



# Brownfields Assessment Demonstration Pilot

## Lynwood, CA

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA has selected the City of Lynwood for a Brownfields Pilot. Lynwood's population of 66,343 is largely minority—its residents are 79.5 percent Hispanic and 19.9 percent African American. The median family income in the city is approximately \$26,400—significantly less than the rest of Los Angeles County at \$46,900—and the unemployment rate is 14 percent. The city has the lowest level of taxable retail sales in the county and has been decimated by the construction of a major freeway. Lynwood is part of the U.S. Housing and Urban Development (HUD) Supplemental Empowerment Zone established for Los Angeles County.

During the 1980s and 1990s, the city was virtually sliced in half by the construction of the Glenn Anderson I-105 Freeway. Approximately 1,100 homes were demolished to make way for the freeway, driving residents and businesses from the city. Additionally, the city is almost completely built-out, making redevelopment of existing blighted areas vital. These two factors make housing and retail space of great need in the community. The Pilot will target four brownfields, totaling more than 50 acres. The sites have suspected environmental contamination and have been sources of neighbor complaints due to their

### PILOT SNAPSHOT



Lynwood, California

Date of Announcement:  
June 1999

Amount: \$200,000

Profile: The Pilot targets 50 acres adjacent to the I-105 freeway that divides the city.

#### Contacts:

Community Development  
City of Lynwood  
(310) 603-0220

Regional Brownfields Team  
U.S. EPA - Region 9  
(415) 744-2237

Visit the EPA Region 9 Brownfields web site at:  
<http://www.epa.gov/region09/waste/brown/index.html>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

blighted conditions (e.g., trash and debris accumulation, graffiti, vermin, potential health hazards). Three of the sites are vacant with former industrial, light industrial, and dumping uses; the fourth site is partially occupied by low-income housing.

## OBJECTIVES

The city will use the Pilot to initiate its brownfields program. Central to this is establishment of a Brownfields Task Force that will oversee the Pilot activities. The Task Force will provide guidance to the city throughout the brownfields process, from site identification and assessment through cleanup and redevelopment. It will also provide a forum for facilitating the longer-term city objectives of improving property values, increasing housing units and retail shopping within the city, and rebuilding a sense of community that was lost when the construction of the freeway divided the city.

## ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of the Pilot include:

- Performing Phase I assessments at the four targeted sites;
- Performing Phase II and III assessments and preparing cleanup plans at two of the priority sites;
- Establishing a Brownfields Task Force comprising community members and city officials; and
- Conducting community outreach that will include meetings, informational materials, and a summary report.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.