



# Housing and Community Development Funding Opportunities

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# What is a Brownfield?

- Brownfields sites are “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.”
- This includes “low risk” petroleum sites and mine scarred land as well as meth labs.

# Federal Liability Protection

- Even though the Brownfields Law was passed in 2002, there are still many potential property owners who are not clear about what to do prior to purchasing property.





# Federal Liability Protection

- The Brownfields Law provides that under certain circumstances, simply owning contaminated property does not result in CERCLA liability.
- The law provides federal liability protection to a group we call “Bona Fide Prospective Purchasers” (BFPPs).
- A BFPP must do certain things prior to purchasing a property in order to be protected.
- Rule #1: Have an ASTM Phase I done prior to purchase.

# Federal Liability Issues

- There are other things you must do as well after acquiring the property:
  - ▶ Exercise appropriate care by taking reasonable steps which includes:
    - Stopping any continuing releases
    - Preventing any threatened future releases
    - Preventing or limiting human or environmental exposure to the site.
  - ▶ Comply with land use restrictions.
  - ▶ Comply with information requests.

# Federal Liability Issues

- Paying attention and doing these things ensures a higher probability of success when you apply for an EPA cleanup grant or try to borrow funding through an EPA revolving loan fund grant.



# Eligible Entities for EPA Grants

- Eligible Entities
  - ▶ States
  - ▶ General Purpose Unit of Local Government
  - ▶ Tribes
  - ▶ Redevelopment Agencies
  - ▶ Land Clearance Authority
  - ▶ Councils of Government
  - ▶ Non-profits (cleanup only)



# EPA Brownfields Grants

- Assessment Grants
- Revolving Loan Fund Grants
- Cleanup Grants
- Job Training Grants





# Brownfields Assessment Grants

**\$200K  
Hazardous Substances**

**\$200K  
Petroleum\***

**Community-Wide  
Assessment**

**Single Site \*\***

- Inventory Brownfields
- Phase I / II Environmental Assessments
- Cleanup / Reuse Plans
- Community and Stakeholder Outreach

\* Petroleum sites are eligible IF

- “Relatively low risk site” when compared with other petroleum contaminated sites
- No viable RP
- The site will be assessed or cleaned up by a person who is not potentially liable for cleaning up site
- Not subject to RCRA 9003 (h) order

\*\* EPA approved waiver to \$350K

# Robertson on the River in Taunton, MA





# Brownfields Remediation Grants

## Revolving Loan Fund Grants

- Up to \$1 Million grant\*
- Requires 20% match
- Provide no-interest or low interest loans for Brownfields Cleanups

## Cleanup Grants

- \$200,000 grant
- Requires 20% match
- Applicant must own the site for which funding is requested at the time of application.
- Non-profit organizations are eligible to apply.
- Applicants can not be potentially liable under CERCLA.

# RLF Success Story

- North Dam Mill, Biddeford
  - ▶ Southern Maine RPC loaned funds for the cleanup.



# Cleanup Success Story Manchester Street Park in Lawrence





# Job Training Grants

- Applicants may apply for \$200,000 to prepare trainees for future employment in the environmental field.
- Selected through an competition which is on its own annual cycle.



# Coordination with MADEP

- EPA coordinates with MADEP in a number of ways:
  - ▶ MADEP approves sites for petroleum eligibility.
  - ▶ Properties are assessed and cleaned up according to Massachusetts state regulations.
  - ▶ EPA provides the state with funding to establish and enhance its voluntary cleanup program.

## Rural Areas

- EPA has successfully provided this funding to rural areas through outreach to regional councils of government.
- The COGs can do inventories, Phase I and Phase II work as well as remediation planning.
- A steering committee identifies and prioritizes the sites to receive the funding.
- COGs can do municipally-owned and privately-owned properties.
- They can assist small communities in preparing cleanup grant proposals.
- This has been a very successful targeted approach to reaching rural areas.



# This Year's Competition

- Annual Guidelines will issued in August/September with due dates in October/November announcements are made in April/May
- Information Sessions are scheduled. See web site for more information

<b>Date</b>	<b>Location</b>
<b>September 14</b>	<b>Hartford, CT</b> <b>Portland, ME</b>
<b>September 15</b>	<b>Manchester, NH</b>
<b>September 16</b>	<b>Waterbury, VT</b> <b>Boston, MA</b>
<b>September 17</b>	<b>Providence, RI</b>



## For More Information

- **Web Address:**  
[www.epa.gov/newengland/brownfields](http://www.epa.gov/newengland/brownfields)
- **Send us an email from the website and be put on our “What’s New” notification list:**  
<http://www.epa.gov/region1/brownfields/whatsnew.html>



# Brownfields Team Call Us

