

**3rd Annual Northeast Sustainable Communities Workshop
Thursday February 17, 2011 Housatonic Community College
Bridgeport, CT**



Introduction to the Conference & Welcome
Breakfast Sponsored by Greener by Design

Welcome to Housatonic Community College

Anita Gliniecki – President, Housatonic Community College

Not that long ago the site where we are gathered today was a defunct Sears big-box store with plywood covering the windows. In the fall of 2008, the college opened its new facility. Now it is a light, airy, and enticing space befitting a culture of education and a strong community college. Housatonic houses a vast collection of artwork appraised at \$15 million. The inspirational story of an abandoned site redeveloped into a dynamic educational institution embodies the spirit of today's workshop.

Overview of the Day

Michael Taylor – Chairman, NSCW Planning Committee

NSCW is a regional event that offers networking opportunities and a platform to discuss issues related to the environment and sustainability. This is a zero-profit endeavor that depends solely on the cooperation of the advisory committee, sponsors and stakeholders. It is important that small groups unite for the common good in order to shape sustainable communities.

Welcome to Bridgeport

Anne Robinson – Executive Director of Community Capital Fund

In a broad sense, sustainability in cities means creating a capacity for enduring communities to succeed by promoting viable local economies. City sustainability is about financing affordable housing, small businesses, and Brownfield rehabilitation. In Bridgeport, city sustainability often comes down to seemingly different things like mattresses and oysters. The Family ReEntry and Greater Bridgeport Community Enterprises developed a mattress recycling enterprise that put an abandoned warehouse back into productive use. The Westport Fishing Company has developed the infrastructure to practice oyster farming. This variety of projects funded by CCF reflects how local action can lead to innovation—and how Bridgeport has embraced a truly sustainable spirit.

Special Remarks

Daniel Esty – Yale Professor of Environmental Law and Policy

Daniel Esty was recently appointed Commissioner by Governor Malloy for the existing Connecticut Department of Environmental Protection (DEP) and the proposed Connecticut Department of Energy and Environmental Protection (DEEP).

I am both pleased and proud to be part of a team dealing with issues of environmental and economic sustainability. While the state budget deficit has created hardships, it also presents an opportunity. There is a lot to gain once you start thinking of energy and environmental protection as two sides of the same coin. It is my priority to promote connections between energy, economy and environment. In order to tackle the issues at hand we need innovation, investment, and integration. We have to be creative and find new solutions to environmental problems while promoting innovation in our strategies. Community Capital Fund is a great example of such a nexus. The issue of investment is a question of deploying limited government resources to leverage private funding. Finally, I suggest a holistic approach. You have to integrate land use, transportation and community development plans. All these elements have to be part of the package. I aim to make Connecticut a clean energy leader by piloting opportunities, harnessing market forces, and drawing in private sources. I look forward to the discussion in today's workshop.

Workshop #1: Energizing Brownfields

Sponsored by Day Pitney LLP

This panel explored the potential for and reality of clean energy sector development on Brownfields. Panelists reviewed funding opportunities, creative solutions to tough problems and case studies and offered insights into the future of clean energy.

Moderators: Beth Barton, Day Pitney LLP & Chelsea Albucher, Vita Nuova LLC

Colleen Kokas – NJ DEP

The Office of Economic Growth and Green Energy (EGGE) is a new office created by NJDEP Commissioner, Bob Martin. The office works to foster innovation, encourage sustainable practices in business, industry and local and state government, build a clean and green energy industry, including alternative energy use from sources like solar, offshore wind and biomass. The Office of Economic Growth and Green Energy is not a regulatory agency but it provides outreach and education in all of the areas above as well as creates policy to support its overall mission. Important to brownfield redevelopment EGGE is creating an inventory of focused Brownfields that developers may evaluate for traditional economic development or for renewal energy projects.. This includes landfills and major industrial sites across the city and creating a GIS mapping application to identify potential land use constraints. EGGE is becoming familiar with solar companies and assisting them in taking advantage of the incentives that drives them to New Jersey.. EGGE is working to achieve many of its goal through a stakeholder process to develop the most effective practices and programs to meet the needs of a growing renewable energy commitment.

Jessie Stratton – Environment Northeast

Integration. There are new environmental mandates that promote efficiency and renewable energy. Integration of these policies with efforts to advance environmental cleanup could provide new opportunities to Brownfield redevelopment. Renewable energy deployments on Brownfields in New Jersey is a good example of this integrated approach. But how to ensure continued integration. As we tackle things like Brownfields, during a time of budget crisis, the challenge is determining how we can make the best use of limited resources to focus on innovative strategies. Targeting these resources to transit-oriented development projects is an option. And, even though

Connecticut has limited energy resources, there are a number of opportunities for integration. More value might be given towards meeting the renewable portfolio standards to renewable energy installations on Brownfields. The Connecticut RPS requires that electricity providers (Connecticut Electric Suppliers and Electric Distribution Company Wholesale Suppliers) obtain a minimum percentage of their retail load by using renewable energy. Governor Malloy is proposing significant new revenue streams for municipalities that they might use to incent energy projects on local Brownfields that mitigate some of transmission costs with delivering renewables from Maine and elsewhere.

Lee Hoffman – Pullman & Comley LLC

My job today is to be the doom and gloom of the group. Everyone agrees that Brownfield redevelopment is a good thing. At last count, Connecticut had 6K Brownfield sites that are not being reused. There is a lack of synergy between policy and action. There are many redevelopment projects that simply are not receiving funding in the current financing climate. People recognize that Brownfield redevelopment is more difficult than other projects. Everyone agrees that wind power is a good thing, yet no one really wants a utility scale project in their backyard. Everyone agrees that actual implementation is a question of policy. States that have deregulated their electric marketplace have banks that are unwilling to finance because you never know what prices are going to do and you can't predict whether the rate of return on utility scale projects will be sufficient. ISO New England power prices are constantly fluctuating as the energy product varies. It becomes difficult to pay off loans without a guaranteed rate of return. There is a need for some sort of long-term power purchase agreement of at least 15 years to satisfy the bank. Hurdles to energy sector development are difficult enough without Brownfield considerations. The 'rays of sunshine' are that of large scale solar development on Brownfield sites. Such developments are promising, especially as China is driving down solar panel costs. The Obama administration has recognized that the permitting process for the American Recovery and Reinvestment Act funding was too short and it has extended the deadline, but 5% of the project has to be completed in order to obtain the grant money. It is important to move fast!

Tim Roughan – National Grid

National Grid has been very fortunate to recently energize 50 MW of solar in Massachusetts. All projects except one are being built on Brownfields at approximately the same price as any other development. As utilities, landfills have their own range of utility costs. Massachusetts is one of the few places where money is available to clean up these sites. The permitting process is a huge challenge because we are not building a shopping mall or a fast food restaurant. There are fewer fees levied than if we were developing a normal building. There are no bathrooms or handicap parking. The National Electricity Safety Code has no safety inspections required for solar developments. There are distribution system constraints as well. In a lot of states, in order to get subsidies you have to be a distribution customer. Nonetheless, success has been amazing. There is a 1300 KW solar project going up on a Dorchester tank site near Boston.

Questions:

- 1) If you are working outside of Massachusetts is there sometimes additional cleanup required on remediated sites?
- 2) How can we address the challenge of local permitting with respect to 'not in my backyard' issues?

- 3) How can we invest in new projects when they are also fleeting?
- 4) When you're talking about the investments in Massachusetts, why is it not required that publicly funded companies stay within the state?
- 5) In Connecticut, can solar projects on gas sites or landfills be developed under current laws? If not, what needs to change?
- 6) Could you elaborate on the Lautenberg Bill (legislation that would require manufacturers to prove the safety of chemicals before they enter the marketplace)?
- 7) On integration: What has New Jersey done that Connecticut can learn from?

Workshop #2: Constructing Transit Investments to Sustainable Urban Redevelopment

Sponsored by Parsons Brinckerhoff

This panel focused on the recently formed HUD – DOT – EPA partnership at the federal level and discussed the impacts on planning that will come about based upon the livability principles established through the partnership. The panel focused on transit investment and the strategies that can be employed to use other funding to advance redevelopment strategies in urban areas. The panel focused on examples where this strategy has been successful on a national level as well as more localized examples in the NY, NJ, MA, and CT area to determine how the region is responding to the HUD – DOT – EPA challenge.

Moderators: David Kooris, Regional Plan Association & Barry Hersh, NYU Schack Institute of Real Estate

Mike Freimuth – City of New Rochelle

The issue of sustainability can be seen by both the federal government and others as an issue of equity. We need to ask the question—who we are doing this for? Gentrification often negatively impacts communities and forces people out of their neighborhoods and homes. We cannot call redevelopment a success until we pay attention to the communities impacted by projects. We must also understand redevelopment in context of a changing world. At a home show in Beijing, the ideal modern apartment for a Chinese family of six is 320 square feet. In New Rochelle, we know we have to reevaluate how we live in terms of our living standards, transportation systems, water dynamics, etc. Our definitions of livability will impact the resilience of our communities on a global scale. We need developers to adapt to new energy and environmental constraints. There is a constantly changing dynamic in city hall. We cannot build cities on pity. The wealthy north of New Rochelle can sustain public services not on tax increases but with responsible development. The South can not take much more development. If we do not grow the city in the right way, taxes will increase. There is a regional effort to create a business network that includes White Plains and Stamford. We have recognized that within half a mile of our train station people are more likely to walk. This represents great potential to integrate our communities. There have been 1500 new units built since 1999 in the area around the station. Yet we continue to entertain a fear of the newcomer. My hope is that we will be able to utilize zoning bonuses and density bonuses on municipal properties in order to create new gateways and a new sense of place.

Finally, the federal government will hit you with another word: metrics. There is no need to measure through gauge things like livability but it is essential to gain an appreciation for usability. It is not about the number of units per square feet, but the long term impacts of development.

Kip Bergstom – Urban Redevelopment Commission

President Obama in his State of the Union Address talked about winning the future. We need to increase our economic competitiveness. The President framed the issue as a question of innovation in education and infrastructure. Integration does not come from task forces among state and federal agencies. It happens at the level of local place-making. This presents an opportunity for cities on Connecticut. In Stamford, we have been on the lookout for redevelopable land that is walking distance from the train stations. Over the past 40 years 217 acres of such land has been identified. 250 such acres are available in Bridgeport, 350 in New Haven. This represents over 1000 acres of re-developable land in the major nodes of the regional branch lines. This is not a gentrification issue because for the most part there are no people living in these areas. Redeveloping these areas with a density of downtown Stamford could accommodate many jobs for residents and give the region a competitive advantage. The key is to create a critical mass of innovators centered on regional rail. The Northeast corridor has 80% of rail market share of utilization rates and people are hungry for more! Investments organized around this growing demand will give the region a competitive advantage. A doubling or tripling in rail capacity would leverage our economic advantage. We can become a laboratory for economic competitiveness by attracting college-educated innovators to live in our cities. Redevelopment does not have to be fancy. Stamford had the goal of being the best small city in America and can serve as a model for continuing redevelopment over the next 40 years.

GB Arrington – PB PlaceMaking Group, Parsons Brinckerhoff

Transit Oriented Development (TOD) is a national innovator. Leverage is about a different kind of urban form centered on reclaiming the role of the train station and moving away from the automobile. While there is a lot of rail transit in the Northeast, there are also a lot more cars. We have given away our competitive advantage through out growing dependence on the automobile. The vision of how you want to grow and maintain economic competitiveness relies on leadership. There is a need to drive projects to be transit-oriented as opposed to transit adjacent. TOD is not only about density but also about mixed use, walk-ability, limits on parking and urbanity. Distance from the train station matters based on land use type. People are willing to walk a longer distance from the train station to their home, but not to work. Hence, the scale and use is critical. We also have to be mindful of the real estate industry. The problem of the financial crisis for TOD is that it had adverse effects on the development community. TOD is the simplest thing to do but has been unfortunately approached with resistance because it is difficult to obtain capital. The public sector needs to remove regulatory, financial, and other barriers so that sites can be made attractive and ready for investment. Good locations need to be stripped of barriers in order to promote TOD. Equity is also a central issue. We need mixed-income communities. An international market information survey found that of 80 million Generation X members, 80% wanted to live in an urban place. How do you create walk-able, affordable, attractive communities to meet that demand?

Questions:

- 1) When I was driving on the I-95 this morning coming south was bumper to bumper. People are not willing to walk 100 feet. How to you address this challenge?
- 2) What is considered a healthy and sustainable mixed use for TOD?
- 3) Bridgeport went through a major redevelopment effort downtown that aimed to decrease parking space requirements per unit. Will financial institutions follow this trend?
- 4) A project is underway to show that green development has a value premium. Are there any other such efforts that you are aware of?
- 5) In Yonkers, we can not get a decrease in the parking ratio. Our strategy has been to create a municipal monopoly and control the supply. What are your strategies?

Workshop #3: Innovation in Sustainable Brownfield Redevelopment

Sponsored by Pullman Comley LLC

What is important for moving sustainable Brownfield redevelopment forward in the region during these challenging economic times? –Certainty and clarity, collaborative partnership, finding, timely technical advice and expedient approval and permitting processes. This panel had two components. The first emphasized what is working at the federal level and included insights into how to layer funding opportunities from multiple sources to make projects work. The second component addressed the promising hands-on assistance being offered regionally and at the state level, with opportunity for audience participation in the dialogue.

Moderators: Lya Theodoratos, USEPA Region 2 & Frank Gardner, USEPA Region 1

Gail Anne Cooper – USEPA Office of Brownfields and Land Revitalization

Component 1: There are five types of grant programs and two new pilot programs. Assessment grants are available to assess and characterize brownfields properties. These grants are for \$200K with a three year period of performance. and are available to state, local, and tribal governments. Site specific assessment grants can be eligible for up to \$350K with a waiver and. There is also an option for coalitions of three eligible entities to combine forces and apply for a coalition assessment grant of up to one million dollars. Cleanup grants allocate up to \$200K to the same entities as well as eligible nonprofit organizations for a three year period of performance. The applicant must own the property they wish to rehabilitate. Cleanup grants also require a 20% cost share. Revolving Loan Fund (RLF) grants, for cleanup work at Brownfield sites, grant up to one million dollars to state, local, and tribal governments. RLFs have a 20% cost share requirement and a five year period of performance. Grantees can issue loans, and in some cases, subgrants, to eligible entities to clean up brownfields properties within their jurisdiction.

Environmental Workforce and Development Job Training grants offer training opportunities in environmental work. Training covers brownfield rehabilitation, OSHA health & safety, superfund sites, underground tanks, and hazardous waste storage. This grant of \$300K is available to eligible state and county municipalities, tribes, colleges and nonprofit community employment centers. In 2010, EPA awarded 23 Area Wide Planning Pilots to provides funding and direct

assistance (through agency contract support) for municipalities to develop an area-wide plan that will inform the assessment, cleanup and reuse of brownfields properties and promote area-wide revitalization within a specific neighborhood or area of the community. In 2011, EPA plans to pilot Multi Purpose Grants which would provide a combination of assessment and cleanup funding to an eligible entity for a specific property which they own. Guidelines for this first-time pilot program are currently being developed and are slated for release later this year. For more detailed information visit: http://epa.gov/brownfields/grant_info/index.htm

Component 2: Technical assistance is being provided to communities across the nation. Targeted Brownfield Assessments (TBAs) are a grant of services whereby EPA hires contractors to conduct assessment activities at the request of communities who express interest in rehabilitating a specific site. These are most helpful for small or rural sites or communities which do not have their own EPA Brownfields grants. Between four and five million dollars a year are allocated nationwide towards these direct assessments. In some cases EPA is able to provide in-kind services to support grantees' efforts. In one example, Region 1 used their mobile lab to provide on-site sample analysis during a Phase 2 assessment, thus saving the grantee over \$25,000 in laboratory expenses. In Washington, The EPA works closely with other federal agencies such as the Department of Transit, the Department of the Interior, the Department of Agriculture, and the Department of Housing and Urban Development to seek out areas across the country where work is being done.

Robert Bell – Connecticut Department of Environmental Protection

Component 1: In Connecticut, the Office of Brownfield Remediation and Development, within the Department of Economic and Community Development, has approximately ten funding programs available that provide grants or loans for various investigation and remediation related activities at brownfields and other contaminated properties. Typically, grants are for municipalities, and loans are for private sector applicants. For more information visit: ctbrownfields.gov

Component 2: A vibrant real estate market is the best brownfields program. How can government help stimulate a real estate market? Some ways include investment in transportation such as various forms of rail. In many places that have light rail or similar rail transit, when a new station is opened the properties around the station increase in value and brownfields become good investments. Hartford, for instance, has great neighborhood centers, universities, hospitals and downtown business district, though because they are not physically linked they operate as separate islands. A transit system connecting the city with the airport, and universities, neighborhoods, hospital areas and business district to each other, with stations serving these areas, could be a powerful driver for real estate and brownfields near those stations.

Uncertainty is a major issue affecting brownfield development. Two examples are, one, uncertainty as to what contamination may exist on a property, and two, uncertainty as to what remedies may ultimately be needed, approved and how much they will cost. Connecticut is addressing aspects of these "uncertainties" in a few ways.

Fostering identification of the environmental conditions at a property helps promote brownfield development. Prospective purchasers need environmental information to be able to put together a *pro forma* and evaluate whether an investment in a property looks promising. First, Connecticut laws require completion of an investigation of environmental conditions at certain properties. CT DEP is putting more resources into promoting compliance with those laws. More investigation reports is good for many reasons, including providing the type of information a prospective

purchaser or developer needs to be able to evaluate a property for purchase. Second, Connecticut enacted laws over the past two years to help municipalities conduct environmental investigations at unused properties. Municipalities often play a significant role in identifying properties for redevelopment, assembling parcels and positioning them for development. Connecticut has recently enacted laws to make clear that cities and towns do not take on any cleanup liability merely by performing these important good government roles to position brownfields for redevelopment. These laws encourage a municipality to conduct investigations without increasing liability. They also exempt a municipality from the state Transfer Act when it acquires a property via government tax foreclosure or eminent domain procedures, and when it transfers the property to a third party.

Connecticut is also finding ways to provide greater certainty on the ultimate site remedies and costs. Just over a year ago a new law went into effect – the Abandoned Brownfields Cleanup program. This law allows a new developer to acquire a property for redevelopment, cleanup the property itself, and have no obligation to investigate or cleanup any off-site contamination. This provides more certainty for determining remedies and costs. This law is aimed at those brownfields that have been abandoned or significantly under-used for over a decade. Because these properties were not reused during the prior good real estate market, that is used as a strong indicator that they are less likely to benefit from the energy of the private sector and market forces in the future absent government assistance.

Finally, Connecticut DEP is developing a Brownfield Presumptive Remedy guidance that will be posted as a draft for public input soon on our website. The ideas for this guidance is to identify a common suite of remedies used at brownfield sites – such as buildings as caps, engineered controls, and Deed Restrictions on future uses – and provide certainty that those remedies will be approved. Even though these remedies are almost always approved once applied for, the guidance is intended to give even more comfort that those remedies can be relied upon even before actual application. Also, the guidance will identify that investigation costs can be reduced, possibly significantly at some sites, by allowing an investigation to take into account the intended remedies related to the redevelopment plan.

Sue Boyle – GEI Consultants

Component 1: New Jersey has a long history of generous brownfield grants, loans, and reimbursements. But in today's economy Corporate Business Tax revenues are down right at the time that the private market is constricted. Fewer resources are available. Programs such as the New Jersey Hazardous Discharge Site Remediation Fund and the Petroleum Underground Storage Tank Remediation Fund are a few examples of environmental cleanup initiatives that are tapped out.

Hopefully Mr. Esty's ideas about restructuring incentives will become a trend, for example, providing more low interest loans than grants and cost recovery from the companies that caused the discharge s to replenish the funds to cover remediation costs. In New Jersey there is a tax reimbursement program for people who decide to fix a problem they did not cause. The tax revenue generated from the redevelopment can be credited for up to 75% of remedial costs. It is quickest to recoup remedial costs if the new redevelopment includes businesses generating a steady sales tax stream. For residential redevelopments on brownfield sites, up to 50% of remedial costs can be reimbursed from the sales tax on building materials used. The reimbursement incentive remains a viable program because the redevelopments provide new tax revenue that would not have otherwise been generated and up to 25-50% of the new taxes go directly to Treasury as new revenue streams.

Municipalities with the ability to layer funding sources have an advantage. The city of Trenton obtained grants from the County Open Space Fund, the Green Acres State Fund, FEMA, EPA, EDA, Army Corps, Dodge Foundation, private gifts, and a foreclosure for one Greenway project costing \$117 million.

Component 2: New Jersey is focused on providing certainty, clarity, and expedient approval for redevelopment projects on Brownfield sites. The New Jersey Department of Environmental Protection (NJDEP) and, under the leadership of Lieutenant Governor Kim Guadagno, the New Jersey Economic Growth Commission provides technical assistance and a one-stop permitting office to shepherd projects through the permitting maze. The NJ Redevelopment Authority has an initiative to provide planning assistance and the Brownfield Redevelopment Interagency Team might prove useful to encourage new investment.

The NJDEP created the Licensed Site Remediation Professional (LSRP) program in 2009 to help expedite the cleanup of contaminated sites. The Office of Environmental Remediation's New York City Brownfields Partnership is a voluntary association of Brownfield stakeholders consisting principally of environmental consulting firms, environmental law firms, and environmental remediation contracting firms, for-profit and not-for-profit Brownfield development firms and community-based organizations (member organizations) that are engaged on Brownfield projects in New York City communities and offer pro-bono advice. And, the New Jersey Institute of Technology provides consulting service for EPA grantees in USEPA Regions 1, 2 and 3 providing technical guidance on a variety of brownfield issues.

Gary Rozmus – Gannett Fleming

Component 1: *The Brownfield Opportunity Areas (BOA) Program* is designed to assist communities, foster redevelopment, and return dormant and blighted land into productive and catalytic areas while restoring environmental quality. At the budget level, these programs are open for business. They have been able to fund all commitments and are accepting applications. The BOA program is flourishing today under the control of the Department of State. The amount of money granted to municipalities and community organizations has ranged from \$40K to \$1.5 million. This is a bottom-line program aimed at getting things done now. The goal is to get the developer to a ribbon cutting as fast as possible. In Babylon and Wyandanch some projects were able to layer their funding sources for sites near the train station. This is a transit-oriented example of leveraging. As tax credits do not provide a strong enough incentive, the NYC Brownfield Cleanup Program offers big incentive grants to help in the process.

Component 2: There is need for liability protection. In New York City, programs intend to get you through the process of rehabilitating a contaminated area in three to six months. Tools such as technical assistance programs and community education and outreach regarding Brownfield issues are being made available. The Department of State's BOA program hopes to further expedite the process. A map of all vacant properties presented by Environmental Data Resources, Inc. in a simple format made it easier for the developer to get information quickly. Many similar initiatives exist.

Questions:

- 1) How many applications have there been to the various grant programs?

- 2) What is the intersection between community development and economic development? Is there a chance for park development as part of a remediation project?
- 3) Place-making is of central importance. As money gets tighter, what is being done to make sure that grants remain available to non-profits?
- 4) In the Newtown Creek, everything was capped so there are no green space remediation opportunities. How are these issues being addressed?
- 5) Does anyone do bioremediation on the Northeast?
- 6) How much leverage does each federal dollar spent by the EPA obtain?

Lunch: Welcome and Introduction to the Brownfield Coalition of the Northeast

Sponsored by GEI Consultants

Sue Boyle – GEI Consultants: The Brownfield Coalition of the Northeast (the Coalition) is an organization comprised of representatives from industries, regulatory agencies, local government, property owners, developers, academia and a wide variety of transaction support industries such as consultants, attorneys, insurance companies, and financial institutions. These representatives have formed a not-for-profit group to advance Brownfield redevelopment and information exchange in the Northeast. To become a member is free of cost. Visit www.brownfieldcoalitionne.org

Workshop #4: Sustainable Communities and the Economy

Leaders in economic development, community, revitalization and government discussed the intersection between sustainable communities and the economy. Strategies to revitalize traditional communities and create a more vibrant economy were discussed.

Moderators: Paul Timpanelli, Bridgeport Regional Business Council & Michael Taylor, Vita Nuova LLC

Speaker: Bill Finch, Mayor, City of Bridgeport

One of the most important ways we can protect the environment is by building cities that work. Cities are not an environmental problem—they are the solution “A strong America depends upon its cities,” John F. Kennedy said. Currently we give our money to other countries in petro-dollars and drive past brownfields to access Greenfields. Bridgeport, however, has had many sustainability successes of which it can be proud. The municipality put together B Green 2020 with the help of the Regional Plan Association (RPA). B Green 2020 is a sustainability plan that outlines the policies and actions to be implemented in the next decade to improve the quality of life, social equity and economic competitiveness of the city while reducing carbon emissions and increasing the community's resilience to the effects of climate change and increasing energy costs. Dense city living is important to reduce the carbon footprint. The vision is to break down the silos of the federal governments to create anti-sprawl grants, an idea generated in this same workshop. There is now a grant available for TOD in the New York, New Rochelle, and New

Haven area. One lesson that we can learn from Bridgeport is that poor people are the original conservationists. With a median tax payer income of \$36,000, Bridgeport has managed to reach above and beyond past abilities because of efforts to go green. Bridgeport is changing for the better. The RPA and Capital Strategies Group have created a conservation corps that goes door-to-door to help communicate sustainable best practices. Recycle Bank also works here. The Department of Energy and Environmental Protection (DEEP) headed by Dan Esty also represents a great engine for progress. A call for cooperation between all towns and municipalities in the area to share best practices and grow together is central to achieving the goal of a sustainable Bridgeport by 2020.

Speaker: Steve Bellone, Town Supervisor, Town of Babylon

The town of Babylon has experienced severe tax cuts. These pushed us to find an answer to the following question: how do we reduce the size of government while providing the same rate of services? The answer: Enabling sustainable development through economy.

Babylon is a working-class community that embraces common sense values. Sustainability is a driving force in the community because it makes economic and environmental sense. Babylon was the first town in Rhode Island to adopt the Energy Star green building code. When carbon work was done through ICLEI it was observed that 38% of energy use was from single-family homes. ICLEI created the Long Island Green Homes Program as a result, encouraging 1000 homeowners to plug up leaks, insulate their homes, invest in energy saving appliances and subsequently protect the environment.

As energy prices continue to rise, sustainability and affordability become one and the same. A community that had a more efficient, greener housing stock will have a competitive advantage. The challenge is how to use sustainability to solve the economic and environmental crises. Wyandanch illustrates how a low income town with Brownfields, boarded up buildings, and a four-lane freeway that segments the community was able to bounce back through the use of sustainable practices. Even McDonalds could no longer keep up. The city bought the closed chain store and opened a resource centre for community ready training and small business development assistance. Brownfield redevelopment is not just about building new buildings—it is about leveraging development by uplifting people in the community. The city launched the Wyandanch Rising Initiative, a community visioning process that result in Wyandanch being declared a BOA Spotlight Community in 2005. This allowed the city to focus on a wider area thanks to increased access to public funding.

Area town planning of 50 acres around the train station will consist of a first phase pedestrian commercial and residential of mixed use, multi-story housing. In order to continue with the plan, the sewer line must be extended two miles, incurring a cost of \$15 million. The transportation corridor is now being made into a two-lane roadway with parking. The request for proposals will go out in the spring, ensuring that the developer will not have to do anything in the pre-development process. Wyandanch is billed to be a LEED Platinum Community. Turning around a place that has suffered from decades of marginalization can be done by molding it into a pioneering green community.

Question: How do we contribute to building sustainable communities in the current economy?

Eric Anderson – Urban Green Builders

In Bridgeport there is a pressure towards community-oriented, mixed-use development. There is a need to reevaluate the finance programs that we utilize as tools (market tax credit program, lawyers, bankers, accountants, etc.). Greater attention must be paid to what we are putting in and on the buildings we construct. In Connecticut, being a landlord allows you to have a roof or basement energy generator facility, but it is not possible to meter the amount of energy being pumped back into the grid in order to compensate producers. Incentives for such practices must be created. The renovation of an abandoned arcade in downtown Bridgeport will house a grocery store that offers loans to small local farmers to build greenhouses and supply perishables throughout the year. This is an all-new investment model for groceries. Such initiatives demonstrate how Bridgeport can fit into the region in a sustainable way.

Deborah Brown – Office of Civil Rights and Urban Affairs, USEPA Region 1

How do we continue to go green? I went through the neighborhoods of Bridgeport 15 years ago and it resembled a third world country. Times have changed but equity still remains a central issue in the sustainable discourse. Problems of environmental justice, clean air, clean water and use of resources need to be addressed. A wider range of people need to be involved in the greening discussion and need to be made aware of the issues at hand and the exogenous benefits of addressing them. We need to talk about what these successes mean for southern cities as well as Rust Belt cities. There is a need for a shift in the language used to describe pollution problems to make them more accessible. Industry and residents mutually coexist and it is essential to get people to think about what they really want. I think we can do it!

Joe Mc Gee – The Business Council of Fairfield County

The first plan for conservation and development in Stamford dates back to 1971, when a major corporation moved out of the city to a suburban location. For years, the most valuable land in the city was the suburban land. Now it is the area around the train station – the value position has changed. Along with this there had been a shift in values. People aim to promote land use sustainability by preventing sprawl. Sustainability has many definitions and is not clearly understood. In Connecticut legislation, there are local, regional, and state land use designations which have different standards at each level. Who will negotiate the boundaries of these areas and how will the social values be defined? Does a banker understand that you can finance a building with less than one parking standard if a train or subway station can service the neighborhood? Local zoning can make a rule but whether or not bankers will finance the project is a different issue that needs attention. Ideas of sustainability have not yet penetrated into insurance and banking. Values being promulgated at the state level are not penetrating. Luckily this is not the case everywhere when top down mechanisms are employed to ensure compliance. Financial services are available for green development in Connecticut.

Questions:

- 1) How do you get the Department of Transportation to take responsibility for what they are building?
- 2) How will Babylon retain the existing community after redevelopment?
- 3) Why can't we get real about economic development and create a real plan that encourages trade?

- 4) Could you elaborate on the PACE Program?

- 5) How can we shift the discourse about sustainability so that it means something for the students of Housatonic Community College?

Summary document compiled by:

Jeremie Gluckman,

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