

BROWNFIELDS AND LAND REVITALIZATION EPA PACIFIC SOUTHWEST | REGION 9

Hawai'i: Transforming Idle Properties into Community Assets

EPA's Brownfields & Land Revitalization Program provides grants and technical assistance to safely clean up and sustainably reuse contaminated properties. These properties, known as "brownfields," often lie within historically underserved communities confronting long-term disinvestment. To address brownfields, EPA's seed funding and early engagement supports community involvement, environmental assessments, redevelopment planning, property cleanup and job training. We partner with local entities to generate momentum for lasting improvements in public health and the environment and to support new economic opportunities for disadvantaged communities.

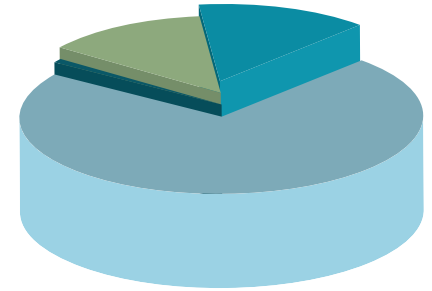


BUILDING COMMUNITY, EQUITY AND THE FUTURE

EPA has partnered with communities in Hawai'i since 2003, providing over \$22.7 million to support cleanup and reuse of underutilized properties—leading to new investments in transportation, affordable housing and public facilities. EPA's early brownfields investments have leveraged over \$122 million in public and private redevelopment financing in Hawai'i.

EPA Brownfields Funding in Hawai'i Since 2003

Direct to State	\$16,456,224
Assessment	\$3,100,000
Cleanup	\$2,996,334
Job Training	\$196,877



EPA partners with local governments, nonprofits, tribes and states to catalyze community reinvestment.

HONOLULU RAIL TRANSIT PROJECT

EPA funding supports rail and nearby redevelopment

HONOLULU COUNTY, O'AHU—The Honolulu Authority for Rapid Transportation (HART) is developing a 20-mile light rail line in O'ahu. Grant funding from EPA helped identify and clean up contaminated properties to support rail and station development.

The City and County of Honolulu is also using EPA funding to prepare properties near transit stops for more housing and commercial development. Combined, these projects will increase access to affordable housing, diversify employment opportunities, reduce auto pollution and significantly improve public transportation.

Related project benefits include:

- Reducing greenhouse gas emissions through increased transit use and future electric vehicle charging at rail stations.
- Increasing market-rate and affordable housing near rail stations.
- Promoting economic development around transit stops.



“The EPA’s brownfields assessment funding has helped catalyze equitable transit-oriented development in the City and County of Honolulu.”

—Harrison Rue, Community Building & TOD Administrator, City & County of Honolulu

“Receiving grants from the EPA helps reduce our overall budget while remediating these areas.”

—Lori Kahikina, HART Executive Director and CEO

AFFORDABLE HOUSING

Environmental assessment aids new construction

KAKA'AKO, O'AHU—EAH Housing, co-developer Bronx Pro Group and the Hawai'i Community Development Authority collaborated to redevelop an urban brownfield into a 16-story, affordable housing project known as *Nohona Hale*. EPA funded environmental assessments and provided the technical assistance needed to ensure safe redevelopment of the property. Project features include:

- Ground floor commercial, transit-oriented location and storage areas for bicycles, mopeds and surfboards.
- Community gardens, an indoor/outdoor lounge area and a fitness room.
- LEED Gold certification.



“Nohona Hale illustrates how the EPA Brownfields Program is helping Hawai'i solve its severe housing crisis. In a rapidly gentrifying neighborhood, the program helped transform a tiny, underused parking lot into one hundred and eleven beautiful apartment homes for low-income people.”

—Marian Gushiken, Director of Real Estate Development at EAH Housing

RE-ENVISIONING PUBLIC PROPERTIES

Cleanup Plans advance contemporary reuse

KAPA'A, KAUA'I—The 70-year-old, Samuel Mahelona Memorial Hospital in Kapa'a is a priority brownfield redevelopment site in Kaua'i County. The conceptual master plan envisions a transit-oriented village integrating health care, housing, office and retail space and other community-serving facilities. EPA provided the necessary environmental assessments and cleanup plan to support the project's next steps. These steps include updating the conceptual master plan and environmental impact documents, enabling phased redevelopment of the property over the next 20 years. Additional conceptual features include:

- Hospital rehabilitation and expansion.
- A senior center, senior daycare and an assisted living facility.
- A public library and pathways linking to the surrounding community.



“EPA's assistance to the Samuel Mahelona Memorial Hospital Master Plan project is an example of the strategic public and private partnerships that will transform the hospital campus to what is envisioned to become a multi-use center—a vibrant center that will enhance hospital and community based services to support the needs of the local community as well as future generations of Kaua'i residents.”

—Lance Segawa, Regional CEO, Hawai'i Health Systems Corporation

 For more information on EPA's Brownfield program, visit: [EPA Brownfields](#) | [EPA Brownfields and Land Revitalization in the Pacific Southwest](#)

