

# Economic Impact of NJDEP's HDSRF Grant Program



## About the Fiscal and Economic Research Center

The University of Wisconsin-Whitewater Fiscal and Economic Research Center provides research services for area businesses, not-for-profits organizations and government entities, including Economic analysis, Geographic Information Systems (GIS) analysis, market research, economic forecasting and business development, and much more.

### Fiscal and Economic Research Center

UW-Whitewater  
Hyland Hall  
809 W. Starin Road  
Whitewater, WI 53190

## ECONOMIC AND FISCAL IMPACT ANALYSIS



University of Wisconsin  
**Whitewater**

College of Business and Economics  
Fiscal and Economic Research Center



## About

New Jersey defines brownfields as former commercial or industrial sites with potential contaminant discharges. Between 2006 and 2021, the NJDEP's (New Jersey Department of Environmental Protection) HDSRF (Hazardous Discharge and Site Remediation Fund) program granted over \$208 million to public entities for brownfield investigation and redevelopment. Overall, New Jersey's brownfields initiatives effectively restore and repurpose contaminated land.

The HDSRF grant program enhances New Jersey's environment and community well-being. Redeveloping brownfields yields economic benefits like affordable housing, job growth, and increased revenue. It also enhances fiscal health by boosting tax revenue and the local tax base. Environmentally, it improves stormwater management, water and air quality, and creates open spaces. Challenges in brownfield redevelopment include high costs, financing issues, and regulatory hurdles.

NJDEP's Office of Brownfield & Community Revitalization (OBCR) has granted over \$430 million for brownfield assessment, investigation, and remediation as of December 31, 2023.

## New Investment and Economic Development

### One-Time Impact

**\$652 million in economic output** created as a result of housing and parks constructed on redeveloped brownfields sites.

💰 💰 💰 💰 💰 💰 💰 💰 💰 💰 **\$652M**

### Tax Impact

\$120 million in ongoing tax revenue created by businesses occupying redeveloped space.

💰 💰 💰 **\$120M**

### Employment Impact

8,600 full-time equivalent jobs created due to housing, parks, and businesses occupying redeveloped space.

👤 👤 👤 👤 👤 👤 👤 👤 👤 👤 👤 👤 👤 👤 👤 **8.6K JOBS**

## Affordable Housing, Parks, and Public Facilities

All brownfields projects are located on sites that have several advantages as an alternative to sprawl, including reuse of existing infrastructure and locating the workforce closer to jobs. The smart growth benefits include: While all of the projects analyzed serve public objectives, the following findings serve as direct public reuse:

- **2,233 housing units** were completed or underway on redeveloped brownfields sites, representing development that may have otherwise been built as greenfield/sprawl.

🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠  
🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠 **2,233 UNITS**

- Of the 2,233 housing units identified, **1,040 serve as affordable housing**. Affordable Housing is defined as households with a gross household income equal to 50% or less OR more than 50% but less than 80% of the median gross household income for households of the same size within the housing region in which the housing is located (C.52:27D-304).

🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠 🏠  
🏠 🏠 🏠 🏠 🏠 **1,040 UNITS**

## Parks, and Public Facilities

- **553 acres of parks and green space** were completed or underway on redeveloped brownfields sites, preserving land and providing health benefits to the community.

🌳 🌳 🌳 🌳 🌳 🌳 🌳 🌳 🌳 🌳 🌳  
🌳 🌳 🌳 🌳 🌳 🌳 🌳 🌳 🌳 **553**