



**Brownfields / Healthfields  
Redevelopment as an  
Environmental Justice  
and Equitable  
Development Tool**





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**Florida Brownfields  
Association**





# Agenda

- Brownfields Cornerstones
  - Meaningful Community Engagement/Involvement
  - Support Environmental Justice
  - Support Equitable Development
  - Support the Communities Vision
- What are Brownfields to Healthfields (B2H) ?
- Why B2H Redevelopment ?
- Path Forward to successful Brownfields/Healthfields projects that support Environmental Justice!

**Remove Contamination from Communities!**





# Brownfields Cornerstone – Successful Brownfields Projects include Meaningful Community Engagement/Involvement

## Meaningful Community Engagement/Involvement Commitment

- Is the foundation for Brownfields Success
- Recognition of the unique diversity of brownfields stakeholders promotes effective engagement and involvement (including non-English speaking communities)
- Total public participation is vitally important. Identification of Community members and Stakeholders is critical
- Go to the community – don't always expect them to come to you
- **A primary methodology to ensure fair and equitable development!**



### EPA Seven Basic Steps for Conducting Effective Public Involvement:

1. Plan and budget for public involvement activities.
2. Identify the interested and affected public.
3. Consider providing technical or financial assistance to the public to facilitate involvement.
4. Provide information and outreach to the public.
5. Conduct public consultation and involvement activities.
6. Review and use input and provide feedback to the public.
7. Evaluate public involvement activities.



**If you are not at the table,  
you are on the menu!**



# Brownfields Cornerstone Successful Brownfields Projects Address Environmental Justice Concerns

## Environmental Justice

- Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, culture, national origin, income, and educational levels with respect to the development, implementation, and enforcement of protective environmental laws, regulations, and policies.
- ***Brownfields and Healthfields Redevelopment are tools to reverse negative environmental impacts and provide positive steps to provide access to health and healthcare; and to remove contamination in environmentally overburdened communities.***
- Remove contamination and provide health-related end uses to improve access and reduce health disparities.
- Utilize Brownfields/Healthfields Grants, Incentives, and Strategies as a powerful equitable development tool to improve access to health and healthcare.
- Leverage EJ 40 Funding to address community concerns.
- Reverse years and years of disproportionate negative environmental impacts!







## What Environmental Justice is not!

- Disproportionate Number of Industrial and contaminated Sites and Facilities in proximity to low income and minority Communities
  - Chemical/Industrial Plants Next to Housing
  - Dumps /Solid Waste and Hazardous Waste Facilities
  - Landfills
  - Houses developed on contaminated land
- Lack of Access to Basic Necessities and services found in more affluent communities have :
  - Affordable and Healthy Housing ,Fresh Food, Health Care, Economic Opportunities, Community Facilities
- Lack of Basic Infrastructure – Clean Water , Wastewater Treatment, Storm Water Management, Negative Climate Change Impacts (flooding) ...
- Disproportionate number of Cumulative Negative Environmental and Health Stressors resulting in high levels of Health Disparities and lower life expectancy





## Brownfields Cornerstone - Successful Brownfields Projects Support Equitable Development

- **Equitable Development** - is an approach for meeting the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant.
- **Equitable Development** - is increasingly considered an effective placed-based action for creating strong and livable communities.
- **Equitable Development Commitment**
  - Community Driven Projects
  - Direct Community Benefit
  - No Displacement!
  - No Gentrification!
  - Community Benefit Agreements for non-community driven projects .
  - Community Priorities are realized







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## Brownfields Cornerstone – Successful Brownfields Projects Support the Communities Vision

- Realizing the Community's Vision Through Brownfields Redevelopment
  - Successful community-led Brownfields redevelopment projects lead to direct community benefits and continued EPA Brownfields funding.
  - Brownfield projects provide a visible difference to communities.
  - Brownfield projects result in equitable development within the community.
  - Meaningful economic development and community development projects result in job creation, affordable housing, open space/green space, etc.
  - Includes projects that promote the health of the community, such as Healthfields Redevelopment
  - The true measure of Brownfields grant and redevelopment success





## What are Brownfields to Healthfields (B2H)?

- **Brownfields to Healthfields B2H** refers to the transformation of Brownfields Sites into viable projects that improve access to health and healthcare of the community through Brownfields redevelopment, principals, tools, and resources.
- **Healthfields Redevelopment** has the potential to improve local access to care and reduce health disparities through redevelopment.



***Brownfields to Healthfields (B2H)*** is the broader strategy of improving access to health and healthcare through Brownfields redevelopment



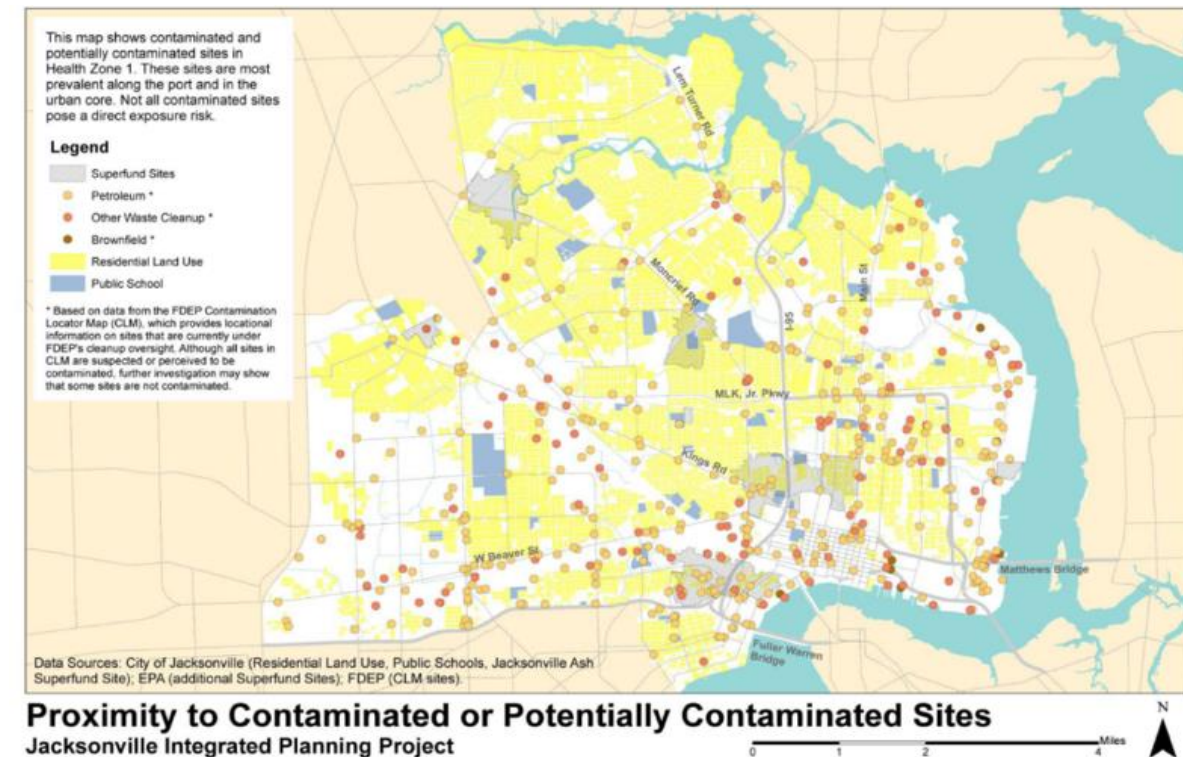


## Why B2H Redevelopment?

### Address Health Disparities and Provide Health & Healthcare in Underserved Communities

- Multiple Brownfields and Contamination Sources (Superfund, Petroleum, Waste Cleanup...)
- Disproportionate Numbers of Health Disparities
- Health Zone 1 has the highest rates of:
  - Infant mortality
  - Heart disease mortality
  - Asthma-related emergency room visits
  - Uncontrolled diabetes emergency room visits
  - Need for fresh food and health care is paramount
  - COVID 19 has highlighted the need to address health disparities - preexisting conditions

#### Health Zone 1, City of Jacksonville



**\*\* Information provided by SKEO Solutions**

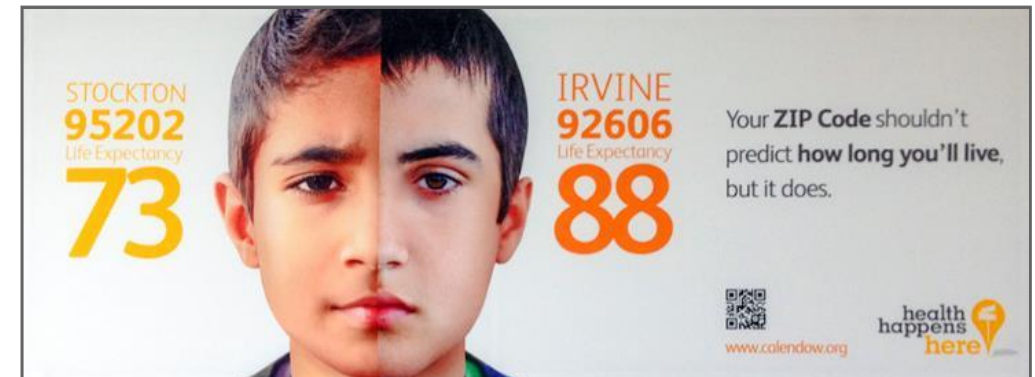


## Why B2H Redevelopment?

### Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

- Disparities in access to care are common, especially among African Americans, Hispanics, and Low-Income communities
- Many environmentally overburdened communities of color experience the lack of basic services – health care, dental, pharmacy, grocery...
- High number of food deserts in Brownfields communities
- Provides an opportunity to quantify and remove contamination and replace with end uses that can reduce health disparities
- Economic opportunities resulting from health-related redevelopment

Improving Access to Health and Health Care Can Assist in Addressing/Reducing Health Disparities



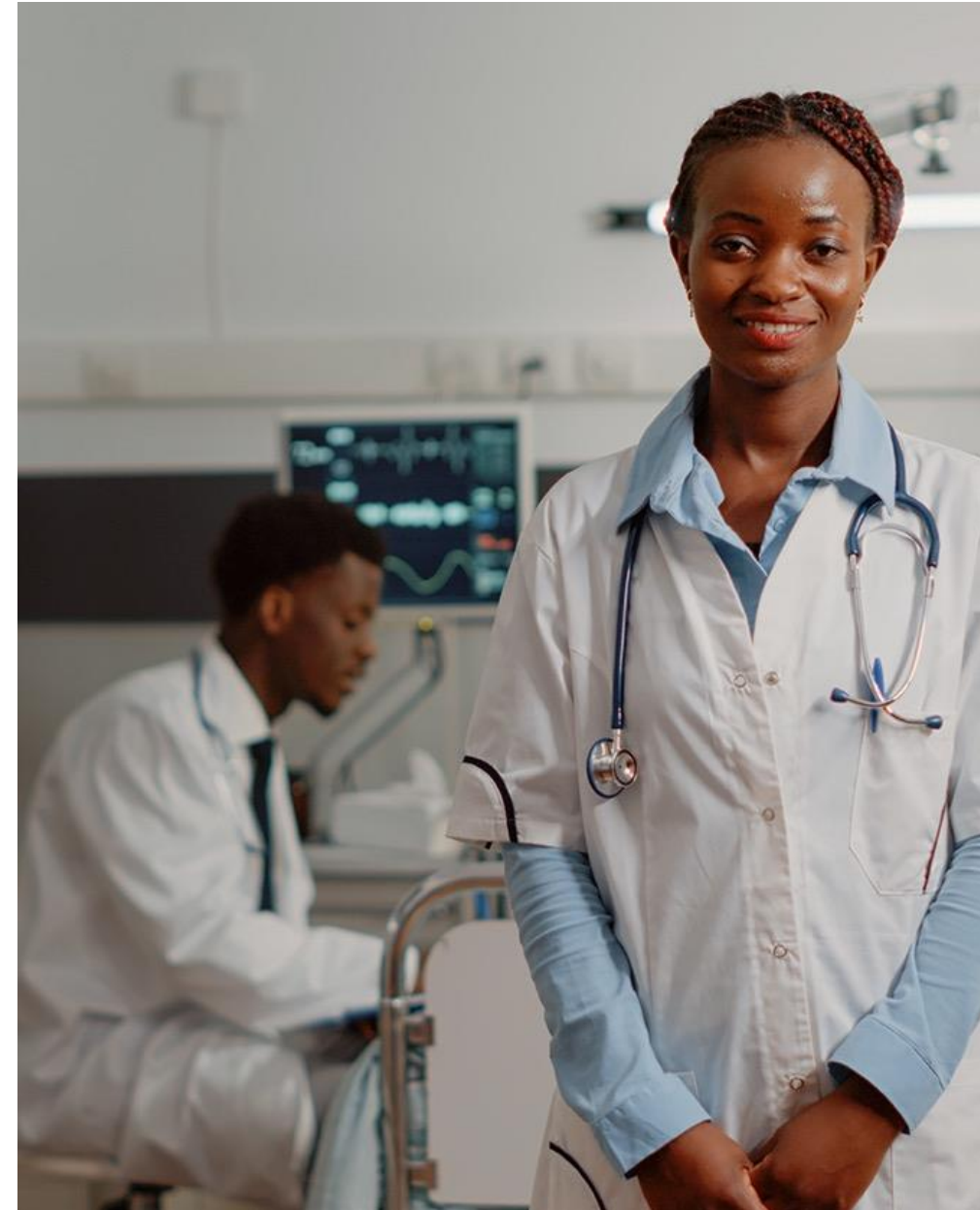




## Why B2H Redevelopment?

### Job Creation

- Employment in healthcare occupations is projected to grow 16 percent from 2020 to 2030.
- Healthcare is projected to add more jobs than any of other occupational group.
- This projected growth is mainly due to an aging population, leading to greater demand for healthcare services.
- The median annual wage for healthcare practitioners and technical occupations (such as registered nurses, physicians and surgeons, and dental hygienists) was \$75,040 in May 2021, which was higher than the median annual wage for all occupations in the economy of \$45,760.





## Why B2H Redevelopment?

### B2H Implements Triple Bottom Line Justice

*Triple Bottom Line Justice is an integrated policy and place-based practices methodology that simultaneously tackles health, environmental, and economic challenges faced by overburdened, underserved, and underrepresented communities. TBLJ advances health and behavioral wellness while supporting economic mobility and environmental sustainability.*

**B. Suzi Ruhl, JD,MPH**

*Yale School of Medicine*







## Brownfields to Healthfields (B2H) Redevelopment Benefits Summary

- Addressing environmental justice & equitable development concerns
- Assessing and removing contamination from environmentally overburdened communities
- Delivering on community priorities and vision
- Strategies to improve the overall health of the community
- Economic development job creation – Health Care
- Increased Access to Health Care in Medically Underserved & Disadvantaged Communities
- A broad range of community/economic development projects including:
  - Access to Fresh Food to combat Health Disparities
  - Safe Affordable housing opportunities replacing unhealthy and unsafe housing
  - Green space creation (bringing recreational and outside enjoyment) to address health disparities – obesity/diabetes
  - Increasing and leveraging local Tax Base – (TIF)
  - “From Blight to Right”







# Healthfields Successes Supporting Environmental Justice and Public Health







## Willa Carson Health Resource Center – Clearwater, FL (North Greenwood Community) Petroleum Brownfields Transformation to Public Health Success – Free Clinic



- **Challenges**
  - Lack of Trusted Health Care
  - Abandoned Gas Station Site in Heart of the Community
  - Underground Storage Tanks
  - Hydraulic Lifts
  - Contaminated Soil
  - Crime Hot Spot
  - Funding
- **Tools**
  - Ms. Willa Carson's Vision
  - Community/City and Legislative Partnership
  - Florida Legislature Appropriations for Clean Up and Construction
  - Tobacco Settlement Funds for Operation
  - CDBG Funds for Acquisition
- **Results**
  - Community-based Free Clinic
  - Walkable Health Care
  - National Healthfields Model
  - Medical Home
  - Reduction of Health Disparities

### Community Partners

- Willa Carson, Health Resource Center
- City of Clearwater Housing and Economic Development
- Senator Jack Latvala – Florida Legislature



Ms. Willa Carson



Willa Carson Health Resource Center – Clearwater, Florida



## Tampa Family Health Centers – East Tampa CRA Location

Brownfields Transformation to Public Health Success – Federally  
Qualified Health Center



### • Challenges

- Lack of health care in medically underserved community
- Lack of land and funding to provide health care within the East Tampa Community
- Dilapidated Buildings with Asbestos

### • Tools

- Community meeting with the Community and Stakeholders at the table resulting in ARRA funding
  - Identified by Congresswoman Kathy Castor
  - Built by Tampa Health Centers
- Creative reuse of former Saturn dealership site
- Identification of brownfields corridor as perfect location for expanded health care services

### • Results

- 25,000 SF community-based healthcare providing:
  - Family Practice
  - Dental
  - Pediatrics
  - Social Work Pharmacy
  - Psychiatry
  - Social Services

*Brownfields Transformations  
End in Equitable  
Development and  
Environmental Justice When  
the Community is Involved*







## Pasco County Florida Lacoochee Community & Health Care Center

### Wholistic Healthfields Project & Federally Qualified Health Center



#### • Challenges

- No access to health care
- Former borrow pit/sinkhole geology
- Former dump area
- Metals and petroleum contamination
- Environmental justice – highest concentration of Hispanic and African-American population

#### • Tools

- Community partnership
- Withlacoochee Regional Electric Cooperative
- Nearly \$2M in state appropriations and private funding
- HRSA change in scope
- Pasco County Brownfields Assessment Grant
  - Phase I & II ESAs, geotechnical reports
- Health Impact Assessment – demonstrating need

#### • Results

- 12,800 sq. ft. building
- Premier Healthcare FQHC
- Nutrition and Job Training Programs
- Gymnasium
- Boys & Girls Club
- Officer-friendly program in the center/violence prevention
- Public Housing Authority involvement

#### Community Partners

- Melanie Kendrick – Pasco County
- Cheryl A. Pollock – Premier Community HealthCare Group, Inc.
- Sandra Whitehead – NACCHO



The Lacoochee Community & Health Care Center in Pasco County, Florida, is an example of Brownfields to public health success.



## Pennsylvania Ave. Holmes – Clearwater Neighborhood Housing Services – Healthy Housing Project – Community Driven / Housing-Brownfields Transformation



- **Challenges**
  - Mini junkyard in residential neighborhood
  - Inappropriate land use – junkyard in residential community
  - Environmental injustice – junkyard next to infill housing
  - Hazardous waste / petroleum / waste oil / arsenic in soil
- **Tools**
  - CDBG – demo / city liens
  - State brownfields designation
  - FDEP targeted site assessment
  - Clearwater Neighborhood Housing Services
    - Deeded property after clean up
- **Results**
  - 2 quality, affordable single-family units
  - Install environmental justice
  - Restore fabric of the neighborhood (consistent with other infill housing)

### Captions:

- **Left:** Bunting Property – Mini Junkyard Next to Infill Housing
- **Right:** CNHS Housing – Clearwater, Florida







## East Side Environmental Council/Duval Health Department

### Access to Fresh Food – Health Zone 1, Jacksonville, FL – Community Gardens



- **Challenges**

- Disproportionately high incidences of health issues
- Numerous Brownfield sites adjacent to residential areas including a Superfund site
- Lack of fresh food
- Health care access impacted by transportation/location of health care facilities
- Limited resources & support

- **Tools**

- Designation as EPA EJ Showcase Community – increases visibility – focuses resources
- Grants, public/private partnerships
- ATSDR \$150,000 Community Health Projects Related to Contamination at Brownfield/Land Reuse Sites

- **Results**

- Potential fresh foods in desert area, school-based gardens at 7 schools
- Increased access to affordable health care through St. Vincent's mobile health outreach
- Decrease in health disparities – increase in wellness
- Community market





## University Area CDC Harvest Hope Park – Hillsborough County, FL

### A wholistic National Healthfields Model



- **Challenges**

- Underserved community
- Obsolete unhealthy housing stock
- Multiple Brownfields sites
- Lack of access to fresh food
- Lack of economic opportunities
- Need for recreational opportunities

- **Tools**

- \$200,000 EPA Brownfields Planning Grant
- Health Impact Assessment
- \$300,000 EPA Community Wide Assessment Grant
- UACDC – Amazing work – door to door outreach
- Strong community partnerships

- **Results**

- Community garden and fresh food kitchen
- Recreation
- Proposed – healthy and attainable housing
- Increased access to health care economic activities attainable housing and 125 new jobs
- Catalyst for infill redevelopment
- Tampa Family Center Located at Mort Elementary
- Improved Health Supporting Infrastructure – Water, Sewer, Sidewalks
- Making community Vision a reality







## Connor Preserve for Environmental Wellness – Palmetto, FL

### Rail Spur to Water Quality/Habitat Creation/Recreation Project

### Holistic Catalyst Project



- Results
  - Stormwater treatment for over 50 acres
  - Enhanced water quality treatment
    - Improving water quality to the Manatee River
  - Recreational trails
    - Improving health of the community
  - Solar lighting and power
  - Brownfields educational example
    - National Estuary Program Funding with USF Partnership
    - Observation areas and multi-dimensional topics
      - Brownfields, water quality, habitat
  - Habitat and estuary creation (on and off site)
    - Reef balls and inverted living shoreline – Reef Ball Foundation
    - Improving fishing and bird rookery opportunities
    - Expanding preserve into the Manatee River
    - Re-establishing oysters, reef balls, and preserve area





## Path Forward to successful Brownfields projects that support Equitable Development and Environmental Justice

- Consider Community Wide or Coalition Assessment Grants as a starting point
- Design Grant Activities with a Health Lens
  - What are the community Priorities from a health perspective
  - How can we remove contamination with redevelopment as a catalyst?
  - How can we improve access to Health and Healthcare?
  - How can we reduce Health Disparities?
- Determine need for Cleanup, Multipurpose or Cleanup Revolving Loan Grants
- Community Input Upfront – Supports Equitable Redevelopment
- Identify Projects – Brownfields Sites that will result in viable end uses
  - Economic/Community Development, Affordable Housing, Open Space Green Space & Healthcare
  - Other community driven projects that address Equitable Development and Environmental Justice concerns
  - Leverage Multiple Resources/Brownfields/EJ40/Infrastructure
- **Engage, Engage, Engage**







# Questions?





# Thank you!

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