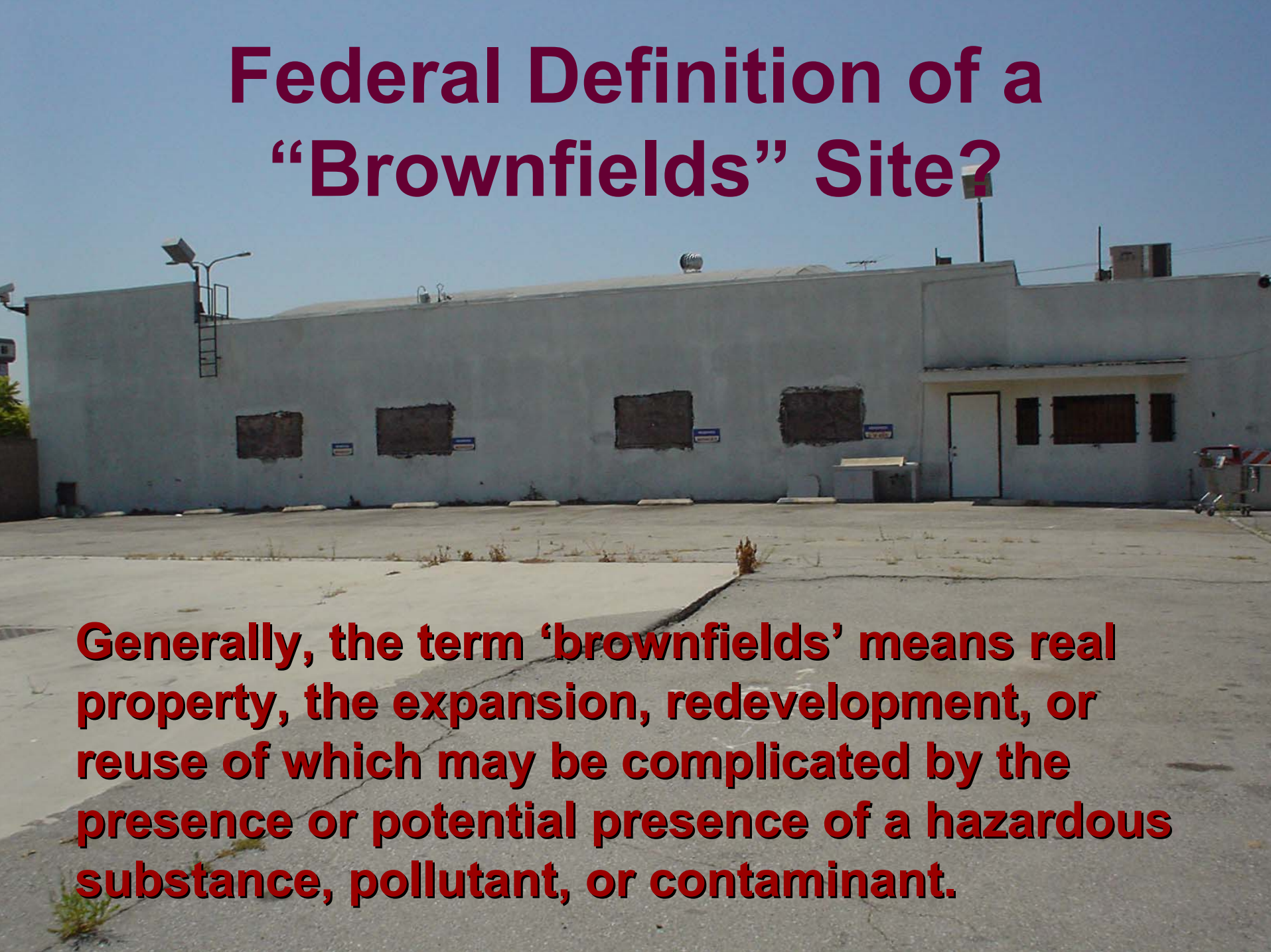




**Overview of EPA's Brownfields Program
Presented by Steven Linder, USEPA Region 9
at Successful Brownfields Redevelopment
Achieving Clarity on Regulatory Requirements, Processes and Options
November 18, 2004**

Federal Definition of a “Brownfields” Site?



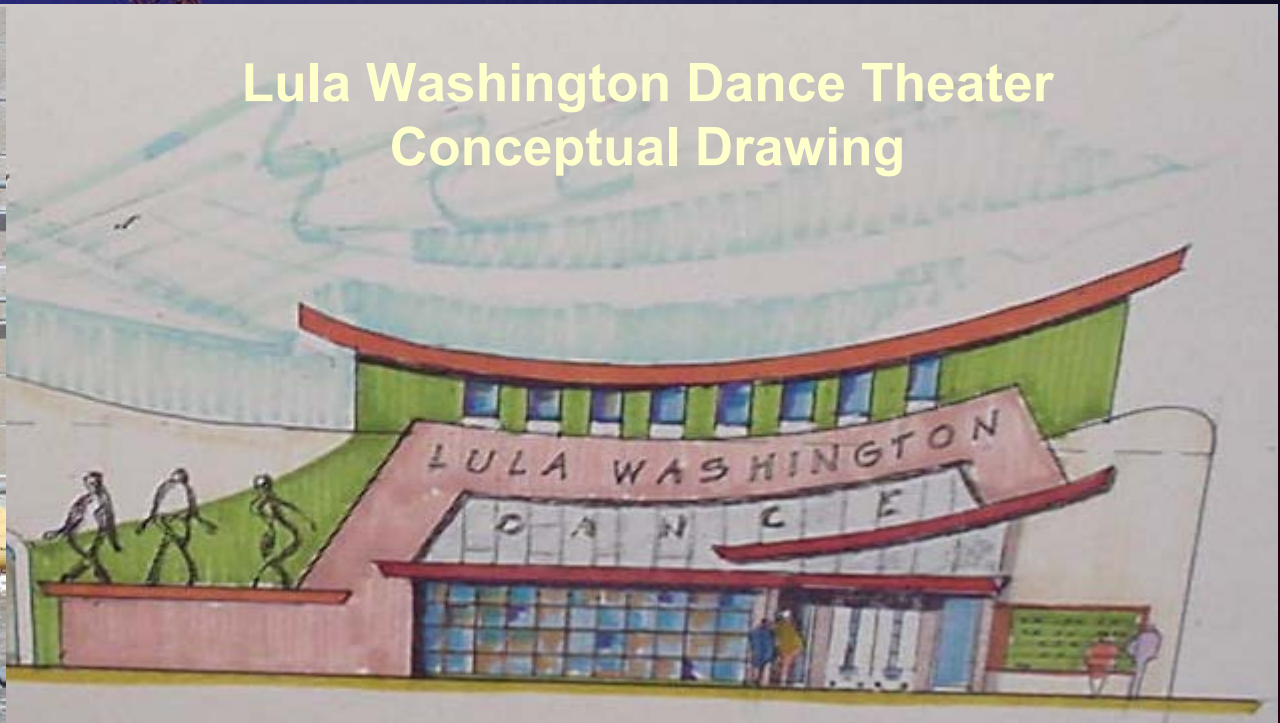
Generally, the term ‘brownfields’ means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Lula Washington Dance Theater Los Angeles, CA

- Lula Washington Dance Theater will likely open in Los Angeles in 2005.
- Awarded an USTfields grant in 2002 and the first EPA petroleum brownfields cleanup grant for a non-profit organization in 2003.
- Collaboration between EPA Region 9, the State of California, the City of Los Angeles, and the Dance Theater.



Lula Washington Dance Theater
Conceptual Drawing



US EPA Assistance Available



- Competitive Grants
 - Assessment
 - Cleanup
 - Revolving Loan Fund
 - Job Training
- Targeted Brownfields Assessments
- Technical Assistance / Coordination / Facilitation

USEPA Brownfields Funding



- In Fiscal Year 2004 EPA Provided over \$75.4 Million to Communities in 42 States, Puerto Rico, and Five Tribes
 - 25% of this Money to Petroleum Sites
- \$50 Million per year Grant Program to Establish and Enhance State and Tribal Response Programs



Grants

Petroleum Site Eligibility

- Relatively Low-Risk
- No Viable Responsible Party
 - No Filed Action
 - Financial Viability
- Not Subject to RCRA 9003(h)
Order

Grants

Hazardous Substances vs. Petroleum

- Hazardous Substances
- 75% of Grant Funding
- Examples include:
 - Plating Shops
 - Landfills
 - Salvage Yards
 - Dry Cleaners
 - Mine-Scarred Lands
- Petroleum
- 25% of Grant Funding
- Examples include:
 - Gas Stations
 - Fuel Terminals
 - Tank Farms
 - Oil Fields

- **Illegal Drug Labs**



Area-Wide

Brownfields Assessment

Proposals

Step 4

**Cleanup Plans
For the Best
Step 3 Sites**

Step 3 – Phase II

**Assessment of Highest
Priority Sites Assessed in Step 2**

**Step 2 – Phase I Assessments
of Highest Priority Sites**

**Step 1 – Create Brownfields Inventory
Community Input and Stakeholder Input
Consistency with Regional Plan**

Oakland, CA Petroleum Brownfield Site Converted to Affordable Housing



2004 Phoenix Award
Community Impact

From This...



...To This!



- ✓ Community workshops: Summer 2001
- ✓ Planning Department Review: Fall 2001
- ✓ Family Selection: began November 2002
- ✓ Construction with volunteers: January - October 2003
- ✓ Completion: October 2003



Community Housing Development Corporation, North Richmond, CA



- 3 Affordable Housing Units Planned at former UST site.
- EPA Brownfields Grant.
- Collaboration between EPA Region 9, Community Housing Dev. Corp. and City of Richmond.



Some Keys to a Successful Brownfields Project / Proposal

- Location of Project
- Strong Partnerships
- Community Support
- Leveraging / Investors / Favorable Economics
- Reuse Vision

Site Information

4770 East 7th Street
Long Beach, CA

[Submit Offer](#)

[Print Property Brochure](#)



Address: **4770 East 7th Street**

Intersection: Park Ave & East 7th

City: Long Beach

State: CA

Zip Code: 90804

Listing Price: \$775,000

Property Size: 16,257 SF

Status: Contract Pending

Lot

Dimensions:

Zoning: CC

Utilities: Yes

Improvements: Yes

Deed

Restrictions: Not for residential use

Comments:

[Submit Offer](#)

[Contact Broker](#)

Site #18-M1A

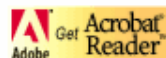
[Contact Broker](#)

[E-Mail Broker](#)

Viewed

474

[Get Acrobat Reader to
download property brochure](#)



Brownfields Inventories