

**US EPA FY26 ASSESSMENT COALITION GRANT  
EPA-OLEM-OBLR-25-04  
Narrative Information Sheet**

- 1. Applicant Information:** National Council for Community Development, Inc  
(Doing Business as: Grow America)  
633 Third Avenue  
19<sup>th</sup> Floor, Suite J  
New York, NY 10017
- 2. Website URL:** (Lead) <https://growamerica.org/>, (non-lead)  
<https://www.sacog.org/> and <https://abag.ca.gov/>
- 3. Funding Requested:** a. Grant Type—Assessment Coalition Grant  
b. Federal Funds Requested—\$1,500,000
- 4. Location** The geographic boundary for the proposed grant activities includes Siskiyou County (City of Tulelake), Humboldt County, the six-county SACOG region (Sacramento, Yolo, Placer, El Dorado, Sutter, and Yuba Counties), and the nine-county ABAG region (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties).
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**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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Katherine M. Butler, MPH, Director  
5796 Corporate Avenue  
Cypress, California 90630



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 27, 2026

Lisa Hanusiak  
Regional Brownfields Coordinator  
U.S. Environmental Protection Agency  
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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 COALITION 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 Grow America, Bay Area Metro Association of Bay Area Governments (ABAG) and Sacramento Area Council of Governments (SACOG) application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Coalition Grant (USEPA Grant) for the following sites:

- 2101 Railroad Avenue, Pittsburg, CA 94565
- 75 Bliss Avenue, Pittsburg, CA 94565
- Northwest corner of Bliss Avenue and Harbor Street, Pittsburg, CA 94565
- 1221 and 1223 North A Street, Sacramento CA 95811
- 11 North 12<sup>th</sup> Street, Sacramento CA 95811
- A Street, Sacramento CA 95811
- 800 Block of 10<sup>th</sup> Street, Arcata CA 95521
- 325 Main Street, Tulelake 96134

The Grow America, ABAG and SACOG are requesting a funding amount of \$1,500,000 to cover the cost of environmental assessment activities at the Site.

Grow America is the lead applicant and a 501 (c)(3) nonprofit organization that focuses on economic and community development by providing technical assistance, professional training, small business lending, debt and equity financing for residential, commercial, public and nonprofit facilities. ABAG is part regional planning agency and part local government service provider with the mission to advance shared local and regional priorities for transportation, housing and the environment. SACOG is the public agency that fosters collaboration and progress for an equitable, sustainable, and prosperous future by supporting local governments' endeavors in transportation planning, funding assistance, and housing affordability. With USEPA Grant funding, Grow America, ABAG and SACOG would like to assess sites contaminated by hazardous substances, pollutants, contaminants, and/or petroleum.

DTSC looks forward to the possible award of the USEPA Grant to Grow America, ABAG and SACOG 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. 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 714-484-5430 or via email at [Anthony.Rosas@dtsc.ca.gov](mailto:Anthony.Rosas@dtsc.ca.gov).

Sincerely,

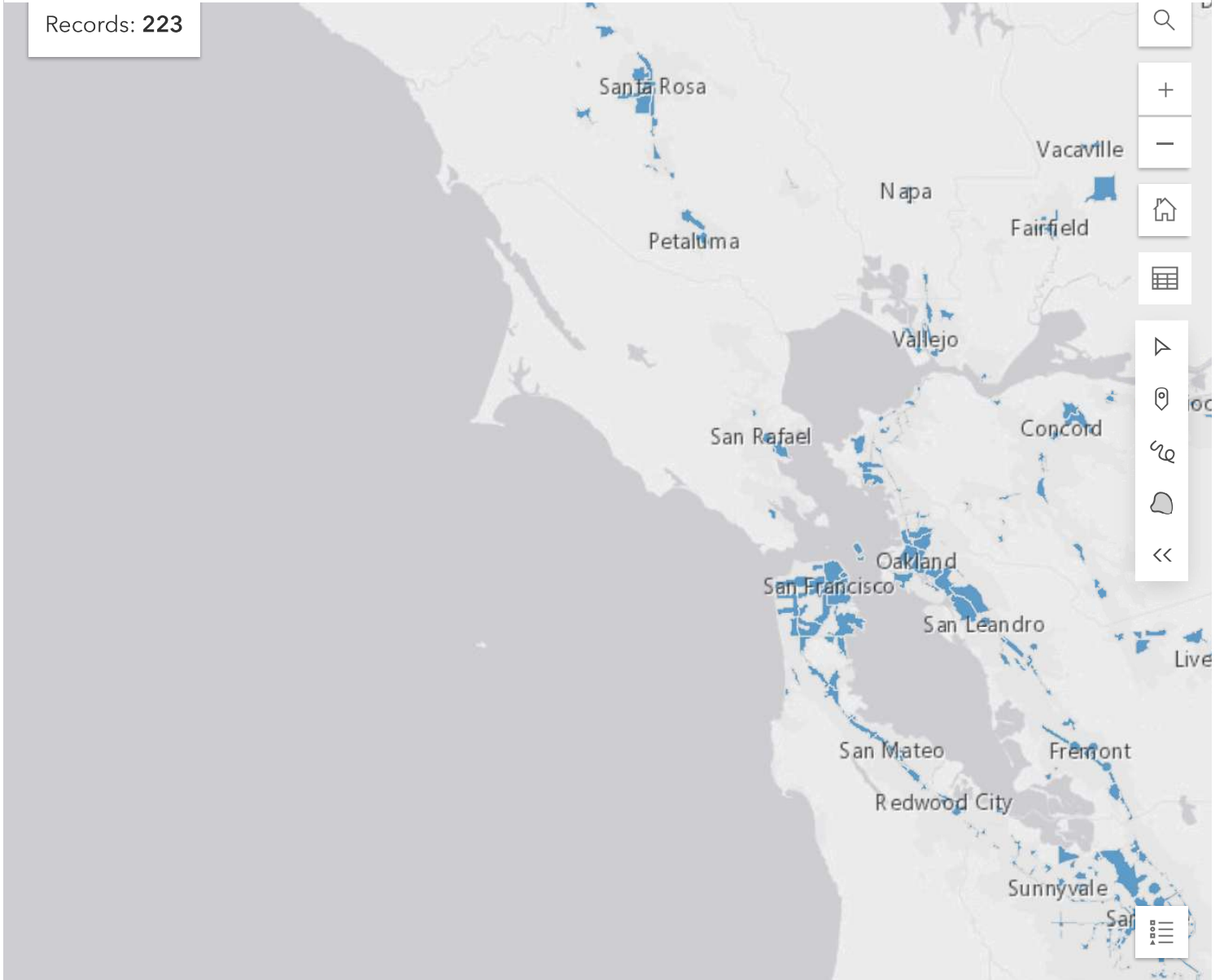


Anthony Rosas  
Regional Brownfield Coordinator  
Site Mitigation and Restoration Program

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## Narrative Criteria

### **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **Coalition Members, Target Areas, and Brownfields**

##### **a. Coalition Members**

**Grow America**, 501(c)(3) nonprofit, is applying on behalf of a multi-regional Brownfields Assessment Coalition formed to support communities with limited capacity in identifying, assessing, and planning for the reuse of brownfield properties in areas targeted for infill development, housing, infrastructure investment, and economic revitalization. The Coalition brings together national brownfields and redevelopment expertise with regional planning agencies that guide land use, transportation, housing, and infrastructure investment across multiple jurisdictions.

The Coalition is structured to provide coordinated technical, administrative, and planning support to local governments seeking to address environmental conditions that complicate the reuse of former industrial, commercial, and transportation-related properties. By aligning brownfields assessment activities with adopted regional and local plans, the Coalition will help communities advance redevelopment priorities, reduce uncertainty for public and private investment, and prepare sites for cleanup and productive reuse.

Grow America will serve as the Lead Applicant and fiscal agent and will be responsible for overall program management. As the national EPA Revolving Loan Fund Technical Assistance to Brownfields (RLF TAB) provider, Grow America will also provide technical assistance related to site prioritization, assessment sequencing, cleanup planning, and alignment with redevelopment and infrastructure funding programs.

**Sacramento Area Council of Governments (SACOG)**, is a regional planning agency and Metropolitan Planning Organization (MPO) for the six-county Sacramento region, will support the Coalition by identifying priority infill and redevelopment areas, including locally designated Green Zones, and by coordinating with its member jurisdictions to align assessment activities with adopted transportation, land use, housing, and infrastructure plans.

**Association of Bay Area Governments (ABAG)**, is a regional planning agency and council of governments (COG) for the nine-county San Francisco Bay Area, will support the Coalition by identifying priority development and redevelopment areas, providing regional data and mapping to support site inventory and prioritization, and coordinating with local jurisdictions to integrate assessment results with housing, transportation, and infrastructure planning efforts.

As regional planning organizations, the non-lead coalition members focus on long-range land use, transportation, housing, and economic development planning and on facilitating coordination among local governments and stakeholders. Their missions are centered on setting regional policy, identifying priority growth and revitalization areas, and advancing planning frameworks, rather than implementing site-specific environmental assessment and redevelopment activities. They do not maintain in-house technical staff, contractual mechanisms, or administrative systems for conducting Phase I and Phase II environmental site assessments, managing cleanup planning, overseeing field investigations, or administering EPA cooperative agreements.

In addition, the non-lead members' adopted budgets and work programs are structured to support planning, research, and regional coordination and do not authorize or fund direct implementation of site-level brownfield assessment or remediation activities. While they play an important role in identifying priority areas, nominating key sites, and convening local jurisdictions and community partners, they lack access to Brownfields Grant resources and the organizational capacity required to apply for, manage, and implement a federal Brownfields cooperative agreement on their own. Grow America provides this capacity by supplying the technical expertise, grant management experience, and implementation infrastructure necessary to carry out site assessments and advance reuse of priority brownfield properties.

##### **b. Overview of Brownfield Challenges and Description of Target Area**

The geographic boundary for the proposed grant activities includes Siskiyou County (City of Tulelake), Humboldt County, the six-county SACOG region (Sacramento, Yolo, Placer, El Dorado, Sutter, and Yuba Counties), and the nine-county ABAG region (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties).

Across these areas, brownfield challenges stem from historic agricultural, timber, industrial, transportation, and commercial development, followed by disinvestment, aging infrastructure, and, in some locations, damage from natural disasters.

In rural communities such as Tulelake and Humboldt County, older downtown and commercial properties often contain legacy fuel systems, building materials such as lead and asbestos, and potential petroleum and metals impacts. Many sites are vacant or underutilized due to limited resources for environmental assessment and uncertainty about contamination. In Humboldt County, fire-damaged structures further complicate reuse and raise concerns about soil and debris contamination.

In the SACOG and ABAG regions, decades of industrial, military, port, rail, and auto-oriented commercial uses have left a concentration of underutilized properties in infill and transit-served areas. Potential

contamination from petroleum hydrocarbons, solvents, metals, and historic fill can delay redevelopment and increase costs, constraining housing, economic development, and community facility projects.

This grant will help address these challenges by supporting environmental assessment and planning to clarify site conditions, reduce uncertainty, and enable reuse of underutilized properties in locations targeted for reinvestment under adopted local and regional plans.

Grow America, will focus activities in two target areas (TAs): Humboldt County, California, and the City of Tulelake, California.

**Humboldt County (TA-1)** is a predominantly rural coastal county characterized by dispersed development, aging infrastructure, wildfire and flood exposure, and a concentration of underutilized and damaged commercial and industrial properties. These conditions have created barriers to reinvestment and economic recovery, particularly in small business districts and community-serving corridors. The Humboldt County target area includes areas where brownfield assessment is needed to support recovery from disaster impacts, stabilize commercial areas, and facilitate redevelopment that supports local economic resilience.

The **City of Tulelake (TA-2)**, located in Siskiyou County, is a small rural community with high poverty rates, limited access to capital, and a historic building stock with potential contamination from former fuel, heating, and commercial uses. The Tulelake target area focuses on the downtown core and key community facilities where brownfield conditions, vacancy, and deferred maintenance constrain revitalization. Assessment and cleanup in this area are intended to enable reuse of historic and commercial properties for community-serving and economic development purposes.

SACOG will focus its activities within the region’s designated **Green Zones (TA-3)** across the six-county Sacramento area. Green Zones are locally and regionally identified areas where coordinated land use, infrastructure investment, and revitalization strategies are prioritized to address long-standing economic challenges, redevelopment barriers, and environmental constraints. These areas are intended to support infill development, community-serving uses, and targeted reinvestment. The location and distribution of Green Zones within the SACOG region are shown on the attached map.

ABAG will focus on **Priority Development Areas (PDAs) (TA-4)** throughout the nine-county San Francisco Bay Area. PDAs are locations nominated by local governments and adopted regionally that are planned for higher-density housing, employment, and community amenities near existing or planned high-quality transit. As a core component of Plan Bay Area 2050+, PDAs concentrate growth in established centers and corridors to support transit-oriented development, reduce vehicle dependence, and advance regional housing and economic development goals. The geographic extent and distribution of PDAs across the Bay Area are illustrated in the attached map.

c. Description of the Priority Brownfield Site(s)

Across the Coalition’s four TAs, a total of four priority brownfield sites have been identified (one site in each target area) representing a mix of small, centrally located parcels and larger infill properties with redevelopment potential. The sites range in size from approximately 0.1 acre (the Marcha Theatre in Tulelake) to multi-parcel urban sites in Arcata, Sacramento, and Pittsburg, and are generally characterized by historic commercial or industrial uses, older building stock, and long periods of underutilization or vacancy.

TA	Priority Site (PS)	Past and Current Land Uses	Potential Environmental Issues
TA-1	957 H Street, Arcata, CA (PS-1)	Past: Commercial retail (small businesses); Current: Fire-damaged commercial structures, currently vacant	Petroleum hydrocarbons, lead and asbestos from older building materials, fire-related ash and PAHs, and potential soil and shallow groundwater impacts from former building systems
TA-2	325 Main Street, Tulelake, CA (PS-2)	Past: Petroleum Storage, Other, Retail/ Commercial Current: Retail/Commercial building	Petroleum, lubricating and heating oils, asbestos, lead, potential soil and groundwater impacts from former boiler and fuel systems
TA-3	1221 & 1223 North A Street; 111 North 12th Street; A Street (no address), Sacramento, CA (PS-3)	Past: Industrial/rail-adjacent and storage uses, former nursery; Current: Largely vacant parcel with six Conex boxes and one 55-gallon drum	Petroleum hydrocarbons, waste oil, lead and arsenic in imported fill, pesticides and, and potential soil and groundwater impacts from historic aboveground storage tanks, drums, food-processing activities, and demolition debris
TA-4	2101 Railroad Ave; 75 Bliss Ave; NW corner of Bliss Ave & Harbor St, Pittsburg, CA (PS-4)	Past: Commercial retail and auto repair; Current: Commercial retail and vacant lot	Petroleum hydrocarbons, chlorinated solvents, metals, and possible vapor intrusion associated with past storage, manufacturing, and transportation-related uses

**PS-1** is prioritized due to fire-related damage to commercial structures and the potential for releases of hazardous materials from burned building materials, debris, and legacy uses. The property also represents a key opportunity for reinvestment in Arcata's downtown core, where assessment is needed to support safe reconstruction and the return of small businesses and active commercial uses consistent with local economic development and revitalization goals.

**PS-2** is prioritized for assessment and reuse due to both the presence of potential environmental concerns associated with historical petroleum storage, building materials (including asbestos and lead), and former heating systems, and its high potential for catalytic downtown revitalization. Assessment is necessary to determine whether hazardous substances have been released or migrated to soil, groundwater, or building materials, and to support safe rehabilitation and adaptive reuse of the historic structure for community-serving commercial, cultural, and gathering uses.

**PS-3** is prioritized to evaluate potential contamination associated with historical urban and industrial activities and to advance redevelopment in a strategically located infill area within a designated Green Zone. Assessment will support future community-serving reuse and help remove environmental uncertainties that currently constrain reinvestment aligned with regional land use, housing, and infrastructure planning objectives.

**PS-4** is prioritized to assess potential environmental impacts from past industrial and transportation-related uses and to unlock its redevelopment potential within a PDA. Environmental assessment will support planned reuse for housing and economic development in a transit-served, infill location and help advance local and regional goals for compact growth and community-serving development.

d. Identifying Additional Sites

In addition to the initial priority sites, the coalition will identify and evaluate additional brownfield sites for eligible activities within the TAs described in Section 1.b through a coordinated, data-driven, and community-informed process led by Grow America in collaboration with coalition members and local government partners. A portion of the grant budget (\$75,000) is reserved to conduct a targeted brownfield inventory within the SACOG TA (TA-3), which will systematically identify and screen sites located in designated Green Zones for potential assessment and redevelopment. This inventory will compile existing data from local jurisdictions, regulatory databases, and prior studies, and will include desktop review, GIS mapping, and stakeholder input to develop a prioritized list of candidate sites.

Beyond the SACOG inventory effort, additional sites across all target areas will be identified through review of local and regional planning and redevelopment documents, existing site inventories maintained by participating jurisdictions, and referrals from coalition members and local agencies. The coalition will also coordinate with Department of Toxic Substances Control (DTSC) and other regulatory agencies to identify underutilized or contaminated properties with known or suspected environmental conditions, and will solicit input from community organizations, economic development entities, and property owners interested in advancing redevelopment or community-serving uses.

Potential sites will be screened for eligibility and prioritized based on: (1) the presence of known or suspected contamination that constrains current or future use; (2) consistency with adopted land use and revitalization plans and designated TA; (3) readiness for assessment, including site access and property owner willingness to participate; and (4) the potential for assessment to catalyze redevelopment that supports community priorities such as housing, commercial revitalization, public facilities, and job creation. Priority will also be given to sites where assessment can help leverage other public and private investment and facilitate timely progression toward cleanup and reuse.

**Revitalization of the Target Areas**

e. Reuse Strategy and Alignment with Revitalization Plans

**PS-1** at 957 H Street in Arcata is proposed for redevelopment following a recent fire that destroyed existing commercial structures. The projected reuse focuses on rebuilding the site for small business and neighborhood-serving commercial uses, restoring economic activity and services in a central commercial area of Arcata. This strategy aligns with the **Humboldt County General Plan**, the **County's Strategic Plan**, and the regional **Comprehensive Economic Development Strategy**, all of which prioritize infill development, recovery and reinvestment in existing commercial districts, and support for small businesses as drivers of local economic stability. Assessment and cleanup of the site will enable safe reconstruction and reuse in a manner consistent with local land use designations and countywide policies that encourage revitalization of damaged or underutilized properties within established urban areas.

**PS-2** at 325 Main Street in Tulelake is proposed for adaptive reuse as a rehabilitated restaurant, community hall, and cultural and entertainment venue, with approximately 2,500 square feet of commercial space, a public Wi-Fi hotspot, and space for community gatherings and events. The project is anticipated to generate approximately eight permanent jobs and support local economic activity through new commercial and cultural uses. This reuse strategy is consistent with the **Tulelake General Plan's** land use, downtown revitalization, economic development, and historic preservation policies, which emphasize reinvestment in Main Street, rehabilitation of older commercial buildings, and reuse of historic structures to support community-serving

businesses and civic activity. The proposed reuse advances the City's goal of strengthening the downtown core, supporting locally owned enterprises, and preserving culturally significant buildings while returning underutilized properties to productive use.

**PS-3** in Sacramento is intended for future community-serving reuse, with specific redevelopment concepts to be refined through site assessment and community input through the local planning processes. The site is expected to support uses that align with neighborhood needs and regional goals for infill development, housing, services, and community facilities. This reuse direction is consistent with the **SACOG Blueprint**, **Metropolitan Transportation Plan/Sustainable Communities Strategy**, and the **Green Zones framework**, which emphasize coordinated reinvestment in priority areas, reuse of underutilized urban land, and development that supports complete communities, access to services, and efficient use of existing infrastructure. Environmental assessment will position the site for redevelopment consistent with these adopted regional land use and revitalization policies.

**PS-4** in Pittsburg is planned for reuse that supports the City's housing and economic development priorities, including residential development for local families and complementary commercial or mixed-use activities. This strategy aligns with **Plan Bay Area 2050+** and the **Priority Development Area framework**, which promote compact, transit-oriented, and mixed-use development near high-quality transit to accommodate housing growth, employment, and community services. The proposed reuse is also consistent with local general plan and redevelopment objectives that seek to increase housing supply, support family-serving development, and strengthen economic activity within designated growth areas. Brownfields assessment will facilitate reinvestment in this strategically located site and support redevelopment that advances both local and regional planning goals.

f. Outcomes and Benefits of Reuse Strategy

In **TA-1**, assessment and cleanup of the **PS-1** will support reconstruction following a recent structure fire and facilitate the return of small, locally owned businesses to the downtown core. Redevelopment will help stabilize the commercial district, preserve employment opportunities, and restore essential neighborhood-serving retail and service uses, reinforcing the economic role of downtown as a hub for residents, students, and visitors.

In **TA-2**, the rehabilitation and adaptive reuse of the historic Marcha Theatre (**PS-2**) will return a long-vacant downtown property to productive use as a restaurant, community hall, entertainment venue, and public Wi-Fi hub, creating approximately 2,500 square feet of active commercial and community space. This reuse is expected to generate permanent jobs, attract visitors, and strengthen Main Street activity, supporting small business development and local economic diversification in a rural community with limited commercial infrastructure.

In **TA-3**, assessment of **PS-3** will support future community-serving redevelopment in a strategic infill location. Removing environmental barriers will enable reuse that can accommodate housing, neighborhood services, and public-oriented facilities, helping to concentrate investment in areas where infrastructure already exists and where coordinated revitalization efforts are underway.

In **TA-4**, assessment of **PS-4** will facilitate redevelopment for housing and economic development in a transit-accessible, infill location. Reuse will support compact development patterns, strengthen access to jobs and services, and contribute to the efficient use of land within designated growth areas.

Across all target areas, brownfield assessment and cleanup will also improve local resilience to extreme weather and natural disasters by enabling the replacement of damaged, obsolete, or underutilized structures with code-compliant buildings that meet current safety, flood, seismic, and energy standards. Redevelopment will reduce the risks associated with vacant or deteriorated properties, such as debris, uncontrolled runoff, and structural instability, which can be exacerbated during storms, flooding, heat events, and wildfires.

Where feasible, future redevelopment is expected to incorporate energy-efficient building systems, modern insulation, and climate-responsive design consistent with local building codes and planning policies. In transit-served locations such as the ABAG and SACOG target areas, compact infill development will also support reduced vehicle dependence and lower long-term energy use. While specific renewable energy installations will be evaluated during redevelopment planning, site cleanup will remove a key barrier to the future integration of solar, energy-efficient mechanical systems, and other sustainability features consistent with local and regional climate and land use goals.

**Strategy for Leveraging Resources**

g. Resources Needed for Site Reuse

The Coalition and its partners are well positioned to leverage additional public and private resources to support cleanup and reuse of the priority sites following completion of assessment activities. Several jurisdictions within the TAs, including Sacramento, Oakland, and Humboldt County, have access to existing Brownfields Revolving Loan Fund (RLF) programs that can provide low-interest loans or subgrants for site cleanup. The coalition will coordinate with these programs and local governments to evaluate the eligibility of the priority sites and to connect property owners and developers with available cleanup financing.

Grow America can also support redevelopment financing through multiple tools, including Small Business Administration (SBA) 7(a) loans, internal micro-loan programs, Community Development Financial Institution (CDFI) resources, and New Markets Tax Credit (NMTC) financing, for which Grow America is a certified Community Development Entity with allocation authority. These tools can help advance commercial, mixed-use, and community-serving redevelopment once environmental conditions are addressed.

Completion of Phase I and Phase II environmental site assessments under this grant will substantially strengthen the competitiveness of the priority sites for future EPA Brownfields Cleanup Grants, RLF assistance, and state funding programs such as California Department of Toxic Substances Control (DTSC) cleanup and redevelopment programs. By defining the nature and extent of contamination and establishing clear remediation pathways, the project will reduce uncertainty and risk, thereby encouraging additional public investment and private capital to support cleanup and redevelopment.

Because the Coalition does not own any of the priority sites, the grant will play a catalytic role by providing site-specific environmental information that enables property owners, local governments, and development partners to pursue cleanup funding, insurance products, and construction financing. The assessment results will also support applications for complementary economic development, housing, and infrastructure grants, helping to align environmental remediation with broader revitalization and reinvestment strategies in each TA.

#### h. Use of Existing Infrastructure

This Grant will facilitate the reuse of existing infrastructure within the target areas by enabling the assessment and planning needed to return underutilized or damaged properties to productive use in locations already served by roads, utilities, transit, and public services. All priority sites are located in established community centers or infill areas with existing water, sewer, power, telecommunications, and transportation infrastructure, allowing redevelopment to leverage prior public investments rather than requiring new infrastructure expansion.

PS-1 is within the city's downtown core, where existing utility connections and roadway access will support reconstruction and small business redevelopment following the fire without the need for new infrastructure extensions. PS-2 is located in the historic downtown and is fully served by existing streets and utility systems, supporting adaptive reuse of the existing structure for commercial and community uses. PS-3 is in an urban infill area with established transit, roadway, and utility networks, positioning it for future community-serving redevelopment that can utilize existing systems. PS-4 is served by regional transit and urban utilities, supporting housing and economic development that can build on existing infrastructure capacity.

## **(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

#### a. The Community's Need for Funding

Communities within the geographic area face significant economic, environmental, and infrastructure challenges that limit their ability to independently fund environmental site assessment, remediation, and subsequent reuse. These challenges are driven by a combination of small population size, constrained local tax bases, elevated poverty and housing cost burdens, cumulative pollution exposure, and aging or damaged building stock. As a result, local governments, regional agencies, and property owners within the TAs lack sufficient financial and technical capacity to carry out brownfield activities without federal assistance. This EPA Brownfields Assessment Grant is therefore critical to enabling site investigation, risk evaluation, and reinvestment planning that would otherwise be delayed or not occur.

TA-1 exhibits significant economic and social constraints that limit local capacity to fund environmental assessment and cleanup. Median household income is \$61,135, substantially below the California median of \$96,334 (U.S. Census Bureau, ACS 2019–2023). Approximately 18.9% of residents live below the Federal Poverty Level, compared to 12.0% statewide, and 38.8% live below 200% of the Federal Poverty Level (ACS 2019–2023). Housing affordability pressures are severe: 39.2% of households are cost burdened (paying more than 30% of income on housing), and 19.7% are severely cost burdened (paying more than 50%), both exceeding state and national averages (ACS 2019–2023).

Humboldt County also has a Social Vulnerability Index (SVI) score of 0.83, higher than the California average of 0.72, indicating heightened sensitivity to environmental hazards and reduced adaptive capacity (CDC GRASP, 2022). Food insecurity affects an estimated 17% of residents, compared to 13.1% statewide (Feeding America, 2023). Over one-third (34.5%) of housing units were constructed before 1960, increasing the prevalence of legacy building materials and infrastructure associated with lead, asbestos, and petroleum contamination (ACS 2019–2023). These combined economic and infrastructure conditions constrain the County's ability to finance site assessment and remediation without federal support.

TA-2 is a small, rural community with a limited population base and constrained local fiscal capacity, which significantly restricts its ability to independently fund environmental site assessment, remediation, and reuse planning. According to the American Community Survey, 18.9% of Siskiyou County residents live below 100% of the Federal Poverty Level (FPL), and 38.8% live below 200% of FPL, both substantially higher than statewide averages (U.S. Census Bureau, ACS 2019–2023). Median household income in the county is approximately \$61,135, compared to \$96,334 statewide, and per capita income is \$36,081, well below the California average

of \$47,977 (ACS 2019–2023). Nearly 39% of households are housing cost-burdened, and 19.7% are severely cost-burdened, indicating that a significant share of residents have limited discretionary income and reduced ability to absorb redevelopment or environmental remediation costs (ACS 2019–2023).

Community vulnerability indicators further underscore the limited local capacity to address brownfield conditions. Approximately 18.5% of residents have a disability, compared to 11.3% statewide, and 17% of the population experiences food insecurity, exceeding the California average of 13.1% (U.S. Census Bureau, ACS 2019–2023; Feeding America, 2023). The county's Social Vulnerability Index score of 0.83 is higher than the state average of 0.72, reflecting elevated socioeconomic sensitivity and reduced resilience to environmental and economic stressors (CDC GRASP, 2022). Tulelake is also 100% rural under the HRSA Federal Office of Rural Health Policy designation, with low population density and limited access to technical and financial resources for environmental investigation and redevelopment (HRSA, 2023). These conditions translate into a limited local tax base, reduced private lending capacity.

TA-3 include areas identified through regional and local planning processes as priority locations for coordinated reinvestment, yet these same communities experience conditions that constrain their ability to independently fund ESAs and remediation. CalEnviroScreen 4.0 results for the census tract containing the PS-3 in Sacramento show socioeconomic stressors further constrain local capacity. The tract ranks in the 99th percentile for poverty and 100th percentile for unemployment, with above-average housing cost burden (56th percentile) and high rates of asthma (98th percentile) and low birth weight (100th percentile), indicating a population with limited financial resilience and heightened sensitivity to environmental risk.

Within TA-4 PDAs are intended to accommodate compact, transit-oriented growth, but many PDAs are located in communities with limited fiscal capacity and elevated cumulative pollution burdens. CalEnviroScreen 4.0 results for the census tract containing PS-4 show socioeconomic indicators that demonstrate constrained local capacity. The tract ranks in the 71st percentile for poverty, 88th percentile for unemployment, and 81st percentile for housing cost burden.

Grow America works with multiple communities across the State of California to redevelop sites and one of the main barriers is real or perceived contamination and the potential cost of assessment and cleanup. While the State has resources, they are very limited and decreasing. Grow America is a national non-profit organization that works with local communities to redevelop their sites, with limited resources to provide direct financial support.

#### b. Health or Welfare of Sensitive Populations

Sensitive populations within the Coalition's TAs include low-income households, children, older adults, individuals with disabilities, and communities experiencing cumulative environmental and housing stressors. These populations face heightened vulnerability to environmental contamination, housing instability, food insecurity, and limited access to health-supportive infrastructure. The proposed assessment and reuse activities will help identify and reduce potential exposure pathways, support reinvestment in community-serving land uses, and advance local plans that prioritize safe, accessible, and resilient development.

TA-1 has a high proportion of residents with characteristics associated with increased health vulnerability. Approximately 18.5% of the population has a disability, compared to 11.3% statewide (U.S. Census Bureau, ACS 2019–2023). Children represent a significant sensitive population, with 18.2% living below the federal poverty level and 45.9% living below 200% of poverty, both exceeding state averages (ACS 2019–2023). The county's Social Vulnerability Index score of 0.83 is higher than California's average of 0.72, indicating elevated vulnerability related to socioeconomic status, household composition, and housing and transportation factors (CDC GRASP, 2022). Food insecurity affects approximately 17% of residents, compared to 13.1% statewide (Feeding America, 2023).

Environmental conditions further contribute to health risk. Approximately 18.6% of the population resides within the 100-year floodplain, more than four times the statewide rate, increasing vulnerability to disaster-related displacement and contamination mobilization (EPA, 2020). Nearly 34.5% of housing units were built before 1960, raising the likelihood of legacy contaminants such as lead-based paint and asbestos (ACS 2019–2023).

TA-2 exhibits pronounced socioeconomic and housing stressors affecting vulnerable populations. More than one-third (36.1%) of adults age 25 and older lack a high school diploma, over twice the statewide rate (ACS 2019–2023). Overcrowded housing affects 11.7% of units, compared to 8.2% statewide, and 25% of households experience one or more severe housing problems, including high cost burden and substandard conditions (HUD CHAS 2017–2021). Food insecurity affects an estimated 16% of residents, higher than the California average (Feeding America, 2023), and 19.4% of households receive SNAP benefits, compared to 11.4% statewide (ACS 2019–2023).

Children in Tulelake face particularly limited opportunities. The Child Opportunity Index national score of 7 places the community among the lowest-opportunity areas in the country, reflecting constraints in education, health, and socioeconomic resources (Diversity Data Kids, 2023). The community's Social Vulnerability Index score of 0.98 indicates very high vulnerability relative to the state (CDC GRASP, 2022).

Sensitive populations within TA-3 experience severe socioeconomic stress that directly affects health, stability, and access to resources. CalEnviroScreen indicates that these communities within the vicinity of PS-3 rank in the 99th percentile for poverty and the 100th percentile for unemployment statewide, demonstrating widespread economic hardship and limited household and municipal capacity to address environmental hazards (OEHHA, CalEnviroScreen 4.0). Educational attainment is also constrained (64th percentile), which is associated with reduced access to higher-wage employment and health-supporting resources. Housing cost burden is elevated (56th percentile), indicating that a large share of residents spend a disproportionate amount of income on housing, limiting their ability to absorb additional environmental risks or relocation costs. These conditions heighten vulnerability to pollution exposure and restrict the ability of local jurisdictions and residents to fund environmental assessment and cleanup without federal assistance.

Sensitive populations within TA-4, including PS-4, exhibit multiple overlapping socioeconomic stressors. CalEnviroScreen for the communities surrounding PS-4 shows elevated percentiles for educational attainment deficits (76th percentile), linguistic isolation (57th percentile), poverty (71st percentile), unemployment (88th percentile), and housing cost burden (81st percentile) (OEHHA, CalEnviroScreen 4.0). High unemployment and poverty contribute to limited access to health care and stable housing, while high housing burden reduces household resilience to environmental hazards. Linguistic isolation further constrains access to public health information, redevelopment planning processes, and funding programs. These combined factors indicate a concentration of residents who face increased health risks from environmental contamination and limited capacity to independently support site assessment and remediation, underscoring the need for EPA Brownfields funding to protect sensitive populations and enable safe, planned reinvestment.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Populations within the coalition's target areas experience elevated rates of adverse health conditions that are commonly associated with exposure to environmental contaminants and long-standing socioeconomic stressors. The proposed assessment activities and reuse planning will help identify potential sources of hazardous substances, evaluate exposure pathways, and support site remediation and redevelopment that reduce environmental health risks and improve long-term community conditions.

TA-1 exhibits a higher-than-average burden of several health conditions associated with environmental and socioeconomic stress. The county's all-site cancer incidence rate is 440.5 cases per 100,000 population, exceeding the California average of 397.4 (State Cancer Profiles, 2017–2021). Lung cancer incidence (49.4 per 100,000) also exceeds the statewide rate of 36.7, reflecting potential contributions from historic industrial activity, wildfire smoke, and air toxics exposure (State Cancer Profiles, 2017–2021). Infant mortality in the county (5.0 deaths per 1,000 live births) is higher than the state average of 4.0 (County Health Rankings, 2016–2022). These outcomes are compounded by high social vulnerability (SoVI score 0.83 vs. 0.72 statewide) and a large share of residents living in highly disadvantaged neighborhoods (17.0% in the most disadvantaged ReADI tier) (CDC GRASP, 2022; Stanford ReADI, 2022). Brownfields assessment in the TA will help identify potential soil, groundwater, and building-related contamination from historic commercial and industrial uses, supporting cleanup and redevelopment that reduce exposure to hazardous substances and support safer commercial reinvestment following fire damage.

Health indicators in TA-2 reflect conditions relevant to populations potentially exposed to pollutants associated with legacy commercial uses and aging building stock. The Tulalake report shows low birth weight at 8.7% of live births (2017–2023), compared to 7.1% in California, and documents chronic disease burdens in the broader county context, including COPD at 9.1% of adults in Siskiyou County (crude). The Grant will address these threats by confirming whether hazardous substances have been released or migrated at PS-2 and by supporting assessment and cleanup planning that identifies and mitigates exposure pathways (e.g., potential impacts from petroleum/heating oil systems, lead, and asbestos concerns at older structures) before redevelopment proceeds. This approach reduces uncertainty for reuse and helps ensure that redevelopment activities (including any construction/rehabilitation work) can be designed to minimize exposures that can contribute to adverse birth outcomes and respiratory impacts.

Health-related indicators for TA-3, specifically the census tract containing PS-3, show very high relative burdens associated with conditions that are commonly linked to cumulative pollution exposure. CalEnviroScreen percentiles for the tract include Asthma (98th percentile) and Low Birth Weight (100th percentile), alongside elevated exposure/effect indicators such as diesel particulate matter (86th percentile) and traffic (85th percentile).

The Grant will help identify and reduce threats by conducting site-specific assessment to determine whether hazardous substances, pollutants, contaminants, or petroleum are present and could affect current or future users. The resulting data will inform cleanup planning and redevelopment decision-making (including appropriate mitigation measures), supporting community-serving reuse while reducing the potential for exposure to contaminated soil, vapor, or impacted groundwater during redevelopment and future occupancy.

CalEnviroScreen results for TA-4, specifically the communities surrounding PS-4, indicate sensitive-population burdens that are higher than most tracts statewide, including Asthma (98th percentile) and

Cardiovascular Disease (88th percentile), along with elevated diesel particulate matter (71st percentile) and groundwater threats (83rd percentile).

The Grant will help address these health threats by producing the environmental information needed to evaluate potential contaminant sources and exposure pathways and to plan response actions that support safe infill reuse (including housing and community priorities). By clarifying site conditions and informing cleanup planning early, the project reduces the likelihood that redevelopment proceeds without appropriate protections, which is especially important in areas where respiratory and cardiovascular conditions are already elevated relative to statewide patterns.

d. Economically Impoverished/Disproportionately Impacted Populations

Across the TAs, economically constrained populations experience overlapping exposure to environmental burdens and limited access to resources needed to address legacy contamination and support safe reinvestment. The proposed Brownfields Assessment Grant will directly address these conditions by providing the technical and financial capacity to identify environmental hazards, reduce uncertainty, and advance reuse planning in communities where poverty, unemployment, housing cost burden, and cumulative pollution limit the ability to independently fund site investigation and remediation.

In TA-1, high housing cost burden, elevated social vulnerability, and food insecurity reflect economic stress and limited community resilience. Reuse of the fire-damaged commercial corridor will support the return of small businesses and local services, helping stabilize employment and restore walkable access to goods and services in an area with older building stock and limited private reinvestment capacity. Environmental assessment and cleanup will reduce potential exposure to hazardous building materials, contaminated soil, and fire-related residuals that could otherwise pose ongoing risks to workers and nearby residents.

In TA-2, where a small population and constrained municipal resources limit the ability to address aging infrastructure and historic contamination, the planned adaptive reuse of the Marcha Theatre as a restaurant, community hall, and cultural venue will strengthen the downtown economy, provide gathering space, and support local employment. By addressing petroleum, lead, asbestos, and heating-oil related concerns, the project will remove health and safety barriers that currently prevent reinvestment and will return a long-vacant structure to productive use, directly supporting community stability and economic activity in a rural, low-income setting.

Within TA-3, communities experience some of the region’s highest levels of poverty and unemployment, along with aging commercial and industrial land uses that constrain redevelopment. Community-serving reuse of assessed sites will support infill development, local services, and housing-supportive uses in areas where residents face limited access to jobs and essential amenities. By reducing environmental uncertainty and cleanup costs, the project will help attract reinvestment that aligns with regional revitalization strategies and improves neighborhood conditions for populations experiencing persistent economic stress.

In TA-4, elevated poverty, unemployment, housing burden, and linguistic isolation indicate populations that face barriers to accessing safe housing, employment, and services. Reuse of the priority site for housing and economic development will support transit-accessible, compact growth while addressing potential contamination that currently limits redevelopment. Environmental assessment and cleanup will reduce risks associated with historic commercial and industrial activities, enabling development that provides housing and job opportunities in a location planned for reinvestment and accessible to populations with limited transportation and economic options.

**Community Engagement**

e. Project Involvement see f. below.

f. Project Roles

The success of this Grant effort relies on a collaborative, community-centered approach that brings together regulatory agencies, technical assistance providers, local governments, and organizations directly connected to residents in the target areas. Each partner contributes unique expertise (ranging from regulatory oversight and environmental technical support to affordable housing, redevelopment planning, transportation coordination, and community-driven engagement) to ensure that project decisions reflect local priorities and advance equitable outcomes. By involving these entities early and consistently, the project builds a transparent process for site selection, cleanup planning, and reuse strategy development that remains responsive to community input. This integrated engagement framework ensures that all partners, including non-lead members, are meaningfully informed, actively participating in decision-making, and equipped to help guide the reuse of brownfield sites in ways that support long-term community health and economic opportunity.

Name of organization/entity /group	Entity’s mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
California Department of Toxic Substances Control (DTSC)	Protect human health and the environment by regulating hazardous waste and	Maryam Tasnif-abbasi Maryam.Tasnif-abbasi@dtsc.ca.go	Regulatory and technical guidance for site assessment and cleanup; assist with

	overseeing site investigation and cleanup.		identification of additional candidate brownfield sites.
Center for Creative Land Recycling (CCLR)	Advance equitable community-led brownfield reuse through technical assistance, training, and policy support.	Ignacio Dayrit ignacio.dayrit@cclr.org	Provide technical assistance, capacity building, and community engagement support for coalition members and target areas.
Sacramento Housing and Redevelopment Agency (SHRA)	Finance, develop, and preserve affordable housing and support community and economic development.	Christine Weichert, cweichert@shra.org	Redevelopment partner for the Sacramento priority site; support site access, reuse planning, and affordable housing integration.
City of Sacramento	Provide municipal services and lead planning, economic development, and community revitalization.	Amanda Wallace AWallace@cityofsacramento.org	Local government partner for the Sacramento target area; support data sharing, community engagement, and identification of additional candidate sites.
Metropolitan Transportation Commission (MTC)	Transportation planning, financing and coordinating agency for the nine-county San Francisco Bay Area.	Mark Shorett, mshorett@bayareametro.gov	Regional planning partner for the ABAG target area; provide data and policy alignment with regional transportation, land use, and climate initiatives.

**g. Incorporating Community Input**

A clear and accessible communication strategy is essential to maintaining trust, transparency, and meaningful participation throughout the brownfield assessment process. Project updates will be shared with residents and partner organizations through a combination of regular community meetings, interactive online tools, and ongoing digital communication to ensure that all stakeholders (including those directly affected by site activities) can easily follow project progress. Consistent with best practices used in similar brownfield outreach efforts, the project team will employ user-friendly platforms such as interactive project websites, GIS inventories, StoryMaps, and virtual meeting options to provide alternatives to in-person engagement and remove barriers to participation. Input will be actively solicited through open-house sessions, online feedback forms, neighborhood briefings, and targeted outreach by partner organizations, with all comments reviewed and incorporated into decision-making for site prioritization, cleanup planning, and reuse strategies. This approach ensures that community voices are continuously heard, documented, and reflected in project decisions, strengthening both transparency and community ownership of redevelopment outcomes. Grow America, SACOG and ABAG will also build upon existing lines of communication developed and used successfully for the target communities to communicate progress of grant projects to community members:

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs**

There are no non-EPA grant resources needed to carry out tasks and activities at the site.

<b>Task 1: Grant Management and Administration</b>
a. Project Implementation <ul style="list-style-type: none"> <li>EPA-funded tasks/activities: overall program oversight and coordination with EPA Project Officer; financial management invoicing, drawdowns; procurement and oversight of consultant; coordination with coalition partners; progress tracking; preparation of quarterly reports; ACRES updates</li> </ul>
b. Anticipated Project Schedule: October 2026 through September 2030; ongoing throughout all phases.
c. Task/Activity Lead: Grow America, with coalition support
d. Outputs: ACRES updates, annual FFR, 16 quarterly reports, procurement of a Qualified Environmental Professional (QEP) pursuant to 2CFR 200, attend local and national conferences, final closeout reporting
<b>Task 2: Brownfields Inventory, Phase I and II ESAs</b>
a. Project Implementation <ul style="list-style-type: none"> <li>EPA-funded tasks/activities: brownfields inventory, conduct environmental site assessments, beginning with the priority sites, Phase IIs</li> </ul>
b. Anticipated Project Schedule: December 2026 through September 2030; ongoing throughout all phases.
c. Task/Activity Lead: Grow America, with QEP support

d. Outputs: brownfields inventory, Phase I and II ESAs and SAPs; evaluation of additional sites against prioritization matrix; Generic and Site-Specific QAPPS; Site Determination forms, and site access agreements

**Task 3: Community Engagement**

a. Project Implementation

- EPA-funded tasks/activities: CIP, website, outreach materials, social media updates, lead community outreach meetings.

b. Anticipated Project Schedule: October 2026 through September 2030; ongoing throughout all phases.

c. Task/Activity Lead: Grow America, with coalition support

d. Outputs: CIP, outreach materials, website, BAC and outreach meetings

**Task 4: Cleanup and Reuse Planning**

a. Project Implementation

- EPA-funded tasks/activities: consultant will prepare the ABCAs and cleanup plans. Cleanup planning will include evaluating alternatives for cleanup, determining appropriate remediation

b. Anticipated Project Schedule: December 2026 through September 2030; ongoing throughout all phases.

c. Task/Activity Lead: Grow America, with QEP support

d. Outputs: ABCAs, site visioning, reuse plans, RAPs, coordination with regulatory agencies, identification of leveraged cleanup funding sources, integration of assessment findings with planned reuse concepts

e. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Grant Mgmt. & Admin. (Task 1)	Brownfields Inventory, Phase I & II ESAs (Task 2)	Community Engagement (Task 3)	Cleanup and Reuse Planning (Task 4)	
Direct Costs	Personnel	\$33,900	\$2,825	\$45,200	\$2,825	\$84,750
	Fringe Benefits	\$26,100	\$2,175	\$34,800	\$2,175	\$65,250
	Travel	\$30,000				\$30,000
	Equipment					
	Supplies					
	Contractual		\$870,000		\$450,000	\$1,320,000
	Construction					
	Other					
Total Direct Costs		\$63,900	\$872,825	\$45,200	\$452,825	\$1,434,750
Indirect Costs		\$26,100	\$2,175	\$34,800	\$2,175	\$65,250
<b>Total Budget</b>		<b>\$90,000</b>	<b>\$875,000</b>	<b>\$80,000</b>	<b>\$455,000</b>	<b>\$1,500,000</b>

**Task 1, Grant Management and Administration**

– Personnel Costs: 373 hours at an average rate of \$91/hr = \$33,900

– Fringe Benefits: 373 hours at an average rate of \$70/hr = \$26,100

– Travel: total of \$30,000 (\$1,500 airfare + \$2,250 hotel + \$1,250 per diem x 6) has been budgeted to this task for Grow America and non-lead member staff to travel to the National Brownfields Conference and local brownfields conferences and events.

**Task 2, Brownfields Inventory, Phase I and II Environmental Site Assessments**

– Personnel Costs: 31 hours at an average rate of \$91/hr = \$2,825

– Fringe Benefits: 31 hours at an average rate of \$70/hr = \$2,175

– Contractual Costs: We anticipate completing a QAPP at \$25,000, HASP at \$20,000, brownfields inventory at \$75,000, 25 Phase I ESA reports at a cost of approximately \$6,000 each. We anticipate completing 15 SAPs and 15 Phase II ESA reports at a cost of approximately \$5,000 each and \$35,000 each, respectively. For a total of \$870,000.

**Task 3, Community Engagement**

– Personnel Costs: 497 hours at an average rate of \$91/hr = \$45,200

– Fringe Benefits: 497 hours at an average rate of \$70/hr = \$34,800

**Task 4, Cleanup and Reuse Planning**

– Personnel Costs: 31 hours at an average rate of \$91/hr = \$2,825

– Fringe Benefits: 31 hours at an average rate of \$70/hr = \$2,175

– Contractual Costs: We plan to complete 10 cleanup plans at a cost of approximately \$25,000 each and 10 reuse plans at a cost of approximately \$20,000 each for a total cost of \$450,000.

f. Plan to Measure and Evaluate Environmental Progress and Results

Grow America will track, measure, and evaluate progress toward all project outputs and outcomes through a centralized site inventory and tracking system maintained on its internal SharePoint platform. This system will document all target and priority sites, assessment activities, environmental findings, and reuse planning milestones, allowing staff to monitor progress from site identification through assessment and readiness for redevelopment.

Quarterly coordination meetings will be held with coalition members to review completed and ongoing assessments, discuss findings, determine whether additional investigation is needed, and track progress toward reuse. These meetings will support regular evaluation of project outputs (e.g., Phase I and Phase II ESAs completed, sites inventoried) and overall results.

Grow America staff will lead all administrative, financial, and reporting responsibilities, including preparation of quarterly progress reports, budget tracking, and timely entry of required data into EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES). Progress will be evaluated against the approved workplan and performance measures, with adjustments made as needed to ensure successful implementation and compliance with EPA requirements.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

*To conserve space, you may present information for 4.a. – 4.c. in the same response.*

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

Grow America's Managing Director, Diana Sasser, and Director, Erin Howard and additional Support staff have demonstrated leadership experience managing several federal grants, and will take the lead on all administrative, financial and reporting aspects of the grant. The Managing Director has managed the Brownfields program for the City of Sacramento in the past, managed many other federal grants, including HUD and EDA grants, for Grow America. In addition, the Managing Director and staff will work closely with the team members. This team will be responsible for reporting the outputs and outcomes, quarterly progress, financial tracking and budgeting, and Assessment, Cleanup and Redevelopment Exchange System (ACRES) entries.

##### **b. Acquiring Additional Resources**

Through the coalition with SACOG, ABAG and partnership with the State of California Department of Toxic Substance Control, Grow America will have access to GIS coordinators, planning, engineering, legal, financial services, and administrative staff to support project implementation and complete required reporting, ACRES database updates, and financial documents. Grow America understands the importance of proactive succession planning should unforeseen events take place and has established procedures to mitigate adverse impacts and assure project continuity in the event of absence or departure of key staff. NDC has a variety of Directors and Assistant Directors, who all have experience managing many different types of grants and can step in if needed.

All parties to the coalition routinely work with contractors and will use equal opportunity procurement procedures for ensuring a fair bidding and proposal evaluation process. A qualifications-based procurement process will be used (in conformance with 2 CFR 200.317- 200.326) to procure an environmental consulting team to assist with project implementation.

##### **Past Performance and Accomplishments (e, f, or g)**

##### **c. Currently Has or Previously Received an EPA Brownfields Grant**

Grow America has previously received one EPA Coalition Community-wide Assessment grant for \$600,000 in 2019 which was successfully deployed in 2022.

##### **(1) Accomplishments**

Grow America successfully deployed \$600,000 for Phase I and Phase II work through a Coalition partnership with the State of California and Los Angeles County Development Authority. The work helped the County to determine sites that could be repurposed, helped the City of Los Angeles move a site forward that needed additional assessment, finalize assessments on a petroleum site in the City of Bell, which subsequently received funding from the State of California for cleanup and provided funding for small business owners to assess their property prior to purchasing and selling their property.

##### **(2) Compliance with Grant Requirements**

Grow America is compliant with all quarterly, annual and close-out reporting requirements, work plan, schedule and terms and conditions, and technical commitments for every grant received.

## Threshold Criteria

### (1) Eligibility of Lead and Non-Lead Coalition Members

a.) **Lead Coalition Member:** National Council for Community Development, dba Grow America is a 501(c) (3) Nonprofit Organization and therefore is eligible to apply for and lead an EPA Brownfields Coalition Assessment Grant. Please see attached documentation.

**Non-Lead Coalition Members:** Sacramento Area Council of Governments (SACOG) & Association of Bay Area Governments (ABAG) are both Regional Council of Governments. Both Sacramento Area Council of Governments and the Association of Bay Area Governments are both Regional Council of Governments formed by the Federal government and therefore are also eligible entities.

b) Grow America is a 501(c)(3) and both non-leads SACOG and ABAG are Regional Councils established under governmental authority of General Purpose Units of Local Government established under Federal law therefore all applicants are tax exempt from Federal taxation under 501(c)4 of the IRC and does not lobby the federal government.

### (2) Target Areas

**Humboldt County (TA-1)** is a predominantly rural coastal county characterized by dispersed development, aging infrastructure, wildfire and flood exposure, and a concentration of underutilized and damaged commercial and industrial properties. These conditions have created barriers to reinvestment and economic recovery, particularly in small business districts and community-serving corridors. The Humboldt County target area includes areas where brownfield assessment is needed to support recovery from disaster impacts, stabilize commercial areas, and facilitate redevelopment that supports local economic resilience.

The **City of Tulelake (TA-2)**, located in Siskiyou County, is a small rural community with high poverty rates, limited access to capital, and a historic building stock with potential contamination from former fuel, heating, and commercial uses. The Tulelake target area focuses on the downtown core and key community facilities where brownfield conditions, vacancy, and deferred maintenance constrain revitalization. Assessment and cleanup in this area are intended to enable reuse of historic and commercial properties for community-serving and economic development purposes.

SACOG will focus its activities within the region's designated **Green Zones (TA-3)** across the six-county Sacramento area. Green Zones are locally and regionally identified areas where coordinated land use, infrastructure investment, and revitalization strategies are prioritized to address long-standing economic challenges, redevelopment barriers, and environmental constraints. These areas are intended to support infill development, community-serving uses, and targeted reinvestment. The location and distribution of Green Zones within the SACOG region are shown on the attached map.

ABAG will focus on **Priority Development Areas (PDAs) (TA-4)** throughout the nine-county San Francisco Bay Area. PDAs are locations nominated by local governments and adopted regionally that are planned for higher-density housing, employment, and community amenities near



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existing or planned high-quality transit. As a core component of Plan Bay Area 2050+, PDAs concentrate growth in established centers and corridors to support transit-oriented development, reduce vehicle dependence, and advance regional housing and economic development goals. The geographic extent and distribution of PDAs across the Bay Area are illustrated in the attached map.

**3) Non-lead Member(s) that Never Received an EPA MARC Grant**

The Sacramento Area Council of Governments has never been awarded an EPA Brownfields MARC Grant.

**(4) Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members**

Grow America is a national nonprofit organization and has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

**(5) Coalition Agreement**

Each non-lead coalition member has submitted a signed letter to the Grow America (the lead coalition member) in which they agree to be part of the coalition. See attached documents.

**(6) Community Involvement**

Grow America along with SACOG and ABAG will work closely with the target communities to redevelop sites and one of the main barriers is real or perceived contamination and the potential cost of assessment and cleanup. While the State has resources, they are very limited and decreasing. Grow America is a national non-profit organization that works with local communities to redevelop their sites, with limited resources to provide direct financial support.

**(7) Expenditure of Existing Grant Funds**

There are no open EPA Brownfields Assessment Grants or Multipurpose Grants amongst the coalition members. Grow America received a Coalition grant in 2019 and successfully deployed \$600,000.

**(8) Contractors and Named Subrecipients**

**Contractors.**

Not Applicable

**Named Subrecipients.**

Not Applicable