



Integrating Environmental Justice into Superfund Redevelopment: Tools and Resources



A key EPA objective is to ensure everyone experiences the same degree of protection from environmental health hazards. About 73 million people live within 3 miles of a Superfund site. Many of the communities within this range have a higher number of low-income, minority or indigenous people. They are also more burdened by other environmental stressors (e.g., poor air quality, lead paint, etc.) when compared to the general population. Therefore, the Agency must reflect the reality of environmental justice when it communicates with communities, makes cleanup decisions and supports Superfund site reuse. EPA's Superfund Redevelopment Program (SRP) has prepared tips, tools and resources for considering environmental justice concerns when planning for redevelopment.

DEFINITIONS

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice also means everyone has equal access to the decision-making process to ensure a healthy environment in which to live, learn and work.

Equitable (re)development is an approach for meeting underserved communities' needs. Successful outcomes of equitable (re)development reduce disparities while fostering healthy and vibrant places. It is driven by community priorities and values as well as a clear, collectively shared agreement that development outcomes need to be responsive to underserved populations and vulnerable groups.

Supporting Equitable Redevelopment: Tips for EPA Site Teams



1. Recognize that, while EPA does not make land use decisions, site teams can take actions to support and advocate for a community's reuse vision.
2. Begin reuse discussions with the community early in the site planning process – discussing ideas early helps site teams design effective community involvement and cleanup plans more likely to align with the community's reuse vision.
3. Include reuse questions when developing the Community Involvement Plan – focusing on “what could be” can energize communities to engage in the Superfund cleanup process.
4. Be open and honest about EPA's role in land use decisions, specifically around the unintended potential for gentrification: The more communities understand how redevelopment works, the more empowered they are to advocate for their vision with federal, state and local governments; property owners; and potential developers.
5. Include community representatives in redevelopment discussions with developers and property owners – providing access to the decision-making process allows for inclusion and input in a process that many communities feel powerless to control. Translation and interpretation services are available to ensure that people with limited English proficiency can participate in these discussions.
6. Encourage community groups to organize redevelopment sub-committees to work with EPA, developers and property owners – such organization can promote inclusion, transparency and communication.
7. Work with your headquarters and regional SRP Coordinator to take advantage of SRP's great resources!



Superfund Redevelopment Tools and Resources to Facilitate Equitable Redevelopment

COMMUNITY ENGAGEMENT

SRP provides support for designing engagement processes; conducting community outreach; developing reuse steering committees and a community involvement plans; and facilitating public meetings, working groups, planning charrettes/ reuse visioning sessions and open house forums.

For communities with environmental justice or equity concerns, EPA can tailor services to build residents' capacity to participate in redevelopment planning and benefit from site redevelopment. Tools are available to help build shared understanding in conflict situations, support community leaders in sharing their reuse visions, and to place community reuse aspirations in the context of regional planning and investments.

INTER-AGENCY FACILITATION AND COORDINATION

SRP supports the design and facilitation of inter-agency workgroups and stakeholder meetings to resolve conflicts and align site remedial processes and reuse.

REDEVELOPMENT PLANNING


SRP supports regional site teams by providing “[seed funding](#)” to conduct land use research, analysis and community engagement. These activities, in turn, support identification of potential future uses and help ensure a remedy compatible reuse concept plan or future use compatibility with the remedy. Specific planning services include:

- A reuse situation assessment to document: preliminary reuse goals, land use context, local initiatives, key stakeholder interests, reuse considerations and recommendations for additional reuse support.
- A reuse assessment to identify the reasonably anticipated future land use (RAFLU) (e.g., industrial/commercial, residential, open space) for specific site areas to inform the remedial process.
- A reuse plan that integrates community goals, site analysis, land use context and the remedy into a future use framework (showing the proposed site locations of specific uses) or a concept plan (showing the layout of potential future use features) to guide local planning, development and the remedial process.
- Integrated planning provides an extended community-based planning project, which considers broader community reuse goals at a neighborhood scale. It includes a series of working sessions and enlists state and federal resource partners, resulting in an integrated revitalization plan, which may include partnership building, action planning and implementation resources.



COMMUNITY SPOTLIGHT

Jacksonville, Florida



In 2010, Jacksonville's Health Zone 1 was selected as an Environmental Justice Showcase Community. EPA awarded a \$100,000 grant to advance the zone's environmental justice projects and priorities. The project brought a renewed focus on environmental justice issues in downtown Jacksonville and identified many community needs and priorities for guiding environmental investments in the urban core. Supported by SRP and EPA

Region 4, the Jacksonville Integrated Planning Process (JIPP) was a community empowerment planning project designed to improve the area's health outcomes and quality of life. JIPP brought together agency, non-profit and community members to identify priorities and learn together, forming a coalition of community stakeholders to prioritize needs and champion implementation over time. Learn more about the areawide effort [here](#). Check out the full final project document [here](#).

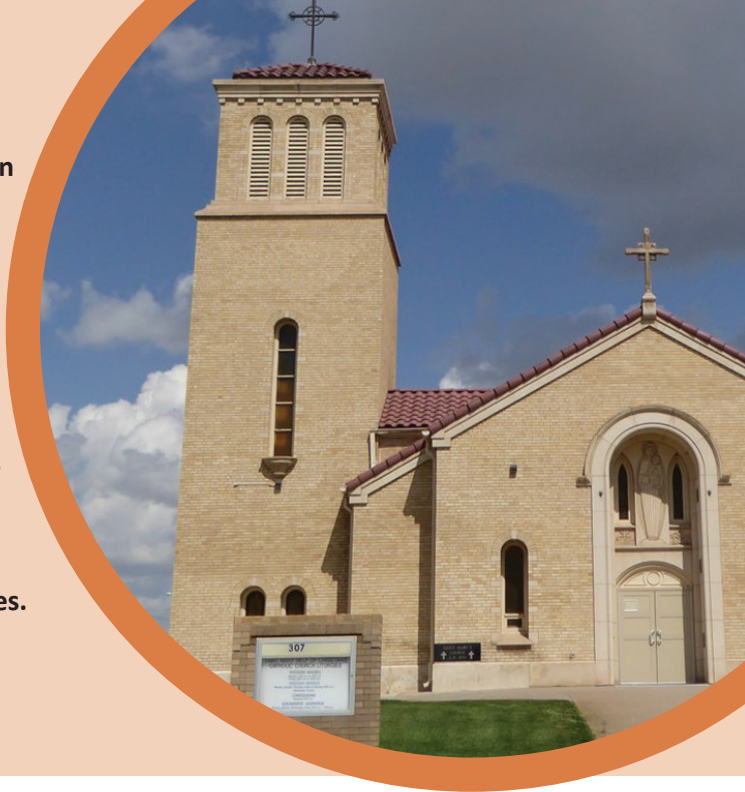


COMMUNITY SPOTLIGHT

Pueblo, Colorado

In 2018, SRP facilitated a Colorado Smelter Revitalization Project (CSRP) community visioning session, which resulted in a multi-neighborhood revitalization plan. The city formally adopted the plan in fall 2020. The CSRP continues to meet and operate independently. The local health department provides support and resources.

Also in 2018, EPA, in concert with NeighborWorks of Southern Colorado, supported a Superfund Job Training Initiative program at the site. Fifteen people graduated from the program, equipped with technical skills and specialized training to work on a broad range of construction projects, including Superfund cleanups. By early 2022, EPA had completed 81 percent of soil cleanups and 49 percent of dust cleanups at residential properties. Sampling, cleanup and reuse planning efforts are ongoing. Learn more about the Colorado Smelter Superfund site [here](#) and more about the CSRP [here](#).



MAPPING

EJScreen is EPA's environmental justice mapping and screening tool. It provides a nationally consistent dataset of environmental and demographic indicators in maps and reports. Learn more [here](#).

The Superfund Redevelopment Mapper is designed for site teams and other stakeholders to explore new development opportunities at Superfund sites. Search filters can identify Superfund site locations and related data layers, such as site details, community context, renewable energy potential, demographics, environmental conditions and infrastructure considerations. These features enable users to tailor reuse queries for specific areas and evaluate them quickly and easily. Learn more [here](#).

VIRTUAL TRAINING

SRP's quarterly webinar series presents tools and redevelopment success stories to site teams. Showcasing examples across the country, including equitable redevelopment activities, the series shares how communities and other stakeholders participate in Superfund site reuse. Learn more [here](#).

SUPERFUND JOB TRAINING INITIATIVE

The Superfund Job Training Initiative allows nonprofits and other organizations to recruit, train and hire low-income and minority unemployed and under-employed people living in areas affected by solid and hazardous waste. Learn more [here](#).

CASE STUDIES AND SPECIAL TOPIC FACT SHEETS

SRP supports site teams by developing topic-specific [fact sheets](#) to meet the needs of specific sites, site teams and communities. Contact your [SRP Coordinator](#) for more information.



More Resources for Communities

- [Superfund Redevelopment: Frequently Asked Questions](#) answers questions often asked about SRP, including topics related to safety, how EPA's Superfund program supports reuse and the relationship between Superfund cleanups and reuse.
- The [Superfund Sites in Reuse website](#) allows stakeholders to search for sites near them on a map or browse for sites in reuse by region. The website includes links to site profile pages and a site reuse snapshot where readers can find a short overview of a site's history, cleanup and reuse.
- [EPA's Pilot Framework for Integrating Community Health and Wellness into the Superfund Reuse Assessment Process](#) describes health and wellness considerations that can be integrated directly into each step of the Superfund reuse assessment process.
- [Innovative Redevelopment at Superfund Sites: Supporting Healthy, Sustainable and Equitable Communities](#) highlights innovative projects at Superfund sites that support healthy, sustainable and equitable communities.
- The [Superfund Community Involvement website](#) provides general information about technical assistance, tools and resources, and regional contacts for Superfund community involvement.

More Resources for Developers

- [Top 10 Questions to Ask When Buying a Superfund Site](#) answers many of prospective purchasers' most common questions when considering property acquisitions at Superfund sites.
- The [Prospective Purchaser Inquiry Process](#) is a free information service available to prospective purchasers, sellers, lessees and other stakeholders involved in a current or former Superfund site's redevelopment. Contact your Regional Redevelopment Coordinator to learn more about this service's availability for a site of interest.
- [Superfund Redevelopment Using Opportunity Zone Tax Incentives](#) highlights Opportunity Zones, a powerful way to encourage revitalization in economically distressed communities. Redevelopment at current and former Superfund sites may qualify for Opportunity Zone tax benefits.

More EPA Resources to Support Environmental Justice

- Through environmental justice grants, EPA provides financial assistance to community-based organizations to develop and implement solutions that address local environmental and public health issues. Learn more about EPA's grant opportunities [here](#).



ADDITIONAL RESOURCES

[EPA's Superfund Redevelopment Program](#)

[EPA's Superfund Community Involvement Program](#)

[EPA's Brownfields Program](#)

[EPA's Office of Environmental Justice](#)



Scan the QR Code above to access the SRP website.