

## The Link between Job Creation and Brownfields Clean-Up and Redevelopment

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Job creation has become an increasingly important economic benchmark for measuring the value of public investments in brownfields, and research confirms that the cleanup and redevelopment of vacant and under-utilized brownfield sites is a significant job generator, nationally. The reclamation of contaminated properties creates short-term remediation jobs, longer-term construction jobs and permanent jobs tied to the end use of the property. Moreover, because many brownfield conditions disproportionately impact low- and moderate-income neighborhoods and communities of color, these jobs are being created where they are needed most. Public investments are leveraging extraordinary investments and turning neighborhood blight into community assets.

Public dollars invested in brownfields revitalization produce a multitude of social, economic and environmental benefits, and studies show that job creation is a significant among them.<sup>123</sup> There remains some discussion about the type and quality of jobs created (short term remediation versus long term commercial and industrial jobs) and whether jobs are newly created or reallocated across space, but there is a growing consensus that overall, national welfare is improved by the jobs that are created when brownfields in disadvantaged neighborhoods are brought back into productive use.<sup>4</sup>

Here is a summary of several studies that have quantified job creation statistics using a variety of different benchmarks:

- **EPA brownfield dollars spent to assess, clean and revitalize brownfields leverages jobs:** On average, 7.75 jobs are leveraged per \$100,000 of EPA Brownfields Grant funding; and 61,023 jobs have been created since the Brownfields program began.<sup>5</sup>
- **Public Investment in brownfields is a cost-effective way to create jobs:** \$10,000 to \$13,000 in public investments in brownfields creates/retains one job and this is significantly lower than the HUD and SBA benchmark of \$35,000 per job.<sup>6</sup>
- **On average, each brownfield site has the potential to create 91 jobs.**<sup>7</sup>
- **Economic benefits estimated using a dynamic simulation model predict that on a national basis, 10 to 11 jobs are created per developed acre with an annual tax flow of \$5,470 per job.**<sup>8</sup>
- **In New York City, where building lots are smaller and property values and building densities are higher than the national average, it is conservatively estimated that 10 to 11 jobs are created per half acre of brownfield redevelopment.**<sup>9</sup>
- **Brownfields projects create both new direct and new indirect jobs.** The Florida Brownfields Association reported that in the last ten years, the Florida Brownfields Program has created 10,827 new direct jobs and 13,137 new indirect jobs.<sup>10</sup>

- **The U.S. Conference of Mayors reports that job creation is happening on a national scale:** In 2008, the Conference of Mayors reported statistics for job creation in 75 US cities: 71,313 redevelopment jobs and 115,649 post-development jobs for a total of 186,962 jobs on 1,309 brownfield sites.<sup>11</sup> A sample of city data is provided in the table below:

City	Redevelopment Jobs	Post Development Jobs	Number of Sites
Washington, DC	15,000	7,000	250
Columbus, Ohio	500	1,500	12
Milwaukee, WI	200	3,000	100
Austin, TX	1143	7	2

- **Research and investment into new sustainable energy brownfield end uses, such as wind and solar power, indicate that the trend in job creation will continue:** A recent study by the Land Policy Institute and the National Center for Neighborhood and Brownfields Redevelopment at Rutgers estimates that in Michigan alone, the construction of wind and solar power parks could create 17,500 construction and long term jobs.<sup>12</sup>
- **New York State is also experiencing job creation as a result of investments in brownfields revitalization:** The Conference of Mayors provided job creation statistics for several cities in New York State.<sup>13</sup>

City	Redevelopment Jobs	Post Development Jobs	Number of Sites
Buffalo	120	3	*
Elmira	26	150	1
Rochester	600	420	12
Glen Cove**	1700		

\* No data were reported in the survey

\*\* Data for Glen Cove from Howland (2007)<sup>14</sup>

<sup>1</sup>United States Conference of Mayors, 2008. Recycling America's Land, 2008 Brownfields Survey, January 2008- Volume 7 Preprint Edition, available at <http://usmayors.org/publications>

<sup>2</sup> EPA, 2009. Building Vibrant Communities: Community Benefits of Land Revitalization, available at <http://www.epa.gov/swerosps/bf/publications/index.htm>.

<sup>3</sup> Howland, Marie, 2007. Employment Effects of Brownfields Redevelopment, What Do We Know from the Literature? Journal of Planning Literature, 2007, vol. 22, p. 91 available at <http://jpl.sagepub.com/cgi/reprint/22/2/91>

<sup>4</sup> Ibid

<sup>5</sup> EPA, 2010. The EPA Brownfields Program Produces Widespread Environmental and Economic Benefits at <http://www.epa.gov/brownfields/index.html> EPA Brownfields Program Benefits (PDF)

<sup>6</sup> Northeast-Midwest Institute, 2008. The Environmental and Economic Impacts of Brownfields Development, available at [http://www.nemw.org/index.php?option=com\\_content&view=article&id=91&Itemid=71](http://www.nemw.org/index.php?option=com_content&view=article&id=91&Itemid=71)

<sup>7</sup> Ibid

<sup>8</sup> Howland, Marie, 2007. Employment Effects of Brownfields Redevelopment, What Do We Know from the Literature? Journal of Planning Literature, 2007, vol. 22 p.91 available at <http://jpl.sagepub.com/cgi/reprint/22/2/91>

<sup>9</sup> The NYC Mayor's Office of Environmental Remediation has established a Local Brownfield Cleanup Program and will begin collecting job creation statistics on each site that enters the program in order to more accurately quantify the economic benefits of redevelopment.

<sup>10</sup> Florida Brownfields Association, 2008. Florida's Brownfields Redevelopment Program- A Proven Job Creator and Revenue Generator, available at [www.floridabrownfields.org/PDF/FBA2010WhitePaper.pdf](http://www.floridabrownfields.org/PDF/FBA2010WhitePaper.pdf)

<sup>11</sup> United States Conference of Mayors, 2008. Recycling America's Land, 2008 Brownfields Survey, January 2008- Volume 7 Preprint Edition, available at <http://usmayors.org/publications/>

<sup>12</sup> Adelaja, Soji et al, 2009. Potential Application of Renewable Energy on Brownfield Sites, A Case Study of Michigan, Land Policy Institute, Report # LPR-2009-Renewable Energy-003 available at [http://www.landpolicy.msu.edu/modules.php?name=News&op=viewlive&sp\\_id=77](http://www.landpolicy.msu.edu/modules.php?name=News&op=viewlive&sp_id=77)

<sup>13</sup> United States Conference of Mayors, 2008. Recycling America's Land, 2008 Brownfields Survey, January 2008- Volume 7 Preprint Edition, available at <http://usmayors.org/publications>

<sup>14</sup> Howland, Marie, 2007. Employment Effects of Brownfields Redevelopment, What Do We Know from the Literature? Journal of Planning Literature, 2007, vol. 22 p.91 available at <http://jpl.sagepub.com/cgi/reprint/22/2/91>