



**SUSTAINABLE COMMUNITY DEVELOPMENT GROUP**

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**“REVITALIZATION, GENTRIFICATION, AND EQUITABLE DEVELOPMENT”**

**New Partners for Smart Growth Conference  
February 3, 2012, 1:30pm-3:00pm  
San Diego, California**

*“The sustainable communities approach is the junction of equity, economics, energy and the environment. It’s premised on building the capacity of communities to participate in decisions, creating partnerships with other stakeholders, mobilizing resources and producing sustainable results.”*

**-- Deohn Ferris, JD, President and CEO**

[www.sustainablecommunitydevelopmentgroup.org](http://www.sustainablecommunitydevelopmentgroup.org)

# *Partnerships for Equitable Development -- Who Can Play?*

- **Public sector**
  - Federal, state, and range of local governments
- **Quasi-public sector**
  - Development, port, housing authorities
- **Non-profits**
  - CDCs, CBOs, universities, cultural-social institutions, technical/technology centers
- **Private sector**
  - Lenders, developers, investors, transaction support partners



*EPA/OSWER's key role – catalytic partner, helping to fit the pieces together...*

## *EPA Brownfields Program – Aims to Serve Communities in Need*

- **BF emerged out of NEJAC dialogues starting in 1995**
- **2002 BF law specifically addresses EJ in plain terms:**
  - Requires EPA to take into consideration *“the extent to which the grants would facilitate the identification and reduction of threats to health to the health and welfare of children, pregnant women, minority or low-income communities, or other sensitive populations.”*
  - Requires EPA to consider community ability to draw on other sources of funding if small or low income
- **Today’s context equation for equitable development:**

**Brownfields**  **Infill**  **Smart Growth**

# *EPA Brownfields Program – Catalyst for Promoting Equitable Development*

- BF programs set the stage – assessment and cleanup critical first steps in redevelopment process
- Equitable development takes place later, after cleanup – key goal is advancing it in a smart growth context
- OBLR data analysis shows that the BF program serves low- and moderate-income persons
  - *Additional equitable development, EJ language in 2012 BF grant guidelines*
- ***Important to remember*** – most brownfield projects, especially big ones, do not use EPA funding
  - *10,000 sites in average year, less than 1,000 with EPA*

# *Demographic Analysis of EPA Brownfields Communities*

## **Census block groups with EPA-funded BF properties (2000)**

- Poverty rate percentage – *20.1%*
- Minority population percentage – *37.9%*
- Vacant residential unit percentage – *11.5%*
- Per capita income – *\$16,693*

## **Census block groups nationwide (2000)**

- Poverty rate percentage – *12.4%*
- Minority population percentage – *30.9%*
- Vacant residential unit percentage – *9.0%*
- Per capita income – *\$21,587*



## *What EPA is doing now – priorities, partnerships, new initiatives*

- **Area-wide planning**

- 23 brownfield AWP pilots named October 2010, to explore broader, community wide redevelopment strategies in disadvantaged areas
  - *New set of AWP grantees anticipated in 2012*
- Goal is implementing improvements in brownfield-impacted areas according to a community vision – based on inter-agency, public-private partnerships to be strengthened, developed during the planning process



# *What EPA is doing now – priorities, partnerships, new initiatives*

- **Community Engagement Initiative**
  - Action plan lays out principles, goals, and objective to help communities meaningfully participate in decisions on land cleanup, hazardous substance and waste management
  - Short-term, long-term implementation steps being developed
    - *Focusing on specific contaminants, information delivery mechanisms, individual EPA programs (Superfund, brownfields, etc.)*
    - *Focusing on enforcement communication connections, critical decision-making processes and guidance*



# *What EPA is doing now – priorities, partnerships, new initiatives*

- **Plan EJ 2014**

- Advancing EJ principles by building strong state and tribal partnerships, as part of ongoing program guidances
  - *Integrating EJ principles in work plans and agreements*
- Align community-based programs to better and more efficiently meet capacity needs on EJ communities
  - *Promote equitable development opportunities*
- Explore how EPA funding, policies, and programs can help local communities/decision-makers maximize benefits and minimize adverse impacts from land use decision-making, planning, and siting
  - *Training, tools, and outreach*





## ***What EPA is doing now – priorities, partnerships, new initiatives***

- **Promoting job training and green jobs**
  - *Formerly, brownfield job training grants; now, the more broadly focused “Environmental Workforce Development and Job Training Grants Program”*
- **Promoting new/enhanced inter-agency, public-private working partnerships aimed at revitalization results**
  - *Defining, addressing environmental issues/concerns as part of the economic/community development continuum*
  - *De-mystifying environmental component of reuse process*
  - *Identifying common program missions – promoting financing leveraging/linkages*
  - *Ensuring meaningful community participation in all this!*

# *Brownfields* ➡ *Infill* ➡ *Smart Growth*

**EPA/HUD/DOT interagency partnership** – providing a vision for sustainable growth – *initial projects include 5 pilots to link transit and affordable housing on brownfield sites*

- **Fairmount Line, Boston** – *creating TOD village on a brownfield; EPA will support remediation planning, along with HUD and DOT efforts at housing and transit access*
- **Indianapolis** – *redeveloping former rail yard maintenance facilities into affordable housing, new commercial development, urban agriculture, integrating green infrastructure*



## *Sustainability Partnership Pilots*

- **Riverfront Crossings district, Iowa City** – *creating a walkable urban neighborhood, with new housing, retail, office, public open space near proposed light rail stop*
- **National City (CA)** – *creating and implementing a sustainability plan and financing strategy to convert 14-acre abandoned auto mall, industrial BF into the Westside affordable housing TOD*
- **La Alma/South Lincoln Park, Denver** – *Housing Authority key partner in t.a. effort to integrate green design, storm water management best practices, renewable energy, green jobs strategies*



Denver site

***Thanks!***

***For further information on specific programs or  
project examples, contact Charlie Bartsch  
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# EVERGREEN COOPERATIVE INITIATIVE

TED HOWARD - THE DEMOCRACY COLLABORATIVE



**CREATE JOBS**



**GENERATE WEALTH  
FOR RESIDENTS**



**STABILIZE  
NEIGHBORHOODS**

BUILDING COMMUNITY WEALTH TO  
TRANSFORM CLEVELAND AND CHANGE LIVES



- ◆ **To stabilize and revitalize low-income neighborhoods of Cleveland**
- ◆ **To promote and expand economic opportunity and wealth building through a growing network of green, cooperative businesses that hire locally and are based in the community**
- ◆ **Commitment to: our workers, the success of our businesses, the environment and the larger community**



- 1. Focus anchor institution purchasing locally**
- 2. Create new community-based businesses**
- 3. GREEN**
- 4. Link to expanding sectors of the economy**
  - (e.g., health, aging, energy, food, waste & green technologies)
- 5. Ensure financing and management to move to scale**

# OUR PRINCIPLES

- ◆ Co-ownership by co-op workers and other important local “stakeholders”
- ◆ Triple bottom line: community, environment, profit
- ◆ Majority of our workforce hired from low-income neighborhoods
- ◆ Linked to the supply chain of area anchor institutions
- ◆ Living wage & no-cost health care benefits
- ◆ Distribution of earnings into capital accounts (wealth building)
- ◆ Career ladders for our workers
- ◆ Corporate culture of ownership, participation, transparency and accountability
- ◆ Individual co-ops are part of a larger structure that ties them together into a coordinated and integrated network (ECC)





