

2025 CALIFORNIA LAND RECYCLING CONFERENCE
TRANSFORMING LAND, EMPOWERING COMMUNITIES

BROWNFIELDS 101

Demystifying Brownfields



#CALRC2025

Co-Organizers

**California Department of Toxic
Substances Control Office of
Brownfields**



**U.S. Environmental Protection
Agency Region 9**



Cornerstone Level Sponsor



COX CASTLE

Visionary Level Sponsors



SCS ENGINEERS



RAMBOLL

Bright ideas.
Sustainable change.



LANGAN



Champion Level Sponsor



Leader Level Sponsors



Supporter Level Sponsors



Beneficial
State Bank



MEET TODAY'S SPEAKERS



Devyn Rainwater, CCLR



Sebastian Harrison, CCLR



Stephanie Steinbrecher, EPA



Ignacio Dayrit, CCLR



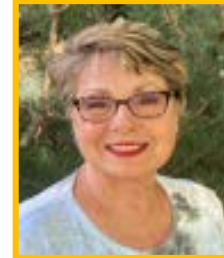
Ontario Smith, SOMOS Group



Eric Williams, SCS Engineers



Nicole Lang, CCLR



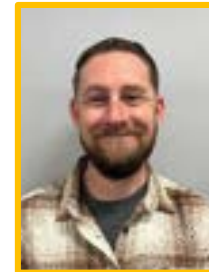
Sheryl Gonzales, CCLR



James Nyugen, City of Carson



Serena Williams, New Way Home



David Densley, City of Fresno

Breaking Ground: Setting Our Course Together

SESSION I ~ What is a Brownfield? Identification & Prioritization

Stephanie Steinbrecher, EPA / Sebastian Harrison, CCLR

SESSION II ~ Brownfields Redevelopment Process: From Site to Solution

Ontario Smith, Somos Group / Ignacio Dayrit, CCLR

SESSION III ~ Community Visioning & Stakeholders Engagement

Devyn Rainwater, CCLR

SESSION IV ~ Funding Strategies, Making the Math Work

Eric Williams, SCS

SESSION V ~ PANEL LIGHTNING ROUND

Voices from the Field: Champion Insights in a Flash

Serena Collins, New Way Homes / James Nguyen, City of Carson / David Densley, City of Fresno

HOUSEKEEPING STUFF

No Scheduled Breaks – Feel free to quietly step out & return at any time.

Restrooms – Located just outside the main doors

Phones on Silent – Please silence or set to vibrate to avoid disruption.

Snacks & Water – Available at the back of the room. Help yourself.

Wi-Fi Access – Carson Event Center Password: C@rs0n!!

Mentimeter - We'll use Mentimeter. No app needed—just your phone.

Questions & Answers – Index cards on table for your questions. Give to facilitator.

Workshop Materials – On Table for Activities, Slides & Resources will be available after the event.

Role Call: Step Into the Brownfield Spotlight*

Your Role in the Brownfield Story

County Board Chair/Mayor: Sets the vision for the community, balances competing priorities, and champions redevelopment as a legacy project.

Community Leader: Brings community voices, concerns, and lived experience to the process.

County/City Council Member: Your constituents want a park. There's a lack of high quality, safe places for outdoor recreation in the community.

City/County Planner: Ensures projects align with zoning, community plans, and smart growth principles.

Tribal Representative – Ensures cultural values, historical significance, and sovereign rights are respected.

Economic Development Director – Focuses on job creation, tax base, and attracting new businesses to the site.

School Superintendent/Principal – Advocates for safe spaces near schools and opportunities for youth engagement.

Local Business Owner – Considers how redevelopment could impact foot traffic, visibility, and the business community.

Developer (for-profit or non-profit): You're interested in building housing. Local demand is clear, but this place is a tough market, & you're having trouble getting your desired project to pencil.

Resident: You live close to a brownfield. You're interested in understanding how cleanup will protect you & your family. You're also concerned that redevelopment will generate an increase in traffic.

MENTIMETER ACTIVITY

Fact or Fiction: Brownfield Myth-Busting



WHAT IS A BROWNFIELD?

Identification & Prioritization

Presenters:
Sebastian Harrison, CCLR
Stephanie Steinbrecher, EPA

Agenda

- What are brownfields?
- The value of brownfield regeneration
- Building a Brownfield Inventory
- Approaches to Redevelopment
- EPA Grants and Federal Funding



What is a “Brownfield”?

- Formal definition - Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant
- Practical definition - A piece of land that people want to reuse or build on, but it might be polluted from past use.
- Our objective
Using Federal, State and Local Tools for Revitalization



Brownfields 101



Brownfields could be....

- oil drilling sites
- closed dry cleaners
- shuttered gas stations
- agricultural sites with a history of pesticide or herbicide use
- any site with an unknown use history



Brownfields Can Become...

Opportunities:

- Parks, Recreation, Wetlands
- Renewable Energy, Solar Farms, Wind Turbines
- Services, Hospitals, Clinics
- Low income, Affordable, Market Rate Housing
- EV Charging, Cultural Centers
- Grocery Stores, Libraries, Town Halls
- Adaptive Reuse, TOD, Public Transport

And so much more!



Misconceptions



Bird's Eye View Brownfield Redevelopment

(1) Reuse Planning



Site Identification
& Inventory

Do we know our site?

Additionally visioning, community engagement, and finance/resource leveraging can begin here. This guide does not cover the initial identification and inventory of brownfield sites.

(2) Pre-Development

Main Tasks:

Environmental
Assessment



Cleanup
Planning



Cleanup

Implementation

Ideally cleanup is designed and implemented in alignment with enduse

(4) Management



Long-Term Stewardship
(O&M)
& Community Benefits

(3) Development



Redevelopment
& Construction



Brownfields partnerships



Stakeholders & Partners in Brownfields Reuse

- Other City Departments
- Government agencies: federal, state, and local
- Regional economic development and planning
- Neighborhood associations and other community groups
- Environmental justice organizations
- Real estate development professionals
- Banks/lenders
- Chamber of Commerce/business owners
- Non-profits
- Environmental and planning consultants
- Colleges and universities
- Open Space Advocates/Parks
- Affordable Housing Advocates
- Others



Why Redevelop Brownfields?

Most Practical Answers?

Because the sites are there....

Because of the ability to leverage funds and build teams...

Because of the potential!



Why Redevelop Brownfields? (economic)

- a. Property Value & Investment Returns
- b. Cost Savings & Incentives
- c. Job Creation & Economic Growth



Why redevelop Brownfields? (environmental)

- a. Public Health and Risk Reduction
- b. Sustainable Land Use
- c. Stronger more resilient communities



Why redevelop brownfields? (social)

- Redevelopment fosters a **sense of place**, creating parks, housing, and commercial spaces that improve residents' quality of life.
- Green spaces and sustainable designs contribute to **healthier urban environments**.
- Brownfield sites in underserved areas can be transformed into **affordable housing or community-oriented developments**.
- Projects can be designed to support **local businesses and workforce development**.

See [here](#) for Groundwork & CCLR guide to Equitable Development!

Brownfield redevelopment is a **win-win** for businesses, governments, and communities



Commonly Leveraged Funds

- Economic Development Administration
- Transportation (DOT)
- Housing and Urban Development
 - USDA Rural Development Dept.
 - CA Strategic Growth Council's Affordable Housing and Sustainable Communities Program
- Energy
- Parks
- Other EPA grants
- Tax Credits / Incentives
 - Low Income Housing
 - Opportunity Zones
 - Historic
 - New Markets
- Tax Increment
- State GHG funds



Redevelopment Barriers | Uncertainty of Cost & Time

Issue	Implication
Lack of or consistency with regional, local and city plans	Community uncertainty; no basis of cleanup plan
End use impact on land price	Seller and buyer may not agree on price
End use impact on environment and infrastructure	Stakeholders concern on impacts on quality of life; land use change
Unknown conditions	Requires funds that local partners don't have
Cleanup costs and liability surpass market value, no starter	Requires significant public investment or market change
Regulatory agency capacity and delays	Increases costs; Induces sprawl



Roadmap to Community Revitalization - Where to start!

Plans & Partners

- Engage the community
- Set redevelopment goals
- Identify brownfields

Address & Identify Environmental Risks

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Cleanup Planning
- Cleanup (If necessary)

Revitalize

- Leveraged funds:
 - *Federal*
 - *State*
 - *Local*
 - *Private*



Other Definitions

- Brownfield Inventory - a systematic process of identifying and documenting abandoned or underutilized properties with potential environmental contamination. ([Groundwork USA - Free toolkit](#))
- GIS - Geographic Information System. Using mapping systems to make your brownfield inventory visual, and more user friendly. (Example from Fresno mobile tour: [Google Maps](#))



How do we engage these stakeholders?

First steps...

Understand what we have!

Organize the information in an actionable way!



Brownfields Inventory Checklist

- Parcel address
- Parcel tax ID(s) — careful, there may be more than one
- Legal owner
- Assessed value
- Annual taxes
- Lot size
- Developable area
- Property condition
- Zoning Amenities (water/sewer, electricity)
- Environmental records, including any known contamination
- Environmental program(s) if any
- Entitlements
- Potential incentives

Customize to your project! Consider early what is useful for end-use!



All Appropriate Inquiries (AAI)

AAI - process of evaluating a property's **environmental conditions** and assessing **potential liability** for any contamination (aka Phase I ESA)

Title II. Brownfields Revitalization and Environmental Restoration Act of 2001 Subtitle B. Brownfields Liability Clarifications

- Exempts **bona fide prospective purchasers** and **innocent landowners** from assuming liability during property transfer
 - must satisfy the "all appropriate inquiries" requirement of the defense
 - Pre-acquisition **liability protection**



All Appropriate Inquiries (AAI)

- AAI Phase I's must be completed **180 days prior to property transfer/acquisition**
- **Failing** to complete/update a Phase I in this timeline can
 - exclude the site from being eligible for **cleanup funding**
 - Cause the purchaser to assume environmental liability, or become the **responsible party** for the contamination



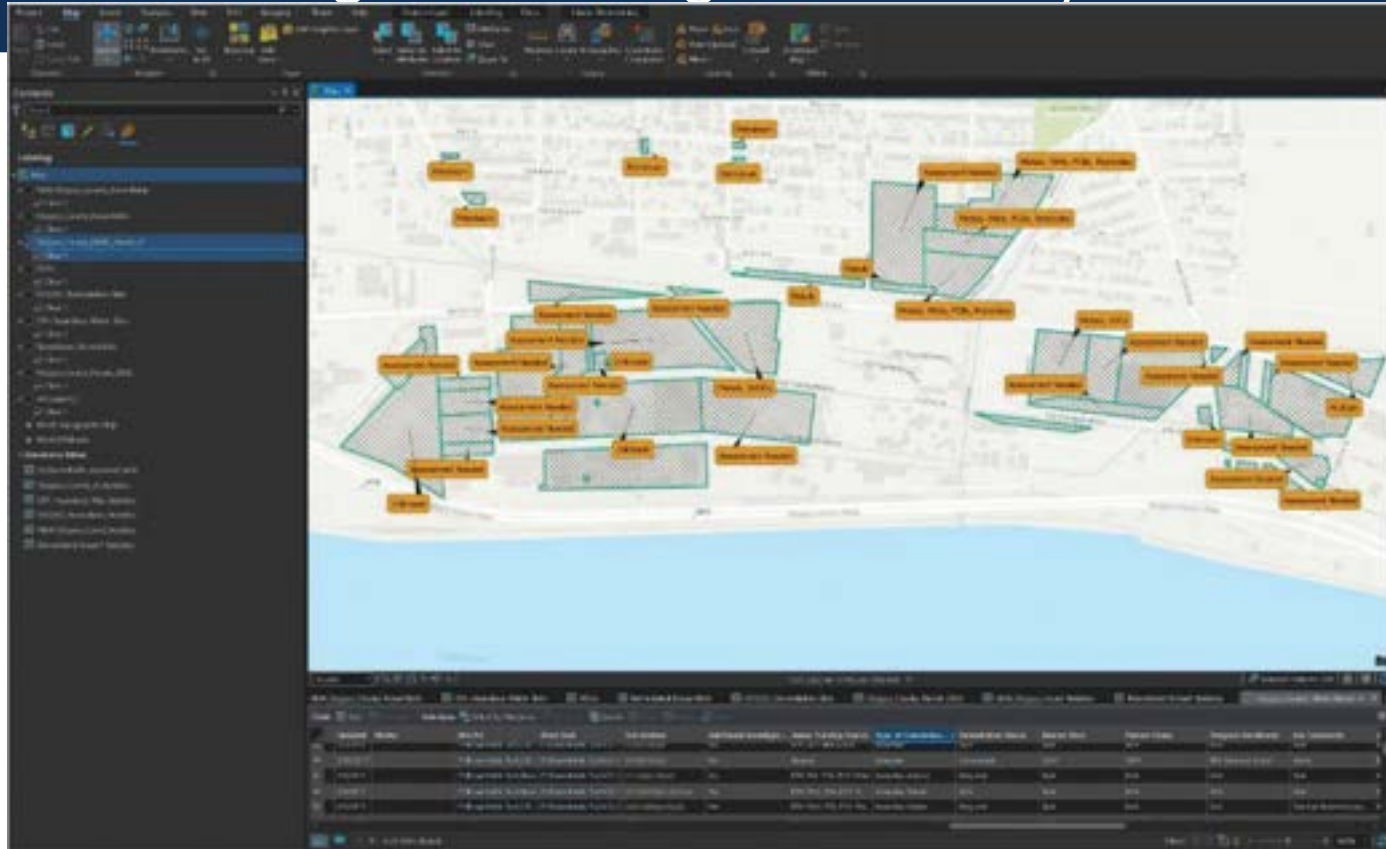
Site eligibility

- **Sites are NOT eligible if they are:**
 - Currently owned by the party responsible for the contamination
 - Owned by the Federal government (note: land held in trust by the US Government for the benefit of a tribe is exempt from this rule)
 - Subject to enforcement action
 - Listed or proposed to be listed on the EPA's National Priorities List
- **Sites MUST:**
 - Have strong redevelopment potential where redevelopment will benefit the community and has community support

For more information, visit [Sites Potentially Eligible for Funding](#)



Using GIS to bring an Inventory to life



Using GIS to bring your inventory to life

- Placing properties on a map with GIS data can make it much easier to walk through potentially hundreds of properties in an area, greatly assisting planning efforts
- Multiple types of software from free to paid licenses, consider who is performing and managing the data!
 - Paid resources/Software such as ArcGIS
 - Using Google for Free ([Groundwork USA toolkit](#))
 - [Qfield for QGIS](#) (open source GIS software for Android)

Reach out to CCLR if your organization is interested in learning more or assistance in implementing!



Using Your Inventory

- Consider prioritizing based on factors like ownership, public health risk, or redevelopment potential
- A brownfield inventory can assist in applying for grant opportunities, program and regional planning for capital improvement projects, stakeholder engagement, and as a marketing tool
- Consider developing your brownfield inventory into an [investment package](#) or creating property fact sheets to easily share and generate excitement!

Kekaha Sugar Mill (1898-2000) from
Hawaii BF inventory



Property Fact Sheets

PRIME INDUSTRIAL PROPERTY LOCKPORT, NEW YORK



OVERVIEW

Niagara County seeks a developer for 16.83 acres of land available at 5222 Lockport Junction Road. One of the largest available industrial properties remaining in the county, the site is near Lockport, NY with its cultural attractions and institutions. Situated at a former recycling center, the property is strategically located for transportation, existing economic activity, and redevelopment incentives.

REGIONAL & LOCAL ASSETS

- Desirable western New York location
- Adjacent to active CSX rail line
- 3 miles to I-190
- 30 minutes to Buffalo, NY
- 25 minutes to Canadian Border
- 3/4 miles to Inland Data Center and Lockport Industrial Park
- Nearby cultural destinations:
 - Niagara Falls
 - Erie Canal
 - Niagara West Trail
- Numerous higher education institutions nearby



OPPORTUNITY

Niagara County is actively seeking parties interested in the redevelopment of this property.

- Prime industrial land 16.83 acres with road frontage and rail proximity
- Phase I and II ESAs conducted
- Entire acreage of tract is developable following clean-up
- Ideal Uses: industrial, warehousing or data center
- Array of development incentives available:
 - Brownfield Cleanup Program (BCP)
 - Low Cost Power Incentives
 - Job Training Assistance
 - Payment in Lieu of Taxes (PILOT)



PROPERTY OVERVIEW

PROPERTY ADDRESS

5222 Lockport Junction Road
Lockport, NY, 14094

CURRENT USES

Recycling Center

OWNERSHIP

Junction Road Recycling, Inc.
Temporary Incidence of Ownership
by Niagara County

SIZE

16.83 acres

CURRENT ZONING

I-1, Light Industrial

UTILITIES

Water, sewer, electricity, and gas connections nearby; fiber optic amplification facility under development 1/2 mile from site

RAIL SERVICE

Adjacent to active CSX rail line (creates northern boundary of site)

NEXT ACTION

Identify stakeholders and developer/s regarding disposition of property and potential future uses for redevelopment.



The importance of connecting with the



CENTER FOR CREATIVE
LAND RECYCLING

RECLAIM. CONNECT. TRANSFORM.

- Only national nonprofit solely dedicated to land reuse
- Promotes the sustainable, equitable and responsible reuse of underutilized and environmentally impacted properties.
- What we do:
 - One-on-one technical assistance
 - National webinars
 - Workshops and conferences
 - Newsletters and online resources
 - Free grant review



Welcome to EPA Brownfields Funding (FY2026 “MARC” Grants)

- EPA’s Brownfields Program provides funding to help transform contaminated or underutilized properties into community assets.
- Flagship competitive grants – **MARC Grants**
 - Multipurpose
 - Assessment
 - Revolving Loan Fund
 - Cleanup
- In FY26, over **\$200 million will be available nationally** to help communities assess, cleanup, and prepare brownfield sites for reuse.
- This is the **final year of additional funding from the Infrastructure Investment and Jobs Act (IIJA)**, which means **more money and more grants to go around**.



Why Brownfields Funding Matters

- Brownfields grants are more than cleanup funds—they are **catalysts for community change**. They can help deliver:
 - Affordable housing and mixed-use development
 - Parks and green spaces
 - Local job creation and workforce development
 - Community resilience
- Brownfields funding often serves as **the foundation that leverages other federal, state, and private investments**.



EPA and RCF Connects host ribbon cutting ceremony for Richmond's Housing Renovation Program and Virtual Power Plant, August 2024



Timing – When to Apply

Summer

- **Prepare to Apply**
- Review previous year's guidelines and reach out to EPA and CCLR



Fall

- **Apply for Grant**
- Notice of Funding Opportunity typically released in **September** and remains open for **60 calendar days**



Winter

- EPA Reviews Applications

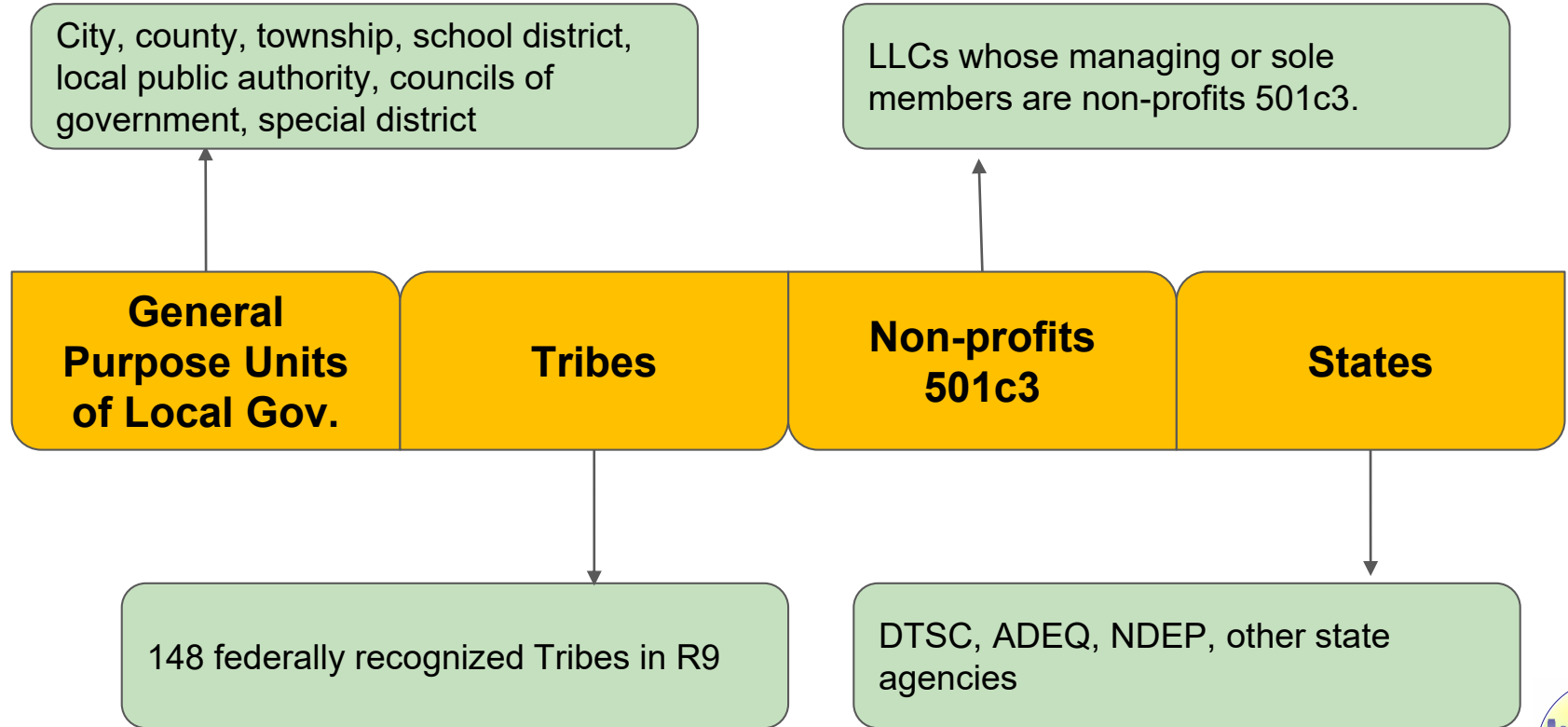


Spring

- **Award Selection**
- Selections are typically announced in late May and your grant funds become available on October 1st



Who Can Apply for Brownfields Grants?



Assessment Grants

- Up to **\$500,000 for Community-Wide Assessment Grants** and up to **\$1.5 million for Assessment Coalition Grants**.
- Support environmental site assessments (Phase I and Phase II ESAs), development of site inventories, reuse planning, cleanup planning and community engagement.
- Examples of eligible reuse planning activities include:
 - Market study
 - Infrastructure evaluation
 - Conceptual site design and reuse visioning
 - Resource roadmap
 - Land use assessment
- Ideal for communities that want to **understand their sites** and **set priorities for redevelopment**.



Cleanup Grants

- Up to **\$4 million per applicant** for one or more brownfield sites
- Funds the cleanup of hazardous substances or petroleum at sites **owned by the applicant**
- Other eligible activities include:
 - Cleanup planning
 - Community involvement
 - Voluntary oversight fees
 - Establishing engineering/institutional controls
- Requires a completed Phase II ESA and Analysis of Brownfields Cleanup Alternatives (ABCA)
- **No Cost Share required**
- Best suited for communities that are ready to move a property planning into action (i.e., “Ready for Anticipated Use”).



Multipurpose Grants

- Up to **\$1 million**
- Provides applicants flexibility of funds to conduct assessment, cleanup, and reuse planning.
- Communities can shift resource as project needs evolve.
- Best for communities with **clear redevelopment vision for a discrete target area** (e.g., downtown or waterfront district) **capacity to manage multiple stages** of the brownfields redevelopment process.



EPA anticipates offering grants at the following amounts in FY 2026. **All amounts are subject to change.**

Grant Type	Maximum Project Period	Maximum Amount per Grant	Estimated Awards	Total Per Grant Type - Infrastructure Investment and Jobs Act Funds	Total Per Grant Type - Regular Appropriated Funds
Multipurpose	5 years	\$1,000,000	20	\$20,000,000	
Community-wide Assessment	4 years	\$500,000	70	\$35,000,000	
Assessment Coalitions	4 years	\$1,500,000	39		\$58,700,000
Community-wide Assessment Grants for State and Tribes	5 years	\$2,000,000	18	\$35,000,000	
Cleanup	4 years	\$500,000	10	\$5,000,000	
Cleanup	4 years	\$4,000,000	26	\$102,000,000	

Other EPA Brownfields Resources

- **Revolving Loan Fund (RLF) Grants:**
 - Provides loans and subgrants to eligible entities and for-profit borrowers to complete cleanup activities.
 - *Not being offered in FY26*
- **Target Brownfields Assessments (TBA):**
 - EPA provides direct contractor assistance to conduct Phase I and Phase II environmental site assessments at no cost to the community
- **Brownfields Job Training Grants:**
 - Support local workforce development programs by training residents in environmental skills related to brownfields redevelopment
 - *Applications due **September 26***
- **128(a) State and Tribal Response Grants:**
 - Strengthen the capacity of state and tribal environmental response programs to oversee and manage brownfields work



From Funding to Action: How Will You Use These Tools?

As you participate in this conference, think about how Brownfields funding can support your community's vision:

- What properties or areas in your community present opportunity?
- How could these funds help unlock affordable housing, jobs, parks, or improve quality of life?
- Which partners do we need at the table to move redevelopment forward?
- What would it take to make our sites competitive for future EPA funding?



Next Up: Site Prioritization and Inventory Activity



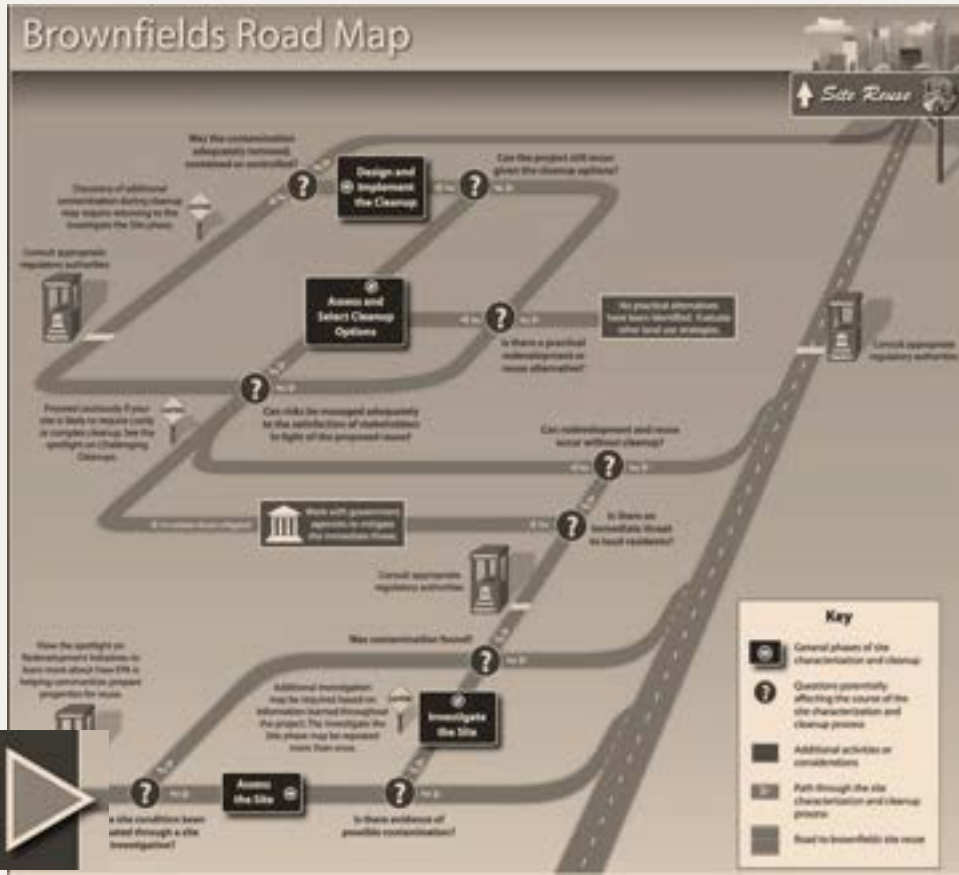
BROWNFIELDS REDEVELOPMENT PROCESS

From Site to Solution

Ontario Smith, Somos Group
Ignacio Dayrit, CCLR



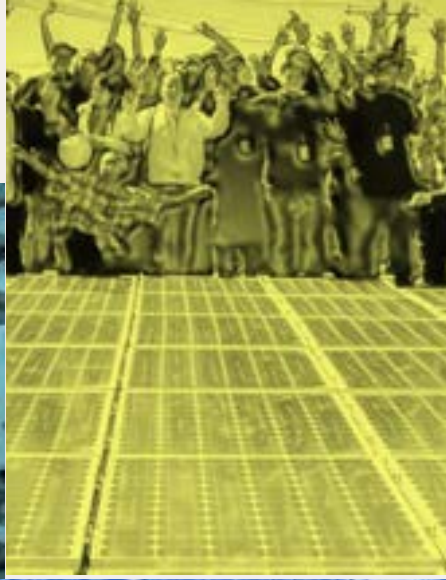
Sites Prioritized – What's Next?



✓ Sites + Inventory

- ☐ Reuse
- ☐ Risk Management
- ☐ Regulatory Oversight

Reuse Objectives



- **Reuse**
 - **Housing**
 - **Parks**
 - **Economic Development**
 - **Environment**
- **Plans**
 - General Plan
 - Zoning
 - Housing Element
 - Climate Action Plan
 - Etc.
- **Who can help?**

Reuse Objectives



- Reuse
 - Housing
 - Parks
 - Economic Development
 - Environment
- Plans
 - General Plan
 - Zoning
 - Housing Element
 - Climate Action Plan
 - Etc.
- Who can help?

Staying out of trouble – Part 1



- Phase I: Identifies Recognized Environmental Conditions (REC's) - evaluates environmental conditions and potential liabilities
- AAI – a Phase I conducted in compliance with the AAI Final Rule at 40 CFR Part 312.
- Among other things, AAI protects a prospective purchaser from contamination caused by others. Needed for most Federal and state grants, and city planning approvals.
- How to gain AAI Protection
 - Prior to acquisition, conduct an AAI Phase I.
 - Exemptions for government involuntary acquisition.

- Due Diligence
 - **Phase I Environmental Site Assessments (ESA)**
 - **All Appropriate Inquiry**
 - Phase II
 - Risk Assessments
 - How Clean is clean?
 - Cleanup plans
 - Remediation
 - Continuing Obligations
- Who can help?



Staying out of trouble – Part 1

- Phase II
 - Sampling & Analysis
 - Quality assurance and Field sampling plans
 - Fieldwork
 - Compare against screening levels
 - OK or not?
- Risk assessments
- Feasibility studies
- Treatability studies

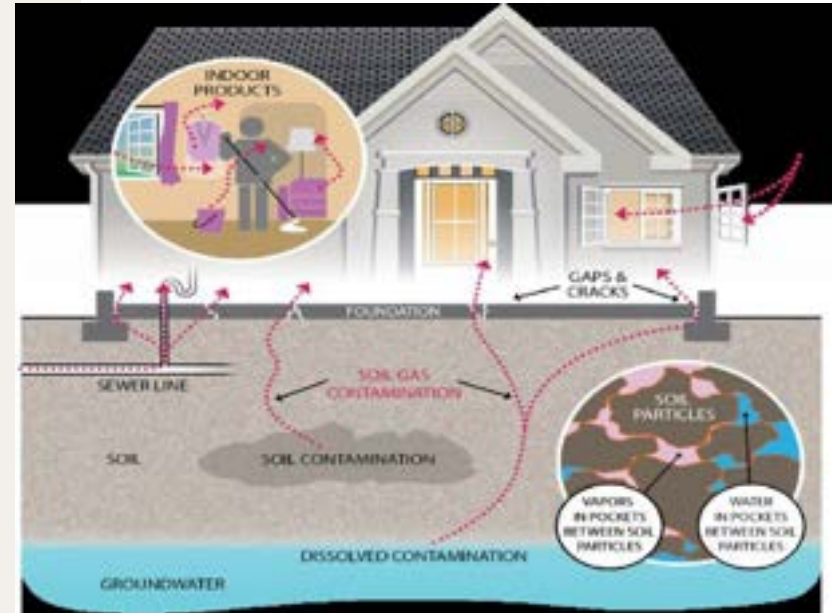


- Due Diligence
 - Phase I Environmental Site Assessments (ESA)
 - All Appropriate Inquiry
 - **Phase II**
 - **Risk Assessments**
 - **How clean is clean?**
 - Cleanup plans
 - Remediation
 - Continuing Obligations
- Who can help?

Staying out of trouble – How Clean is Clean?



- In-situ / ex-situ treatment?
- Time/schedule – getting to “closure”
- Soil contamination
 - Impacts from excavation / off-haul – on- and off-site
 - Institutional controls
- Groundwater
 - Public health & ecological impacts
 - Long-term O&M
- Soil Vapor - Vapor intrusion
 - Dry cleaners, gas stations, auto repair shops, etc.
- Is a less-risky site better than no, or delayed infill reuse, and resultant impacts from sprawl?



Staying out of trouble – Part 1



- Voluntary cleanup agreements
- Insurance
- Cleanup plans
 - Remedial Action Plan, or Workplan
 - Implementation Plans
 - Fieldwork
 - Ex-situ or in-situ
 - Operations and maintenance
- PFAS and Vapor Intrusion
- Continuing Obligations
 - Institutional Controls
 - Reporting

- Due Diligence
 - Phase I Environmental Site Assessments (ESA)
 - All Appropriate Inquiry
 - Phase II
 - Risk Assessments
 - How Clean is clean?
 - **Cleanup plans**
 - **Remediation**
 - **Continuing Obligations**
- Who can help?

Staying out of trouble – Part 2



- Other considerations
 - Oversight agreements - SVA, PPA
 - Schedule and regulatory capacity
 - Self-directed cleanup
- AB 304
- Gatto Act
- California Land Revitalization and Reuse Act (CLRRA)
- Community input in cleanups
- CEQA – cleanups and project development

- Regulatory Oversight
 - US EPA
 - CA regulatory environment
 - CalEPA – MOA process
 - DTSC
 - SWRCB & RWQCB
 - AB 304
- **Other considerations**
- **CEQA**
- Who can help?

Mini-case Study – NOW Hunter's Point



PG&E POWER PLANT VISIONING PROCESS

SAN FRANCISCO, CA

FIRM NAME

SOMOS GROUP



- Former PG&E Power Plant
- Experiment to temporarily activate
- 2013-2021 re-orient the site to the community,
- Solicited input on interim use programming, neighborhood issues and future development
- Hosted more than 300 events in partnership with 20 local BVHP organizations
- Substantive community engagement explicitly informed the community-centered design process that led to the Visioning Process for the ultimate disposition of the site.

Takeaways



- Know your “Why?”
- Community plans
- Community involvement
- Brownfield champion
- Staff capacity
- Financial resources and technical assistance
- Stable of experts
- Intra- and extra-regulatory silos

PRIORITIZATION EXERCISE

15 MINUTES

Take on your assigned role

Speak & decide through your role's perspective

Highlight priorities, challenges, & opportunities

Engage in dialogue & balance viewpoints

Work toward consensus in group activities

Community Engagement in Brownfield Projects

Deciphering when, where, how, and who to engage.

Devyn Rainwater
Program Manager
CCLR



Learning Objectives

Understand why involving the community is crucial for project success & sustainability.

Understand the importance of partnering with stakeholders and building an engagement team.



Learn strategies for developing your own outreach plan.

Develop and sustain effective communication and outreach to diverse community groups.

What is Community Engagement? - - - - -

Outreach

Reach the community where they are at.

- ~Do your research and show up prepared
- ~Understand your target audience
- ~Identify community hubs and significant places or events
- ~Host tables, events, share flyers with key information and a straightforward ask

- **Reach Out**

Engagement

Engage & collaborate with the community.

- ~Add to your knowledge of the community by learning from them directly.
- ~ Share decision making power with those affected by your project.
- ~ Ensure physical and language accessibility at community meetings.

- **Bring In**

Why Do It? - - - - -

Community Outreach and Engagement Strengthens your Project

- Foster community buy-in through site visioning
- Improve group decision making
- Save on long term costs and keep up project momentum
- Improve your grant application outcomes
- Build lasting trust with your community partners by being honest about site conditions



But is it required? - - - - -

Community Engagement Requirements

in Brownfields Grants/ Cooperative Agreements

All EPA Brownfields Grants require community engagement!

EPA will evaluate sufficient progress after 18 months; part of that evaluation includes determining if community engagement has been initiated.

Assessment
Grants

Cleanup
Grants

Multipurpose
Grants

State/Tribal
128(a) Grants

Revolving
Loan Funds

Community Engagement Requirements

in Brownfields Cleanups

- ★ **Community Involvement Plan**

Submit to EPA before notifying community. One per site.

- ★ **Public Involvement**

Notify community about ABCA.

Allow public comments; respond and document changes.

- ★ **Administrative Record**

Make accessible for public inspection.

Include ABCA, site investigation reports, cleanup plan, standards, responses.

Cleanup
Grants

Revolving
Loan
Fund
Grants

Engagement is hard! - - - - -

Common Challenges and Barriers

“How do I get people to the meeting?!”

- Accessibility (in person and online)
- Navigating challenging schedules
- Childcare needs
- Technology barriers



Remember: There is a time and place - - - - -

Effective engagement is strategic



Consider:

- Who do you *need* to reach?
- When do you *need* to conduct engagement?
- What does success look like?

Superior, AZ

How can I do community engagement for my brownfield project? - - - - -

Principles of Effective Engagement

- **Share Leadership & Decision-Making Power**
- **Learn & Acknowledge Community History**
- **Recognize & Value Local Knowledge**
- **Meet People Where They Are**
- **Build Intentional Partnerships**



Sugar Mill site in Kauai, HI

Participant Support Costs

Definition from 2 CFR 200.1 - direct costs that support participants and their involvement in a Federal award, such as stipends, subsistence allowances, travel allowances, registration fees, temporary dependent care, and per diem paid directly to or on behalf of participants.

[EPA Guidance](#)

[EPA Presentation \(2024\)](#)

Participant Support Cost Examples

- Costs paid directly to or on behalf of participants.
- Stipends for interns, fellows, trainees, or attendees at community meetings.
- Registration fees, training materials.
- Temporary dependent care and travel costs when the purpose of the trip is to participate in the project activity.
- Travel assistance to non-employee program beneficiaries (e.g. travel assistance that nonprofit “co-regulator” organizations provide to State and Tribal workgroup members), including per diem.
- Stipends and other incentives paid to participants in research experiments, focus groups, surveys or similar research activities.

Engage your Elected Officials

Engage your local, state and federal representatives in all phases of the redevelopment process

Invite them to groundbreaking, ribbon cuttings, share interim updates and the value of technical support/grants



Share success stories with your community + elected officials to encourage them to prioritize BF projects

Post press releases with success stories, involve local media

How can I do community engagement for my brownfield project?

Let's make a plan!





Components of an Outreach Plan:

1. **Frame the issue**, determine your purpose, identify project goals
 2. **Assess organizational capacity** and IDENTIFY your team
 3. **Identify stakeholders** and understand your community profile
 4. **Identify any barriers** to engagement and determine your outreach strategies
 5. **Develop a timeline** and launch plan
-

Issue, Purpose, & Goals

Address these points:

- What issue(s) does your brownfield project aim to address?
- What are **three goals** you have for your project in terms of community benefits?

Your Community Outreach Program will be organized around meeting these goals and addressing current or future community concerns relating to your project.

Step 2

Create your TEAM

Identify your project
Stakeholders



Gather your Team

Who will be impacted by
the project?

Who can tell you the story
of their community and
guide the success of this
project?

Who is best equipped to
fairly represent and reach
the stakeholders you
identified?

Who can help you to
identify stakeholders you
may have missed?



Building Your Community Profile

What You Know:

What do you know about your project area and your city or town?
Who do you want to reach?

Do Your Research:

What else do you need to know? What tools will help you find it?

Data Tools:

- **Maps:** DCRA Open Data, NLC Community Data Explorer,
- **Local:** Annual Strategic Plans, Climate Mitigation Plans, CAPS, local maps, oral histories, and more!
- [CCLR's Data Tools Guide!](#)

— Step 4 —

The
Spectrum of
Public
Participation:
*Where are
you at?*

Levels of Public Participation



Purpose	Communicate existing conditions, opportunities & obstacles	Identify collective values - participatory process	Public involvement throughout the process, local concerns understood	Partner in decision, development of alternatives & solution.	Place final decision making in the hands of the public	Support decision and provide resources for implementation
Outcomes	Informed public access to resources	Leaders & professionals informed about the community they serve	Concerns & aspirations are reflected in the alternatives developed	Incorporate community advice & recommendations into project decisions	Implement public decision	Community + project team experiences implementation success and community has sense of ownership of project outcomes
Tools	Websites Social Media Emails Mailers Public Meetings Canvassing	Quest/Surveys Town Hall Meetings Focus groups Visioning workshops Advisory Panels Steering Com.	Charrettes Workshops Online Surveys Webinars Exhibits Open Houses Workshops	Task Forces Community Workshops Partnerships with government, elected officials, universities, nonprofits	Local Community organizations and project champions in partnership with public sector agency	Ground staking/breaking events Tracking & promoting success Public events to continue involvement

- After developing the community profile, determine what obstacles may prevent you from including all residents.
- What are the three top barriers for maximizing residents participation?

- Inclusive community engagement creates better outcomes.
- What are three strategies you can implement to mitigate the barriers you identified?

- 1. What are barriers or challenges you face when planning or conducting outreach and engagement?**
- 2. What are some strategies you can implement to ease these challenges?**

Outreach Tools

Newsletters/ Newspapers

- Paper or digital
- Video/Pictures

Social Media

- Websites
- LinkedIn
- Facebook
- Instagram

Utility Bills

- Include information about your plans in a utility bill so that more residents are informed

Flyers at Schools

School flyers. Ask teachers to include them in students' homework folders.

**Be creative & do what works
best for your community!**

Determining Outreach Tools

DISCUSSION

1. Which outreach tools did you identify as most useful to your community?
2. How would you implement these tools?

Consider timeline, staff capacity, and available resources.

COMMUNITY OUTREACH PLAN COMPLETE

....what's next?



Put Your Plan Into Action – Community outreach and engagement is a constant in any brownfield project.



Resources to Continue Engagement

- Advancing Equity in Land Reuse Planning and Visioning:
A Practical Guide to Engaging and Activating Community
Voices
- International Association for Public Participation (IAP2)
- Building A Community Narrative
- TEMPLATE Community Outreach Plan Worksheet



Work with your TA Provider



Contact:

devyn.rainwater@cclr.org

Schedule a
meeting
with CCLR!





Group Activity: Collaborative Case Study

Reuse in Action!

Group Activity: Collaborative Case Study

Instructions:

1. Review your role
 2. Read through your case study
 3. Answer worksheet questions as a team, play your role!
 4. Group share
-

Redevelopment Funding

A primer on funding brownfield
redevelopment projects

Eric Williams

National Partner for Brownfields

SCS ENGINEERS

CALIFORNIA LAND RECYCLING CONFERENCE

Transforming Land, Empowering Communities
September 16-18, 2025 | Carson, CA



What We'll Discuss Today...

Identification of funding sources

- Categories and specific sources

Uses of various funding sources

- How/when to use them

How to use multiple sources for a project

- Stack & Sequence concepts and application

Contacts

- Help after you leave this room



Categories of Funding Sources

Brownfield-Specific

EPA grants & loans
State grants
Local grants & loans

Federal Programs

22 Federal agencies
Tax credits & incentives

Private

Responsible party
General liability insurance
Investment/development



State Programs

Tax incentives

Local Vehicles

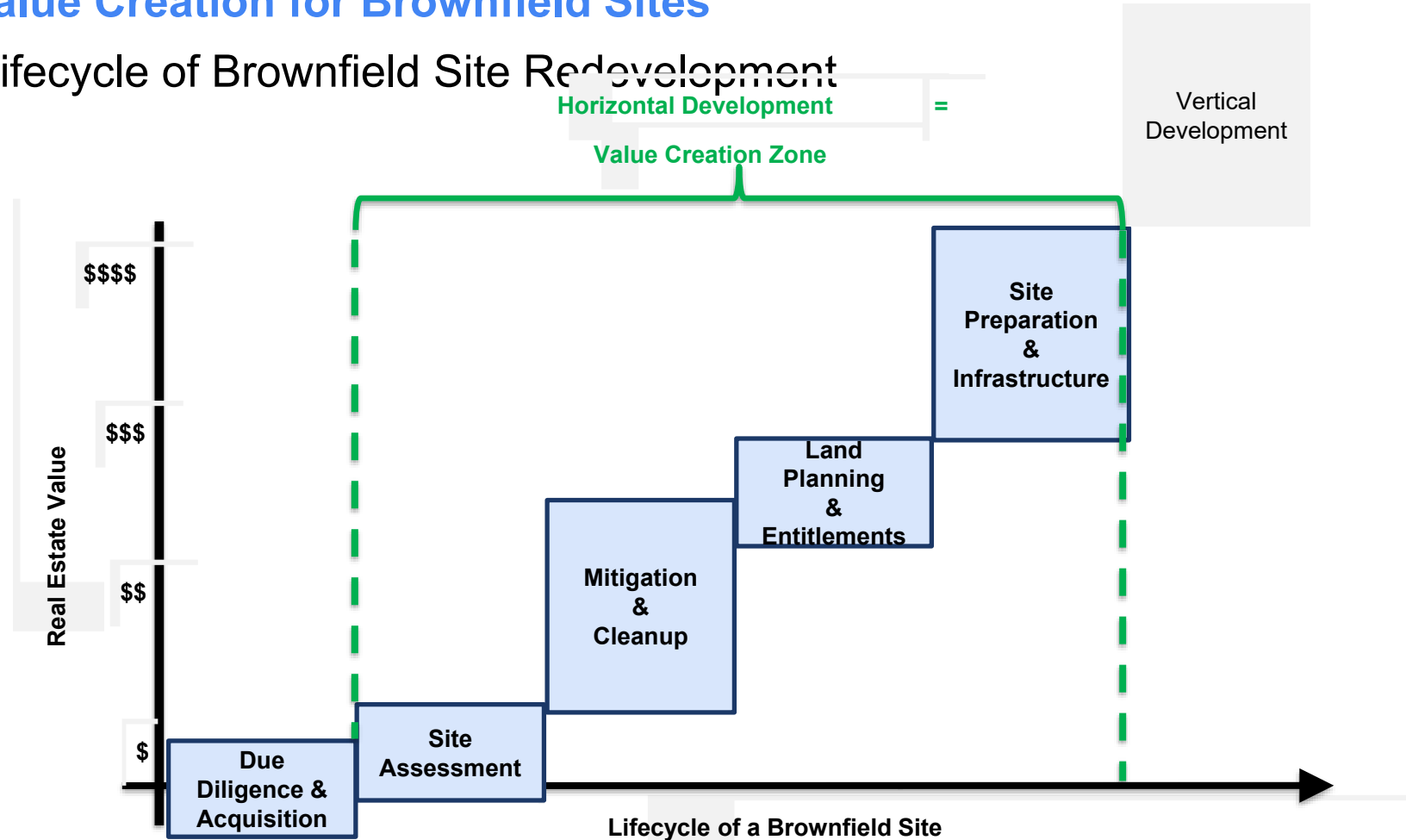
Redevelopment funding applied
to brownfields

Funding Sources for the Entire Lifecycle



Value Creation for Brownfield Sites

Lifecycle of Brownfield Site Redevelopment



Categories of Funding Sources

Brownfield-Specific

EPA grants & loans
State grants
Local grants & loans

Federal Programs

22 Federal agencies
Tax credits & incentives

Private

Responsible party
General liability insurance
Investment/development



State Programs

Tax incentives

Local Vehicles

Redevelopment funding applied to brownfields

Categories of Funding Sources

EPA:



Brownfield-Specific

01

State/Local Grants & Loans

- 45 states have brownfield funding programs – many trickle down EPA money

From EPA*

Brownfield-Specific •

01



EPA Brownfields Grants - Assessment

Grant funding for sites with known or potential contamination:

- Inventory
- Environmental Site Assessments (Phase I/II ESAs)
- Community Involvement
- Cleanup Planning
- Reuse Planning

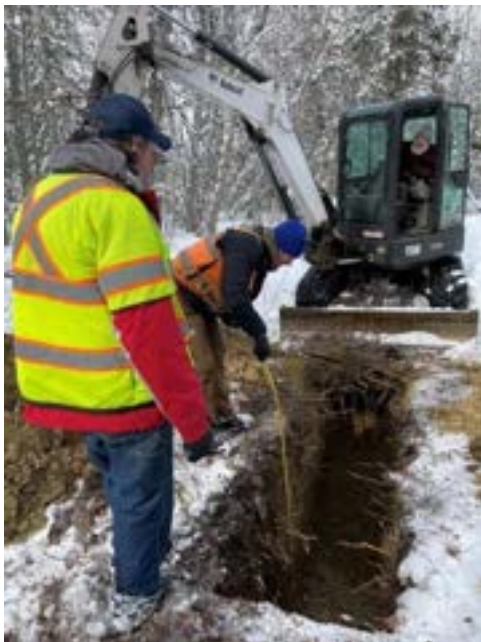
3 Types of Assessment Grants:

- Community-wide Assessment Grants
- Assessment Coalition Grants
- Community-wide Assessment Grants for States & Tribes

From EPA*

Brownfield-Specific •

01



EPA Brownfields Grants - Cleanup

Grant funding to carry out cleanup activities at one or more brownfield sites. An eligible entity **must own the site(s)** at the time of application.

Cleanup activities include:

- Cleanup planning
- Community involvement plans
- Finalizing Analysis of Brownfields Cleanup Alternatives (ABCA) documents
- Remediation
- Engineering and/or institutional controls
- Administrative records
- Cleanup completion report or letter
- Regulatory oversight fees

Site must be fully characterized

From EPA*

Brownfield-Specific •

01



EPA Brownfields Grants – Multipurpose

Grant funding top carry out a range of eligible assessment and cleanup activities on brownfield sites, including planning and community involvement activities.

This type of grant is most appropriate for communities that have identified a discrete area (such as a neighborhood, several neighboring towns, a district, a corridor, shared planning area or census tract) with one or more brownfield sites.

From EPA*

Brownfield-Specific •

01



EPA Brownfields Grants – Revolving Loan Fund (RLF)

Grant funds that enable the grant recipient to capitalize a **Revolving Loan Funding (RLF) program**.

The recipient's RLF program will provide **loans** and **subgrants** to carry out cleanup activities and support community outreach at brownfield sites.

As loans are repaid, the grant funds revolve to make new loans and support other brownfields cleanup projects.

- **Private entities can receive loans**

From EPA*

Brownfield-Specific •.....

01

FY25 Grants Selected for Funding

Grant Type/Ranking List	Max per Grant	Estimated Awards	BIL \$	Regular \$
Assessment (State/Tribal Level)	\$2,000,000	19	\$37,852,931	
Assessment Coalitions	\$1,200,000	30		\$35,755,000
Assessment (CW) – New	\$500,000	40		\$19,100,000
Assessment (CW) – Existing	\$500,000	59		\$29,050,000
RLF	\$1,000,000	15	\$15,000,000	
Cleanup – up to \$500K	\$500,000	14	\$5,973,980	
Cleanup – up to \$2 M	\$2,000,000	26	\$40,021,223	
Cleanup – up to \$4 M	\$4,000,000	11	\$42,559,790	
		214	\$141,407,924	\$83,905,000
			\$225,312,924	

From EPA*

Brownfield-Specific •

01



Targeted Brownfields Assessment (TBAs)

A targeted brownfields assessment (TBA) is conducted by an EPA contractor on behalf of an eligible entity. Services include site assessments, cleanup options and cost estimates, and community outreach.

Available: rolling basis; contact EPA Region



Lessons Learned from EPA & State Brownfield Grants

Pitfalls & Opportunities

Brownfield-Specific •.....

01

- Get help with applications! Start early; Double-check threshold criteria
- Tell a Story
- Consider partnerships
- After award, follow strict procurement processes
- Engage stakeholders early & often
- Use a master QAPP and simple FSPs/SAPs

Lessons Learned from EPA & State Brownfield Grants

Pitfalls & Opportunities

Brownfield-Specific •

01

- Use a GIS platform for inventories etc
- Use StoryMaps for community outreach
- Beware the regulatory obligations that come with grant projects
- Manage offsite source issues carefully
- Understand the difference between mitigation and remediation
- Move budgets among tasks as the project progresses
- Set the stage for additional funding (Stack & Sequence)

CERCLA 128(a) Funds

- Annual appropriation + Bipartisan Infrastructure Law/Infrastructure Jobs Act
- Grants to States and Tribes
- Can request up to \$1.8M; max per site = \$250k
- Expected to continue for 2026 though IIJA
- Can be used for:
 - Response programs
 - Regulations & procedures
 - Public records
 - Outreach & training
 - Technical assistance
 - Public access to information
 - Assessments & cleanups
 - RLFs
 - Environmental insurance

02

• State Programs

In California, 128a funds are distributed by DTSC's State and Tribal Assistance Grant Program

Categories of Funding Sources

California's Equitable Community Revitalization Program (ECRG)

- Round 1 in 2022, Round 2 in 2024
- Round 3 on hold until budget workouts
- \$270M to date to incentivize cleanup in disadvantaged communities
- ½ addressed affordable housing projects
- Community Wise Assessments
- Site-specific investigations
- Site-specific cleanups

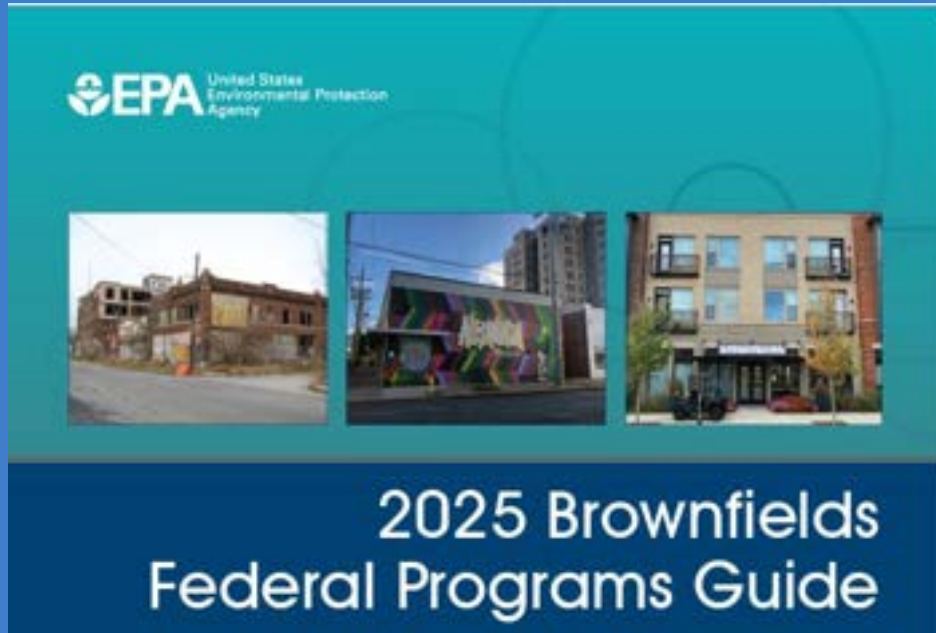
02

• State Programs

Categories of Funding Sources

Federal Programs •.....

03



22 Federal Agencies Have “Brownfield” Programs

- Mostly end-use incentives

Categories of Funding Sources

04

• Local Vehicles

Traditional Local Government Redevelopment Funding Programs such as:

Tax Increment Financing*

- 49 States have TIF
- State law, local implementation

Specialty/Utility Districts

- Typically for utilities/infrastructure
- Tax/assessment based

TIF in California:

- EIFD: Enhanced Infrastructure Financing Districts
- CRIA: Community Revitalization Investment Authorities

Tax Increment Financing

$$\begin{array}{r} \text{Future Projected Property Tax} \\ - \\ \text{Current Property Tax} \\ = \\ \text{Increment} \end{array}$$

04

.....● Local Vehicles

- 49 states + have some version of TIF
- “Self-funding” to established TIF district
- Municipality forms or supports TIF (gives up future taxes)
- Future increment can be bonded in advance
- Money used for horizontal development costs
- Significant planning and set-up effort involved

Tax Increment Financing

04

• Local Vehicles



Categories of Funding Sources

- CGL Insurance Policies*
- Responsible party contributions
- Private/developer investment

Developers/Investors want 4 primary things:

1. Knowledge of environmental conditions
2. Reduction of environmental liability
3. Comfort in manageability
4. Financial help

Private

05

Comprehensive General Liability Insurance

Private

05

- Mostly pre-1986 All Pollution Exclusion
- Very common to have the policies
- Not easy, but often quite viable (and ignored)
- Cooperation by policy holder required
- Get help
 - Hire firm that specializes on spec (~40%), or
 - Hire attorney/consultant
- Require it of reticent landowners?

Comprehensive General Liability Insurance

Private

05

Find Policies



Evaluate
Viability



Make Claim, Negotiate



Settle

Many of the
other funding
programs will
pay for this
work

Stack & Sequence Concepts

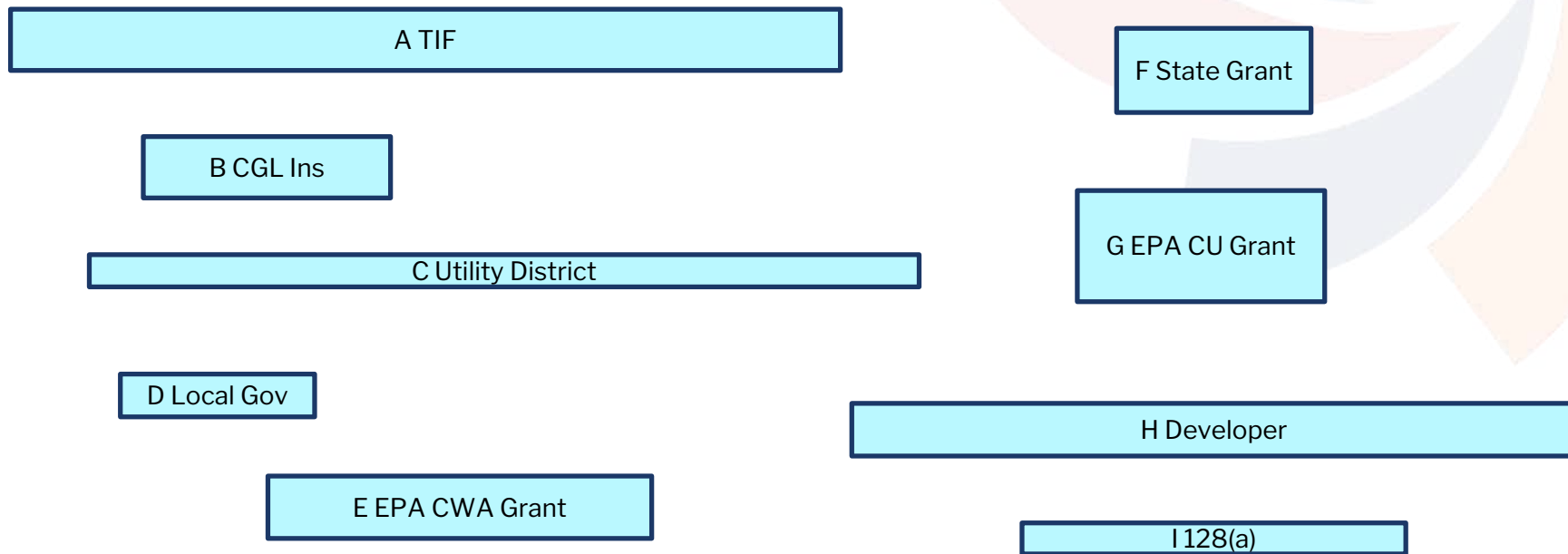
Stack { Multiple funding sources used
concurrently

Sequence { Using funding sources in a specific
order

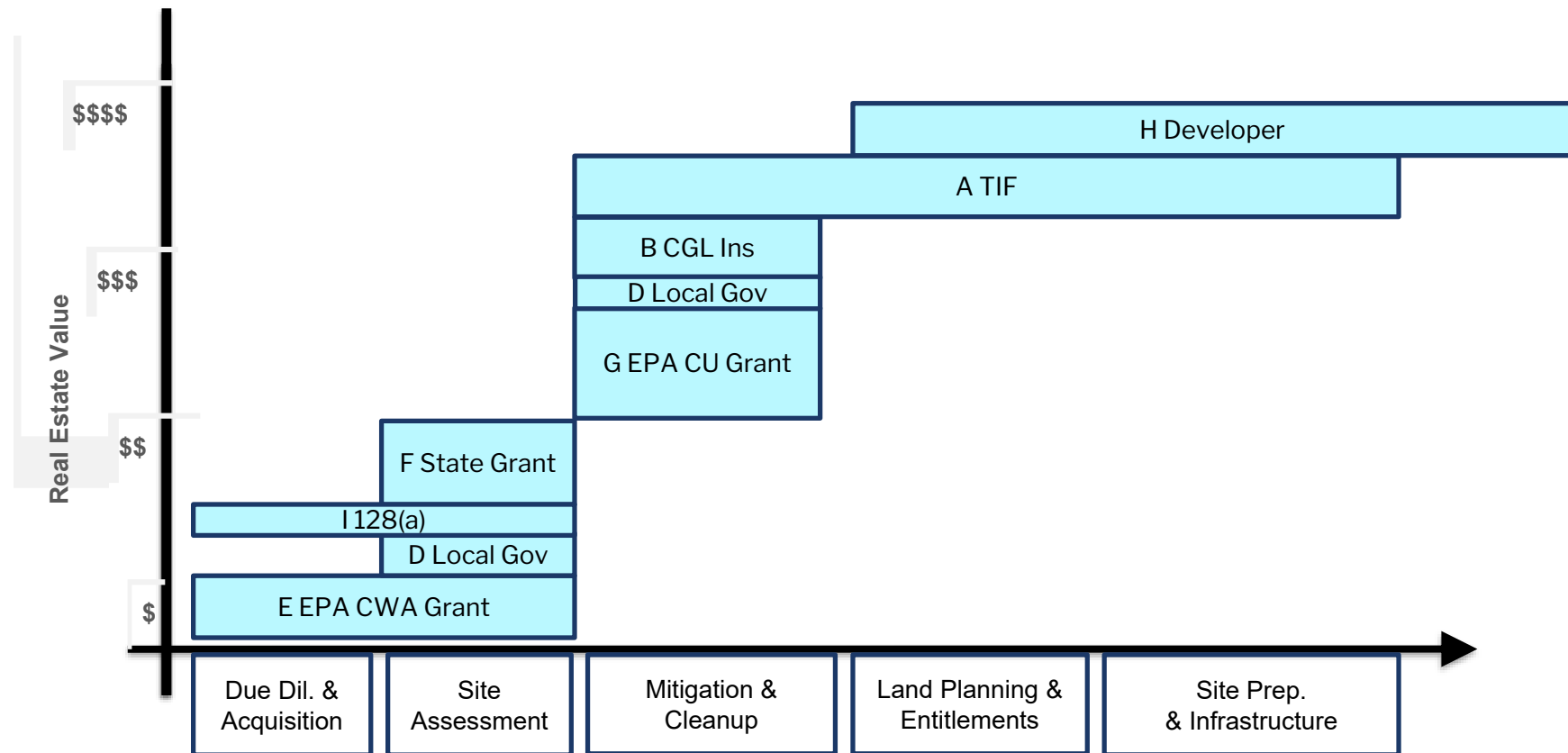
- Funding sources can and should be stacked
- Sequencing matters and requires planning and forethought
- Stack & Sequence applies to sites as well as broader areas
- Successful brownfield projects are look at all of horizontal development

Individual Funding Sources...

are the Building Blocks of Stack & Sequence



Stack & Sequence Chart



For more help and information...

Tell Me Your Story...

Consultation and advice session

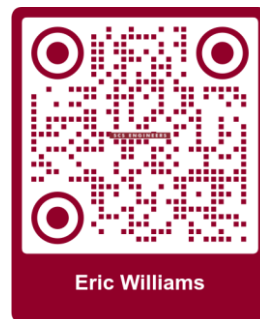
- During the conference, text me to set up a time.
- After the conference, call or email me to set up a time.



ERIC WILLIAMS

EWilliams@SCSEngineers.com

858.463.0398



LIGHTING ROUND

Brownfield Champions!

Nicole Lang, CCLR - Moderator

Serena Collins~ New Way Homes

James Nguyen ~ City of Carson

David Densley ~ City of Fresno

Tips from Brownfields Champions

Engage Regulators Early and Often

- Don't wait until you're locked into a remediation plan.
- Communicate reuse plans
- Clarify risk tolerance/standards.
- Ask about delineation requirements.
- Confirm alternative cleanup approaches.

Evaluate Multiple Remediation Methodologies

Different methods = different costs.

Examples:

Excavation vs. In-situ

Soil vapor extraction vs. Sub-slab
depressurization

Natural attenuation vs. Chemical oxidation



SERENA COLLINS
Development Manager



CITY OF CARSON
The Jewel of the South Bay

Carson Brownfields Program

Committed to transforming, vacant, underutilized, and environmentally challenged properties into safe, sustainable, and thriving community assets.

Top Two Tips:

- 1. Leverage & Build Upon Existing Partnerships**
- 1. Retain a Roster of On-Call Environmental Consultants**



Key Accomplishment Metrics:

8 Outreach Events

100+ Community Surveys Received

\$4.4 million from 8 Awarded Grants

Projects funded:

**Affordable housing, parks, food access
community centers and more**

Fresno's Top Tips

Get Your Hands Dirty!

**Communicate
with your
MVPS**

**Learn As You
Go**

**Bonus!
Celebrate Your
Successes**

Center for Creative L& Recycling (CCLR) “See Clear”

- National non-profit promoting the sustainable, equitable & responsible reuse of underutilized & environmentally impacted properties
 - Educate, advocate, assist & convene stakeholders to revitalize communities through I& recycling
 - Technical Assistance to Brownfields Communities provider R9 & R10
- ✓ Services are **FREE**
 - ✓ Visioning & Planning
 - ✓ Redevelopment process
 - ✓ Environmental “Translations”
 - ✓ Economic Development
 - ✓ Grant Writing Assistance & Reviews
 - ✓ Grant Management & Reporting
 - ✓ Webinars, workshops, trainings, national conferences, online resources



Subscribe to CCLR Newsletter at
<https://www.cclr.org/email-list>

Schedule a call or reach out at
info@cclr.org

HOW CCLR CAN HELP!



- Help you plan out your application narrative approach
- Help you engage stakeholders & partners
- Help you navigate data platforms
- Connect you to grantees that have had success in applying for & managing MARC grants
- Provide resources to help you navigate the application process & craft a compelling narrative
- **Provide a thorough review of your application including multiple rounds of edits**

Next Steps! Question and Answer

We're here to Help!

1. Sign up for CCLR's monthly newsletter or visit us at cclr.org.
2. Learn about our upcoming events & webinars cclr.org/events
3. Join us as a member or sponsor.
4. Schedule a TA call to discuss your community needs. →
5. Stay in touch!



CALIFORNIA
LAND RECYCLING
CONFERENCE

Transforming Land, Empowering Communities
September 16-18, 2025 | Carson, CA



OFFICE OF BROWNFIELDS
Department of Housing and Community Development



CENTER FOR CREATIVE
LAND RECYCLING
RECLAIM. CONNECT. TRANSFORM.



SCAN ME TO REGISTER



CALIFORNIA **LAND RECYCLING** **CONFERENCE**

Transforming Land, Empowering Communities
September 16-18, 2025 | Carson, CA

**THANK
YOU!**

**TOGETHER WE
EMPOWER
COMMUNITIES
THROUGH THE
TRANSFORMATION
OF BROWNFIELDS**

Join the conversation, use
#CALRC2025 to share your
photos, insights and highlights

*We appreciate your feedback,
evaluation surveys are available
on the Whova app.*