Beyond Brownfields
Creating Sustainable Community--Based Programs
US EPA Region 5

Joe Dufficy
Ohio EPA Brownfields Conference
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Introduction

- Over last few years, R5 has been involved in a number of Community-based, community scale collaborative efforts—spear headed by either traditional BF approaches, like Milwaukee’s Menominee Valley or HUD/EPA/DoT Partnership projects like and Cincinnati and Indianapolis.

- Question: how did those efforts come about? Short answer—because clever people knew how to seek out other clever people in the office who could put community needs in terms of the programs we have to offer—Next question—so, why does it not work in other places?

- This brought about a charge: Institutionalize those opportunities. Align the BF, Community and Sustainability Work into a sustainable, strategic structure with the Core Programs.

- Do Sustainability!
How do we do Sustainability?

First—we can “define” Sustainability

The Creation and maintenance of conditions under which humans and nature can coexist

The Recognition that risk identification and reduction are not sufficient to solve complex problems

Realization that all human development decisions have economic, social and environmental drivers and costs

For practitioners here, it is also the efficient delivery of governmental services.

Secondly—we need to deconstruct the successful efforts
As it turns out there are “deconstruction” barriers in creating a sustainable, strategic community structure—

First, there are between 25 and 30 Community-based Sustainability Programs and over 40 Policy-based Sustainability Programs spread over every program office in EPA.

And we are a somewhat silo’d organization.
Individual Program goals are met but there is no strategic element.
Secondly, the EPA Core Programs are more closely aligned to this type of community view...

Calumet River System, NW Indiana
...than this community view of vacant property, rubble piles and collaborative engagement...

...which some see as “squishy”
Thirdly, Region 5 has an abundance of “community” opportunity.

9 of the 25 metro areas with the highest vacancy rates and population loss are here.

Source:
HUD, 2014
Lastly, what is normal development? Is it sustainable?

Since 1950, the developed footprint of metro Detroit has increased by 50%

The population of metro Detroit declined from 1970 to 2010, from 4,490,902 to 4,296,250, a loss of 4%

Economic costs? Taxes?

Metro Cleveland increased by 36%. With a 6% population loss.

Metro Chicago saw a 47% increase with a 4% population increase.

US developed land area increased by 107% with a 47% pop increase.
Gary, Indiana Broadway Street, 1959
On the map above from the Center for Neighborhood Technology, households in the areas in red emit, on average, 8.6 metric tons or more of carbon dioxide per year from transportation; households in the pale yellow areas in the center emit 3.3 metric tons or less.

Whether the norm is sustainable or not—there are economic, social and environmental costs to current patterns.
Again, is the norm sustainable?

Source: HUD, 2014
Recap—Barriers to implementing a Sustainable Communities Structure Include:

1. Existing community funding and assistance is not focused
2. Tyranny of opportunity; past development patterns
3. EPA core programs still focused by media

We can also add—Lack of community capacity and reduced governmental budgets

Strategy going forward:

1) Find logic of current program area coverage
2) Create pilots with results focus

Assumptions: Pilots will entail cultural shift. We need to be able to more strategically place resources, better leverage existing resources and investments and produce measureable results.
Ok—how do we do this?
The Overall Strategy involves:

- Program nexus & EPA targeting
  Finding logic in current framework

- Use criteria that have worked in the past
  - Viable on-the-ground partners
  - Genuine environmental need
  - Link with EPAs Core programs
  - Project will demonstrate or prove a point which can be used elsewhere
  - Project will lead to real environmental improvement

- Experience says: long-term support and planning lead to sustainable results
Luckily, the various Sustainability programs self categorize into 4 general topic areas:

1) Targeted Risk Reduction where EPA:
   - Works with communities prior to impending enforcement action, to reduce risk
   - Works with communities post-enforcement, to increase education and gain more beneficial outcomes

Examples:
- Manganese RARE Project
- Mining Awareness Project
- Near Rail Yard Air Quality Studies
- Southwest Detroit
- Superfund Removal Community Based Work
2) Grant Programs that provide direct funding to the community, or contractor support as technical assistance.

Grant programs are led by a community’s specific goals and needs.

- CARE grants
- EJ Small Grants
- Brownfields Assessment, Cleanup and RLF grants, State and Tribal grants
- Alternative Energy on brownfield sites

Oshkosh, WI riverfront cleanup before and after.
3) Programs and initiatives that emerge from EPA issue or policy guidance.

- Children’s Health,
- Green Demolition,
- Urban Agriculture,
- Urban Waters
- Climate Showcase Communities,
- Energy Management Pilots,
- Land Revitalization,
- Subtitle D Technical Assistance,
- Superfund Redevelopment Initiative,
- Sustainable Skylines Initiative,
- Sustainable Water Infrastructure,
4) Programs and initiatives that focus on sharing information through training and outreach.

- Written materials
- In-person training
- Web content
- Capacity building

Examples:
- Asthma Training
- Bed bug initiative
- Brownfields Job Training
- Lawn Care initiative
- Tribal Solid Waste outreach and education
Four Topic Areas of Work Mapped  FY 12

Community Based Work In Region 5 - Topic

**Topic**
- Policy or Geography Based
- Education and Training
- Grants
- EJ-Based Targeted Reduction of Risk
“Collaboration” (Community plus Core program Work) FY12

Community Based Work In Region 5 - Collaboration

Cross Program Collaborators Within EPA

- 0
- 1 - 2
- 3 - 6
- 7 - 10
- 15
Ok–how do we do this?
The Overall Strategy involves:

- Program nexus & EPA targeting
  Finding logic in current framework
- **Use criteria that have worked in the past**
  - Viable on-the-ground partners
  - Genuine environmental need
  - Link with EPAs Core programs
  - Project will demonstrate or prove a point which can be used elsewhere
  - Project will lead to real environmental improvement
- Experience says: long-term support and planning lead to sustainable results
Partnership for Sustainable Communities
Indianapolis Brownfields Pilot Project

Region 5 used neighborhood livability goals and worked with project partners to create a strategic investment plan to guide the project’s first three years. 29 different state, local, federal funders and foundations participated in the effort.

“While cities across the country are tightening their belts, slashing budgets and cutting spending, it’s refreshing to see government agencies at all levels coordinating resources to spur development. Since Indianapolis was selected as one of the cities for the Smart Growth project, already we are cleaning up former brownfields to make way for new housing opportunities and for sustainable projects that include urban gardens. The multi-agency cooperation allows Indianapolis to invest funds for a maximum impact on the quality of life in the redeveloping area. I am optimistic about the results for this area in the near future.”

– Indianapolis Mayor Greg Ballard
Over $4M leveraged in three years. Plus:
Completion of 2 street and sidewalk projects, 1 mixed-income housing project, 1 area-wide Phase I of entire district, 5 Phase II’s and: 1Monon Railyard cleanup plus urban ag test beds
We chose 3 new cities for the pilot:

1) Gary, Indiana—

2) Chicago (Pilsen/Little Village), Illinois—

3) Detroit, Michigan—

Each plan developed has:

- Action oriented tasking
- Measurable goals and outcomes
- Focuses resources to community-identified problems;
- And is designed to be “sustainable.”

When we are gone the work should continue. This is what has not happened previously.
Name of Project: City/State: Detroit, MI

**Project Goal:** Region 5 is working with partners to find ways to align federal resources to support the City’s environmental and economic revitalization through Green Infrastructure, Vacant Properties, and Brownfield Revitalization

**Partners Enlisted:**
*Federal* - Housing and Urban Development (HUD), Department of Transportation (DOT), and Department of Treasury
*State, local, and community* - Michigan Department of Environmental Quality, Wayne County, City of Detroit (Water and Sewer Dept), Detroit/Wayne County Port Authority, Michigan Land Bank, Lower Eastside Action Plan, Southeast Michigan Council of Governments (SEMCOG)

**Description:**
On September 27, 2013 the federal government announced that it will be a “key partner” in Detroit’s future teaming with local and state officials, as well as businesses and philanthropies, to put to use more than $300 million in new and repurposed grants. In preparation for this event, HUD, DOT, and EPA representatives assembled various funding streams and examined potential resource alignment opportunities.

Planned activities include:

- **Redevelop Brownfields** – Accelerate Brownfields redevelopment projects through technical and financial assistance to Wayne County.
- **Perform greener demolitions** – Work with city staff and contractors to modernize demolition procedures to incorporate green practices.
- **Monitor Environmental Conditions** – Train city staff to do environmental monitoring and handle hazardous materials.
- **Reinvigorate Strong Cities, Strong Communities (SC2)** – Work with the new SC2 Detroit team lead to identify how improving environmental outcomes can be incorporated into economic development and revitalization work.
- **Assist with the Bloody Run Creek Greenway Redevelopment Project** – Provide off-site technical guidance on Bloody Run Creek Greenway Redevelopment project.
- **Share Rightsizing Example** – Provide forthcoming Smart Growth Implementation Assistance (SGIA) final report on rightsizing infrastructure in Saginaw, MI.
- **Green Infrastructure Construction and Urban Conservation Corps** – Identify sites for green infrastructure projects and related opportunities for job training.
- **Place-based land use** – Provide assistance to the City of Detroit in implementing a place-based land use investment strategy.
- **Green Infrastructure Projects to reduce combined sewer overflows (CSOs)** – Identify sites to target $3M annual green stormwater infrastructure investments and CSO reduction planning to be carried out by DWSD in the Rouge River watershed.
Detroit in Brief—Direct Targeting of Resources to Blight Elimination

1) Find/Follow money—blight elimination focus. $50M Hardest Funds, Transportation $ and CSO Green Infrastructure workout mandates. Community and jobs focus.

2) Plan involves—Brownfield Redevelopment, Green Demolition, Green Storm water construction; and Training and Outreach.

3) Work with agencies to find common areas/neighborhoods of overlap.

4) Target EPA resources to same areas. Work with locals to find connections to other resources.

To Date:

Have found 4 neighborhoods where HHF, Transport and GI infrastructure projects overlap.

Conducted demolition/deconstruction best practices workshop. Conducting market analysis.

Connecting JT providers with GI construction and demolition contractors
US EPA Project Schedule - Detroit Strong Cities, Strong Communities

Detroit, MI (2013-2014)

Themes: Green Infrastructure, Vacant Properties, Brownfield Revitalization, and Environmental Justice

Project Goal: Region 5 is working with partners to find ways to align federal resources to support the City’s environmental and economic revitalization.

**TASK 1: Redepvelop Brownfields**

1A: Accelerate Brownfields redevelopment:
   - Brownfield Revolving Loan Fund ($600,000) - Wayne County
   - Brownfield Revolving Loan Fund ($1,000,000) - Detroit/Wayne County Port Authority
   - Brownfield Revolving Loan Fund ($1,000,000) - Michigan Land Bank
   - Brownfield Assessment Grant ($600,000) - Wayne County, the City of Detroit, and the Detroit/Wayne County Port Authority
   - Brownfield 128a Grant ($200,000) - State of Michigan (MDEQ)

   - Ford Hospital Loan Executed
   - Grant Awarded

**TASK 2: Perform Greener Demolitions**

2A: Update demolition bid specifications to incorporate green practices
2B: Create framework for public health and materials management
2C: Align environmental investments to complement economic revitalization

**TASK 3: Green Infrastructure Construction and Urban Conservation Corps**

3A: GURI Shoreline Cities Grant ($1M) - Identify sites for green infrastructure projects and related job training.
3B: Identify sites to target $3M annual green stormwater infrastructure investments to be carried out by DWSD in the Rouge River watershed.
3C: Provide technical assistance on Lower Eastside green infrastructure planning to reduce CSOs before next permit cycle
3D: Assist with the Bloody Run Creek Greenway Redevelopment Project
3E: Provide examples on rightsizing infrastructure

**TASK 4: Monitor Environmental Conditions**

4A: Provide training on air quality monitoring
4B: Collect and share environmental data to inform revitalization strategy
4C: Coordinate enforcement efforts with revitalization strategy
4D: Coordinate research efforts with revitalization strategy

- Proposed
- In Progress
- Completed
**Name of Project:** Gary Northside Redevelopment Project (GNRP)

**Project Goal:** This project is designed to improve the environment and quality of life for Gary residents by:

- Initiating cleanup and redevelopment of four neighborhoods within Gary, Indiana.
- Building the City of Gary’s capacity to design and implement projects and manage public and private funding, so that projects in the four designated neighborhoods will successfully carry forward once the pilot project is complete.

**Partners Enlisted:**

*Federal partners:* Housing and Urban Development, Department of Transportation, Department of Labor, Health and Human Services, National Parks Service, Federal emergency Management Agency, General Services Administration and Economic Development Agency.

*State, local, and community partners:* Indiana Department of Environmental Management, Indiana Housing and Community Development Agency, Indiana Department of Natural Resources, Indiana Office of Community and Rural Affairs, Regional Development Authority of Northwest Indiana (RDA), Indiana Department of Transportation, Legacy Foundation, Donnelly Foundation, and Knight Foundation.

**Description:**

The Gary Northside Redevelopment Project (GNRP) is an EPA and City of Gary led cross-agency partnership to revitalize a highly impacted district within Gary, Indiana, by improving the environment and quality of life for residents. The project was formed under the auspices of the HUD/DOT/EPA Partnership for Sustainable Communities. GNRP covers four contiguous neighborhoods on the City’s north side (Horace Mann, Downtown-Emerson, Aetna, and Miller neighborhoods). The GNRP has engaged EPA, other federal agencies, state agencies, nonprofits and foundations to fund and implement projects within the area. The GNRP will also address significant challenges, including: lack of funding; devastated, but recovering local government capacity; a long and complicated environmental history; and severe crime and poverty. The focus is on completing short-term projects to support long-term growth and goals in the community.

GNRP’s immediate goals include:

- Using environmental cleanup, job training, and workforce housing development to stimulate redevelopment of a dilapidated medical district in the Horace Mann neighborhood.
- Leveraging pending demolition of the Sheraton Hotel to launch planning, community capacity-building, and other pilot projects necessary to bring transit-oriented development to the Downtown-Emerson neighborhoods.
- Applying code enforcement, targeted demolition, and green infrastructure best practices to the Aetna neighborhood, making it a healthier place to live
- Utilizing the Miller Commuter Rail stop and access to the National Lakeshore and as assets to spur cleanup and revitalization of the Miller and Aetna neighborhoods.
Gary in Brief—Use Projects to Develop Local Capacity

1) City lacks critical capacity. Extensive 1 yr planning exercise. All of FY 2013. EPA/HUD staff spent 3 days per week in city meeting with Mayor, staff and key neighborhood groups.

2) EPA/HUD plan involves community scale redevelopment projects in 4 neighborhoods on Gary’s north side and involves—Blight elimination, Capacity building, Public Health and Redevelopment action areas.

3) Overall Plan has been adopted by Mayor and approved by City Council. Regional Foundations and RPOs are providing staff and resources. We have 18 partnership organizations, currently.

4) Each project is lead by team of city department staff.

5) City staff have received project management training. We attend biweekly staff meetings.

Highly symbolic demolition of downtown Sheraton Hotel began several weeks ago.
U.S. EPA Project Schedule - Gary, IN
Gary, IN (2013-2014)

**Themes:** Green Infrastructure, Vacant Properties, Brownfield Revitalization, and Environmental Justice

**Project Goals:** This project is designed to improve the environment and quality of life for Gary residents by: 1) Initiating cleanup and redevelopment of four neighborhoods within the city by building the City of Gary's capacity to design and implement projects and manage public and private funding, so that projects in four designated neighborhoods will successfully be implemented once this pilot project is complete; and 3) implementation of short term pilot projects.

**Project Description:** The Gary Northside Redevelopment Project (GNRP) is an EPA, HUD and City of Gary led cross-agency partnership to revitalize a highly impacted district within the city by improving the environment and quality of life for residents. The project was formed under the auspices of the HUD-DOT-EPA Partnership for Sustainable Communities. Through this partnership, EPA consultants, other state and federal agencies, nonprofits and foundations to fund and implement projects within the area, based on the Mayor's vision for the redevelopment.

<table>
<thead>
<tr>
<th>TASK 1: Blight Reversal</th>
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<tr>
<td>1a. Residential Demolition - property control, ordinance creation, enforcement</td>
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<td>Announcement of availability of Hardest Hit Funds</td>
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<td>1b. Cleanup - use of EPA removal, remedial and brownfield resources</td>
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<td>Acquisition of Funding</td>
<td>Identification of appropriate funding sources</td>
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<td>1c. Green Infrastructure - focused redevelopment on vacant property</td>
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<th>TASK 2: Capacity Building</th>
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<tr>
<td>2a. Project Management - as tool in capacity building and training</td>
<td>Conduct bi-weekly project management meetings</td>
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<td>2b. Funding Strategies - alignment and project focus</td>
<td>Identification of appropriate funding sources</td>
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<td>2c. Needs Identification - Creation of clear strategy</td>
<td>Identification of a clear set of capacity needs</td>
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<th>TASK 3: Public Health</th>
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<tr>
<td>3a. Community Design</td>
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<th>TASK 4: Redevelopment with quality of life focus</th>
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<td>4a. Transit - oriented development - Lakefront District</td>
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<td>4b. Workforce Housing - Horace Mann - Using environmental cleanup, job training, and employer-assisted housing development to stimulate redevelopment of a dilapidated medical district in the Horace Mann neighborhood</td>
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<tr>
<td>4c. Predevelopment - Emerson/Downtown - Leveraging the pending demolition of the Sheraton Hotel to launch the planning, community capacity-building, and other pilot projects necessary for bringing transit-oriented development to the Emerson and Downtown neighborhoods</td>
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Incorporation of Public Health Improvement into Community Design

Charrette for Horace Mann and University Park

Creation of clear priorities, goals, with Ongoing

Acquisition of planning funding

Sheraton Hotel demolition
**Name of Project:** Chicago (Pilsen-Little Village) Environmental Justice Community Project

**Project Goal:** To work directly with neighborhood groups in a community disproportionately impacted by environmental problems to reduce exposure to harmful emissions and contamination

**Partners Enlisted:**
- **Federal Partner** - Agency for Toxic Substances and Disease Registry (ATSDR)
- **State, local, and community partners** - Illinois Environmental Protection Agency (IEPA), Illinois Department of Public Health, Pilsen Environmental Rights and Reform Organization (PERRO), Little Village Environmental Justice Organization (LVEJO), City of Chicago, Chicago City Council, and Midwest Generation, Incorporated

**Description:**
In August 2012 Region 5 was approached by a number of Environmental Justice (EJ) organizations following an announcement that Midwest Generation, Incorporated’s two remaining coal-fired power plants, located in Pilsen and Little Village, would be closing. During initial discussions, these EJ groups, primarily PERRO and LVEJO, raised issues related to the power plants and also expressed deep concerns about the effects of Chicago’s industrial past on their neighborhoods. Region 5 responded with a plan for direct and regular community engagement. A Regional team was assembled to meet regularly with stakeholders. EPA is now more engaged with local residents and all entities work together to discuss and address broader environmental concerns in the area.

**Specific actions included and continue to include:**
- Completion of a comprehensive Community Involvement Plan for all ongoing EPA work.
- Monthly meetings with Pilsen Environmental Rights and Reform Organization (PERRO) and the Little Village Environmental Justice Organization (LVEJO).
- Frequent community visits. These neighborhoods act as an entry point for new arrivals, largely Hispanic, to the United States. EPA has established a presence in the community with regular meetings and community outreach.
- Actively seeking community input during EPA work planning stages. EPA shares workplans and products with stakeholders.
- Systematically addressing legacy environmental issues stemming from abandoned factories, lead smelters, and vacant properties.
- Established a single point of entry web portal for all ongoing projects.
Chicago in Brief—Leverage Core Program Nexus

1) Community impact driven. Neighborhoods have active and closed smelters, dozens of abandoned factories, cement plant, asphalt plant, 2–recently closed coal power plants, with associated coal gasification plants under SF cleanup.


3) Predominantly, Latino. Point of entry for immigrants. Little to no governmental trust stemming mostly from environmental conditions. Need bilingual staff: OSC, RPM, BFPM, CIC

4) Monthly meetings with main community orgs. Plus 50–60 independent outreach efforts by EPA staff last year

5) Extensive testing and sampling in neighborhoods. Plans were approved by neighborhood orgs who assisted in door to door access agreements.

6) Connections—city had been planning “Lick Run” type greenway for area. Project will now likely center along abandoned rail corridor which is focus of recent BF/SF activity
**US EPA Project Schedule - Chicago**  
**Chicago, IL (2013-2014)**

**Themes:** Green Infrastructure, Vacant Properties, Brownfield Revitalization, and Environmental Justice

**Project Goals:** To work directly with neighborhood groups in a community disproportionately impacted by environmental problems to reduce exposure to harmful emissions and contamination.

**Project Description:** In August 2012 Region 5 was approached by a number of Environmental Justice (EJ) organizations following an announcement that Midwest Generation, Incorporated's two remaining coal-fired power plants located in Pilsen and Little Village, would be closing. During initial discussions, these EJ groups, primarily PERO and LVEJO, raised issues related to the power plants and also expressed deep concerns about the effects of Chicago's industrial past on their neighborhoods. Region 5 responded with a plan for direct and regular community engagement. A Regional team was assembled to meet regularly with stakeholders. EPA is now more engaged with local residents and all entities work together to discuss and address broader environmental concerns in the area.

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<th>TASK 1: Redevelop Brownfields</th>
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<tr>
<td>1A: Region 5 will work with the local City officials and community organizations to facilitate the redevelopment and reuse of formerly contaminated properties in the Pilsen and Little Village Communities</td>
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<td>1B: Region 5 staff will facilitate discussions for the future use and potential development at the former Loewenthal site</td>
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<tr>
<td>1C: Region 5 Staff will establish communication and assist in developing strategy for Little Village Environmental Justice Organization (LVEJO) in identifying brownfields sites in the Little Village Community</td>
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<tr>
<td>1D: Develop or assist in developing local capacity for Area Wide Planning in the North Branch of the Chicago River</td>
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<tr>
<td>1E: Provide technical assistance in Future Use/Redevelopment of Midwest Generation Closed Plants (Fisk and Crawford)</td>
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<th>TASK 2: Facilitate Renewable Energy development in the City of Chicago</th>
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<tr>
<td>Region 5 will assist the City of Chicago in evaluating the potential for specific renewable energy technology for eligible properties in the City of Chicago</td>
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<tr>
<th>TASK 3: Continue reducing pollution and toxics in the Pilsen and Little Village Communities</th>
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<tr>
<td>3A: Region 5 will continue the investigation of and addressing specific lead contaminated areas within the Pilsen Community</td>
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<tr>
<td>3B: Superfund Investigation efforts will continue for the Manufactured Gas Plants (MGP) Sites</td>
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<td>3C: Region 5 staff will coordinate between programs any other on-going investigations (AD, WD, SFD)</td>
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<th>TASK 4: Continue Outreach with Stakeholders in the Pilsen and Little Village Communities</th>
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<tr>
<td>4A: Facilitate Community Outreach meetings and provide educational and informational tools and resources to Community Organizations</td>
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<td>4B: Region 5 Staff will participate in at least 2 local Stakeholder Community wide meetings and continue exchange of information on a regular schedule with local organizations and stakeholders</td>
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<td>4C: Region 5 staff will continue to develop and implement communication and education strategies for these communities. Providing educational information and tools to increase public involvement</td>
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<td>4D: Continue and enhance lead education and community members</td>
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<td>4E: Continue on-going Communications with Organizations (PERO, LVEJO)</td>
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<th>Date</th>
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**Events:**
- **Established Initial Brownfield**
- **Grant Awarded - North Branch Works (NBW)**
- **Proposed Site Received by EPA**
- **RR and Allen SA Report**
- **Crawford MGP - RI Field Work Started**
- **Ongoing Meetings**
- **Feb. 15th LVEJO STEM Meeting**
- **Website/Portal**
Detroit--By end of 2014

4,000 HHF Demolitions
• Better lead dust and asbestos controls
• Stormwater management
• Materials Management

Stormwater Management
• 100,000 gallons CSO reduction on 50 vacant lots
• 2.8MG in Rouge River permit target area
• Job training program
• GI in 2017 Permit (MDEQ)

Air Quality Monitoring
• 30 Detroit residents trained in air monitoring
• Air quality monitoring of 4,000 demolitions

US EPA Project Schedule - Detroit Strong Cities, Strong Communities
Detroit, MI (2013-2014)

Themes: Green Infrastructure, Vacant Properties, Brownfield Revitalization, and Environmental Justice
Project Goal: Region 5 is working with partners to find ways to align federal resources to support the City’s environmental and economic recovery.

TASK 1: Redevelop Brownfields

1A: Accelerate Brownfields redevelopment:
  - Brownfield Revolving Loan Fund ($600,000-$300,000) - Wayne County
  - Brownfield Revolving Loan Fund ($1,000,000) - Detroit/Wayne County Port Authority
  - Brownfield Revolving Loan Fund ($1,000,000) - Michigan Land Bank
  - Brownfield Assessment Grant ($600,000) - Wayne County, the City of Detroit, and the Detroit/Wayne County Port Authority
  - Brownfield 128a Grant ($200,000) - State of Michigan (MDEQ)

TASK 2: Perform Greener Demolitions

2A: Update demolition bid specifications to incorporate green practices
2B: Create framework for public health and materials management
2C: Align environmental investments to complement economic revitalization

TASK 3: Green Infrastructure Construction and Urban Conservation Corps

3A: GLRI Shoreline Cities Grant ($1M) - Identify sites for green infrastructure projects and related job training.
3B: Identify sites to target $3M annual green stormwater infrastructure investments to be carried out by DWSID in the Rouge River watershed.
3C: Provide technical assistance on Lower Eastside green infrastructure planning to reduce CSOs before next permit cycle
3D: Assist with the Bloody Run Creek Greenway Redevelopment Project
3E: Provide examples on rightsizing infrastructure

TASK 4: Monitor Environmental Conditions

4A: Provide training on air quality monitoring
4B: Collect and share environmental data to inform revitalization strategy
4C: Coordinate enforcement efforts with revitalization strategy
4D: Coordinate research efforts with revitalization strategy

Oct-13  Nov-13  Dec-13  Jan-14

Ford Hospital Loan Executed
Grant Awarded
Demolition Toolkit Released
Application Review
Sustainable Cities Design Academy
Renew our Survey
Chicago

By end of 2014

- Reasonable Steps Letter for City of Chicago - Loewenthal Property
- LVEJO will have a defined Approach for identifying/inventorying Brownfields Properties in their Community
- NBW will be making positive progress in AIO Planning Efforts

Renewable Energy
- Provide FS/Technical Assistance to City of Chicago

Continue Reducing Pollution and Toxics
- Maintain existing contacts and schedules

Community Outreach & Education
- EPA's participation in at least 5 Community Events
- Participation in 6-8 Community Stakeholder Meetings
- At least 4 Site-Specific Meetings (Pilsen Soils, MGP sites, Loewenthal)
- Other Issues and Projects that arise
- Community Develops Stronger Knowledge
Gary

By end of 2014

- Award of Hardest Hit Funds
- Coordination of demolition with green infrastructure
- Targeted Removal Assessments
- Construction of Pilot Sites

- Gradual transfer of management to City of Gary
- Guiding Gary through funding process as appropriate
- Filling Gaps in capacity through *State *Foundation *Federal

- Construction - Trees, trails, rain gardens, walkable neighborhoods
- Goals and redevelopment process with City
- Redevelopment of key parcel
- Organization of team to implement programs and renovate homes

- *50 homes demolished
- *10 Green Infrastructure projects completed
- *2 Removals (Superfund)

- *Projects managed through bi-weekly meetings
- *Clear list of funding needs established
- *Gary successfully applies for Grants

- *Redevelopment of two key parcels
- *Financing structure created for workforce housing
- *Plan for Emerson/Downtown initiative

- Redevelopment plan for Emerson/Downtown

Sheraton Hotel demolition begins
So far:

We have found a logical way to position resources.

Work have also found the work involves different skill mix and can be labor intensive.

We will likely expand efforts in Detroit and start a new initiative in Milwaukee.

And if it all works and we survive, I’ll come back next year to tell about it.

Thanks.
## TOP 10 METRO AREAS FOR CITY POVERTY RATES IN 2012

<table>
<thead>
<tr>
<th>Metropolitan Area</th>
<th>City Poverty Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youngstown–Warren–Boardman, OH–PA</td>
<td>38.9</td>
</tr>
<tr>
<td>Detroit–Warren–Livonia, MI</td>
<td>38.5</td>
</tr>
<tr>
<td>Syracuse, NY</td>
<td>38.2</td>
</tr>
<tr>
<td>Hartford–West Hartford–East Hartford, CT</td>
<td>38.0</td>
</tr>
<tr>
<td>Dayton, OH</td>
<td>37.3</td>
</tr>
<tr>
<td>Cleveland–Elyria–Mentor, OH</td>
<td>36.1</td>
</tr>
<tr>
<td>Cincinnati–Middletown, OH–KY–IN</td>
<td>34.1</td>
</tr>
<tr>
<td>Springfield, MA</td>
<td>33.3</td>
</tr>
<tr>
<td>Jackson, MS</td>
<td>32.5</td>
</tr>
<tr>
<td>Provo–Orem, UT</td>
<td>32.5</td>
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