	Same as Assessment, nonprofits	Funds to conduct outreach, research and planning in areas affected by brownfields
State & Tribal Response Program	Grant	State and recognized tribal governments	N/A
US Department of Housing & Urban Development (HUD):			
Community Development Block Grant (CDBG)	Grant, loan	Metropolitan cities, urban counties (entitlement communities); states for distribution to non-entitlement communities, including rural communities that are non-entitlement	Anything that passes HUD's Environmental Review
Section 108	Loan	Same as CDBG	Anything that passes HUD's Environmental Review
Promise Zones	Technical assistance, prioritization	Multi-jurisdictional and multi-sector partnership consisting of a consortium of urban, rural and tribal communities nationwide	Multiple jurisdictions
Choice Neighborhoods	Grant	Public housing authorities, local governments, nonprofits, tribal entities and for-profit developers.	Publicly-assisted housing sites
US Department of Commerce, Economic Development Administration (EDA):			
Public Works	Grant	States and political subdivisions of states, tribes, nonprofits, higher education institutions, BRAC impacted communities	In areas of high unemployment, low per capita income, or special needs; must be part of a Comprehensive Economic Development Strategy
Economic Adjustment	Grant	States and political subdivisions of states, tribes, nonprofits, higher education institutions, BRAC impacted communities	In areas of high unemployment, low per capita income, or special needs; must be part of a Comprehensive Economic Development Strategy
Local Technical Assistance	Grant	District organizations, state, local and tribal governments, higher education institutions, nonprofits	Sites in areas of economic distress
Partnership Planning	Grant	District organizations, state, local and tribal governments, higher education institutions, nonprofits	Sites in areas of economic distress
US Department of Commerce, Economic Development Administration (EDA):			
Various Funding for Economic Development	Grant, loan, in-kind service	Depends on program - local, county, and tribal governments; special-purpose districts; nonprofits	Sites in rural communities; population guidelines apply
US Department of Agriculture (USDA):			
Various for Rural Development	Grant, loan, in-kind service	Depends on program - local, county, and tribal governments; special-purpose districts; nonprofits	Sites in rural communities; population guidelines apply
US Department of Transportation (DOT):			
TIGER Discretionary Grants	Grant	State, tribal, and local governments, including U.S. territories, transit agencies, port authorities, MPOs; multi-state or multi-jurisdictional groupings	Multiple jurisdictions



Eligible Costs	Amount Per Site	Deadline	Website/Contact
http://www.epa.gov/brownfields/grant_info/index.htm			
Inventory, characterize, assess, and conduct planning, area-wide planning, and community involvement	\$200K for Petroleum; \$200K for Hazardous; (\$350K with EPA waiver); \$600K for coalitions of 3 eligible entities	Fall 2015	Deborah Burgess 360-753-9079 burgess.deborah@epa.gov
Cleanup	\$200K/site, up to 3 sites (requires 20% cost share)	Fall 2015	same as above
Assessment and/or cleanup	\$1M (requires 20% cost share). At least 60% must be used to implement a RLF	Fall 2015	same as above
Site assessment	None specified	Ongoing	Joanne LaBaw 206-553-2594 labaw.joanne@epa.gov
Training	\$200K	Spring 2016	Robert Tan 206-553-2580 Tan.Robert@epa.gov
Planning and outreach	\$200K - not site specific	2016	same as above
Establish or enhance brownfield response programs: develop guidance; maintain public record; limited assessment and cleanup; environmental insurance and capitalization of RLF	\$1.5M	Next round of funds not announced. Will be posted to website when available	Deborah Burgess 360-753-9079 burgess.deborah@epa.gov
http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/bfieldfinance.cfm http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities			
Site assessment, cleanup, rehabilitation, site improvements, limited construction	Depends on needs/size of community (average project award ranges from \$200K - \$1M)	Ongoing	Doug Carlson 971-222-2612 Doug.Carlson@hud.gov
Site assessment, cleanup, rehabilitation, site improvements, limited construction	Up to five times the annual allocation less any outstanding loan amounts	Ongoing	same as above
Technical assistance and preference in competitive grants of federal partners	Assistance in the form of assignment of up to 5 Americorps volunteers in the community	Fall 2015	www.onecpd.info/promise-zones promisezone@hud.gov
Planning or implementation	Contact staff	Based on future appropriations	choiceneighborhoods@hud.gov
http://www.eda.gov/AboutEDA/Programs.xml			
Construction, expansion or upgrade of essential public infrastructure and facilities that generate or retain private sector jobs and capital investment	No more than 50-80% of the total project cost with certain exceptions (average project award \$1.4M)	Quarterly - March, June, September, December	Richard Tremblay 208-334-1035 rtremblay@eda.doc.gov
Strategy development, infrastructure construction and revolving loan fund capitalization	No more than 50-80% of the total project cost with certain exceptions (average project award \$570K)	Quarterly - March, June, September, December	same as above
Technical assistance (project planning, economic analyses, feasibility studies, etc.)	No more than 50-80% of the total project cost with certain exceptions	Ongoing	same as above
Economic development planning assistance	No more than 50-80% of the total project cost with certain exceptions	Ongoing	same as above
http://www.eda.gov/AboutEDA/Programs.xml			
Programs include Business & Cooperative Programs; Housing & Community Facilities; Water & Environmental Programs; Utilities; Community & Economic Development	Depends on program	Ongoing, except for competitive grant program	Visit offices.sc.egov.usda.gov/locator/app to find your local representative.
http://www.rurdev.usda.gov/ProgramsAndOpportunities.html			
Programs include Business & Cooperative Programs; Housing & Community Facilities; Water & Environmental Programs; Utilities; Community & Economic Development	Depends on program	Ongoing, except for competitive grant program	Visit offices.sc.egov.usda.gov/locator/app to find your local representative.
http://www.dot.gov/tiger/			
Planning, engineering or construction of highways or bridges; public transportation; passenger and freight rail projects; port infrastructure investments	Depends on program	Based on future appropriations	Howard Hill 202.366.0301 TIGERGrants@dot.gov

New Markets Tax Credits (NMTC) and Community Lenders:

Nehemiah Community Reinvestment Fund, LLC	Loan, equity, tax credit	For profit; nonprofit; government including tribes	Low-income census tract and/or serve a majority of people at or below 80% AMI
Evergreen Business Captial: The Rural Loan Program	Loan	Nonprofits, businesses and organizations in areas of population 25,000 or less	North Idaho only. Qualifying low-income census tract/ site in area of economic distress.
Idaho-Nevada CDFI	Loan, tax credit	LPs, LLCs; nonprofit and for profit developers	Site for affordable housing

Idaho Department of Environmental Quality

Brownfields Assessment	Technical assistance	Innocent local governments, redevelopment agencies, nonprofits and other government entities	Any brownfield site; Privately-Owned Properties, with public sponsor
Community Reinvestment Pilot Initiative (PILOT)	Rebate	Private parties conducting cleanups under Voluntary Cleanup Program	Any brownfield site; rural preference with economic-social benefit

Idaho Department of Commerce

Community Development Block Grant	Grant	Counties; incorporated cities under 50,000	Projects that benefit low/moderate-income persons, prevent or eliminate blight conditions, or solve catastrophic health & safety threats
--	-------	--	--

Foundations

There are a variety of foundations through which you can receive funding for brownfield projects. While a fund may not directly state "site assessment" or brownfield cleanup" under the eligible costs, keep an eye out for areas such as community development, health, the environment, economic opportunity, etc. If you have a specific redevelopment project planned, look for funding for that kind of development (affordable housing, infrastructure, parks, etc). Foundation directories are very helpful for finding funding opportunities, including the www.foundationcenter.org and www.tgci.com. www.fundersnetwork.org provides a list of foundations working on issues of smart growth and development.

Ifft Foundation Fund	Grant	Nonprofits, government entities, public schools and colleges	Southeastern Idaho (Oneida, Bear Lake, Caribou, Franklin, Power, Bingham and Bannock Counties)
Shelton Foundation Advised Fund	Grant	Nonprofits, government entities, public schools and colleges	Valley County, ID
CHC Foundation	Grant	Nonprofits, public entities	Eastern Idaho (Bonneville, Bingham, Butte, Clark, Custer, Fremont, Jefferson, Madison, Lemhi, and Teton Counties)
The Whittenberger Foundation Social Welfare, Recreation, and the Environment	Grant	Nonprofits, public entities	Southwest Idaho. Applicants whose operations are outside this region have an additional burden of establishing the merits of an application
Rural Community Block Grants	Grant	Cities with a population of less than 25,000. Counties may apply for countywide projects. Indian Tribes, if the project site is located on reservation land and within a community of less than 25,000.	Project that benefit rural areas.
GEM Grants	Grant	Any rural community with a population of 10,000 persons or less. Applications must be submitted by a city, county or tribal government.	Sites with job creation or retention

Planning, assessment, cleanup, design/engineering, construction, feasibility study, acquisition, demolition, abatement, etc.	\$50K to \$1.5M	Ongoing	Mary Ackman 916-231-5246 mackman@ncrfund.org www.ncrfund.org
Land and/or building purchases, new construction and/or building renovation, machinery and business lending	Contact office	Ongoing	Stephanie Arnold 800-878-6613 x481 stephanie.arnold@evergreen504.com
Site acquisition, affordable housing tax credits	\$80K to 3.5 million, depending on program	Ongoing	Chuck Prince 208.637.0671 prince@idahonevadacdfi.org www.idahonevadacdfi.org

Phase I, Phase II, Human Health Risk Analysis, Cleanup alternatives	Average of \$15,000 to \$20,000	Ongoing	Eric Traynor 208-373-0565 aaron.scheff@deq.idaho.gov
Cleanup costs	70% of cleanup costs up to \$150,000 per site	Ongoing	Same as above

Public Facilities Construction and Improvements, Economic Development Projects, Senior Citizen & Community Centers	Public Facilities - \$500,000 Economic Dev. - \$500,000 Centers - \$150,000	Economic Dev. - Quarterly, Centers - March 2013, Public Facilities - November 2012	Dennis Porter 208-334-2470 x2145 dennis.porter@commerce.idaho.gov
--	---	--	---

Landscaping and beautification projects, improve quality of public life; No operating expenses or property purchases, project must be done on public property	max \$10K for landscaping and beautification; max \$5K for all other projects	March 15, August 15	Catherine Smith 208-529-3933 csmith@idcomfdn.org
N/A	N/A	Sep 1	Elly Davis 208-342-3535 edavis@idcomfdn.org
Innovative and enriching projects which serve the public interest and well-being and significantly improve the quality of life for the people of the region. Purchase of fixed assets and one-time projects favored	N/A	Contact staff	208-522-2368 www.chcfoundation.net
Projects supporting children and young people	\$5-10K average; max \$20K	Aug 15	whittfnd@clearwire.net www.whittenberger.org/
Extension of streets, water and sewer lines, and/or utilities to a site for a new business or industrial park; acquisition or construction of buildings for lease or purchase by a company; and provision of telecommunications, power, gas, and rail upgrades necessary for business expansions.	\$50,000 to \$500,000; local match required	Contact staff	same as above
Implementation costs of economic development, including infrastructure for new a business, remediation of slum and blight conditions, and matching funds for the creation of assets with a high certainty of aiding future economic development efforts.	\$50,000 maximum	June 15, September 21, December 21, 2015	same as above

NOTES
