



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

## HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

Sandra Rivera  
Agency Director

Michelle Starratt  
Housing Director

4 West Winton Ave  
Room 108

Hayward, California  
94544-1215

phone  
510.670.5404

fax  
510.670-6378

TTY  
510.265.0253

www.acgov.org/cda

R09-26-A-026

### A. Application Information Sheet

#### (1) Applicant Identification

Alameda County Housing and Community Development Department  
224 W. Winton Ave #108  
Hayward, CA 94544

#### (2) Website URL

Alameda County HCD: <https://www.achcd.org/>  
City of Oakland: <https://www.oaklandca.gov/Government/Departments/Housing-Community-Development>

East Bay Housing Organizations: <https://ebho.org/>

#### (3) Funding Requested

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,500,000

#### (4) Location

- a) Cities: Berkeley, Oakland, and Unincorporated Alameda County
- b) County: Alameda County
- c) State : State of California

#### (5) Coalition Members' Target Areas and Priority Site Information

<b>Coalition Lead:</b> Alameda County <b>Target Area:</b> Unincorporated Alameda County <b>Census Tracts:</b> 4337 <b>Priority Site Address:</b> 19100 Mission Blvd, San Lorenzo, CA 94580	<b>Non-Lead Member:</b> East Bay Housing Organizations <b>Target Area:</b> Berkeley <b>Census Tracts:</b> 6001423901 <b>Priority Site Address:</b> 3100 Adeline Street, Berkeley, CA 94703	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 402200 <b>Priority Site Address:</b> 1576 7 <sup>th</sup> St, Oakland CA 94607
<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 402200 <b>Priority Site Address:</b> 1578 7 <sup>th</sup> St, Oakland CA 94607	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 402200 <b>Priority Site Address:</b> 708 Peralta St, Oakland CA 94607	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 401600 <b>Priority Site Address:</b> 1034 24 <sup>th</sup> St, Oakland CA 94607
<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 401800 <b>Priority Site Address:</b> 905 Willow St, Oakland CA 94607	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 401700 <b>Priority Site Address:</b> 925 Wood St, Oakland CA 94607	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 401700 <b>Priority Site Address:</b> 1486 34 <sup>th</sup> St, Oakland CA 94608
<b>Non-Lead Member:</b> City of Oakland	<b>Non-Lead Member:</b> City of Oakland	<b>Non-Lead Member:</b> City of Oakland



<b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 401400 <b>Priority Site Address:</b> 804 27 <sup>th</sup> St, Oakland CA 94608	<b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 401500 <b>Priority Site Address:</b> 2847 Union St, Oakland CA 94608	<b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 410400 <b>Priority Site Address:</b> 1528 100 <sup>th</sup> Ave, Oakland CA 94603
<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 408800 <b>Priority Site Address:</b> 1090 71 <sup>st</sup> Ave, Oakland CA 94621	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 408800 <b>Priority Site Address:</b> 1020 70 <sup>th</sup> Ave, Oakland CA 94621	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 408900 <b>Priority Site Address:</b> 1266 79 <sup>th</sup> Ave, Oakland CA 94621
<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 409700 <b>Priority Site Address:</b> 8215 MacArthur Blvd, Oakland CA 94605	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 408400 <b>Priority Site Address:</b> 7951 MacArthur Blvd, Oakland CA 94605	<b>Non-Lead Member:</b> City of Oakland <b>Target Area:</b> City of Oakland <b>Census Tracts:</b> 408400 <b>Priority Site Address:</b> 7963 MacArthur Blvd, Oakland CA 94605

(6) **Contacts**

a. Project Director

Dylan Sweeney

Policy & Programs Manager

Housing & Community Development Department

510-670-5941

[Dylan.sweeney@acgov.org](mailto:Dylan.sweeney@acgov.org)

224 W. Winton Ave #108, Hayward, CA 94544

b. Chief Executive/Highest-Ranking Elected Official

Susan Muranishi

County Administrator

Alameda County

510-272-6984

[countyadministrator@acgov.org](mailto:countyadministrator@acgov.org)

1221 Oak Street, Room 555, Oakland, CA 94612

(7) **Population**

Population of Alameda County: 1,649,060

Population of Oakland: 443,554

Population of Berkeley: 121,749

(8) **Other Factors**

Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect. EPA may verify this information prior to selection.

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	AI-2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-5
The reuse of the priority site(s) will incorporate energy efficiency measures.	N-5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-7
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a> , for priority sites within the target areas.	N-10
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

**(9) Letter from the State or Tribal Environmental Authority**

See below



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

---

Katherine M. Butler, MPH, Director  
700 Heinz Avenue  
Berkeley, California 94710-2721  
<https://dtsc.ca.gov/>



**Gavin Newsom**  
Governor

**LETTER SENT VIA EMAIL**

January 26, 2026

Lisa Hanusiak  
Regional Brownfields Coordinator  
U.S. Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, California, 94105  
[hanusiak.lisa@epa.gov](mailto:hanusiak.lisa@epa.gov)

**ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD ASSESSMENT GRANT APPLICATION FOR \$1,500,000**

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the Alameda County application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant). Alameda County is the lead applicant, with the City of Oakland and the East Bay Housing Organization as co-applicants (herein collectively referred to as the Applicants). The Applicants are requesting a funding amount of \$1,500,000 to cover the cost of environmental assessment activities for the following eighteen sites located in Oakland, Berkeley, and San Lorenzo, Alameda County, California (Sites):

1. 1576 7<sup>th</sup> Street, West Oakland.
2. 1578 7<sup>th</sup> Street, West Oakland
3. 708 Peralta Street, West Oakland
4. 1034 24<sup>th</sup> Street, West Oakland

5. 905 Willow Street, West Oakland
6. 925 Wood Street, West Oakland
7. 1486 34<sup>th</sup> Street, West Oakland
8. 804 27<sup>th</sup> Street, West Oakland
9. 2847 Union Street, West Oakland
10. 1528 100<sup>th</sup> Avenue, East Oakland
11. 1090 71<sup>st</sup> Avenue, East Oakland
12. 1020 70<sup>th</sup> Avenue, East Oakland
13. 1266 79<sup>th</sup> Avenue, East Oakland
14. 8215 Macarthur Boulevard, East Oakland
15. 7951 Macarthur Boulevard, East Oakland
16. 7963 Macarthur Boulevard, East Oakland
17. Ashby Bay Area Rapid Transit (BART) Station, Berkeley
18. 19100 Mission Boulevard, San Lorenzo

Most of these sites, with the exception of the Ashby BART station, are vacant lots located in close proximity from a major highway or a major highway interchange. The sites in West Oakland are located near the Port of Oakland and affected by heavy trucking and significant industrial activities within the neighborhood. The sites in East Oakland are located near industrial activities and are frequently used as illegal dump sites for tires, debris, old furniture, and the like. The San Lorenzo site was formerly a U-Haul moving truck storage facility. Environmental investigations at the Ashby BART station have identified elevated concentrations of polychlorinated biphenyls, petroleum hydrocarbons, lead, and arsenic in soil; trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE) in groundwater; and petroleum hydrocarbons, benzene, ethylbenzene, tetrachloroethene, TCE, vinyl chloride, and other volatile organic compounds in soil vapor.

With the USEPA Grant funding, the applicants are hoping to catalyze the construction of affordable housing on the Sites, given the severe need for housing in the Bay Area. The funding will be used to pay for a mixture of Phase I and Phase II Environmental Site Assessments, Analyses of Brownfield Cleanup Alternatives, and related community engagement.

DTSC looks forward to the possible award of the USEPA Grant to the Applicants to facilitate the success of the environmental assessment of the Site. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Site covered by the USEPA Grant.

Lisa Hanusiak  
January 26, 2026  
Page 3 of 3

If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (510) 540-3314 or by email at [Nicole.Yuen@dtsc.ca.gov](mailto:Nicole.Yuen@dtsc.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Yuen', with a stylized flourish at the end.

Nicole Yuen, EIT  
Regional Brownfield Coordinator  
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abbasi  
Brownfield Development Manager  
Site Mitigation & Restoration Program  
[Maryam.Tasnif-Abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abbasi@dtsc.ca.gov)

## Narrative

### 1. Project Area Description and Plans for Revitalization

#### 1.a Coalition Members

Alameda County, California will serve as the lead coalition member and fiscal agent. The County will be responsible for overall grant administration, procurement of qualified environmental professionals, financial management, compliance with all EPA cooperative agreement requirements, and submission of required reports. Alameda County has established internal systems and staff expertise to manage complex, multi-year federal grants and to coordinate across multiple jurisdictions. The Alameda County Housing & Community Development Department (Alameda County HCD) will take the leading role in the County's implementation efforts. Alameda County HCD has extensive experience in administering federal grants, including several million dollars annually from the Community Development Block Grants and HOME Investment Partnerships. Administration includes fund expenditure, monitoring and reporting in compliance with Federal regulations.

The City of Oakland will serve as a non-lead coalition member and the primary location for assessment activities. Oakland will identify and nominate eligible sites within the City of Oakland, support site access and coordination with property owners, and ensure alignment of assessment activities with City-adopted land use, housing, and economic development policies. The City of Oakland's Housing & Community Development Department (Oakland HCD) will take the leading role in referring Oakland sites to this program, while the City's Planning & Building Department will explore code enforcement lien waivers or other tools to support redeveloping brownfields into affordable housing.

East Bay Housing Organizations (EBHO) will serve as the coalition's community engagement partner. EBHO is a trusted regional affordable housing nonprofit with extensive experience engaging residents, community-based organizations, and advocacy groups on housing and land use issues. EBHO will lead the design and implementation of a tailored engagement strategy to ensure meaningful participation by residents, particularly those in heavily polluted communities, and will support the incorporation of community priorities into site selection and reuse discussions. As EBHO is an affordable housing advocacy organization with strong membership participation from local affordable housing developers, EBHO is well-positioned to engage the affordable housing development community and understand where brownfield-related issues are impeding redevelopment.

Both the City of Oakland and EBHO have a strong need for brownfield assessment resources and lack the capacity to successfully manage this grant independently. The City has not operated a brownfield assessment grant program in several years, and the staff with previous experience in supervising brownfield assessments have since retired. The City's overstretched hiring and procurement processes precludes its ability to acquire relevant expertise in a timely manner. EBHO has no staff with appropriate brownfield qualifications to manage a grant of this nature, and the nonprofit does not regularly manage federal grants as a lead recipient.

The Coalition has a strong need for brownfield assessment resources due to a lack of available alternative resources for such assessments/cleanup planning. Such activity was historically funded by California redevelopment agencies, but since redevelopment agencies were abolished by the State 15 years ago, no alternative funding stream has become available. This poses a serious challenge for Alameda County communities, as the long history of inter-mixing housing and industrial uses has left entire neighborhoods (such as West Oakland) a likely brownfield site. Affordable housing developers also lack the resources to invest in investigating brownfields. State regulations on tax-credit financing limit the maximum fee (profit) an affordable housing developer can make on any given project. The unfortunate side effect of these limits is that many affordable housing developers struggle with cash flow and face serious challenges in supporting predevelopment expenses. The lack of predevelopment funds steers affordable developers away from challenging sites, despite these neighborhoods often facing the greatest need for affordable housing.

## 1.b Brownfields Challenges and Target Areas

Grant funds will be expended in target census tracts across Alameda County, California. This will include portions of the City of Oakland, other Alameda County cities, and unincorporated Alameda County. The primary focus of this grant will be to facilitate the construction of mixed-income and affordable housing. Within this focus, there are two subgoals: A) facilitating the redevelopment of tax-defaulted & abandoned lots into affordable housing, and B) accelerating the redevelopment of suspected brownfield sites near transit into multifamily mixed-income and affordable housing. The target area census tracts therefore include A) low-income Oakland neighborhoods with large numbers of tax-defaulted properties, and B) neighborhoods across Alameda County with large numbers of suspected brownfield sites that are close to commuter rail stations, ferry stations, and/or high frequency bus service. In some cases, a census tract may qualify under both criteria.

Table 1: Target Area Census Tracts (all are prefixed with 060001)							
1A: Target Census Tracts located in Oakland, CA							
4018	4022	4105	4025	4024	4016	4095	4102
4015	4014	4026	4027	4013	4010	4096	4101
4011	4012	4003	4004	4002	9820	4097	4104
4031	4028	4029	4030	4033	4034	4098	
9832	4060	4053	4054	4055	4056	4094	
4058	4059	4060	4061	4062	4063	4103	
4064	4065	4066	4072	4070	4071	4005	
4073	4074	4075	4076	4078	4082	4092	
4083	4087	4088	4090	4089	4085	4091	
1B: Target Census Tracts primarily located in unincorporated Alameda County							
4359	4360	4358	4361	4357	4362	4309	4312
4356	4355	4337	4338	4340	4310	4308	4311
1C: Target Census Tracts primarily located in other Alameda County cities							
4363	4201	4202	4222	4223	4218	4431	4415
4219	4230	4231	4221	4224	4240	4419	4418
4239	4234	4235	4236	4229	4230	4403	4402
4283	4287	4323	4322	4325	4326	4378	4379
4331	4338	4354	4366	4382	4351		

Both types of sites have significant brownfield challenges. Properties are deemed tax-defaulted if the property owner has failed to pay property taxes for five years. These lots are then eligible to be transferred by the County to an affordable housing developer. Tax-defaulted sites tend to be abandoned by their owner, and as such they are generally poorly protected against intruders. This makes tax-defaulted sites a magnet for blight and illegal dumping (including dumping of construction waste and other highly contaminated materials). These tax-defaulted sites can remain an ongoing hazard to neighbors and expense for cities for many years. There are dozens of tax-defaulted sites in Oakland, and some sites have been tax-defaulted for over 20 years. While the opportunity for an affordable housing developer to buy a tax-defaulted property for a nominal cost may seem enticing, the murky history of a site, the proximity of these homes to former industrial uses, and frequent contamination of these sites create too much uncertainty for even the most intrepid affordable housing developers to blindly pursue redeveloping them. By assessing these tax-defaulted sites, this grant will dispel the uncertainty surrounding the cost of mitigation. For sites with minimal issues, this grant will enable those sites to be rapidly matched with interested affordable housing developers. For sites with more serious issues, this grant will provide Alameda County and potential developers with the cleanup-related information they need to secure future cleanup resources.

The second type of priority site for this grant are large parcels near transit that are suitable for multifamily affordable development. Larger parcels make it easier to maximize the number of affordable housing units on a property, but these larger parcels also have a high likelihood of a previous commercial or industrial use. Oftentimes, this generates significant brownfield contamination risk. Alameda County’s regional metro rail provider, the Bay Area Rapid Transit District (BART), is in the process of encouraging affordable housing development on former parking lots near its stations. While these sites offer superb transit access to future affordable housing residents, these sites may also face significant brownfield issues. Long-term use as a parking lot leads to soil contamination, while there may also be impacts from the original construction or operation of the heavy rail system. Several of these major parking lot redevelopments have been stuck in predevelopment for several years, but brownfield assessment funding could help sponsors refine their plans and begin the funding process. Large-site affordable housing development opportunities are found in target census tracts across Alameda County, but these opportunities will be primarily focused in the unincorporated County and Alameda County cities outside of Oakland.

**1.c Priority Brownfield Sites**

Assessment activities funded under this EPA Brownfields Assessment Coalition Grant will directly support revitalization by generating the environmental information necessary to reduce uncertainty, inform land use and redevelopment decisions, and catalyze reinvestment. The coalition anticipates assessing multiple priority brownfield sites that have experienced prolonged redevelopment delays due to the absence of environmental due diligence. Many of these sites are located in close proximity to sites of known contamination (including open and closed LUST cases) and yet the potential groundwater and soil vapor migration has never been assessed.

The sites are grouped below based on the geography of the co-applicant:

**Alameda County (lead applicant, for the unincorporated County)**

19100 Mission Blvd, San Lorenzo, CA 94580 is a **0.87-acre** vacant lot located in unincorporated Alameda County. A former auto repair site, this now-vacant site likely hosts significant ground contamination from associated chemical storage and use. The site had a LUST case in the 1990’s in which gasoline is reported as a contaminant of concern within the soil. It is also located directly across the street from a former gas station with an associated LUST case, in which gasoline and benzene are contaminants of concern within the groundwater. This site is one of the few, large undeveloped lots in the San Lorenzo unincorporated community and is an ideal size for an affordable housing project. There is local bus stop directly in front of this parcel. After accounting for the State’s Density Bonus law, this site can produce 58 affordable units.

**City of Oakland (for Oakland properties)**

This application spotlights 16 tax-defaulted properties in Oakland (see Table 2) that the Alameda County Tax Collector’s office has identified as particularly promising for affordable housing redevelopment. The City of Oakland also endorses the potential of these sites and is committed to working with the County on eliminating unpaid liens that would discourage the redevelopment of these sites.

1576 7th St Oakland, CA 94607	1578 7th St Oakland, CA 94607	708 Peralta St Oakland, CA 94607	1034 24th St Oakland, CA 94607
905 Willow St Oakland, CA 94607	925 Wood St Oakland, CA 94607	1486 34th St Oakland, CA 94608	804 27th St Oakland, CA 94608
2847 Union St Oakland, CA 94608	1528 100th Ave Oakland, CA 94603	1090 71st Ave Oakland, CA 94621	1020 70th Ave Oakland, CA 94621
1266 79th Ave, Oakland, CA 94621	8215 MacArthur Blvd, Oakland, CA 94605	7951 MacArthur Blvd Oakland, CA 94605	7963 MacArthur Blvd Oakland, CA 94605

All of these sites are located in the East Oakland or West Oakland areas of the city. Due to the historic intermixing of heavy industry and residential development, all sites in these neighborhoods should be considered a potential brownfield. Even sites that were previously home to a (since demolished) house are potentially brownfields, as almost all houses were built before 1979 and likely spread lead chips to the soil. Most sites are located within close proximity to sites with LUST cases with diesel, gasoline, and/or benzene noted as contaminants of concern but in which no geo-well, groundwater, or soil data is available. Collectively, these tax-defaulted lots have a zoned capacity of at least 160 affordable housing units.

### **East Bay Housing Organizations, (for all of Alameda County outside of Oakland and the unincorporated County)**

The final priority site identified in this application is the Ashby BART parking lot redevelopment in Berkeley, CA (3100 Adeline Street, Berkeley, CA). This is a 4.4-acre redevelopment opportunity located directly above a BART station. BART has awarded this redevelopment opportunity to a consortium proposing to build 618 new homes on this site, including at least 309 new units of affordable housing development. In addition to this housing, the site will likely include ground floor retail and potentially a healthcare clinic.

Despite its transformational potential to anchor an entire walkable neighborhood, this project is still stuck in predevelopment. While the project has already attracted over \$10 million in investment from the City of Berkeley to support the cost of building affordable housing on that site, no money was specifically earmarked to help with the cost of brownfield assessment. The project developer therefore has no identified source of funding to cover their assessment or cleanup costs. These costs may be vast, as the site was both a former parking lot for several decades and is located across the street from a former gas station with a likely underground plume. By providing the site developer with the environmental analysis they need to prepare for cleanup, this grant can help this project move forward and deliver hundreds of new homes.

### **1.d Process for Identifying Additional Sites**

The coalition will identify additional eligible sites within Alameda County that are either A) tax-defaulted properties suitable for redevelopment into affordable housing, or B) large parcels with good transit access that are suitable for redevelopment into multifamily affordable housing. Properties in category A should be vacant or easily cleared, with existing road/utility access and are at least 3,000 square feet. Properties in category B should have a zoned capacity of at least 60 units to ensure redevelopment can qualify for financing from the Low-Income Housing Tax Credit. Site prioritization will consider risk of site contamination, feasibility of redevelopment, alignment with local and regional development strategic plans, and community input on which site would have the greatest redevelopment impact on the community. Community engagement conducted by EBHO, which may include roundtable discussions, focus groups, and other forms of outreach, will be key in collecting this community input. As major affordable housing funders, the City of Oakland and County of Alameda both have strong connections with affordable housing developers. Both agencies will use these connections to identify potential projects where these brownfield assessment funds could accelerate affordable housing development. Following nomination by the City of Oakland or EBHO, final decisions regarding the use of funds shall be made by Alameda County HCD staff. Site access for transit-proximate large sites should be readily available via cooperation of the owner (often a transit agency or other public agency). For tax-defaulted sites, access will be achieved through a combination of voluntary owner cooperation and involuntary access options (such as designating sites as subject to the County Environmental Health's Local Oversight Program and securing a court order to enter those sites for testing purposes).

## **Revitalization of the Target Areas**

### **1.e Reuse Strategy and Alignment with Revitalization Plans**

The coalition's revitalization strategy is focused on supporting the development of affordable housing in standalone or mixed-use projects. In addition to directly benefitting the residents of affordable housing, affordable housing helps maintain a robust labor force for local businesses and reduces demand on state, local, and federal government services.

The development of affordable housing supported by this grant will help advance the objectives of the Housing Elements of the General Plans for the co-applicant agencies and other cities in Alameda County. According to this state-mandated plan, each city (and county) must plan for enough new housing growth to accommodate future population increases. The work conducted under this grant would advance the objectives of these plans, which are centered around removing obstacles to housing development. The work conducted under this grant will specifically support Action 5.2.2 (promote Transit Oriented Development) and Action 3.8.4 (convert vacant parcels to affordable housing) contained in Oakland's 2023-2031 Housing Element. By assessing brownfield risks on property owned by Bay Area Rapid Transit (BART) that could be redeveloped as housing, this grant will help achieve the redevelopment plans contained in BART's 10-Year Transit-Oriented Development Work Plan. Finally, the target census tracts are overwhelmingly located within Priority Development Areas (PDAs) identified by the San Francisco Bay Area's regional growth plan, Plan Bay Area 2050 Plus. This supports regional efforts to focus future development in transit-proximate locations and away from sensitive natural habitats. The Alameda County Home Together Plan will also be supported by development of new housing units on brownfield sites. The Home Together Plan focuses on the goals of preventing homelessness and increased housing solutions. These goals address racial disparities in systems and add units and subsidies for supportive housing.

The exact redevelopment pathway for each site depends on whether it is large site suitable for development funded in part by low-income housing tax credits, or if it is a tax-defaulted site, which tend to be smaller and use alternative funding strategies (like affordable homeownership). All funded sites should either be able to qualify for the State Density Bonus (which allows up to 80% extra units for 100% affordable projects), or Oakland's S-13 Affordable Housing overlay, which offers unlimited density to 100% affordable housing projects.

### **1.f Outcomes and Benefits of Reuse Strategy**

The redevelopment of the priority sites contained in this application will likely lead to at least 800 new units of affordable and workforce housing. Additional sites identified **afterwards** should be able to support the redevelopment of between 300-500 additional affordable housing units. The redevelopment of these properties will directly unlock several hundred million dollars in construction-related economic opportunity. Most of this housing will be owned and operated by nonprofit organizations. For projects on larger sites, affordable housing developers typically include ground floor retail or a community-serving ground floor use. While the exact use is not yet known and would be a good focus for EBHO's community engagement, these uses may include medical clinics, libraries, and office space for community-serving nonprofits. By enabling affordable housing residents to live near transit, the redevelopment enabled by this grant will reduce car-related pollution and generate long-term revenue for local transit agencies.

All multifamily housing built on the large sites served by this grant will need to adhere to natural gas-free construction as a condition of receiving affordable housing tax credits in California. Living in housing without natural gas service will make these residents less vulnerable to earthquake-related fires, which are a serious danger in Alameda County. All housing redeveloped under this program would be required to adhere to California's rigorous building and energy efficiency code. These codes require robust insulation, which will help protect the future residents of these homes from extreme heat events. Affordable housing redeveloped as part of this program may include solar on the roof, potentially funded in part by the State's Solar on Multifamily Affordable Housing (SOMAH) incentive program. For projects that require off-site electrical service, power will be purchased from Ava, our local community choice aggregator. Ava has pledged to use 100% renewable energy by 2030.

### 1.g Resources Needed for Site Reuse

Affordable housing redeveloped with the support of this program will be eligible for several resources that could help ensure successful project completion:

Table 3: Funding sources for brownfield study, cleanup, and redevelopment

Use	Potential Funding Sources
Brownfield Assessment	This grant, if necessary also the DTSC Orphan Sites Program and State Water Board Site Cleanup Program
Brownfield Cleanup	EPA Brownfields Cleanup Grant, DTSC Orphan Sites Program, EPA Brownfield Revolving Loan Fund, State Water Board Site Cleanup Program
Redevelopment (Construction)	Low-Income Housing Tax Credit, city/county affordable housing funding (bonds and impact fees), commercial bank loans, Federal Home Loan Bank of San Francisco, Bay Area Housing Finance Agency lending, CalHome grant program, other state grants (Infill Infrastructure Program, Multifamily Housing Program, Affordable Housing and Sustainable Communities Program, etc.), other federal sources like HOME investment partnerships, Community Development Block Grants, Housing Opportunities for Persons with AIDS, etc.

The most notable of these **sources** is the Low-Income Housing Tax Credit program (LIHTC), which can cover 30-40% of the cost of building multifamily affordable housing. The City of Oakland is also currently expending its \$350 million set-aside in Measure U bonds for affordable housing, and most local governments in Alameda County have a trust fund with affordable housing revenue based on impact fees from other **developments**. Projects near transit will also be extremely competitive for the State’s Affordable Housing and Sustainable Communities grant program. Smaller projects (like affordable homeownership) may qualify for dedicated funding streams like the State of California’s CalHome development program. These resources could help cover financing gaps that exist beyond the capacity of bank lending. To pursue these resources, most projects need to demonstrate development feasibility, and this grant will play a critical role in helping projects demonstrate a pathway to resolving outstanding environmental issues that could otherwise delay feasibility.

### 1.h Use of Existing Infrastructure

All of the priority sites identified in this application, as well as any additional sites potentially identified, will be in urbanized areas with existing access to roads and utilities. As a condition of development, larger projects may be required to make streetscape improvements. If that is the case, projects can pursue dedicated funding for such upgrades from the State’s Infill Infrastructure Grant program, which awards as much as \$75,000/unit in funding to support utility extensions, road upgrades, parking, and other infrastructure needed for new affordable housing.

## 2. Community Need and Community Engagement

### 2.a Community Need for Funding

Over 80% of the target census tracts identified for this grant are considered Low-Income and/or a Disadvantaged Community in the State of California’s official designation (in which the median household income of the census tract is 80% of Area Median Income or below). There is a direct connection between the high percentage of low-income census tracts in these communities and the lack of governmental resources to study, cleanup and redevelop brownfields. Oakland, unincorporated Alameda County, and other disadvantaged cities within Alameda County suffer from a lower property tax and sales tax base compared with their wealthier neighbors (like San Francisco and southwestern Contra Costa County). This lack of tax revenue ensures that neither the individual cities nor the County has funding available for anything beyond basic government services. Both cities and the County are severely limited in opportunities to raise additional revenue- Proposition 13 caps *ad valorem* property taxes at 1% of property value, local sales taxes are already at the maximum level allowed by California law in Oakland and other parts of Alameda County, and state law also bans local income taxes. Alameda County is especially financially constrained because less than a third of its budget is discretionary- the bulk of its budget is funded by state and federal grants that are exclusively restricted to fund specific social services.

### 2.b Sensitive Populations and Public Health

Sensitive populations within the target areas include children and low-income residents. These Alameda County residents are disproportionately likely to live in older housing stock and in neighborhoods with greater pollution exposure. These households are particularly vulnerable to high housing costs. Across Alameda County, the California Housing Consortium estimates 61,218 low-income renter households do not have access to an affordable home. The Consortium also estimates that a renter would need to earn three times the Oakland minimum wage to afford a rental with the average asking price in Alameda County. This lack of affordable homes has caused overcrowding in 6.6% of Alameda County households and substandard living conditions, which negatively affect human health. The affordable housing shortage has also contributed to a severe homelessness crisis across Alameda County and especially in Oakland. Oakland has one of the highest rates of homelessness of any big city in the country, with over 1% of all Oaklanders experiencing homelessness on any given night. Homeless residents are at significantly greater risk of exposure to air pollution, extreme weather, and other hazards that contribute to a mortality risk more than three times the rate experienced by people with homes. By supporting greatly needed affordable housing, including homeless housing, this grant will directly address the conditions that **cause** this elevated exposure to environmental hazards.

### 2.c Adverse Health Conditions

Significant portions of Alameda County, including especially East and West Oakland, are at severe risk of asthma and child lead poisoning. According to CalEnviroScreen 4.0, almost all the target census tracts are in the top half of asthma risk statewide, with a majority of target census tracts in the top 10% of statewide risk. Asthma risk is due in large part to the high level of transportation and industrial uses in these areas, but this risk is aggravated by the poor condition of older housing that fails to protect residents from outdoor air quality hazards. Most target census tracts are in the top 20% of child lead paint exposure hazard risk statewide according to CalEnviroScreen, with some target census tracts in the top 5% risk statewide. As many as 6% of children in some Oakland target census tracts exhibit elevated lead blood lead levels. Lead poisoning hazards are typically caused by in-home or soil-based lead exposure. The primary way this grant would reduce the risk faced by Alameda County residents from these hazards is by expanding the supply of new, high-quality affordable homes and identifying if contamination exists and if remediation is necessary. Removing any identified groundwater and soil vapor contamination will improve the quality of health for all residents now and into the future. Table 4 shows that all priority sites are located in areas with above average asthma and lead poisoning rates.

Health Measure	County TA 4337	Berkeley TA 432901	Oakland TA 402200	Oakland TA 401600	Oakland TA 401800	Oakland TA 401700	Oakland TA 401400	Oakland TA 401500	Oakland TA 408800	Oakland TA 408900	Oakland TA 409700	Oakland TA 408400
Asthma	83	88	83	95	99	97	86	93	100	100	98	100
Child Lead Poisoning	89	63	94	91	94	56	80	75	99	94	91	95

Source: CalEnviroScreen 4.0

## 2.e–2.f Community Engagement and Incorporation of Input

The coalition will engage community members and organizations throughout the project through a community engagement strategy led by East Bay Housing Organizations (EBHO), a trusted regional nonprofit with deep relationships in Alameda County’s most impacted communities. Engagement activities by this subrecipient may include in-person community meetings, listening sessions, virtual engagement options (such as a monthly virtual community meeting EBHO holds), and regular project updates coordinated with trusted local partners. Key audiences to be engaged about cleanup and reuse plans include local environmental activist organizations, current and future affordable housing residents, construction workers and other professionals involved in the redevelopment process, and nearby residents of potential redevelopment sites. EBHO and/or future project developers are anticipated to engage the following key community partners:

Name of Group	Type	Description of involvement	Contact
Moms for Housing	Community-based nonprofit (CBO)	Moms for Housing is an affordable housing/homelessness advocacy nonprofit based in West Oakland that has expressed interest in redeveloping tax-defaulted property into homeless housing	Cassandra Waller-Mims, Executive Director, <a href="mailto:cwallermims@moms4housing.org">cwallermims@moms4housing.org</a>
East Bay Asian Local Development Corporation	Community Development Corporation	Place-based nonprofit dedicated to expanding affordable housing and revitalizing communities, can advise on additional sites to prioritize	Capri Roth, Executive VP, <a href="mailto:croth@ebaldc.org">croth@ebaldc.org</a>
Black Cultural Zone	Community Development Corporation	Place-based nonprofit dedicated to expanding affordable housing and revitalizing communities, can advise on additional sites to prioritize	Carolyn Johnson, Executive Director, <a href="mailto:ceo@blackculturalzone.org">ceo@blackculturalzone.org</a>
Neighborhood Councils	Neighborhood Association	Many Alameda County cities have neighborhood councils that organize neighborhood watch, community beautification, and discuss future development. Engaging these groups will help ensure redevelopment supports local priorities.	(multiple contacts, including <a href="mailto:bnc50@berkeleyneighborhoodscouncil.com">bnc50@berkeleyneighborhoodscouncil.com</a> )
West Oakland Environmental Indicators Project	Community-based nonprofit (CBO)	The West Oakland Environmental Indicators Project is a resident-led nonprofit dedicated to promoting environmental quality in West Oakland. Members can advise on key features they would like to see in brownfield redevelopment to ensure it meets community needs.	Veronica Eady, Executive Director, <a href="mailto:info@woeip.org">info@woeip.org</a>
East Bay Housing Organizations (EBHO)	Community-based nonprofit (CBO)	Non-lead coalition partner. Lead organizer for community engagement, identifying non-Oakland additional sites. Members are sources of expertise for redevelopment options.	Rev. Sophia DeWitt, Chief Program Officer, <a href="mailto:sophia@ebho.org">sophia@ebho.org</a>
City of Oakland	City	Non-lead coalition partner. Supports community engagement and site identification for Oakland sites, source of housing finance expertise and reuse analysis.	Caleb Smith, Senior Policy Analyst, <a href="mailto:csmith4@oaklandca.gov">csmith4@oaklandca.gov</a>

## 2.g Incorporating Community Input

The Coalition will host public meetings for community information and input. Alameda County HCD will establish a dedicated page on their already existing website for this project. There will be outreach and meetings with brownfield site owners to educate them about the benefit of the grant. The Coalition will regularly share updates via social media and newsletters. There will be efforts from all Coalition members to organize quarterly meetings with community organization and residents near priority sites. EBHO may conduct outreach through announcement in the Alameda County jurisdictional member committees (Oakland and Berkeley) and the

Regional Policy Committee (for other areas of Alameda County). EBHO will host an Affordable Housing Month event to highlight this work and funding. Affordable Housing Month, which occurs in May of each year, is the largest public education event about affordable housing across the Bay Area each year and reaches hundreds of individuals. EBHO will host a series of “Lunch and Learn” webinar events to highlight the program and hold space for questions. Participation through virtual options will be offered to avoid travel being a barrier to public participation. Meeting notes including all public input will be maintained in Alameda County HCD’s record and all questions will be responded to and posted on Alameda County HCD’s website.

### 3. Task Descriptions, Cost Estimates, and Measuring Progress

#### 3.a- d Description of Tasks/Activities and Outputs

<b>Task/Activity:</b> Project Management
<b>Implementation:</b> Alameda County will serve as the lead administrator and will establish subaward agreements with EBHO and City of Oakland HCD; All partners will participate in monthly coalition coordination meetings and support progress and compliance reporting; 2 coalition staff will attend 2 CCLR Brownfield Conference; Alameda County staff will procure QEP; finalize site identification and research any additional sites (with support from City and EBHO); County will complete ACRES reporting
<b>Schedule:</b> December 2026 – November 2030
<b>Task Activity Lead:</b> Alameda County HCD with support from Coalition partners and QEP
<b>Outputs:</b> QEP procurement; 15 quarterly progress reports 1 final report; 4 annual reports; 48 Coalition meetings; number of sites identified and communication with site owners; conference attendance
<b>Task/Activity:</b> Community Outreach
<b>Implementation:</b> Communication with site owners; EBHO will design and distribute community facing site information materials; Host 8 community meetings; Stakeholder engagement; Conduct direct in-person and digital outreach to and educational activities with residents, businesses, community leaders, community groups near priority sites. Regularly update Alameda County Board of Supervisors and all Coalition members to update their leadership; Serve as ambassadors and provide input on site prioritization and reuse plan; Collect notes and feedback to compile information and report to Coalition, project partners and community; EBHO to ensure priority sites and reuse plans are aligned with community needs
<b>Schedule:</b> 5-month design; implement May 2026 – November 2030
<b>Task Activity Lead:</b> EBHO; all Coalition members and partners will assist with public outreach and community engagement and communication with site owners
<b>Outputs:</b> Final PIP; community facing materials for priority sites; Alameda County Board of Supervisor updates on sites; 8 community meetings
<b>Task/Activity:</b> Site Inventory & Development
<b>Implementation:</b> Develop and organize site inventory, establish priority criteria; quarterly updates and site assessment; Project partners to assist with inventory development; EBHO to assist with quarterly updates informed by community engagement; Oakland to work to eliminate code enforcement liens and other redevelopment barriers. Non-EPA Funded Tasks: Potential costs for site access currently unknown and will be established during discovery. Such costs will be covered by local resources
<b>Schedule:</b> December 2026-May 2026
<b>Task Activity Lead:</b> Alameda County HCD with support from DTSC, Coalition members and other project partners
<b>Outputs:</b> Established tracking system of brownfield site inventory that is accessible to all Coalition members and project partners; 15 quarterly updates
<b>Task/Activity:</b> Phase I & Phase II ESAs
<b>Implementation:</b> QEP to prepare project plans; Alameda County HCD establish site specific agreements with owners; QEP complete 25 Phase I ESAs and 14 Phase II ESAs; All reports and plans will be reviewed and approved by EPA prior to sampling; QEP prepare hazardous materials assessments for buildings on priority sites.
<b>Schedule:</b> Phase I ESAs completed by Oct. 2027; Phase IIs scheduled as Phase I is completed
<b>Task Activity Lead:</b> QEP with Alameda County HCD; DTSC and Alameda County Environmental Health support
<b>Outputs:</b> 25 Phase I ESAs; 14 Phase II ESAs; Project Plan; health and safety plan
<b>Task/Activity:</b> Reuse Planning
<b>Implementation:</b> QEP prepare 7 analyses of Brownfield Cleanup Alternatives and cleanup plans; cleanup plans will evaluate cleanup alternatives, costs, determine remediation/ reuse planning to reduce environmental risks; QEP coordinate review of cleanup plan and risk-based cleanup options with DTSC; Gather public comments and review and incorporate comments into decision making process; Reuse plan development for 7 sites with implementation strategy; EBHO to support reuse planning informed by community engagement.
<b>Schedule:</b> October 2027 – November 2030
<b>Task Activity Lead:</b> QEP with oversight from the Coalition and project partners will assist with community engagement around cleanup alternatives
<b>Outputs:</b> 7 cleanup and reuse plans

### 3.e Cost Estimates

Table 5 Proposed Budget shows the budget which includes an \$80,000 subaward agreement with EBHO (Tasks 1, 2, 3 and 5) and a \$19,728 subaward agreement with the City of Oakland Housing Department (Tasks 1, 3 and 5). 84% of the requested budget support site specific work. Costs for the Alameda County HCD Project Director will not be funded by the EPA grant, only costs associated with the Project Coordinator will be funded with direct costs from the EPA grant.

Budget Categories	Task I - Project Management	Task 2 - Community Outreach	Task 3 - Site Inventory Development	Task 4 - Phase I & Phase II ESAs	Task 5 - Reuse Planning	Total
Personnel	\$21,645.00	\$2,990.00	\$9,750.00	\$4,355.00	\$7,150.00	\$45,890.00
Fringe Benefits	\$10,823.00	\$1,495.00	\$4,875.00	\$2,178.00	\$3,575.00	\$22,946.00
Travel	\$5,036.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,036.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$2,400.00	\$0.00	\$0.00	\$0.00	\$2,400.00
Contractual	\$15,000.00	\$4,000.00	\$0.00	\$950,000.00	\$245,000.00	\$1,214,000.00
Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$21,576.00	\$50,000.00	\$14,076.00	\$35,000.00	\$14,076.00	\$134,728.00
<b>Total Direct Costs</b>	<b>\$74,080.00</b>	<b>\$60,885.00</b>	<b>\$28,701.00</b>	<b>\$991,533.00</b>	<b>\$269,801.00</b>	<b>\$1,425,000.00</b>
Indirect Costs	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00
<b>Total Budget (Direct + Indirect Costs)</b>	<b>\$149,080.00</b>	<b>\$60,885.00</b>	<b>\$28,701.00</b>	<b>\$991,533.00</b>	<b>\$269,801.00</b>	<b>\$1,500,000.00</b>

<b>Cost Basis and Assumptions</b>	
<b>Task</b>	<b>Cost Basis</b>
Task 1 - Project Management	<p><u>Personnel &amp; Fringe:</u> Draft quarterly reports (45 hrs x \$65/hr + 50% fringe) ; attend and organize monthly (48) team meetings (78 hrs x \$65/hr + 50% fringe); financial management and reporting (160 hrs x \$65/hr +50% fringe); Alameda County HCD staff to procure QEP (50 hrs x \$65/hr + 50% fringe)</p> <p><u>Travel:</u> CCLR Brownfield Conference (2 conferences during the term of the contract for 1 staff x \$2,518) included all accommodation (air far, lodging, food, conference registration, rental car, etc.)</p> <p><u>Contractual:</u> Estimated amount for QEP services</p> <p><u>Other:</u> \$15,000 for subaward agreement with EBHO (85% to staff salaries and 15% to outreach &amp; event costs); \$6,576 subaward agreement with City of Oakland (48hrs x \$76/ hr + 80% fringe)</p>
Task 2 - Community Outreach	<p><u>Personnel &amp; Fringe:</u> Attend 8 community meetings and review PIP (20 hrs x \$65/hr + 50% fringe = \$1072); Collect notes and feedback, compile information and report to Coalition (26 hrs x \$65/hr +50% fringe)</p> <p><u>Supplies:</u> Refreshments and supplies such as paper and materials for community interaction, input and voting (8 mtgs x \$300)</p> <p><u>Contractual:</u> QEP to manage public involvement plan and attend community meetings (\$4,000)</p> <p><u>Other:</u> \$50,000 for subaward agreement with EBHO (85% to staff salaries and 15% to outreach &amp; event costs);</p>
Task 3- Site Inventory Development	<p><u>Personnel &amp; Fringe:</u> Establish site inventory, research, collaboration and quarterly reporting (150hrs x \$65 +50% fringe)</p> <p><u>Other:</u> \$7,500 for sub agreement award with EBHO (85% to staff salaries and 15% to outreach &amp; event costs); \$6,576 subaward agreement with City of Oakland (48hrs x \$76/ hr + 80% fringe)</p>
Task 4 - Phase I & Phase II ESAs	<p><u>Personnel &amp; Fringe:</u> Review Phase I &amp; Phase II reports (25 hrs Phase I) (42 hrs Phase II) (67 hrs x \$65 + 50% fringe)</p> <p><u>Contractual -</u> Estimated for QEP to conduct 25 Phase Is x \$10,000; 14 Phase IIs x \$50,000</p> <p><u>Other:</u> DTSC oversight</p>
Task 5 - Reuse Planning	<p><u>Personnel &amp; Fringe:</u> Review and provide feedback on cleanup plans ( 10 hrs/ plan x 7 plans = \$6,860); closeout reporting and wrap up (40 hours x \$65 + 50% fringe = \$1,960)</p> <p><u>Contractual:</u> Estimated for QEP to develop cleanup plans for 7 sites and site-specific reuse plans (\$35,000 x 7)</p> <p><u>Other:</u> \$7,500 for sub agreement award with EBHO (85% to staff salaries and 15% to outreach &amp; event costs); \$6,576 subaward agreement with City of Oakland (48hrs x \$76/ hr + 80% fringe)</p>

### 3.f Plan to Measure and Evaluate Environmental Progress and Results

Project results will be regularly assessed during monthly Coalition meetings. Using EPA progress reports and ACRES, the Coalition will track progress and outcomes. Alameda County HCD will utilize existing tools like

Excel and Salesforce to track tasks, schedules and outcomes. Measurable direct work products from this grant will include 25 Phase I ESAs, 14 Phase II ESAs, and 7 Analyses of Brownfield Cleanup Alternatives. These direct products, and the associated community engagement on brownfield reuse alternatives, will catalyze new affordable housing development on many properties. Medium term goals include transferring at least 12 tax-defaulted properties to affordable housing developers. Long term impact goals from this grant include the successful remediation of at least half of identified brownfields with significant contamination (by 2033) and that the properties studied under this grant will ultimately provide at least 800 affordable housing units (in construction by 2033). Additional results will be designs for future developments created and site collaboration with Alameda County HCD Scalable Housing Infill Funding Toolkit (SHIFT). County HCD launched the SHIFT initiative in 2025, designed to pioneer the production of affordable housing through standardized, pre-permitted designs and streamlined development process. Once Phase I & IIs are completed, these brownfield sites can use the SHIFT program to develop moderate-density housing.

#### **4. Programmatic Capability and Past Performance (Ranking Criterion)**

##### **a. Organizational Capacity**

As the lead Coalition partner, Alameda County HCD has an extensive history of managing federal funds as well as other similarly structured funding sources. HCD has received, administered and successfully complied with federal regulations overseeing millions of dollars per year of federal funds. A subaward agreement will be executed with both EBHO and City of Oakland . HCD will establish monthly meetings for the coalition to discuss deliverables and outcomes, assuring contractual compliance and targets are being met. All coalition members will work in collaboration of project management, executing deliverables and prioritizing and hitting expected outcomes.

##### **b. Organizational Structure**

Alameda County HCD is the lead in the coalition and will successfully navigate the administration of this program with support from City of Oakland, EBHO, Alameda County Environmental Health and Alameda County Tax Collector. Upon award, HCD will execute a Memorandum of Agreement (MOA) with all Coalition members which will document established roles/ responsibilities

##### **c. Description of Key Staff**

Alameda County: Project Manager Dylan Sweeney, HCD Policy & Program Manager. Dylan brings 10 years of affordable housing experience in county, state, and federal government. His team oversees over a dozen federal, state and locally funded services. He will be responsible for all aspects of grant management and ensuring compliance with reporting and financial requirements. Project Coordinator and Administrator Teresa Hester has supported HCD as a Housing Specialist for 7 years. She has provided contract management, including scope of work and budget development as well as contract compliance for over a dozen programs including agreement with non-profits to provide technical assistance and pre-development funds to emerging developers to conduct Phase I & II assessments of identified sites. She has developed, managed and supported over a dozen RFPs for programs, services, and affordable housing development. She will hold responsibility for Coalition coordination, manage all required reporting, track and disburse all funds including reimbursement requests to EPA, and procuring a qualified environmental professional to conduct all Phase I and II assessments. County staff also include Casey Farmer, Advisor to the Treasurer Tax Collector's office, who can help with the transfer of tax-defaulted properties.

City of Oakland: Project Coordinator Caleb Smith will provide continuous support with interagency coordination, additional site selection, and analysis of redevelopment opportunities. As a Senior Policy Analyst with over six years of affordable housing finance and entitlement-related experience, Smith will help assess the feasibility of potential redevelopment scenarios, work to remove financial barriers to reuse like code enforcement liens, and support Oakland-focused community engagement.

EBHO will facilitate community engagement including meetings, webinars, and maintaining alignment of community needs and project goals.

##### **d. Acquiring Additional Resources**

All consultants who will complete the Phase I, Phase II, and Analyses of Brownfield Cleanup Alternatives will be procured via competitive bidding according to the procurement procedures of Alameda County, HCD regularly and continuously issues Notices of Funding and RFPs to procure contractual services, maintaining capacity to procure services for this funding. Procurement of contractors will be in accordance with 40 CFR Part 33 Subpart C.

**f. Other Federal or Non-Federal Financial Assistance Agreements**

HCD has extensive experience in complying with federal funding programs including the Community Development Block Grant (CDBG) program and HOME Investment Partnerships program.

The HOME Investment Partnerships Program has been awarded to Alameda County HCD for 30 years. HCD acts as the consortium lead, administering and providing technical assistance to the HOME Consortium including the Cities of: Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City. In the last reporting year, Alameda County HCD expended \$966,032 for the support of the development of 120 rental units and 3 homeowner rehabilitations. Every 5 years, HCD develops and submits to HUD a Consolidated Plan that includes needs assessment and sets priorities for federal funding sources over the course of a 5-year period. Annually, HCD also submits the Annual Action Plan that sets annual goals, and the Consolidated Annual Performance Evaluation Report (CAPER) to report on annual progress towards these goals.

The CDBG Program has been awarded to HCD since 1974. HCD is required to complete a five-year framework to guide the use of CDBG funds within the unincorporated Alameda County areas for community development planning and implementation strategies. Alameda County HCD received an entitlement grant from HUD of \$1,998,000 in Community Development Block Grant (CDBG) funds for FY 25/26 (period of performance beginning July 1, 2025). In the last reporting year, HCD expended \$1,189,404 for the support of 22 rental units and public facility or infrastructure activities impacting 38 persons. County priorities for CDBG funding focus on decreasing homelessness, improving public and community facilities, and promoting public health and food access for residents of Unincorporated Alameda County.

## THRESHOLD CRITERIA

### 1) Applicant Eligibility

#### a) Applicant Type

Alameda County Housing and Community Development Department (HCD) affirms that it is eligible for EPA Brownfield funding.

#### b) Exemption from Federal Taxation

HCD is not a 501(c)(4) Tax Exempt organization.

### 2) Number and Eligibility of Non-lead Coalition Members

Non-lead members are:

City of Oakland and East Bay Housing Organizations (EBHO). All are eligible for funding.

No non-lead members are exempt from Federal taxation under Section 501(c)(4) of the Internal Revenue Code.

Attachment: East Bay Housing Organizations 501(c)(3) Status Documentation

### 3) Target Areas

The Coalition has identified non-overlapping target areas as follows:

- Alameda County Unincorporated County (lead applicant): Census Tract 4337
- City of Oakland (non-lead member): 60014233901
- EBHO (non-lead member): Census Tract:402200, 401600, 401800, 401700, 401400, 408800, 408900, 409700, 408400

### 4) Existing Brownfields Grants to Non-lead Members

All non-lead members have never been awarded an EPA MARC grant.

### 5) Coalition Agreement

Alameda County HCD has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant funds. All Coalition members will generate a memorandum of Agreement if the grant is awarded.

Attachments: Coalition Member Letters of Commitment

### 6) Community Involvement

The Coalition will host public meetings for community information and input. There will be outreach and meetings with brownfield site owners to educate them about the benefit of the grant. The Coalition will regularly share updates via social media and newsletters. There will be efforts from all Coalition members to organize quarterly meetings with community organization and residents near priority sites.

EBHO activities funded through this agreement will include EBHO outreach to their member nonprofit affordable housing developer organizations about the availability of this funding for brownfield assessment and initial remediation-and to determine if their member organizations have sites within the County that could benefit from brownfield assessment support. EBHO may conduct this outreach through announcement in the Alameda County jurisdictional member committees (Oakland and Berkeley) and the Regional Policy Committee (for other areas of Alameda County). EBHO will host an Affordable Housing Month event to highlight this work and funding. Affordable Housing Month, which occurs in May of each year, is the largest public education event about affordable housing across the Bay Area each year and reaches hundreds of individuals. EBHO will host a series of “Lunch and Learn” webinar events to highlight the program and hold space for questions. EBHO will also be responsible for targeted outreach to developers who may have land sites that could benefit from the services offered through this funding.

**7) Expenditure of Existing Grant Funds**

HCD does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

**8) Contractors and Named Subrecipients**

**a) Contractors**

HCD has not selected a contractor that will be compensated with EPA funds to conduct ESAs.

**b) Name Subrecipients**

EBHO is a named subrecipient and will receive reimbursement for its actual direct costs incurred to perform community outreach work under this grant. Per the terms of Appendix A of EPA's subaward Policy for EPA Assistance Agreement Recipients, EBHO is an eligible sub awardee. EBHO will support community engagement and outreach to share project information. They will maintain efforts to keep the community continuously engaged and in participation. EBHO will provide input on site inventory development as well as cleanup and reuse plans.

City of Oakland is a named subrecipient and will receive reimbursement for its actual direct costs incurred to be continuously engaged with project management, site inventory development, and cleanup and reuse plans.

**Attachment List**

- East Bay Housing Organizations 501(c)(3) Status Documentation
- Coalition Member Letters of Commitment