

Welcome!

Keys to Securing Brownfield Funding

How to Access Funding for Environmentally Impacted
Properties in Your Community

Thursday May 16 2019
10:00 - 11:30 AM



DTSC Funding Resources

Maryam Tasnif-Abbasi
Department of Toxic Substances Control
Brownfields Coordinator



DTSC's Funding Programs

Assessment

- Targeted Site Investigation Program
- Investigation Site Cleanup Program

Cleanup

- Revolving Loan Fund
- Cleanup Loans and Environmental Assistance to Neighborhoods Program



Assessment Funding



Targeted Site Investigation Program



Annual competitive application process



No direct funding; DTSC's contractor performs work



Stepping stone to apply for US EPA grants



Seven sites were selected for the last cycle

New schools on vacant land
Modernization of existing school
Affordable housing on vacant land
Evaluation of properties to support revitalization of the Los Angeles River



Grants range from \$35,000 to \$65,000 in assessment services



Eligibility Criteria for the TSI

Applicant Eligibility

- Local governments
- School districts
- Tribes
- Non-profit organizations

Property Eligibility

- Not state or federally owned
- Not proposed or listed on the National Priority List
- No current or planned enforcement actions
- Redevelopment planned or in progress
- Ownership not needed, but written authorization to access property, from the property owner is required
- Property should be accessible for sampling



Selection Criteria for the TSI



The project area has a clear need for revitalization



There is clear municipal/community support for the property's revitalization



There are adequate resources and high developer interest



DTSC assessment assistance is crucial



Existing information supports directing resources to the site

TSI Application



APPLICANT
INFORMATION



SITE
IDENTIFICATION



PROPERTY
OWNER
INFORMATION



SERVICES
REQUESTED



ELIGIBILITY
CRITERIA



SITE
INFORMATION



SITE
CONSIDERATIONS



TSI Application Instructions

Applicants may submit individual applications for multiple properties

Email application and required attachments (access agreement, figures and photographs) to Triss.Chesney@dtsc.ca.gov

Subject line: TSI Application 2019 + Applicant (Organization)

Attachments: Include Applicant (Organization) and content descriptor

If confirmation email is not received within two working days of submittal, contact Triss.Chesney@dtsc.ca.gov

**All applications and required attachments must be received by
June 28, 2019**

Application and guidelines are available at:
<https://dtsc.ca.gov/brownfields-funding/>



TSI Schedule

June 28th 2019: TSI application due

July 2019: Applicants will be contacted for verification and/or supplemental information

August 2019: Applicants will receive decision letters for TSI applications

September 2019: DTSC will initiate site-specific activities

April/May 2020: Project complete



AFFORDABLE HOMES

*Habitat for Humanity
East Bay/Silicon Valley -
Walnut Creek*

- ▶ Removal Action Work Plan for arsenic in soil, from a former railroad
- ▶ Construction of 42 affordable homes for low income families on a two-acre vacant property
- ▶ Located near a Bay Area Rapid Transit station
- ▶ In line with Walnut Creek City Council's support of dense infill design
- ▶ Strong support from the City of Walnut Creek and the community
- ▶ Redevelopment plans approved by Walnut Creek City Planning Commission and Design Review Commission
- ▶ Funding for redevelopment anticipated from the City of Walnut Creek, County HOME financing, AHSC, CalHome, and private donations





SCHOOL MODERNIZATION

*Gilroy Unified School
District*

- ▶ Preliminary Environmental Assessment to evaluate impact from agricultural use, lead-based paint, polychlorinated biphenyls from caulking and transformers, and naturally-occurring asbestos
- ▶ Modernize South Valley Middle School (built circa 1930s), on the same 20.5-acre property
- ▶ Technological upgrades necessary to support common core curriculum
- ▶ Strong community support, including \$90.5 million in local bonds allocated for this project
- ▶ Local bond funds will be used for additional investigation or cleanup (if needed), and redevelopment





PROPOSED SCHOOLS

*Fontana and
Visalia Unified School
Districts*

- ▶ Preliminary Environmental Assessments to evaluate potential impact from agricultural use
- ▶ Construction of new schools on vacant property
- ▶ Fulfills critical need for new residential developments
- ▶ School districts plan to apply for State School Facility Program funding for new construction



IMPROVING ACCESS TO NATURAL RESOURCES

*Los Angeles River
Revitalization*

- ▶ Background research for nine undeveloped parcels along a 3-mile stretch of the Los Angeles River to identify potential environmental concerns and help prioritize parcels for further assessment
- ▶ Portion of the Los Angeles River Bikeway and Greenway project that will connect existing facilities to enable access to the revitalized river and expanded green space
- ▶ Part of the long-term Los Angeles River Revitalization plan



STREET END PARKS | AMIGO AVENUE



LA RIVERWAY | WEST SAN FERNANDO VALLEY DESIGN COMPLETION PROJECT

Investigating Site Cleanup Program (ISCP) – *New!*

- ▶ Local agencies, tribes, nonprofits and private entities
- ▶ Provides low-interest loans of up to \$100,000
- ▶ For development of Preliminary Endangerment Assessment (PEA)
- ▶ Additional information is available at: <https://dtsc.ca.gov/brownfields/loans-and-grants/>



ISCP Eligibility



Phase I environmental assessment required



Ownership not required - owner's consent to use property as security interest needed



State regulatory oversight required



Funding transferred



If redevelopment infeasible, a portion of loan may be waived



Apply Now! Accepting applications continuously



Cleanup Funding



Revolving Loan Fund

- ▶ Funded by USEPA
- ▶ Public or private entities with full access eligible for loans
- ▶ Government, non-profit, Tribal property owners eligible for grants
- ▶ Cannot be responsible for contamination
- ▶ No orders on property
- ▶ Agency-approved cleanup plan required
- ▶ Additional information is available at:
<https://dtsc.ca.gov/brownfields/loans-and-grants/>



Loan Details

- ▶ Must demonstrate creditworthiness and provide collateral
- ▶ Loan funds limited to cleanup costs
- ▶ Repayment terms of 6 months to three years preferable
- ▶ Below market interest rate

Apply Now!
**Accepting applications
continuously**



Fellowship Garden of Love at Holmes Avenue, Los Angeles

- ▶ Los Angeles Neighborhood Land Trust
- ▶ ~\$100,000 allocated for soil removal
- ▶ Vicinity of the Del Amo superfund site
- ▶ Property needed to be suitable for park use
- ▶ Local agency was the lead regulatory agency for soil cleanup
- ▶ One of LA's first communal community gardens
- ▶ Fruits and vegetables can be planted and harvested by anyone in the community
- ▶ Partnership with the Martin Luther King Jr. Community Health Center



Fellowship Garden of Love at Holmes Avenue - Before



Fellowship Garden of Love at Holmes Avenue - After



Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program – *New!*

- ▶ Provides low-interest cleanup loans of up to \$2.5 million
 - ▶ For redevelopment in urban areas
 - ▶ Preliminary Endangerment Assessment equivalent, cleanup plan and cleanup cost estimate required
 - ▶ Shovel-ready projects
 - ▶ State oversight required
 - ▶ Additional information is available at:
<https://dtsc.ca.gov/brownfields/loans-and-grants/>
- Apply Now! Accepting applications continuously**



General & Technical Questions:
Maryam Tasnif-Abbasi
Brownfields Coordinator
Maryam.Tasnif-Abbasi@dtsc.ca.gov

TSI Questions:
Triss Chesney
TSI Coordinator
Triss.Chesney@dtsc.ca.gov

Loan Questions:
Jennifer Black
RLF/ISCP/CLEAN Loan
Program Manager
Jennifer.Black@dtsc.ca.gov

