

Bringing HUD-DOT-EPA Partners to the Table: Regional Sustainable Communities Pilots

2010 Ohio/Kentucky/Indiana Regional Planning Conference
"Setting the Table for a New Decade"
Friday, October 1
3:00 - 4:15 PM



Building Sustainable Communities

HUD-DOT-EPA Sustainable Communities Partnership

- Livability Principles
 1. Provide more transportation choices.
 2. Promote equitable, affordable housing.
 3. Increase economic competitiveness.
 4. Support existing communities.
 5. Leverage federal investment.
 6. Value communities and neighborhoods.



"It's time to throw out old policies that encouraged sprawl and congestion, pollution, and ended up isolating our communities in the process. We need strategies that encourage smart development linked to quality public transportation, that bring our communities together."

-President Barack Obama, January 21, 2010 to the U.S. Conference of Mayors

Sustainable Communities Partnership – Planning Impact

- Exposure to different funding options
- Federal agency coordination
- Planning efforts at multiple levels:
 - Federal
 - State
 - Local
 - Neighborhood



Building Sustainable Communities

Small Area Planning Funds

- Brownfields – Assessment Grants 
- Area Wide Brownfield Grants 
- Smart Growth Implementation Assistance
- Sustainable Communities Regional Planning Grant (SCRPG) NOFA 
- TIGER II/Community Challenge Planning Grant (CCPG) NOFA 

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Assessment Applicant Options

An applicant applying for an assessment grant can do the following combinations:

- up to 3 grant proposals (2 community-wide not to exceed \$400k and 1 site-specific not to exceed \$350k)

OR

- 1 proposal as part of a coalition not to exceed \$1 M if not applying for individual assessment funds

Community Wide	Site Specific	Coalitions
Up to \$200,000 for hazardous substances <i>and</i> \$200,000 for petroleum addressing the same community.	Up to \$200,000 for petroleum <i>or</i> hazardous substances (co-mingled)	Up to \$1 million per coalition. <i>Coalition Members can NOT apply for individual assessment funding.</i>
	May request a waiver for up to \$350,000	
Maximum Combined Amount \$400,000	Maximum Amount \$350,000	Maximum Amount \$1 million

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2. Project Description/ Feasibility of Success-

NEW: Area -wide Planning Activity for Assessment Grants

- Grant funds may be used to conduct area-wide planning activities within a specific brownfields-impacted area, such as a neighborhood, district, city block or brownfields corridor, that lead to the development of an area-wide plan.
- This may include planning to identify potential future uses for brownfields properties, to the extent necessary to make informed assessment and cleanup decisions, in order to stimulate economic development upon completion of the cleanup.
- This may also include creating a set of area-wide strategies which will help ensure successful assessment, cleanup and reuse of brownfields properties within the impacted area.

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2. Project Description/ Feasibility of Success-

NEW: Area -wide Planning Activity for Assessment Grants

- Planning can include developing strategies for facilitating the reuse of existing infrastructure, determining next steps and identifying resources needed to implement the area wide plan.
- Proposals that include area-wide planning will be reviewed more favorably if they include assessment of at least one or more BF sites within the planning area.
- Please note that under the 2012 ARC competitions, applicants who have completed area-wide plans may receive additional consideration under the evaluation factors.

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FY2011 Proposal Timeline

- August 19, 2010 – Brownfields Requests for Proposals (RFP)
- **October 15, 2010** – Proposal Submission Deadline (must be postmarked by Oct. 15, or if electronic submittal, received by www.grants.gov by 11:59 p.m. Eastern Time Oct. 15, 2010. See guidance.)
- April 2011 – Approx. \$92.9 million to be awarded nationwide
- Awardees should have funds available around Oct. 1, 2011

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Web-Based Resources

- FY10 Proposal Guidelines:
<http://www.epa.gov/oswer/grants-funding.htm>
- FY10 Frequently Asked Questions (FAQ):
http://www.epa.gov/brownfields/proposal_guides/FY10_FAQs_v1.pdf
- Regional Information on-line:
www.epa.gov/R5Brownfields
<http://epa.gov/region4/bflr/brownfields.html>
- Headquarters Information on-line: www.epa.gov/brownfields

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EPA Brownfields Programs

Brownfields Job Training Grant Program

- www.epa.gov/brownfields/job.htm

Targeted Brownfields Assessment (TBA) Program*

- www.epa.gov/brownfields/tba.htm

Region 5 TBA Program *

- www.epa.gov/R5Brownfields

*non-grant program that provides direct EPA assessment assistance to communities

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State Brownfield Contacts

- Indiana Finance Authority (IFA)
Michele Oertel, moertel@ifa.in.gov, (317) 234.0235
- Kentucky Division of Compliance Assistance
Herb Petitjean, herb.petitjean@ky.gov, (502)-564-6716
- Ohio Environmental Protection Agency (OEPA)
 - *Hazardous Substances Sites:*
Amy Yersavich, amy.yersavich@epa.state.oh.us, (614) 644-2285
 - *Petroleum Sites:*
Vern Ord, verne.ord@com.state.oh.us, (614) 752.7095

Upcoming Workshop:

Exploring Community
Revitalization in Central
Appalachia

Wednesday, Nov. 3, 2010
8:30 a.m. - 4:30 p.m.
Greenbo State Resort Park
965 Lodge Rd.
Greenup, KY 41144

Building Sustainable Communities

Toledo: Our City in a Garden

- EPA technical assistance
- Reuse of Fernwood (former Champion Spark Plug facility) and
- Exploring related brownfield sites for opportunities
- Project is being conducted with the spirit of the HUD/DOT/EPA Partnership for Sustainable Communities



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Toledo: Project Partners

- Besides HUD and DOT, we are also working with the USDA to explore resources that can aid implementation
- Local partners include:
 - Lucas County Improvement Corporation (LCIC)
 - University of Toledo
 - Center for Innovative Food Technology (CIFT)
 - Toledo CDC
 - City of Toledo
 - Toledo Grows
 - Toledo Area Regional Transit Authority (TARTA)



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Toledo: Project Status

- Final Workplan:
 - Integrating cleanup with reuse of Fernwood site
 - Establishing the urban agriculture proposition (stakeholder interviews, funding sources, implementation roadmap, proposition diagram)
 - Business plan
 - Next steps
- Currently exploring area wide impacts and synergies
- Sets Toledo up to also apply for other funding opportunities: USDA, Wallace Center, Brownfields Area Wide Planning, HUD NOFA

Building Sustainable Communities

Cincinnati: Lick Run Watershed

- Working with City, State, and Federal partners to create a robust **action strategy** for South Fairmount area
 - **Green infrastructure: Daylight stream in lieu of pipe**
 - **Seeking other outcomes besides improved water quality**
 - **Impetus for neighborhood scale redevelopment**

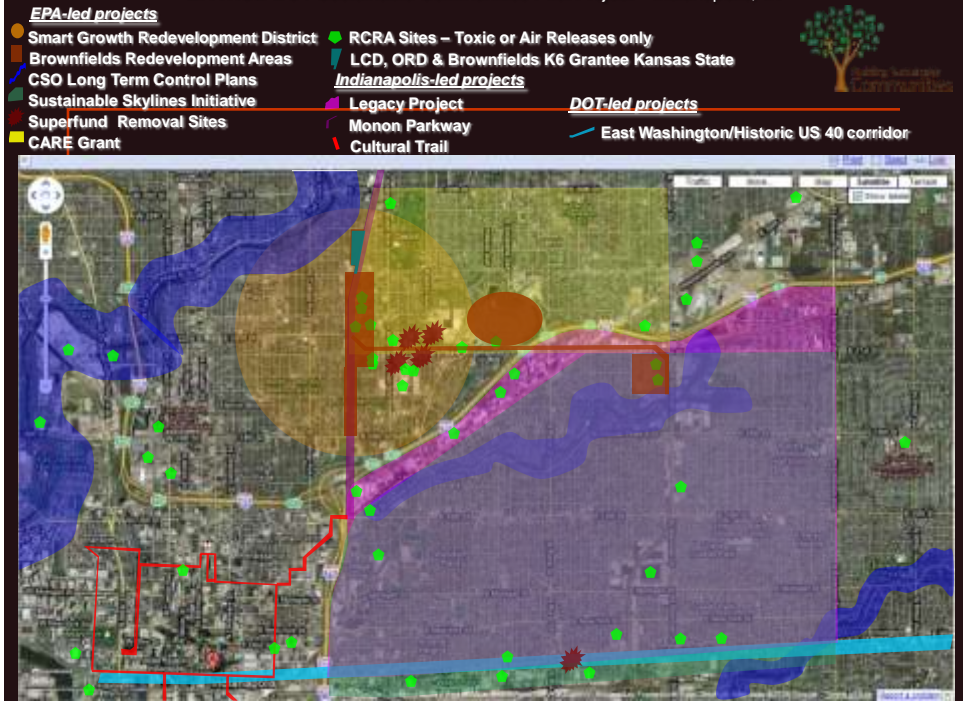


Smart Growth Redevelopment District – Advisory Committee

- Comprised of many different stakeholder groups:
- City of Indianapolis:
 - Department of Metropolitan Development
 - Planning
 - Brownfields
 - Grants Management
 - Office of Sustainability
 - Mayor's Office of Economic Development
 - Parks and Recreation
 - Indianapolis MPO
- State – Indiana Finance Authority/Indiana Brownfields Program
- Unofficial Committee Member – AIA Sustainable Design Action Team Implementation Committee
- Community Development Corporations
 - Martindale Brightwood CDC
 - King Park Area CDC
- Federal Partners
 - EPA
 - HUD
 - FHWA
 - FTA

Building Sustainable Communities

EPA HUD DOT Sustainable Communities Pilot Project – Indianapolis, IN



Case Study: Indianapolis

1 Brownfields Redevelopment and Sustainable Communities

- Sustainable Communities Pilot progress
- Brownfield redevelopment strategies

2 Transportation Connections

- Indy Connect
- Northeast Corridor Planning

3 Housing Redevelopment

- 16 Park
- Affordable housing opportunities



Building Sustainable Communities

Contact info

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Chicago IL 60604
312-353-5617
Grosshans.jon@epa.gov



Building Sustainable Communities

Indianapolis' Smart Growth District & Comprehensive Area-wide Strategies

The 2010 Ohio/Kentucky/Indiana Regional Planning Conference
and
The Indiana Land Use Consortium's
Communities at the Crossroads XIII Conference

Chris Harrell –Brownfield Redevelopment Coordinator



Livability & Sustainability

City of Indianapolis

Department of Metropolitan Development
Community Economic Development Division

charrell@indy.gov



The Indiana Land Use Consortium's
Communities at the Crossroads XIII Conference 10.01.2010 3:00PM
Hyatt Regency Hotel – Indianapolis, IN

Brownfields in Brief

Basic Dirt on Brownfields – Boring DEFINITIONS

- Section 101 of CERCLA 1980 (42 USC 9601) as amended
 - (39)(A) In General – The Term “brownfield site” 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 (subject to exceptions as always)

Indiana Code

- IC 13-11-2-19.3 – “Brownfield” means a parcel of real estate: (1) that:
 - (A) is abandoned or inactive; OR
 - (2) on which expansion, redevelopment, or reuse is complicated; because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health and the environment.



Brownfield Breakfast in Brief

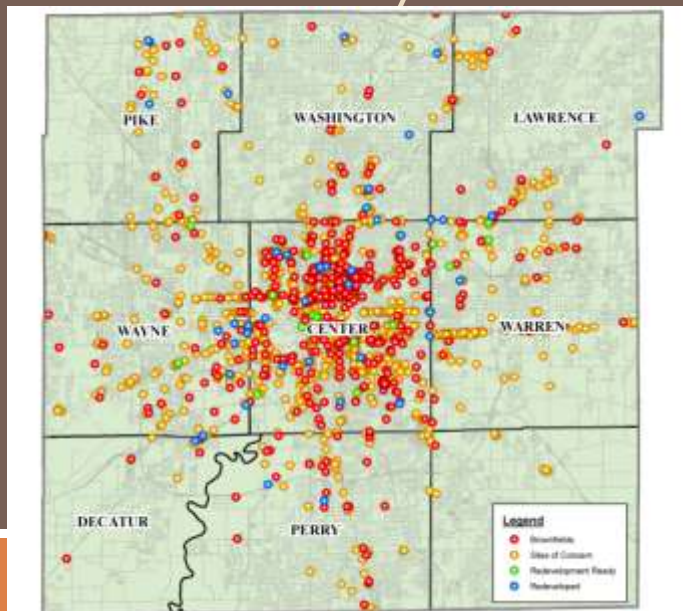


Basic Dirt on Brownfields

- Trends Nationwide / Locally
 - How is Indianapolis driving trends nationally?!
 - Area Wide Strategies
 - Empirical Data Approach – Brownfield Inventory Project
 - Linking Sustainability and Economic Development
 - Smart Growth Redevelopment District
 - Sustainable Communities Pilot Designation (HUD/DOT/EPA – 02.05.2010)_
 - Commercial/Industrial Land Banking Entities
 - Alternative Uses of Property in Weak Market Areas
- Local Redevelopment Examples



Brownfield Inventory-Site Identification



City of Indianapolis County-Wide Brownfield Site Inventory Project



Smart Growth Redevelopment District



Originally



Greenway Expansion



Smart Growth Redevelopment District



- Born June 24, 2008 at CIRTA Public Meeting
 - How to Get BEYOND BROWNFIELDS?
 - 10 Tenants of Smart Growth



<http://www.smartgrowthindy.org/>



Smart Growth Redevelopment District



Smart Growth Redevelopment District



Restoring a Block
Before & After
© 2009, NRDC



- Increase Density
- Increase Walkability
- Increase Transit Options
- Increase Livability
- Increase Sustainability

Smart Growth Redevelopment District



Smart Growth Redevelopment District



- ▣ AIA SDAT Grant / Citizens Energy
 - ▣ October 29- 31, 2009 Community Workshop
 - ▣ EPA A.A. Stanislaus Attends
 - ▣ Assistance Pledged



Sustainable Communities Pilot Designation



- ▣ February 5, 2010 – Announcement (one of 5 nationally)
 - ▣ What does it mean?

HUD/DOT / US EPA interagency cooperative agreement signed **March 18, 2009**

Feb. 5, 2010 Indy receives “Pilot” Designation

The technical assistance provided through these sustainable community pilots will serve as a model for future partnerships between EPA, HUD and DOT to address blight and sustainable redevelopment throughout the nation.

<http://www.ibj.com/article/print?articleId=22155>



Local Project Examples



□ New Affordable Housing Paradigm for Indianapolis

□ ~~Caravel Commons~~ | 16 Park

- Complete Redevelopment of affordable housing units with higher density, green design, and livability improvements o plenty.
- See Indianapolis Housing Authority (IHA)'s presentation!

□ Bruce Baird, IHA



Indianapolis Housing Agency



Mixed Finance Developments

A Summary for the
2010 Regional
Planning Conference

Ohio • Kentucky •
Indiana

Indianapolis
Marion County

October 1, 2010



Indianapolis Housing Agency



IHA's Unique Structure

- Ownership of land + housing
- Property management
- Supportive service delivery
- Operating subsidy
- Section 8 vouchers
- Housing development





IHA's Mixed Finance Experience

• Concord – Eagle Creek	1995 – 2001	\$ 29.6 M
• Red Maple Grove	2003 – 2010	\$ 44.7 M
• The Georgetown	2007 – 2009	\$ 13.8 M
• Welcome Home	2008 – 2012	\$ 82.7 M
• 16 Park	2009 – 2012	\$ 34.3 M



Welcome Home + 16 Park

**Investing \$ 117 M from
mixed sources of finance.**

**1,324 units of public
housing rehabilitated.**

**71 new units of public
housing created.**

**331 new units of affordable
housing created.**

- 6 IHA family communities
- 2 IHA high rise communities
- 2 CDC tax credit developments
- 1 new mixed income community





Welcome Home + 16 Park

**Investing \$ 117 M from
mixed sources of finance.**

**1,324 units of public
housing rehabilitated.**

**71 new units of public
housing created.**

**331 new units of affordable
housing created.**

- Renovating all common spaces.
- Making ADA improvements.
- Restoring + reconfiguring green spaces.
- Making energy efficiency improvements.
- Investing in failing mechanical systems.
- Investing in supportive services.



Welcome Home + 16 Park

LIHTC Rehabilitation

538 units (Twin Hills, Blackburn, Laurelwood, Rowney)

321 units (Beechwood, Hawthorne)

220 units (Lugar Tower)

LIHTC New

74 units (New Lugar)

155 units (16 Park)

HUD Capital Funds

245 units (Barton Tower)

HUD Capital Funds to leverage new public housing tax credit units

13 units (St. Clair Apartments)

13 units (Trail Side on Mass Ave)



 **Welcome Home 1**



 **Welcome Home 1**





16 Park 2009 - 2012

\$ 34.3 M mixed financing:

Competitive stimulus funds

LIHTC equity

Indianapolis Housing Trust
Fund grants

LISC pre-development loan

- Demolition
- New construction
- Contemporary design
- Mixed income
- 65 project-based
Section 8 units preserved
- Renovation of former IPS #27
as community service space



16 Park

Detailed Development Sources

Permanent

Competitive stimulus funds \$ 4.4M

LIHTC equity \$ 21M

Tax credit exchange \$ 7.1M

Local Housing Trust Fund grants \$ 411K

Seller financing \$ 800K

Construction Only

Construction/Equity bridge loan \$ 17M

LISC pre-development loan \$ 50K



Indianapolis Housing Agency



16 Park



16 Park



 **16 Park**



 **16 Park**



 **16 Park**



 **16 Park**



 **16 Park**



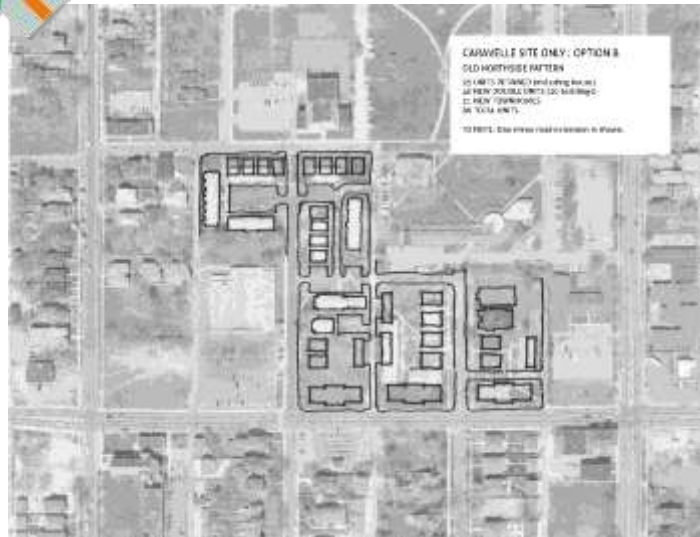
 **16 Park**



16 Park



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 **16 Park**



 **16 Park**



 **16 Park**



 **16 Park**



16 Park



Welcome Home 2
Lugar Tower + New Lugar



\$ 26.4 M anticipated:

- Competitive stimulus funds
- LIHTC equity
- RHF funds

- Senior, downtown community.
- 15-story high rise.
- 220 units renovated.
- 74 new units created.
- Sustainable urban principles.
- Investment in resident services.



 **Lugar + New Lugar**



 **Lugar + New Lugar**



Questions + Comments



Thank you.



OKI Conference

October 1, 2010
Indianapolis, Indiana

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



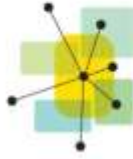
INDYCONNECT

Transportation

- i. How Indy Connect relates to the pilot project
- ii. Bike/Ped
 - i. Bus
 - ii. NE Corridor
- iii. Mass Transit



CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Indy Connect Central Indiana's Transportation Initiative

Overview

www.indyconnect.org

What is Indy Connect: Central Indiana's Transportation Initiative?

- Indy Connect is the brand name given to the update of the Indianapolis Long Range Transportation Plan
- It encompasses a number of current studies and activities
 - IndyGo Comprehensive Operations Analysis (bus plan)
 - Northeast Corridor Alternatives Analysis/Draft Environmental Impact Statement (AA/DEIS)

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Who is Indy Connect: Central Indiana's Transportation Initiative?



What are we doing?

We are updating the Long Range Transportation Plan for Central Indiana and providing a detailed look at all transportation options. When complete the Plan will:

- Outline our regional transportation needs for roads, transit (which includes bus and rail), bicycles, and pedestrian pathways
- Recommend projects to address those needs
- Spell out when the projects will be completed
- Present how the projects will be funded



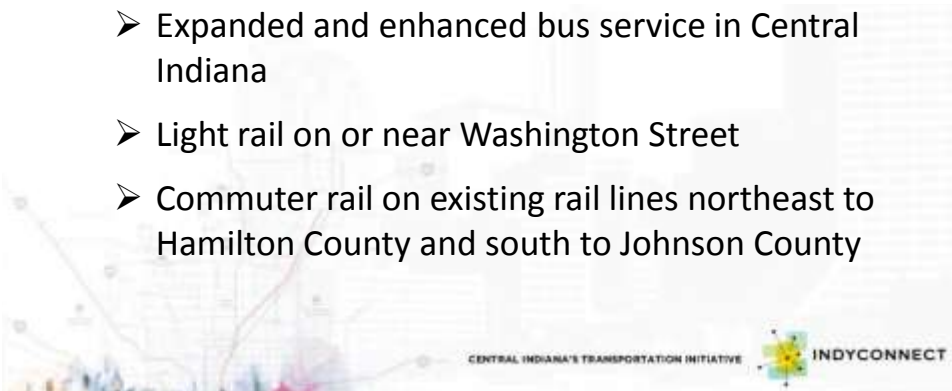
How is this plan different?

- Key difference – active participation by the private sector
- Central Indiana Transit Task Force



Highlights of the CITTF Plan include:

- Roadway projects
- Creation of tolled express lanes
- Significant focus on transit
 - Expanded and enhanced bus service in Central Indiana
 - Light rail on or near Washington Street
 - Commuter rail on existing rail lines northeast to Hamilton County and south to Johnson County



Transit enhances quality of life

- Reduces transportation expenses
- Makes commute time more productive
- Improves air quality
- Fewer cars on the road can improve roadway safety
- Connects workforce to jobs



CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Transit enhances the economy

- Helps the region stay competitive
- Offers workforce mobility throughout the whole region
- Provides investment opportunities
- Promotes growth and development at transit station areas
- Helps address regional challenges
- Increases productivity related to commutes

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Engaging and listening to the community

- Over 150 meetings and presentations since February 2010
- Distribution of over 50,000 brochures throughout central Indiana
 - 40,000 English
 - 12,000 Spanish
- Over 75,000 hits to the website – www.indyconnect.org
- 3,000+ fans on Facebook / 400+ followers on Twitter
- Collecting comments and suggestions on the best ways to improve our transportation system; received nearly 10,000 comments to date

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

What we heard

- More frequent, accessible and reliable bus service throughout Central Indiana
- Commuter rail service that would run to Noblesville and Franklin and other communities, including Broad Ripple, Carmel and Zionsville
- Multiple rail stops within Marion County (especially in the urban core) while providing faster express service outside Marion County
- Rail service to the airport

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Schedule

- Completing the technical work to modify the plan began this summer
- Development of the revised plan based on public comment is underway
- Another round of public meetings will be held in late October into November on the revised plan
- The final plan will be approved in December

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Next Steps

After the transit experts determine a final plan based on our feedback , the following steps *could* happen:

- The Legislature could determine who oversees the transit system in our area and how it could be funded
- The voters could ultimately be asked to vote on the plan, the structure and the funding as early as 2011

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT



Bike/Pedestrian Access

- Sidewalks
 - Thorough network
 - Older infrastructure
- Monon Trail
- Safe Routes to School Application



Mass Transit

- Overall better options in the region
- Better amenities
- Better Service
 - longer hours
 - more frequent service



CENTRAL INDIANA'S TRANSPORTATION INITIATIVE



INDYCONNECT

Bus

- Transit emphasis corridors
 - Expanded Service Hours
 - Higher frequency
 - Better amenities



NE Corridor

KEY QUESTIONS -- THE VEHICLE

- Bus System Improvements
- Bus Rapid Transit (Busway)
- Rail Transit
 - Commuter Rail
 - Light Rail
 - Other Technologies



NE Corridor

KEY QUESTIONS --STATION LOCATIONS

- Where do the dots go?





INDY CONNECT
CENTRAL INDIANA'S
TRANSPORTATION INITIATIVE

[www. IndyConnect.Org](http://www.IndyConnect.Org)

CENTRAL INDIANA'S TRANSPORTATION INITIATIVE  **INDYCONNECT**