Highway to Health(Care) Initial Concept

Utilize the growing number of Abandoned Storage Tank and Automotive Sector Sites (Car Lots, Junk Yards, Auto Manufacturing, etc.) to promote Community Driven Brownfields Redevelopment Projects that promote Health and Healthcare and provide Economic Development Opportunities in Underserved Communities.
Why - Highway to Health(Care)?

Underground Storage Tank Redevelopment Opportunities

- Growing Number of Abandoned and Underutilized Underground Storage Tank Sites available for Redevelopment

- “Of The Estimated 450,000 Brownfields Sites in the US, Some Reports State that Perhaps Half have Petroleum Contamination.”
Estimated Number of Abandoned Tanks Nationwide is Unknown ??? and Growing Due to Economic Challenges

- Over 25,037 Petroleum Contaminated Facilities in Florida and Growing
- December 31, 2009 Tank Upgrades Required – at The Worst Time Economically
- From 1996-2010, a Total of 6,166 Tank Closures have Occurred

Many Abandoned Tank Sites are in Good Locations to Provide Health and Healthcare Opportunities for Underserved Communities
Why - Highway to Health(Care)?

Growing Number of Closed Automotive Sector Sites

- Since Early 2009, Approx. 2,300 Auto Dealerships have Closed Nationally
- The Combination of All The Closed Auto Dealerships is Comparable To Manhattan (22.96 Square Miles / 4,694 Acres)
- In Florida – Chrysler Ended Franchise Agreements with 33 Dealerships in 2009
Growing Number of Closed Automotive Sector Sites (Cont.)

- Most Auto Dealerships are Suited for Adaptive Reuse or Redevelopment
  - Midsized Building, Ample Well-lighted Paved Parking and Located along a Busy Boulevard
- Junk Yard Dogs – Most Communities have Junk Yards that can / have Been Successfully Redeveloped
Why - Highway to Health(Care)?

Address Health Disparities and Provide Healthcare in Underserved Communities

- Many Brownfields Communities are medically underserved communities that suffer from health disparities

- 83% of children from low income families have unmet vision and eye health needs, NIHS

- The H to H(C) redevelopment can result in community-based healthcare to begin addressing disparities and other health issues
Address Health Disparities and Provide Healthcare in Underserved Communities (Cont.)

- **African-American Health Disparities** (HHS – Division Of Minority Health)
  - In 2005, African American Men were 2.4 Times as Likely to Die from Prostate Cancer as Compared to Non-Hispanic White Men
  - In 2005, African Americans were 2.2 Times as Likely to Die from Diabetes as Non-Hispanic Whites
  - In 2005, African American Men were 30% More Likely to Die from Heart Disease, as Compared to Non-Hispanic White Men
  - In 2005, African-Americans had 2.3 Times The Infant Mortality Rate of Non-Hispanic Whites
Why - Highway to Health(Care)?

Economic Opportunities Resulting from a Strong Health Care Market

- 10 of the 20 Fastest Growing Occupations are Healthcare Related

- Healthcare will Generate 3.2 Million New Jobs Between 2008 - 2018, more than any other Industry

- Job Training for Health Care Professions Remains Strong and Another Opportunity For H to H(C)

- Yes, We are All Getting Older with More Medical Needs
Why - *Highway to Health*(Care)?

**Wide Range of Redevelopment Opportunities / Benefits**

- Health Care – Community-Based Health Clinics, Federally Qualified Health Centers, Hospitals, Vision Care, Dental Care, Urgent Care, etc.

- Access to Healthy Food Choices – Grocery, Community Gardens (on Safe Sites / Safe Practices)

  - Address Food Desert Issues – Healthy Food Choices Unavailable
Why - Highway to Health(Care)?

Wide Range of Redevelopment Opportunities and Benefits (Cont.)

- Public Safety Opportunities – Police, Fire, etc.
- Other Health Related Industries – Pharmaceutical, Bio-Medical
- Open Space / Green Space – Improvements to Recreation that address Health (i.e. Childhood Obesity)
Brownfields

- **EPA Assessment Grants** – $400,000 - $1 Million
- **EPA Clean-Up Grants (Non-Profit Eligible)** – 3 Sites at $200,000 Per Site
- **EPA Revolving Loan Funds** – $1 Million (Access to Remedial Funding for Private Sector)
- **Targeted Site Assessments** (EPA / States)
- **EPA Petroleum and State Tank Programs**
- **State Brownfields Grants / Incentives**
HRSA – Health Resource and Services Administration
2010 Patient Protection and Affordable Care Act (PPACA)

- Construction and Renovation of Community Health Centers – $11 Billion
- National Health Services Corps – $2 Billion to Encourage Healthcare Training
- Patient Expansion (130%) (+20M Pts.) (+80M Visits)
- Facilities Expansion (130%) (1400) (New or Expanded Centers)

To access information about the CHC/FQHC programs [http://bphc.hrsa.gov](http://bphc.hrsa.gov)
New Access Points Grant

- Provision of comprehensive health care services
- Up to $250 Million Awarded with up to 350 New Access Points
  - Up to $650,000 for two Years - $150,000 Capital Improvements First Year
- Phase I of Grant process Due November 17th

Grant Criteria

- Must demonstrate a High Level of Need within the Community
- New Starts-Organization & Satellites - Organization

http://bphc.hrsa.gov
Florida Example
Willa Carson Health Resource Center
Clearwater, FL
Brownfields Transformation (Abandoned Gas Station to Health Clinic)

Challenges

- Abandoned Contaminated Gas Station
- Abandoned Gas Station with Out-of-State Property Owner
- Environmental Issues
  - 4 USTs
  - Hydraulic Lift
  - 450 Tons of Contaminated Soil

Results

- Instilled Environmental Justice
- Established Trust and Credibility with Local Community
- National Brownfields to Public Health Model
- Serves over 3,500 Uninsured per Year
- Location for HealthCare Provider for Underserved / Uninsured Community
Florida Example
Johnnie Ruth-Clarke Health Center at Historic Mercy Hospital
St. Petersburg, FL
Brownfields Transformation (Petroleum Impacted Site to Federally Qualified Health Center)

Challenges
- Petroleum Contamination Off-Site – Former Blue Star Cab Company
- Petroleum Contamination On-Site – Boiler Room
- Abandoned Historic African American Hospital Environmental Issues

Results
- Provide Residents with Immediate Access to Quality HealthCare
- Provide Economic Anchor for Redevelopment of the Area
- National Phoenix Award Winner
Potential Florida Project

Newton Gas Station – Tamiami Trail
Sarasota, FL
Brownfields Transformation (Auto Body / Convenience Store to Potential Health Clinic)

Challenges

- Current Auto Repair and Convenience Store
- Former Abandoned Potentially Contaminated Gas Station
- Funding for Assessment Remediation and Redevelopment

Potential Results

- Community Based Healthcare in Underserved Community
Potential Florida Project
Mulberry Florida, FL
Community Searching for Healthcare Solutions on Brownfields Sites

Challenges

- Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
- Numerous Abandoned Petroleum sites and Mined Lands within the City
- Funding for Assessment Remediation and Redevelopment
- Nearest Hospitals or clinics 9.8 miles and 12.01 miles away

Potential Results

- Community Based Healthcare in Underserved Community
Florida Example

Harbor Oaks Shopping Center – Clearwater, FL

Brownfields Transformation (Economic Development) - From Car Lot to Publix Shopping Center

Challenges
- Former Automobile Dealership for 45 Years
- Blighted Buildings
- Market Uncertainty – Third Time is the Charm
- Underground Storage Tanks
- 17 Hydraulic Lifts
- Environmental Stigma
- Need for a Community Grocery Store

Results
- 44,287 SF – Harbor Oaks Publix Shopping Center
- 125 New Jobs – Brownfields Area and EZ
- Catalyst for Infill Redevelopment
- $12,000,000 Capital Investment
- Catalytic Town Home and Commercial Developments
Florida Example

Anchorage Park – Village of North Palm Beach, FL (Treasure Coast RPC)

Brownfields Transformation (Tank Site/Wastewater Plant to Open-Space / Recreation)

Challenges

- Former Wastewater Plant
- 3 Inactive Petroleum Tank Sites
- Dredge Disposal Waste
- Sludge Drying Beds
- Sludge and Water in Tanks – Petroleum and Metals (confined space)
- Asbestos Abatement – Buildings, Piping and Ceilings
- Brownfields Clean-Up Revolving Loan Fund

Results

- Expanded Open-space / Green-space
- Waterfront Park with Enhanced Marina
- Improved Playgrounds
- Dog Park
- Stage and Pavilion
- Expanded Parking for Marina and Park
- Model Brownfields Reuse
Florida Example

Northwest Fire Station – Clearwater, FL

Brownfields Transformation (Junk Yard to Public Safety)
The Stars Align

✧ Growing Number of potential Sites – UST and Auto Sector Sites for Potential Redevelopment

✧ Strong Health-Related Economy while other Redevelopment Opportunities are on Hold

✧ Proven Models and Success Stories to Show that The Concept Works

✧ Funding Sources to Support Community-Based Health Care

✧ Multiple Benefits – Opportunities to Not Only Remove Contamination from Communities but also Improve Healthcare and Overall Health of The Community

✧ Environmental Justice and Economic Opportunities
Moving the H to H(C) forward – What's Next...

Proposal

- Develop a National Initiative lead by EPA and a broad range of stakeholders to promote the Highway to Health(Care) concept

- Begin to connect other programs and partners to the concept
  - EPA Brownfields Petroleum Initiative
  - HUD Sustainable Communities
  - Health Resources and Services Administration (HRSA)
  - Health and Human Services – National Partnership for Action to End Health Disparities

- Develop linkages between Brownfields and Health(Care) Funding and Redevelopment Opportunities
“Environmental protection is about human protection. It's about family protection and community protection. It's about safeguarding people in the places where they live, work, play, and learn. Environmental protection is public health protection.”

Lisa P. Jackson,
Remarks to the American Public Health Association (APHA),
November 2009
Thank You

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