

Keys to Securing Brownfields Funding

How to Access Funding for Brownfields and
Environmentally Impacted Properties in Your
Community

June 15th 2016 - Webinar

Agenda

June 15 2016

1:00 - ~2:30 PM

- ▶ Welcome & Introduction
- ▶ EPA Funding Tools
- ▶ DTSC Funding Tools
- ▶ Water Board Funding Tools
- ▶ Combining Funding
- ▶ Q & A
- ▶ Close

US EPA Brownfields Program

Keys to Securing Funding Webinar



Noemi Emeric-Ford

June 15, 2016

Federal Definition: “Brownfield”

A Brownfields site is real property ...

...the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



Achieving Success: What Makes a Good Project?

- ❑ **Public Benefit** - contributes to community's quality of life
- ❑ **Community Need** - enhances the local economy, job creation, and maintain cultural significance
- ❑ **Sustainable Revitalization** - green building, alternative energy, open space, low impact development, climate change adaptation, etc.
- ❑ **Partnership** - community engagement, environmental justice, leveraging and generate public/private support



EPA's Brownfield Program

- NOT Enforcement Program
- Redevelopment Program
- Grants and Technical Assistance

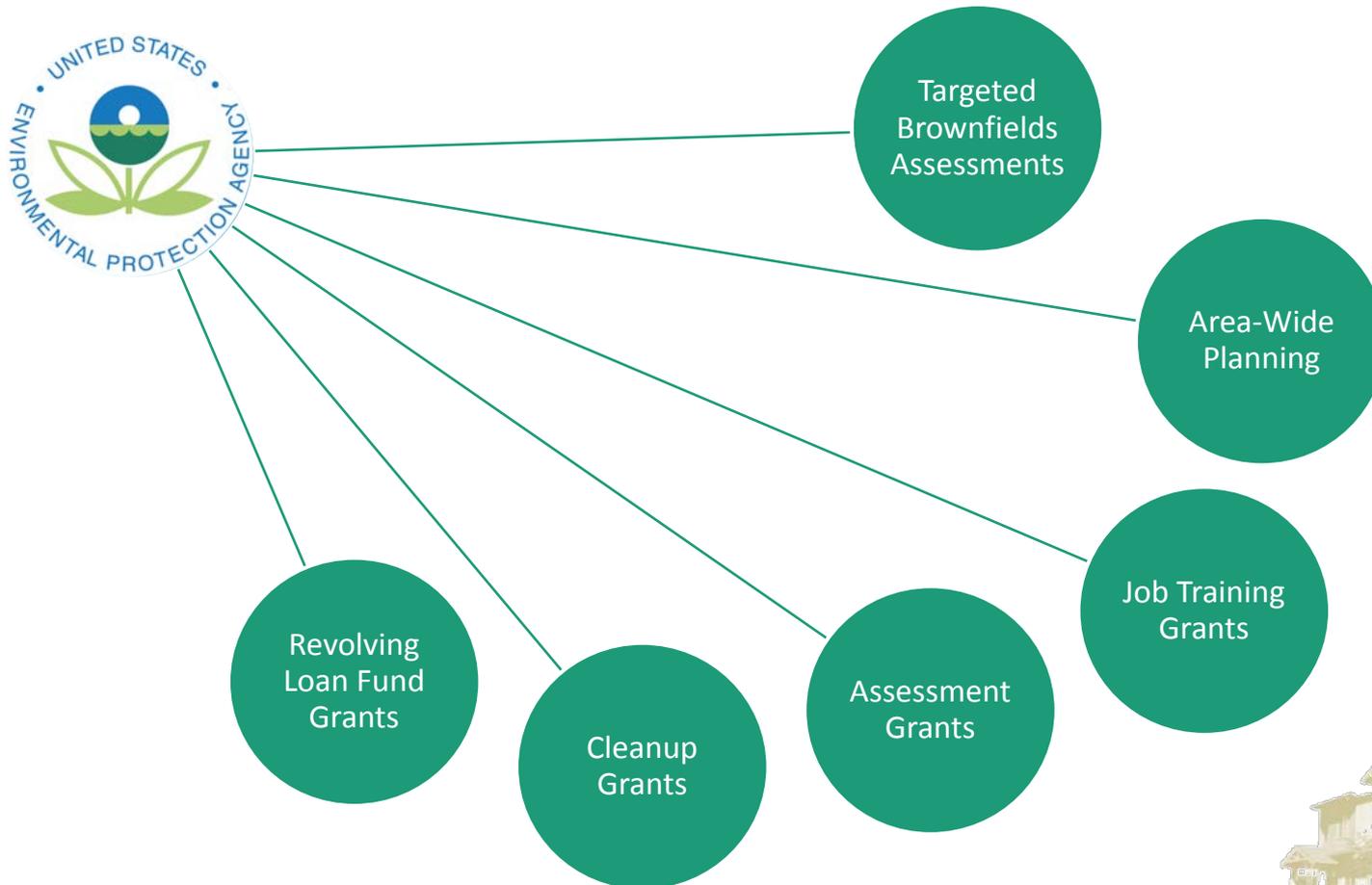


Types of Assistance

- Grants for: planning, assessment, cleanup & workforce development
- Identify other federal resources
- Convene partnership meetings
- Facilitate sustainable development



Grants & Funding Available



Who Can Apply?

- Governmental Entities
- Tribes
- Non-Profits
(4 of 6 programs)



Site Eligibility

- Privately or publicly held property
- Grant recipient cannot be responsible for contamination
- Private property owner can be responsible for contamination



Targeted Brownfields Assessments

- Rolling Applications
- Apply online; 2 page
- Contractor Assistance
- Near-term redevelopment
- Smaller-scale
- Serve public good



The Landing - Mt. Shasta

- 127-acre former lumber mill site; was major employer in the area until the 1980s
- \$950,000 in Assessment, Cleanup, & TBA resources from EPA and DTSC since 1998
- Plan is for Commerce Park that includes commercial, industrial, & recreational space, an RV Park, & possible solar array



Area Wide Planning

- \$200,000
- No Match
- Gov. & Nonprofit
- Community Involvement
- Market Research
- Infrastructure Assessment
- Brownfield Area Wide Plan



San Francisco Blue Greenway, San Francisco, CA

Land Use in West National City



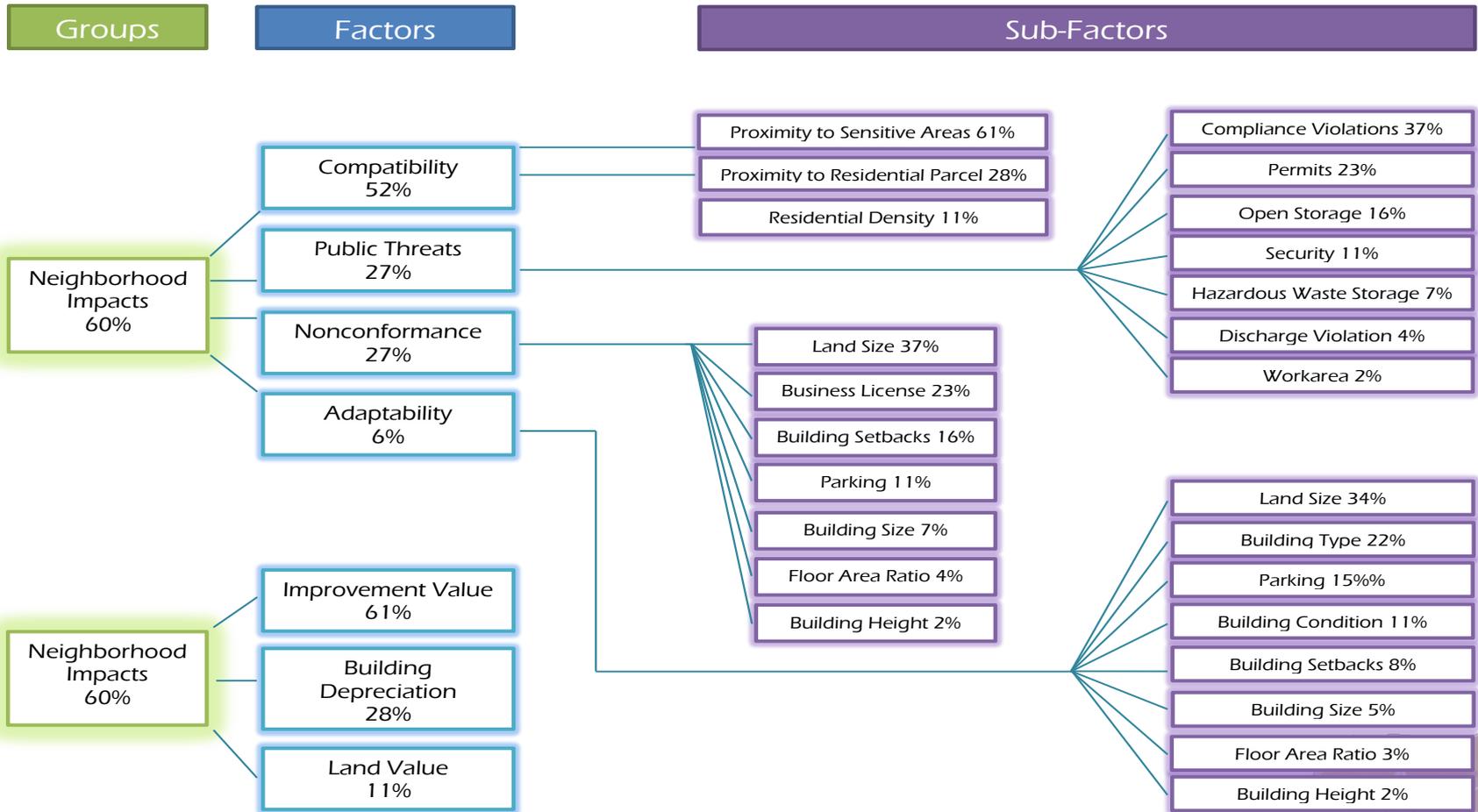
Environmental Health Coalition 2004



March 2014 Explosion



AMORTIZATION GROUPING FACTORS



Assessment Grants

- \$200,000-\$750,000
- No Match
- Government
- Assessments
- Community Outreach
- Cleanup Planning
- Context specific & flexible



City of Fresno

- Assessed sites next to future High Speed Rail Stations
- Public-private partnerships will leverage millions of dollars in redevelopment



Cleanup Grants

- \$200,000-\$600,000
- 20% Match
- Govt. & Nonprofit
- Must Own Property
- Cleanup Planning
- Site Cleanup



South Los Angeles Wetlands Park

- \$200,000 Cleanup Grant
- \$200,000 DTSC RLF subgrant
- Former maintenance/transportation yard
- 4.5 acres site
- Renovated 81,000 sq ft on-site structure, open park space, & a parking lot with a vegetated swale to direct runoff into the wetland



Revolving Loan Fund

- Up to \$1Million (\$700,000)
- 20% match
- Government Entity
- Cleanup only
- Grants and Loans
- Loans to private entity
- Grants to public and nonprofit entities that own the property and are not responsible for the contamination
- Loan amount and interest returns to grantee



Albion Riverside Park - Los Angeles

- \$400,000 Assessment grant
- \$800,000 low interest loan DTSC RLF program
- \$200,000 DTSC RLF subgrant
- 6-acre former Swiss dairy company adjacent to LA River
- \$21M in Prop O funding



Workforce Development

- \$200,000
- No Match
- Govt. & Nonprofit
- Environ. Technician Certifications
- Tailored training to market demand
 - Hazardous Cleanup
 - Lead/Asbestos Abatement
 - Solar Installation, etc.



EPA Brownfields Resources

Next RFP: September 2016

	Targeted Brownfield Assessment	Assessment	Cleanup	Revolving Loan Fund	Area Wide Planning	Workforce Development
Purpose	Site inventory, contamination assessment, cleanup planning	Site inventory, contamination assessment, cleanup planning, community involvement	Site cleanup, reuse planning, community involvement	Site cleanup; applicant provides loans and grants to government, non-profit, and private developers	Redevelopment planning for catalyst brownfield site(s)	Provide environmental job training to communities impacted by brownfields
Applicant	Government Non-Profit	Government	Government Non-Profit	Government	Government Non-Profit	Government Non-Profit
Site Eligibility	Applicant not responsible for contamination Privately held sites can be assessed	Applicant not responsible for contamination Privately held sites can be assessed	Applicant not responsible for contamination and owns site	Applicant not responsible for contamination	Applicant not responsible for contamination	NA
Funding	Up to \$75,000	\$200,000 – \$750,000	\$200,000 – \$600,000	\$1,000,000	\$200,000	\$200,000
Length of Grant	NA	3 years	3 years	5 years	2 years	3 years
Matching Funds	0	0	20%	20%	0	0
Deadline for Application	Rolling applications*	Fall <i>Annual</i>	Fall <i>Annual</i>	Fall <i>Annual</i>	Summer <i>Every other year</i>	Fall <i>Annual</i>

■ Grant
 ■ Contract

***Apply online.** Priority is given to Environmental Justice communities, sites where purchase is imminent, first time applicants, recipients of Area-Wide Planning grants, etc.



How Does EPA Work with You?

- EPA relays funds to investigate and cleanup property(s)
- EPA does not control funding or redevelopment
- Local governments control process
- EPA can leverage other partners
- Talk to us “before” you need the money



Who writes the grant proposal?

- You?
- Your grant writer?
- Consultants?

- Significant work effort
 - 15 pages
 - Commitment Letters
 - Public Notice



Contact Information

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US EPA Brownfields Program

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Department of Toxic Substances Control Funding Programs

Maryam Tasnif-Abbasi
Brownfields Coordinator

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DTSC's Revolving Loan Fund

- Facilitate reuse and redevelopment of brownfield sites
- Provides low-cost financing for brownfield cleanups
- Simple interest loans and grants



Eligible Parties



Eligible for Loans

- Any public or private entity with control or access of the brownfields site



Eligible for Grants

- Local governments
- Non-profit organizations
- Housing Authorities
- School Districts
- Indian Tribes
- Other quasi-governmental entities created by state or local governments
- Must own property



Eligible Sites

- The site must meet the federal brownfield definition:
“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”
- Abandoned, idled, or underused industrial or commercial properties
- Reuse/redevelopment is complicated by real or perceived environmental contamination



Site Eligibility

Sites with the following contaminants can be eligible:

- Hazardous substances only or mixed with petroleum
- Asbestos & lead based paint (*case-by-case*)
- Controlled substances (*e.g., meth labs*)
- Petroleum contamination OK



Ineligible Sites



- Listed sites or sites proposed for listing on the National Priorities List (NPL);
- Sites subject to CERCLA orders or consent decrees; or,
- Federal properties (except land held in trust for an Indian tribe)



Ineligible Parties



Potentially Liable Parties CERCLA § 107

- Past owner/operator during release of contamination
- Generator or transporter of contamination
- Cause or contributor to contamination



For RLF Grants

- Grantee must own the property
- For profit organizations are not eligible for grants
- OK to pair with EPA cleanup grants
- Max of \$200,000 grant per site



DTSC RLF Program Funding

- Currently accepting applications
- **~\$2,000,000 available**
- Activity to date:
 - ~ \$7,400,000 received from EPA
 - ~\$5,400,000 in hazardous substances grants
 - ~\$155,000 in petroleum grants funded
 - ~\$5,000,000 in hazardous substances loans funded

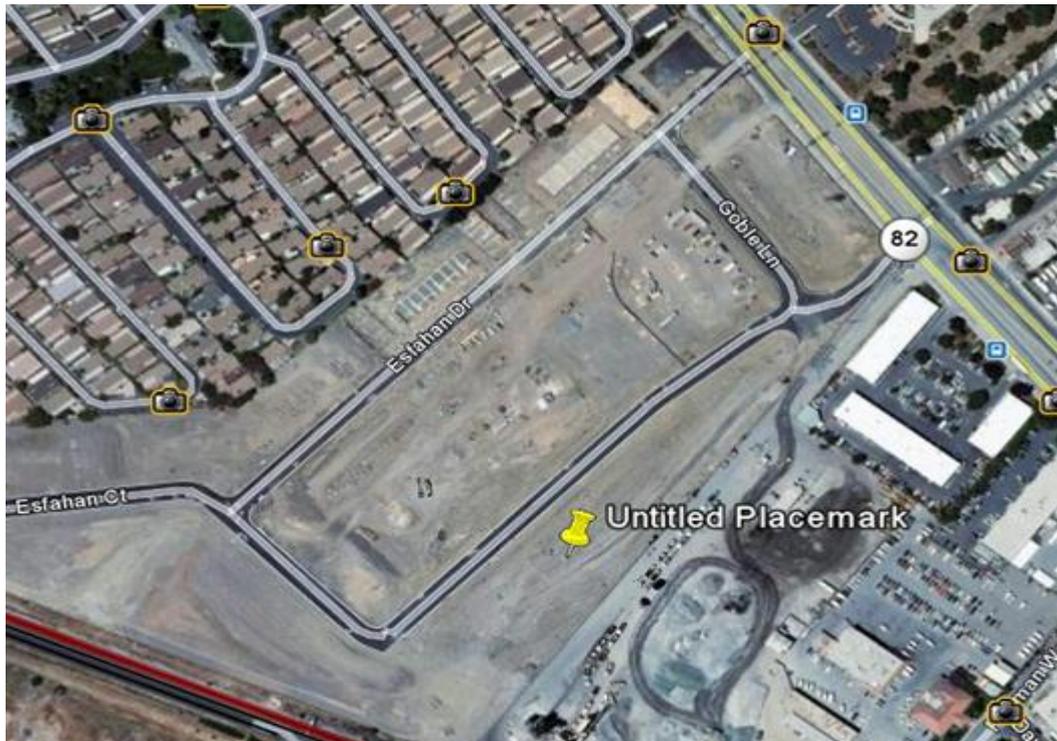


Types of Projects

- Low Income Housing
- Private Housing
- Open Space
- Hiking Trails
- Schools
- Community Redevelopment



Brownfields RLF: Success Story – Orvieto Family Apartments, San Jose, CA



Former Scrap Iron & Metal Yard 1924-99





- City of San Jose received \$525,000 grant
- 92 affordable housing units
- Leveraged over \$18 million in funding



2235 Third Street Project San Francisco, CA



**Former Scrap Iron & Metal Yard
1924 to 1999**



Illinois Street Perspective

\$1.675,000 Loan (Repaid in 12 months)

Project Benefits

196 new housing units, 39 affordable units

200 new construction jobs for 2 years

\$800K annual increase in sales tax revenue

\$400K annual increase in property tax revenue

Restored 2 historic brick buildings



RLF Program Status

Currently Accepting Applications

www.dtsc.ca.gov/SiteCleanup/Brownfields/upload/RLF-Program1.pdf



Targeted Site Investigation Grant 2016 - 2017 Information



Maryam Tasnif- Abbasi
Grant Coordinator



Department of Toxic Substances Control

What Can this Grant Do for You?

- Provides environmental site assessment services at NO COST.
- Helps address questions about the environmental condition of the site.
- Identifies assessment or cleanup needs.



Goal: Help with redevelopment planning & implementation of redevelopment projects.



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How Much Funding is Available?

- No money changes hands!
- No cost sharing requirement.
- DTSC's contractor conducts work under oversight of DTSC Project Manager.
- ~\$300,000 is available for 2016-2017.
- Funding allocation has ranged from \$10,000 - \$150,000.
- Projects generally fall within the \$75,000 range.



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Who Can Apply?

- Local government agencies
- Successors to Redevelopment Agencies
- Housing Agencies
- Non Profit organizations
- School Districts
- Tribes
- Environmental Justice Communities



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What Types of Sites? Brownfields

What does DTSC consider to be a Brownfield?

“Underutilized properties where reuse is hindered by the actual or suspected presence of pollution/contamination.”

Redevelopment benefits the environment and communities by eliminating pollution, allowing economic growth, and revitalizing neighborhoods.

*Mission Bay Brownfield Site
in San Francisco*



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What are examples of Brownfields?

- Sites with minimal historical information
- Factories
- Crop farms
- Dairy Farms
- Cattle ranches
- Dry-cleaners
- Mining sites
- Illegal drug labs
- Abandoned buildings & vacant sites
- Sites near to those with known environmental contamination



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What Type of Redevelopment is Supported?

- School construction and expansion
- Open space
- Residences
- Commercial use
- Industrial use

Any redevelopment that will benefit the community and bring a site to a better use.

Groundwork San Diego-Chollas Creek, a citizen-based non-profit organization, requested a grant to expand outdoor science education facilities at a site that had perceived environmental impacts from previous land use and freeway pollution.

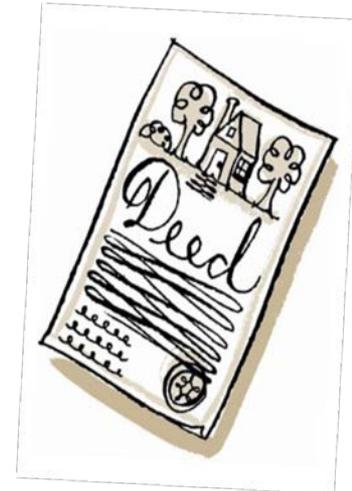


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Does the Applicant Need to Own the Site?

Ownership is not required, but the applicant must...

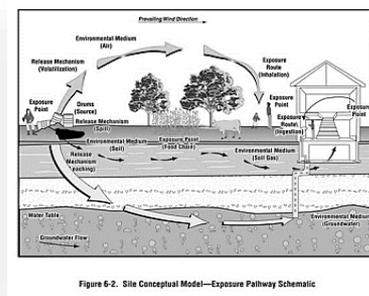
- have an access agreement with the owner,
- ensure owner supports the grant application and the environmental work,
- and provide information on purchase plan.



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What Kind of Work Can be Done?

- **Phase 1** Environmental Assessment/All Appropriate Inquiries
- **Phase 2** Environmental Assessment
- Preliminary Endangerment Assessment
- Supplemental Investigation
- Risk Assessment
- Specific component of a larger investigation
- Cleanup planning may be considered



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What does the application ask for?

1. Applicant information
2. Site information
 - a) Ownership
 - b) Operational History
 - c) Contamination
 - d) Future reuse plans
3. Services Requested
4. Additional narrative (up to one page)



Part 3. Education and Training
Have you graduated from high school?
Yes No

Application Form

Please review all questions carefully before preparing your application.

Part 1. General Information

Position (Job Title): _____

Name (Last, First, and Middle Initial): _____

Working Address (Include apartment number, if any): _____

City: _____ State: _____

County: _____

Zip: _____

Application Type (Check all boxes that apply to you):
Are you currently a permanent State of Washington employee?
Yes No

Are you currently a permanent State of Washington employee?
Yes No

Are you currently a permanent State of Washington employee?
Yes No

Are you currently a permanent State of Washington employee?
Yes No



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How Do I Apply?

Application & Guidelines at

http://www.dtsc.ca.gov/SiteCleanup/Brownfields/Loans_Grants.cfm

Application is simple:

- ✓ Supply applicant information
- ✓ Site Information
- ✓ Requested Services
- ✓ Contact DTSC for help



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What Makes an Application Competitive?

- Goal of grant is to support redevelopment.
- Focus on how TSI grant will facilitate redevelopment planning and/or implementation.
- Community need and support.
- Availability of funding for additional environmental work.
- Availability of funding for redevelopment.
- Application reviewers will focus on likelihood of redevelopment.



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Most Recent TSI Projects

Applicant	Site Name	Funding Amount
City of Mt. Shasta	The Landing - New Mill Section	\$ 75,000
Corning High	Rodgers Ranch	\$ 45,000
Gustine Unified School District	Machado Property	\$ 50,000
Morgan Hill Unified School District	Borello Property	\$ 20,000
County of San Benito	Southside Road Project Area	\$ 65,000
Visalia Unified School District	Green Acres Middle School	\$ 45,000
		\$ 300,000



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What is the Current TSI Schedule?

TSI application is available online:

- Applications due by **July 11th 2016**
- Decisions made by early to mid **August 2016**
- DTSC Project Manager will setup kickoff meeting with grantee and initiate internal contract process in August/September 2016
- Work plan completed end of 2016/early 2017
- Field work early 2017
- Report and recommendations to grantee April/May 2017



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Contact Information

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Brownfields Coordinator

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TSI Application:

http://www.dtsc.ca.gov/SiteCleanup/Brownfields/Loans_Grants.cfm



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SCAP

Site Cleanup Subaccount Program

Update

June 2016

Tim E. Post, P.G.

Supervising Engineering Geologist

California UST Cleanup Fund



SB 445 (Hill)

Chapter 547, Statutes of 2014

- Effective on September 25, 2014.**
- Extended UST Cleanup Fund to January 1, 2026.**
- Increased Petroleum Storage Fee \$0.02/gallon.**
- Requires all single-walled petroleum USTs to be permanently closed by December 31, 2025.**
- Increased the maximum RUST grant amount to \$70,000 and providing for removal-only grants.**



SB 445

- ❑ Provides the State Water Board with administrative enforcement authority to address fraud in the Cleanup Fund.
- ❑ Expands eligibility for Orphan Site Cleanup Fund sites.
 - No longer strictly urban.
 - Must do an ability to pay evaluation



SB 445

- ❑ Dedicates 3 mils of petroleum storage fee (\$0.003/gallon) or ~\$39.5M annually to:
 - Additional funds for RUST loans & grants for UST removal, replacement, or upgrade
 - Additional funds for reimbursement of Schools in UST Cleanup Fund
 - Site Cleanup SubAccount Program (SCAP) for investigating and cleaning up contaminated sites without regard to the source of the contamination, particularly where there are no viable responsible parties



SCAP

Purpose 1.

“To pay for reasonable and necessary expenditures that the State Water Board, a Regional Water Board, or a LOP agency incurs to **identify the source of surface or groundwater contamination.**”



SCAP

Purpose 2.

Pay for reasonable and necessary expenditures that the State Water Board, a Regional Water Board, or a LOP agency incurs **to remediate the harm or threat of harm to human health, safety, and the environment caused by existing or threatened surface or groundwater contamination.**



SCAP

Purpose 3.

“To issue **GRANTS** pursuant to this section...that meet **both of the following conditions**:

- (A) The State Water Board, a Regional Water Board, or a LOP agency **requires the responsible parties to undertake or contract for investigation or cleanup**, pursuant to an oral or written order, directive, notification, or approval.
- The State Water Board may waive this requirement if the board finds that it is infeasible for an order to be issued before initiation of remediation.
- (B) **The responsible parties lack sufficient financial resources** to pay for the required response actions.”

Using USEPA’s INDIPAY (3.6.0) - to evaluate an individual's ability to afford cleanup/corrective action costs.



SCAP

Eligible Applicants:

Applicants with eligible projects.

Eligible Projects:

- ◆ Must remediate harm or threat to human health, safety, and the environment from surface or groundwater contamination.
- ◆ Responsible party lacks financial resources.
- ◆ Regional Board or local agency has issued directive (this requirement can be waived).



SCAP: Required Considerations

Significant
Threat to
HH&E?

Is there an
Alternate
Fund
Source?

Disadvantaged
Community?

Cost vs.
Benefit?

Other
Considerations
?

Small
Community?

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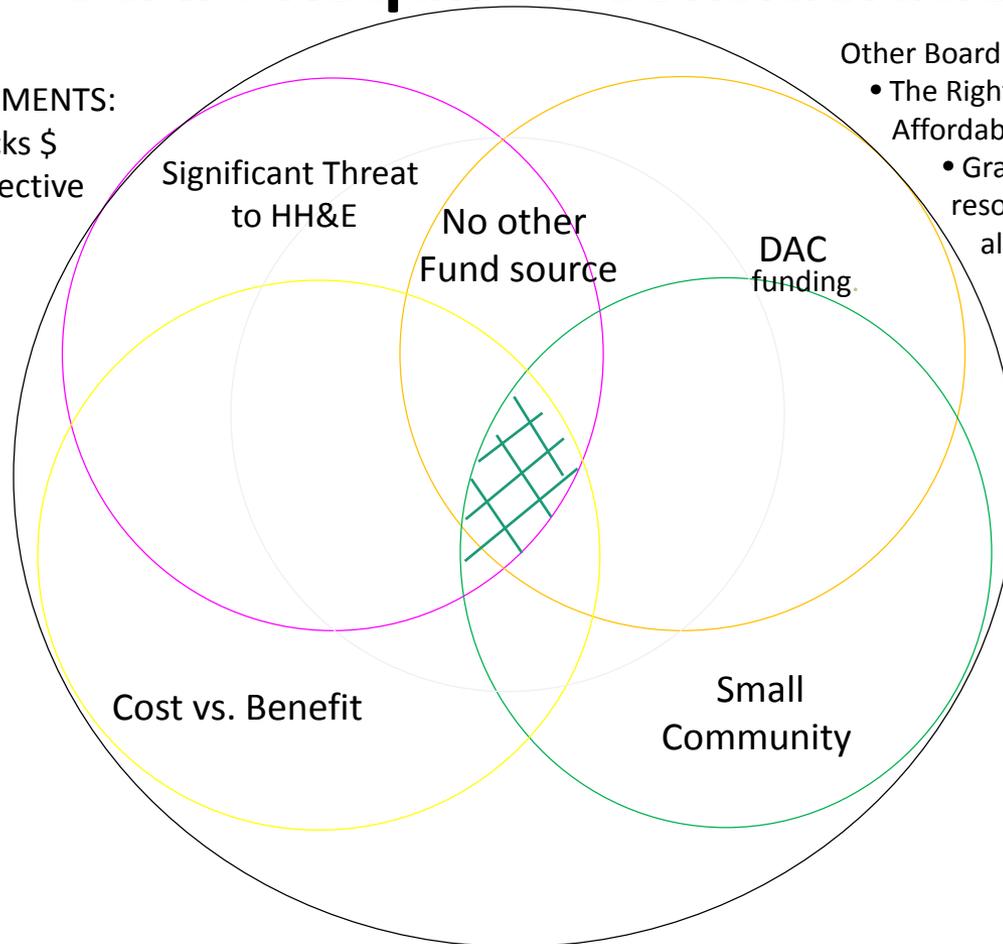
SCAP: Required Considerations

SCAP REQUIREMENTS:

- RP Lacks \$
- RB Directive

Other Board Considerations:

- The Right to Clean, Safe, Affordable Drinking Water
- Grant applicant resources included as alternative



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SCAP

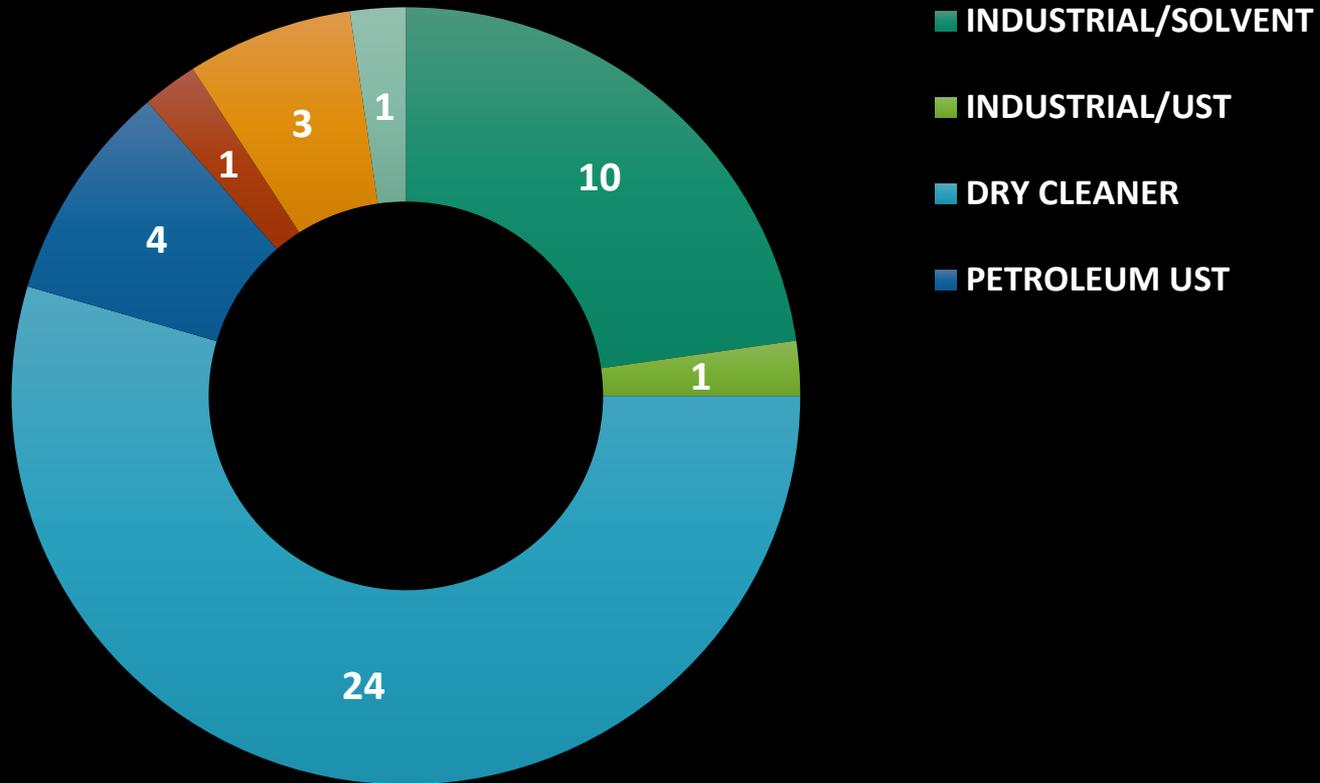
- 💧 ~\$19.75 million annually for projects
- 💧 Grants & Contracts
- 💧 Grantee can be anyone.
- 💧 Apply using



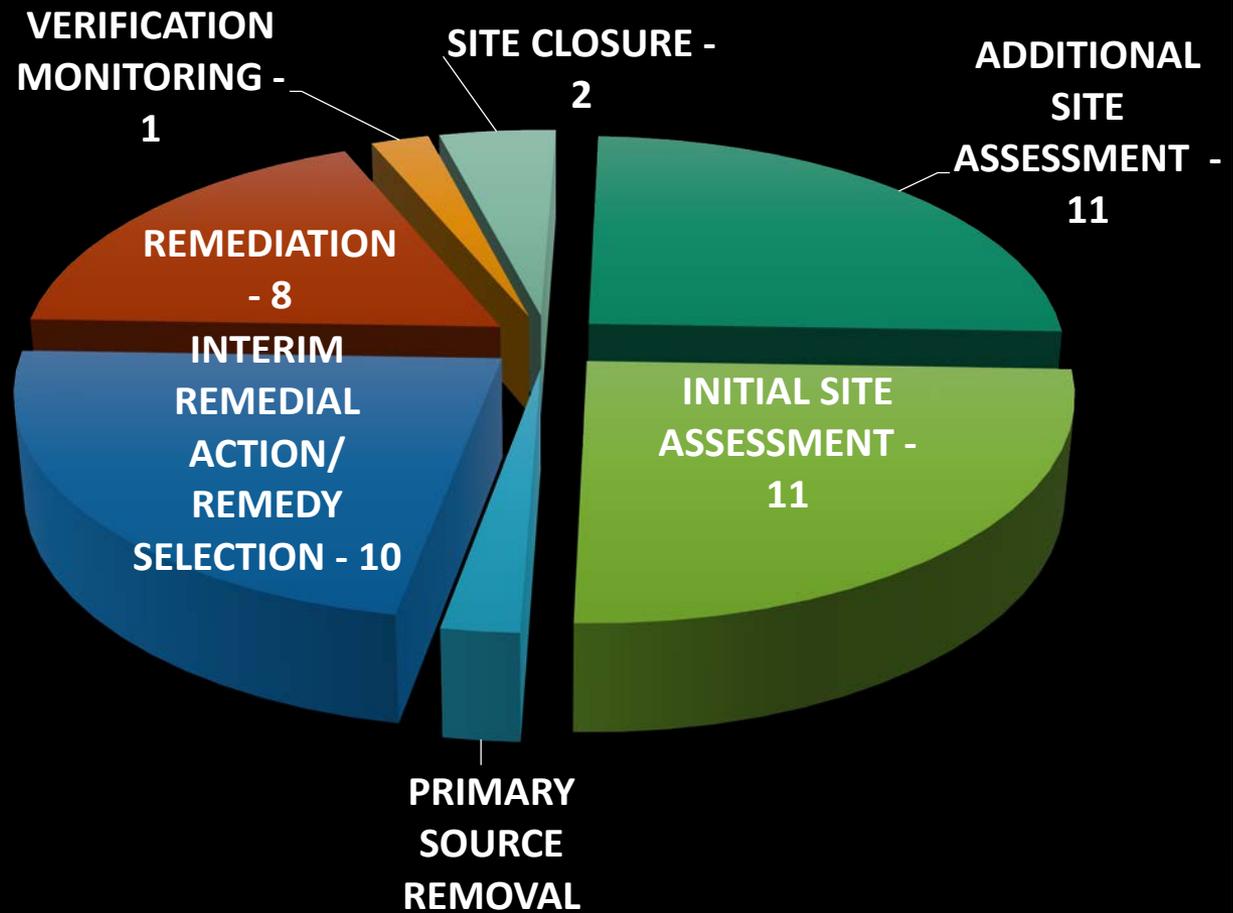
<https://faast.waterboards.ca.gov/>



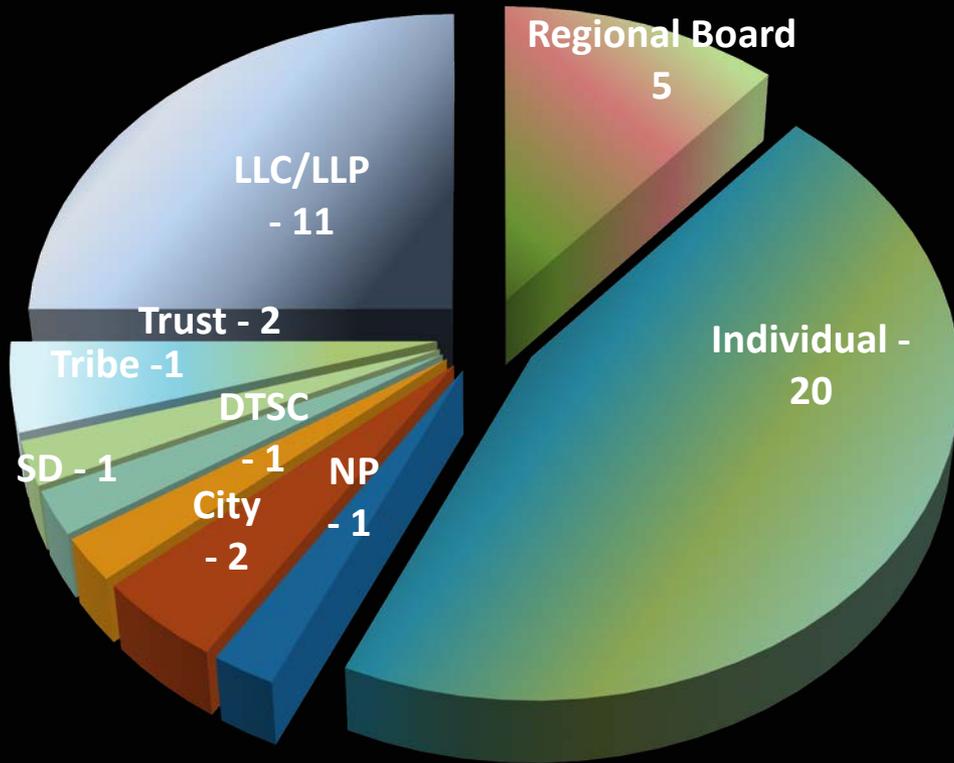
SCAP Applications Received in 2015 - Contaminant Type



SCAP Applications Received in 2015 - Project Types



SCAP Applications Received in 2015 - Applicant Type



- Limited Liability Corp./Partnership & Non-Profit (LLC/LLP & NP)
- Regional Board
- Individual
- Non-Profit (NP)
- City
- School District (SD)
- Tribe
- DTSC
- Trust

SCAP Timeline

- 💧 Review Pre-Applications – Continuous
- 💧 Request & Review Financial Information – 1st Round – Spring 2016
- 💧 Request & Review Detailed Plans (Project Execution Plans – Spring/Summer 2016
- 💧 State Water Board Adopted Resolution– June 2016
- 💧 Review of Additional Applications – Continuous
- 💧 1st Grant Agreements – Fall 2016



SCAP

- Website: [http://www.waterboards.ca.gov/water issues/programs/grants loans/gw funding/](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/gw_funding/)
- FAAST: <https://faast.waterboards.ca.gov/>
- Email: gwquality.funding@waterboards.ca.gov
- Subject Line: SCAP
- Telephone: (800) 813-FUND (3863)



WANT FUNDING?

Not sure which one to
use...



Jacobs Center for Neighborhood Innovation, San Diego

- Targeted Brownfields Assessment at 2-4 properties
- \$200,000 Areawide Planning Grant
- \$200,000 Cleanup Grant
- \$400,000 DTSC RLF Subgrant
- \$400,000 City of San Diego Communitywide Brownfields Assessment Grant







52-unit Affordable Housing Project - \$23.5M





QUESTIONS?



Questions & Answers

