

Cal/EPA Department of Toxic Substances Control Funding Programs

Maryam Tasnif-Abbasi
Brownfields Coordinator

DTSC's Revolving Loan Fund

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

Brownfields RLF: Eligible Parties



Eligible for Loans

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

Eligible for Sub-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



Grantee Eligibility

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

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

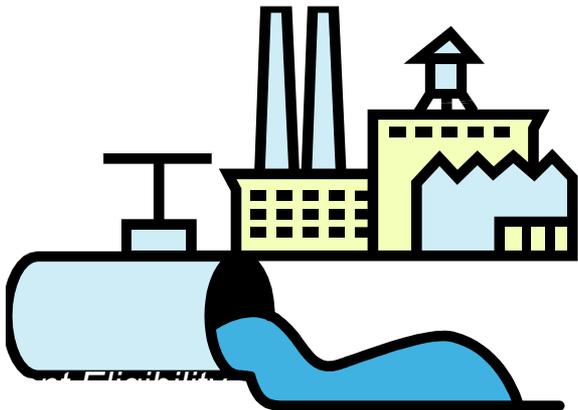
- Listed sites or sites proposed for listing on the National Priorities List (NPL);
- Sites subject to CERCLA orders or consent decrees; or,
- Federal properties (except land held in trust for an Indian tribe)

Ineligible Parties



Potentially Liable Parties CERCLA § 107

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



DTSC RLF Program Funding

- * Currently accepting applications
- * ~\$900,000 available
- * Activity to date:
 - * ~ \$6,900,000 received from EPA
 - * ~\$1,527,000 in repaid hazardous substances loans
 - * ~\$1,880,000 in hazardous substances loans funded
 - * ~\$200,000 in petroleum grants
 - * ~\$3,600,000 in hazardous substances grants

Types of Projects

Six Housing Projects ~ \$4 million

- Low-Income Housing ~ \$1 million
- Private Housing Projects ~ \$2.9 million

Five Open Spaces Projects

- \$1.76 million grants

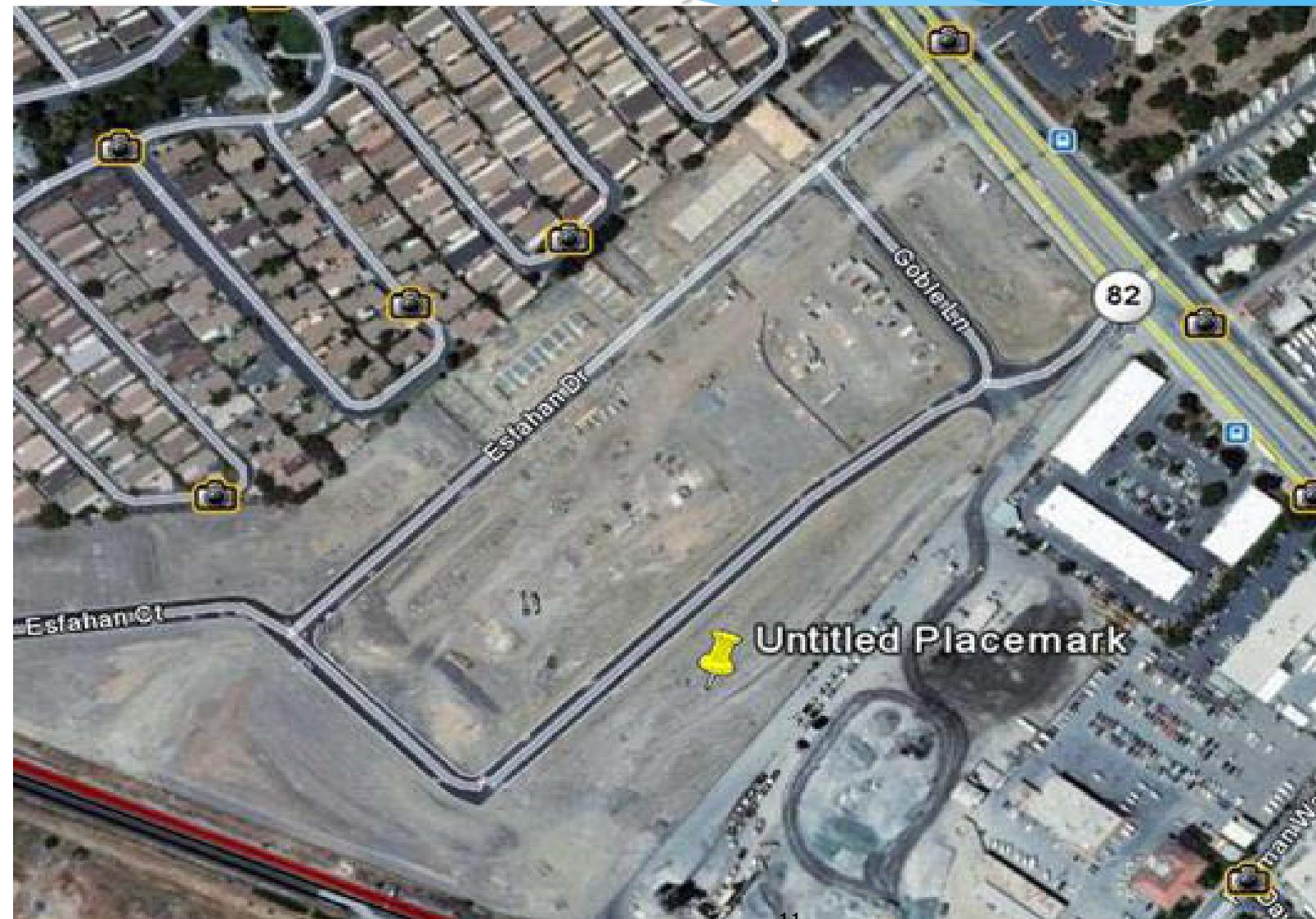
Two Community Redevelopment Projects

- \$400,000 grant

One School Project

- ~ \$600,000 grant

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



**CoC:
Lead,
PCBs &
TPH**

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 2015 - 2016 Grant Cycle Information



Maryam Tasnif- Abbasi
Targeted Site Investigation Grant Coordinator



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.



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 2015-2016.
- Funding allocation has ranged from \$10,000 - \$150,000.
- Projects generally fall within the \$75,000 range.



Who Can Apply?

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



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



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



What Type of Redevelopment is Supported?

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



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



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.



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
- *New this year* - Cleanup planning!

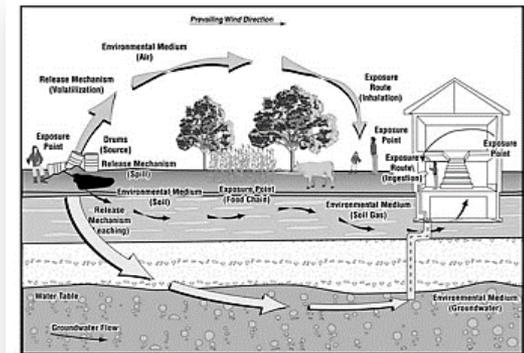


Figure 6-2. Site Conceptual Model—Exposure Pathway Schematic

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



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.



Current TSI Projects

- City of Pasadena for the Former Outdoor Pasadena Police Department Firing Range
- Somis Union School District School Expansion
- Madera Unified School District Proposed Elementary School
- Greenfield Union School District Reconstruction of Mary Chapa and El Camino Schools
- Visalia Unified School District Proposed Shannon Ranch School
- City of Mount Shasta The Landing - Old Mill Section



What is the Current Grant Schedule?

Grant application is available online:

- Applications due by July 20th 2015
- Decisions made by mid to late August 2015
- DTSC Project Manager will setup kickoff meeting with grantee and initiate internal contract process in August/September 2015
- Work plan completed end of 2015/early 2016
- Field work early 2016
- Report and recommendations to grantee April/May 2016



Contact Information

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TSI Grant Coordinator

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TSI Application:

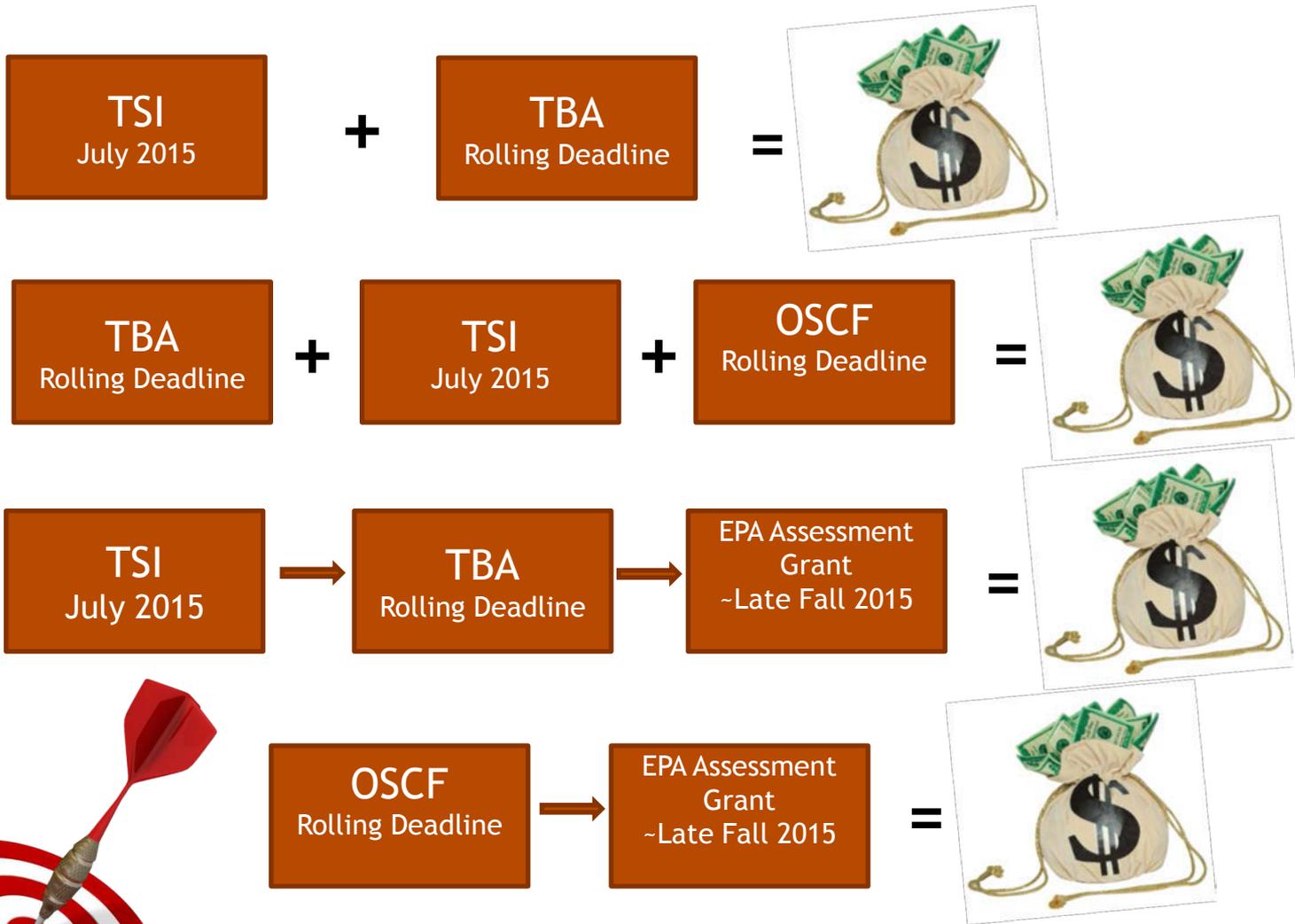
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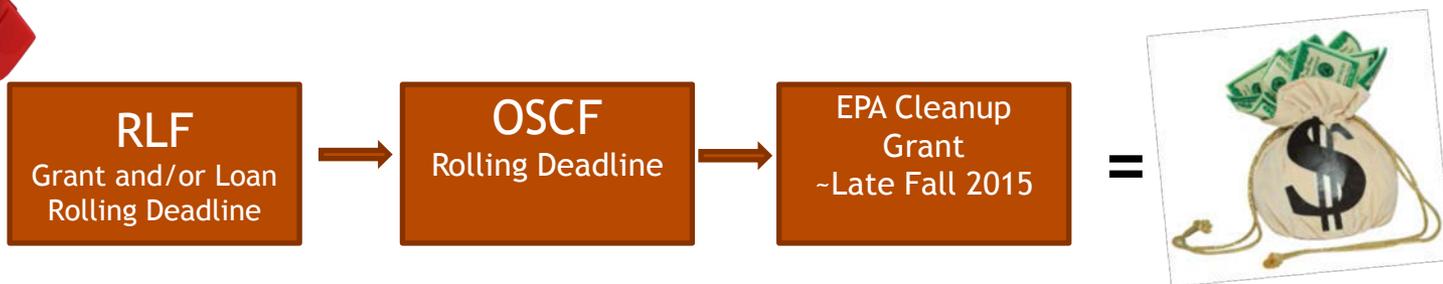
Making the most of these tools.....



Assessment Tools & Options - Government Agencies



Cleanup Tools & Options - Government Agencies



Private Parties

- ✓ Partner with and eligible applicant for a TSI or TBA for assessment
- ✓ OSCF for assessment and cleanup
- ✓ DTSC's RLF Loan for Cleanup

Non-Profits

- ✓ TSI Grant for assessment
- ✓ EPA's TBA for assessment
- ✓ OSCF for assessment and cleanup
- ✓ DTSC's RLF Loan and/or grant for Cleanup



Thank you for participating!

- Webinar materials will be available on the DTSC website
- The link will be sent out to all those who signed-up
- Please email us with feedback on this session, and let us know if there is additional information that you'd like to have in future presentations

Please do not hesitate to contact us with any questions or to discuss specific sites!

