

Recapitalize the Brownfields Redevelopment Fund

Since 1998, the Fund Has Catalyzed Redevelopment Statewide

- Since its establishment in 1998, more than \$82 million has been made available through 646 individual awards for assessment or remediation of brownfields sites.
- Brownfields sites are located across the Commonwealth: 20% of awards were made in the West, 14% in the Central, 23% in the Northeast, 13% in the Southeast, and 29% in Greater Boston.
- Over the past six years, the Fund supported the creation of over 4,000 housing units (2/3 of which are affordable) and over 2,600 jobs are expected to be created by borrowers.
- Most sites are in critical locations near transit and other infrastructure. Redeveloping them serves to: 1) Advance the state's desire to promote smart, sustainable development patterns, 2) Revitalize distressed markets, and 3) Reduce toxic hazards in our communities.

The Fund Uses a Proven Model for Leveraging Public Dollars Effectively

MassDevelopment is responsible for operating the Fund. They have developed operating procedures that enable the state to unlock the economic potential of contaminated sites while ensuring the effective use of public dollars.

- MassDevelopment can provide up to \$100,000 for site assessments, which must be overseen by Licensed Site Professionals.
- MassDevelopment can provide up to \$500,000 to clean a site, or up to \$2 million if a site is declared a high priority site. Local governments are required to contribute to projects that receive large awards.
- Whenever possible, MassDevelopment ensures that the party responsible for the pollution pays for the clean-up and seeks to leverage federal dollars.
- Each project is carefully underwritten to ensure that public funding is essential and, when possible, developers are required to repay the funds as part of a loan agreement.
- In 2008, the Administration created the Brownfields Support Team (BST) Initiative, a multi-agency effort to concentrate technical, financial, and legal assistance to cities and towns undertaking complex brownfields cleanup and redevelopment projects.
- Once a site is cleaned up, developers use a combination of public and private financing to build residential and commercial developments that create homes and jobs.

The Fund needs \$15 million in FY16

The Fund is essential for assessing, cleaning up and redeveloping contaminated properties, and demand for it continues because of the progress made by the Brownfields Support Teams, as well as increased outreach to municipalities, particularly Gateway Cities, to redevelop municipally-owned sites. The Fund was initially capitalized with \$30 million in 1998, it received another \$30 million in 2006 and \$15 million in 2014. MassDevelopment estimates that \$15 million is needed each year. As of December 31, 2014, there was approximately \$10.9 million left in the fund – significantly less than the existing pipeline of \$15 million in projects identified by Mass Development.

For more information, contact David Bryant at davidb@macdc.org or 617-379-5927, Rachel Heller at RHeller@chapa.org or 617-742-0820, and Andre Leroux at andre@ma-smartgrowth.org or 617-251-3861.