

**Narrative Information Sheet: Sproule Housing Site Cleanup Grant**

<b>1. Applicant Identification</b>	Sacramento Housing and Redevelopment Agency (SHRA)	
<b>2. Website URL</b>	<a href="https://www.shra.org">https://www.shra.org</a>	
<b>3. Funding Requested</b>	<b>a. Grant Type:</b> Single Site Cleanup <b>b. Federal Funds Requested:</b> \$4,000,000	
<b>4. Location</b>	City of Sacramento, County of Sacramento, State of California	
<b>5. Property Information</b>	Sproule Housing Site APN: 00101030130000 1451 Sproule Avenue, Sacramento, CA 95811	
<b>6. Project Contacts</b>	<b>Project Director</b>	<b>Chief Executive</b>
Name and Title	Vickie Smith, Senior Management Analyst, SHRA	James Shields, Acting Executive Director, SHRA
Address	801 12 <sup>th</sup> Street Sacramento, CA 95814	801 12 <sup>th</sup> Street Sacramento, CA 95814
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<b>7. Population</b>	520,000 (City of Sacramento; U.S. Census Bureau, 2024)	
<b>8. Other Factors</b>	<b>Page #</b>	
Community population is 15,000 or less.	N/A	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A	
The proposed brownfield site(s) are impacted by mine-scarred land.	N/A	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the narrative and substantiated in the attached documentation.	<b>Yes-Attachment 1</b>	
The proposed site(s) are adjacent to a body of water .The border of the proposed site(s) are 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 proposed site(s) are in a federally designated flood plain.	Yes – page 4	

The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Yes – page 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	N/A
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

N/A = Not Applicable

**9. Releasing Copies of Applications**

No claim of confidential treatment is made.

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### 1.a. Target Area and Brownfields/Overview of Brownfield Challenges and Description of Target Area

Located in Northern California's Central Valley, at the confluence of the Sacramento and American Rivers, the City of Sacramento (City; pop. 520,000) serves as the state's capital and the seat of Sacramento County, roughly 90 miles east of San Francisco. **The Sacramento Housing and Redevelopment Agency (SHRA) currently owns and plans to redevelop 2.3 acres of property in the City's River District (Target Area (TA)), which has been vacant for over 20 years.** The TA historically supported warehousing, distribution, and light industry as the levee system and rail lines created an industrial transport hub. By the 1920s, canneries, a steam power station, a water filtration plant, trucking yards, and produce distribution centers actively operated here. These industrial and commercial uses left a legacy of contamination or perceived hazardous conditions. During the Great Depression, the River District was home to multiple "Hooverville" camps, further reinforcing its identity as a place of "last resort" rather than a place to invest in or live long-term. This stigma continues to **discourage reinvestment and contributes to a lack of affordable housing, grocery stores, parks, and basic services.** Levees, rail corridors, and limited street access all serve to isolate the TA from downtown Sacramento, which further reduces investment and concentrates blight. SHRA, the lead public entity for housing development in the City, is charged with addressing the needs of disadvantaged communities and spearheading housing and community development in those communities. Sacramento, like most large cities, faces high demand for affordable housing. The TA contains some of the only large-scale infill land left in the central city, but cleanup liabilities make most projects financially infeasible without public intervention. **The TA faces significant homelessness, characterized by large encampments,** leading to frequent encampment clearings, which strain local resources and negatively impact the quality of life in the area. In addition, the TA has the highest concentration of shelter beds in the region, leading residents and businesses to feel overwhelmed and burdened, citing increased crime and other impacts. **EPA cleanup funding would remove the primary barrier to redevelopment,** unlock housing production capacity in a transit-served infill district, and allow the conversion of this historically industrial area into a productive and healthy neighborhood. The proposed project supports **EPA's Strategic Goal number 6,** which is to safeguard and revitalize communities by protecting them from hazardous waste and environmental damage that can harm public health and safety.

**1.b. Description of the Proposed Brownfield Site(s)** SHRA currently owns and plans to develop 3.2 acres of vacant land in the TA between 12th Street and 16th Street, just south of Richards Blvd, commonly known as the Twin Rivers Triangle Site. The Triangle Site is two parcels that comprise the Twin Rivers/Dos Rios Transit-Oriented Development (TOD) project. Construction of the Dos Rios Light Rail Station on one parcel is currently underway and will be completed in the summer of 2026. SHRA will use the EPA Brownfields Cleanup Grant funds to remediate the remaining parcel of the Twin Rivers Triangle Site adjacent to the TOD station. This parcel is known as the Sproule Avenue Housing Development Site (Site) (located at 1451 Sproule Avenue - Parcel No. 001-0103-013). **The currently fenced 2.34-acre parcel is vacant and is approximately 1 mile north of downtown Sacramento, and 1,000 feet southwest of the American River.** Past operations at the site included auto repair, truck service, auto wrecking, and fill placement, which occurred from the 1930s through 2005, and which led to contaminated soils and subsurface materials. Recognizing the potential for housing at the Site, SHRA began environmental assessments and prepared cleanup plans between 2013 and 2025. These environmental investigations identified elevated concentrations of lead and arsenic in near-surface

soils, with some samples exceeding hazardous waste criteria. Subsurface fill contained debris and elevated metals, including buried demolition materials and three 55-gallon drums. Groundwater testing revealed metals above drinking water standards, and soil vapor sampling showed minimal detections but indicated potential vapor intrusion risks for future residents. Cleanup will eliminate exposure risks, secure regulatory clearance, and prepare the Site for safe residential use.

### **1.c. Revitalization of the Target Area/Reuse Strategy and Alignment with Revitalization Plans**

**The Site will be redeveloped into 95-100 units of affordable senior housing**, estimated to be a \$40 million investment into the TA. This project will directly implement key priorities of **the 2011 River District Specific Plan** (scheduled for update in spring 2027), **the City's 2040 General Plan**, and **the City's Climate Action Plan**. The project will provide accessible housing units for older adults, **supporting aging in place and increasing housing options for seniors**. Located adjacent to the Dos Rios Light Rail Station, the Site **will enhance residents' access to recreational, cultural, and natural amenities while promoting walkable, transit-oriented neighborhoods**. This aligns with the City's goals to reduce automobile reliance, decrease vehicle miles traveled, and concentrate growth within existing corridors. By focusing on senior housing, the project **advances the City's General Plan goals** to increase accessible housing, provide safe and comfortable living environments for older adults and people with disabilities, and support inclusive, walkable neighborhoods. Its location near high-frequency transit **aligns with the City's transit-oriented development objectives**, reducing reliance on automobiles and promoting active transportation. Redeveloping this previously underutilized site **contributes to infill housing goals**, supports housing diversity, and helps the City meet overall housing production targets. The project **aligns with the City's Climate Action Plan** by concentrating growth within existing center and corridor communities. By transforming a long-vacant brownfield into safe, high-quality senior housing, the project meets pressing housing needs, advances climate mitigation goals, and supports equitable, sustainable growth consistent with the City's regional **Sustainable Communities Strategy**. While the Site is in a 500-Year Floodplain (FEMA Zone X, designated as an Area with Reduced Flood Risk Due to a Levee), this will not adversely affect the anticipated residential reuse of the property, as there are no zoning issues or restrictions on development in this area. SHRA and its development partner will comply with all local, state, and federal requirements to mitigate flood risk during construction. Next steps include securing development financing and incentives, selecting a qualified developer through a competitive process, and fostering collaboration to meet local needs and priorities and bring the project to completion.

**1.d. Outcomes and Benefits of Reuse Strategy** New senior housing at the Site will have **economic benefits** for the TA as it will place fixed-income residents next to high-frequency transit, lowering transportation costs and allowing individuals with limited incomes to circulate into neighborhood businesses instead of having their disposable income be consumed by vehicle costs. The project also directly advances climate mitigation and adaptation, as it is an infill, transit-oriented reuse. Locating new housing on an already disturbed site **reduces regional energy demand associated with sprawl and conserves open space elsewhere in the region**. New construction will be required to meet the **City's energy code and solar-ready building code provisions** and will incorporate energy-efficient measures typical for new multi-family housing in Sacramento, such as high-efficiency heat pump heating ventilation and air conditioning (HVAC) systems, low-flow plumbing, and all-electrical building systems. **The site's adjacency to light rail is a durable climate resilience feature**: it protects seniors against future increases in transportation cost burden and ensures continued non-automobile access to services in a future with climate-related fuel price volatility. **The cleanup itself will directly reduce**

**climate risk** by removing contaminated soils that create exposure to pathways during heat and dust events. In addition, the project will support the **EPA's Good Jobs Principles** by requiring the payment of prevailing wage when required, encouraging local hiring, and promoting workforce development opportunities during both cleanup and redevelopment/reuse.

**1.e. Strategy for Leveraging Resources/Resources Needed for Site Characterization**

SHRA anticipates completion of additional site characterization as part of the Cleanup Plan (also referred to as the Response Plan) approval. The Response Plan is currently under review by the State of California Department of Toxic Substance Control (DTSC), which is the regulatory agency responsible for clearing the Site for development. DTSC has recommended supplemental sampling to refine the cleanup approach, and **SHRA plans to use funds from the existing DTSC Equitable Community Revitalization Grant (ECRG) grant, awarded to both Triangle Site parcels, for this project.** Attachment 6 includes a letter of support and commitment from DTSC. Multiple rounds of Phase I and Phase II Environmental Site Assessments have already characterized the Site and defined the extent of lead and arsenic in shallow soils. A Final Site Assessment Report was completed in 2022, and a Final Soil Gas Investigation was completed in 2023. The City's Brownfields Revolving Loan Fund grant provided funds to stabilize the parcel in 2024 with an interim soil cover.

**1.f. Resources Needed for Site Remediation**

**Available ECRG funds of approximately \$1,400,000 will be directed toward community outreach, grant management, cleanup planning, supplemental site assessment, and remedial design and bidding support.** EPA grant funds of \$4,000,000 will be used solely for Site cleanup. DTSC has indicated that any remaining ECRG funds not used for the activities above are also potentially available for cleanup costs if required.

**1.g. Resources Needed for Site Reuse** - The EPA Brownfields cleanup grant funds will help complete the remediation needed to allow development of the Site. Approximately \$40 million of public and private investment will be needed for the senior affordable housing project. The project is eligible for public and private funding through:

- United States Department of Housing and Urban Development (HUD) Home Investment Partnership Program – awards up to \$4 million annually for affordable housing projects.
- City and County of Sacramento fee waivers- fee deferrals, reductions, and waivers on development impact fees are offered for affordable housing projects.
- Local Housing Ordinance Funds - awards up to \$8 million annually for affordable housing projects.
- Energy Rebates offered by the Sacramento Municipal Utility District (SMUD) - bonuses are offered for affordable housing, such as builder incentives, solar credits, enhanced Home Performance Program measures, HVAC systems, water heaters, and for the installation of all-electric upgrades.
- CDLAC (California Debt Limit Allocation Committee) and CTCAC (California Tax Credit Allocation Committee) provide financial assistance to private developers for affordable housing projects, where CDLAC handles tax-exempt bond authority, and CTCAC manages Low-Income Housing Tax Credits (LIHTC). The average bond amount is \$34 million and the average tax credit is \$2 million.

### **1.h. Use of Existing Infrastructure**

After cleanup, **the residents of the new senior affordable housing will use existing public infrastructure in the TA, including roads, sidewalks, electrical, water, and sewer systems, and the newly constructed Dos Rios Light Rail Station** immediately adjacent to the Site. This station provides direct, reliable transit access to nearby downtown Sacramento, healthcare facilities and medical offices, grocery stores, government services, social services, and other providers critical to seniors. No new major off-site infrastructure extensions are required for reuse. If minor utility upgrades are needed to support new housing construction, SHRA and its development partner will fund those upgrades through state housing programs and private development sources.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need/The Community's Need for Funding** - The EPA grant is **essential for addressing the environmental remediation needs of the community** because local conditions make it extremely difficult to access or generate the financial resources required for cleanup and redevelopment. **Lack of local grant funding has resulted in insufficient municipal revenue to support environmental remediation projects** of this magnitude. The City of Sacramento faces a \$62 million budget deficit in 2025/26 due to municipal costs outpacing revenue. Additionally, many households in the target area are low-income (40 percent poverty rate in the area), which further restricts the community's ability to raise funds through bonds, levies, or private contributions. As a result, **the site in need of remediation has remained blighted for years—not because of a lack of community vision, but because the cost of environmental assessment, cleanup, and site preparation far exceeds what local stakeholders can afford.** Private developers have shown little interest in investing in these properties due to the disproportionate cleanup costs relative to the community's modest economic return. This has created a cycle in which contamination remains unaddressed, economic opportunities are lost, and residents continue to face environmental health risks. **The EPA grant directly addresses these funding barriers by providing the necessary resources** to accomplish activities that would otherwise be financially impossible for the community to undertake. Without this support, meaningful progress in the target area simply could not occur.

**2.b. Health or Welfare of Sensitive Populations**-The following groups emerge as particularly vulnerable in the target area: 1) **Low-income residents**, including families, seniors, and individuals living in subsidized housing. Low-income residents have health and welfare impacts which include: stress, difficulty in maintaining employment, limited access to stable schooling or childcare, increased risk of homelessness, and long-term health impacts (mental health, chronic disease, etc.). Nearly 40 percent of the population in the River District has income below the poverty level per the 2023 American Community Survey (ACS), compared with only 14 percent in the city as a whole. 2) **People experiencing homelessness (unsheltered individuals)**, including single adults, older adults, families, or youth. Impacts on health/welfare: unsheltered people often suffer from poor hygiene, exposure to weather extremes, hunger or food insecurity, mental-health or substance-use disorders, lack of access to medical care, and increased risk of injury, illness, or even death. The River District has the highest concentration of services to the homeless in Sacramento County, according to Sacramento Steps Forward, which is the local organization that tracks and monitors homelessness in Sacramento. 3) **Racial/ethnic minorities, linguistically isolated, or otherwise socially marginalized groups** who historically are overrepresented among those affected by homelessness and housing insecurity. Health and Welfare Issues facing this population include housing insecurity, high housing cost burden, and

displacement risk. Nearly 20 percent of the population in the River District is a racial/ethnic minority per the 2023 American Community Survey (ACS), compared with only 12 percent in the City as a whole. The grant will provide affordable housing, which will directly benefit and help reduce related threats to these sensitive groups.

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

The following health threats have been noted in the project area: 1) a **disproportionate amount of infants born with low birth weight** compared with the broader county, which is often used as a marker of adverse prenatal and early-life environmental or social stress (7.6 percent of low birth weights in TA versus 1 percent in California as a whole per March of Dimes 2023 data), 2) **higher rates of emergency services for Chronic Obstructive Pulmonary Disease (COPD)** in the project area, a chronic respiratory disease that can be linked to environmental, especially air-quality factors (2025 Dignity Health Study, 10 percent rate in TA versus 4.4 percent rate in CA), and 3) **potential risk from environmental pollution**, including air pollution, industrial land-use, and historically contaminated water which are factors known to increase rates for respiratory illnesses, birth complications, possibly long-term health burdens. In addition, **soil contaminants** identified in the project site during the Phase One and Phase Two evaluations have been shown to increase the risk of cancer in the lung, colon, breast, bladder, and the lymphatic system when exposed through direct contact or inhalation. Adults over age 64 experience greater health effects from these pollutants, linked to lung cancer, heart disease, and difficulty breathing. The reuse project will reduce airborne pollutant concentrations by adding vegetation and biodiversity and potentially produce solar energy.

**2.d. Economically Impoverished/Disproportionately Impacted Populations** Sensitive populations in the Target Area, as discussed in section 2.b., are at a higher exposure risk to cumulative pollution sources. The Cal Enviroscreen Tool was used to analyze 8,035 California Census Tracts (CTs). The analysis showed that CT 53.01, which includes the TA, ranked at the 98th percentile for its overall combined pollution burden/population characteristics score. As a significantly contaminated property located in the center of a densely populated area, the Site in its current condition represents a significant and long-term contributor to neighborhood concerns. The grant will help to advance cleanup of the Site and transform it from a multi-decade source of blight into a community asset that will provide safe housing for at least 95 low-income seniors now living on the street or in homeless shelters.

**2.e. Community Engagement/Project Involvement and Project Roles**

Name of Organization/ Entity/ Group	Entity’s Mission	Point of Contact (Name & Email)	Specific Involvement in Project or Assistance Provided
California Department of Toxic Substances Control (DTSC)	To protect California’s people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land.	Abraham Serrato <i>Regional Brownfields Coordinator</i> <a href="mailto:Abraham.Serrato@dtsc.ca.gov">Abraham.Serrato@dtsc.ca.gov</a>	Provide regulatory oversight, help guide the cleanup project to ensure that the development is protective of human health and the environment, facilitate community outreach, review and approve all key environmental

			reports and plans.
The River District	A non-profit community organization that manages and promotes programs to strengthen the economic and cultural well-being of the area.	Devin Strecker <i>Executive Director</i> <a href="mailto:Devin@riverdistrict.net">Devin@riverdistrict.net</a>	Commercial Business Improvement District. This partner will serve as the liaison with the business community in the River District and assist the project management team with public meetings for project updates.
Mirasol Village Resident Leadership Council	To collaborate on ways to improve the Mirasol Village community, engage with other residents, and provide information about any initiatives or developments in the area.	Rodney Flakes <i>Associate Project Manager for Urban Strategies Inc.</i> <a href="mailto:Rodney.Flakes@usi-inc.org">Rodney.Flakes@usi-inc.org</a>	The Mirasol Village Resident Leadership Council is comprised of Mirasol Village residents. They will be vital in assisting with community outreach and noticing as well as providing ideas and suggestions for the proposed development.

**2.g. Incorporating Community Input**

**SHRA shared copies of this EPA grant application and the draft ABCA with project partners and solicited input on the proposed cleanup project and incorporated their feedback/suggestions into the application.** Public input on the grant application and draft ABCA was solicited in December of 2025 through publication of documents on SHRA’s website, social media, and a presentation at a public meeting on January 12, 2026. Methods used to communicate progress and solicit input on an ongoing basis include regular public meetings, postings on the SHRA website (which can be translated into languages other than English as needed), social media pages, and quarterly in-person presentations at Mirasol Village resident and River District meetings for those without internet access. These regular methods of communication will help ensure that stakeholders have an opportunity to participate in decisions about activities that may affect their health and that their concerns will be considered in the decision-making process.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Proposed Cleanup Plan**

The preferred remedial alternative provided in the Analysis of Brownfield Cleanup Alternatives (ABCA) is Alternative 3, which is the removal of **6,065 bank cubic yard (BCY) of lead- and arsenic-contaminated near-surface soil** to a depth of 2.5 feet, and **an additional 236 BCY** from 2.5 to 3.5 feet. Cleanup will also **remove buried debris, including buried demolition materials and three 55-gallon drums. Excavated soil and materials will be profiled and transported to an approved hazardous waste facility.** Excavation areas will be backfilled with certified clean imported fill. The Site will then be stabilized using temporary erosion controls, including seeding and mulching. To address vapor intrusion, a Vapor Intrusion Mitigation System beneath future slab-on-grade residential building footprints will be installed, covering approximately 25,000 square feet. The system will consist of a vapor barrier and passive venting to prevent soil vapors from entering indoor air. SHRA will implement stormwater best management practices during and after cleanup and will complete required monitoring and record a Land Use Covenant consistent with DTSC requirements. This cleanup will achieve a residential cleanup standard and enable safe, affordable housing construction on the Site. A

qualified environmental professional (QEP) will oversee all stages of the cleanup along with DTSC oversight to ensure compliance with applicable environmental regulations.

**3.b. Description of Tasks/Activities and Outputs (3.b. through 3.e.)**

<b>Task 1 – Grant Management</b>	Lead: SHRA with support from Qualified Environmental Professional (QEP)
Implementation: 1) Cooperative Agreement (CA) oversight; 2) quarterly and annual progress reporting; 3) entries into the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; 4) Grant Closeout Report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged; 5) competitively procure for QEP; 6) supplemental site assessment/finalization of response plan, 7) remedial design and bidding support, and 8) monthly meetings with QEP and brownfields cleanup team, as applicable.	
Schedule: Quarterly and annual reporting; ACRES entries as applicable and upon completion; closeout report 120 days after completion or termination of grant. Activities will continue as required for the four-year grant term.	
Outputs: Solicitation for QEP, ACRES Reporting; Final Response Plan, Final Design/Bid, 15 quarterly progress reports, 3 annual Federal Financial Reports (FFR), and 1 Grant Closeout Report.	
<b>Task 2 – Community Involvement</b>	Lead: SHRA with support from QEP
Implementation: 1) Development of outreach materials, 2) maintenance of website and social media presence, 3) meetings with community stakeholders, 4) quarterly EPA reports and ACRES updates.	
Schedule: 12-15 meetings with stakeholders, quarterly updates of website and social media regarding status, quarterly reports to EPA, and ACRES updates to provide community with regular access. Activities will continue as required for the four-year grant term.	
Outputs: 1) Administrative record of outreach meetings with notices, presentations, sign-in sheets, and meeting notes as appropriate, 2) Outreach materials (fact sheets, results summary sheets, website updates), 3) EPA quarterly progress reports, 4) ACRES updates.	
<b>Task 3 – Clean up</b>	Lead: QEP with support from SHRA and DTSC.
Implementation: (1) QEP to perform environmental oversight and sampling in accordance with the approved cleanup plan; (2) SHRA will work with DTSC to provide proper notice to all affected stakeholders prior to commencement of remedial work; (3) QEP will implement the cleanup plan including health and safety plan, setting up of controls to secure the Site and to comply with stormwater management, excavating the contaminated soil, grading, and maintaining the Site. The oversight contractor will observe the cleanup activities throughout the applicable period of performance.	
Schedule: Activities will begin once cleanup plan is approved by DTSC (estimated to occur in early 2027). Clean up is anticipated to take approximately 12 months: the timeline for completion of cleanup is Q1 2028. Activities will continue as required for the four-year grant term.	
Outputs: 1) Executed contracts for cleanup, 2) Other plans such as Quality Assurance Project Plan and Air monitoring plan as needed, 3) Lab Testing Reports, and 4) Closure Reports	

**3.f. Cost Estimates**

**Task 1 – Grant Management**

**Available ECRG Funds** in the amount of \$1.4 million are proposed to be used for this task as discussed in Section 1f. Activities include: 1) Cooperative Agreement (CA) oversight; 2) quarterly and annual

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progress reporting; 3) entries into the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; 4) Grant Closeout Report summarizing accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged; 5) competitively procure for QEP; 6) supplemental site assessment/finalization of response plan, 7) remedial design and bidding support and 8) regular meetings with QEP and brownfields cleanup team.

**Task 2 – Community Involvement**

**Available ECRG Funds** in the amount of \$1.4 million are proposed to be used for this task as discussed in Section 1f. Activities include: 1) Development of outreach materials, 2) maintenance of website and social media presence, 3) meetings with community stakeholders.

**Task 3 – Site Cleanup** (Cost estimates below derived from ABCA. Volume of soil requiring excavation obtained from approved Site Characterization data and Draft Response Plan submitted to DTSC)

**EPA Grant Funds** are proposed to be used for this task. Expenses include:

- Soil Remediation Engineering/Analytical and Reporting- \$150,000
- Soil Vapor Intrusion Mitigation System Engineering, Permitting, and Reporting - \$150,000
- Soil Remediation Construction - \$3,213,288
- Vapor Intrusion Mitigation System related construction - \$275,000
- Oversight Contractor – \$111,712
- Voluntary Cleanup Plan Oversight/Approval from DTSC - \$100,000

**Total: \$4,000,000**

Budget Categories		Project Tasks (\$)				Comments
		Task 1 – Grant Management	Task 2 – Community Involvement	Task 3 - Site Cleanup	Total	
<b>Direct Costs</b>	Personnel					ECRG Funds to be used for this task
	Fringe Benefits					ECRG Funds to be used for this task
	Travel					ECRG Funds to be used for this task
	Equipment					ECRG Funds to be used for this task
	Supplies					ECRG Funds to be used for this task
	Contractual	\$100,000		\$411,712	\$511,712	
	Construction			\$3,488,288	\$3,488,288	
	Other					
<b>Total Direct Costs</b>		\$100,000		\$3,900,000	\$4,000,000	\$4,000,000
Indirect Costs						
<b>Total Budget</b>						<b>\$4,000,000</b>

### **3.g. Plan to Measure and Evaluate Environmental Progress and Results**

SHRA will ensure that all activities, outputs, and long-term outcomes are achieved efficiently and transparently. Outputs include but are not limited to: completion of the community engagement process (which will include regular meetings, updates on the SHRA website, etc.), submission of required reporting and compliance documents, procurement of qualified contractors, removal and disposal of contaminated soil and tanks, coordination with DTSC, and preparation of closure documents. Outputs will be measured through a centralized project management system maintained by the Project Manager. All work plan tasks will be entered into a spreadsheet with target dates and responsible staff. To assess the effectiveness of the cleanup process and confirm that work aligns with the project's technical goals, SHRA staff and consultants will meet on a monthly basis to evaluate and monitor: 1) Achievement of cleanup goals specified in the Analysis of Brownfield Cleanup Alternatives (ABCA), 2) Verification sampling confirming contaminant reductions, 3) Compliance with state and federal cleanup standards, 4) Public satisfaction after major milestones using surveys, 5) Tracking the incorporation of community comments into remediation decisions, and 6) Completion of milestones within projected budgets. Post cleanup, we will evaluate the broader environmental, health, and community benefits. The project will track outcomes such as 1) Removal or control of exposure pathways, 2) Measurable reduction in contaminant concentrations, 3) Decreased exposure potential for residents, workers, sensitive populations and visitors, 4) Increase in redevelopment readiness and site marketability, and 5) Potential job creation or economic investment catalyzed by cleanup. Tracking will occur annually for at least two years post-cleanup, and outcomes will be shared with EPA through ACRES updates and post-cleanup reports.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a./4.b. Programmatic Capability/Organizational Structure and Description of Key Staff**

**SHRA administers approximately 13,000 housing vouchers, operates almost 3,000 public housing units for Sacramento County and City's neediest families, and oversees over \$18 million in state and federal grants annually** that provide services for homeless families and individuals. The Cleanup Grant will be administered by SHRA, a previous EPA grant recipient. SHRA is a joint powers public agency that administers the affordable housing and community development functions for the City and County of Sacramento. In this case, the governing board for this grant is the City Council of the City of Sacramento, which is a charter city with a mayor and eight Council members elected by district. SHRA has broad experience and has departments in place (Finance, Procurement, Legal, Development and Real Estate/Construction) to ensure the timely expenditure of grant funds, as well as compliance with reporting and other requirements

**Michael Taylor, Director of Real Estate and Construction Services, SHRA.** Mr. Taylor has worked at SHRA for the past 26 years. Mr. Taylor graduated from the University of California, Berkeley, and is a licensed Architect in the State of California. He currently oversees all construction and brownfield projects at SHRA and has extensive experience with site cleanup and grant administration. He will manage the day-to-day operations of the Site cleanup.

**Vickie Smith, Senior Management Analyst, SHRA,** will serve as the overall manager of the administration of the cleanup grant. Ms. Smith has both a Bachelor of Arts degree in Political Science from California State University Sacramento and a master's degree in public administration from Golden Gate University and is a Community Development professional with over 30 years of public service experience. Ms. Smith has extensive experience in project management, grant writing, and grant administration, and has worked on projects throughout both the City and County of Sacramento

and in the City of Grass Valley. Ms. Smith has managed federal, local, and state grant funds and has worked on numerous brownfield redevelopment projects while at SHRA.

**Rachel Croopnick, Senior Program Analyst, SHRA.** will support oversight of grant administration, reporting, and community engagement activities. She holds a Bachelor of Arts in Political Science from the University of California, Berkeley, and a Master of Public Policy and Administration from California State University, Sacramento. Ms. Croopnick has managed a range of state and local grant programs, including the Transformative Climate Communities (TCC) Grant, Brownfields Revolving Loan Fund (BRLF), Equitable Communities Revitalization Grant (ECRG), and federal Community Project Funding (CPF) grants supporting the Mirasol Village and light rail projects.

**4.c. Acquiring Additional Resources**

SHRA will utilize its approved procurement processes and procedures, which fully comply with all applicable federal requirements (2 CFR part 200), to acquire any additional resources needed for the project.

**4.d. Past Performance and Accomplishments/Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments and (2) Compliance with Grant Requirements**

SHRA has received one EPA Brownfields grant to cleanup and assess one site. **Date of Grant: FY2020, Amount of Grant: \$350,000, Type of Grant: U.S. Environmental Protection Agency Brownfields Cleanup Program Grant** - The previous EPA grant was used to cleanup the Mirasol Village Light Rail Station parcel for reuse as a much-needed multi-modal public transportation station, which is a critical step in the transformation of the River District. Key outputs included completion of community engagement and grant management activities; preparation and submission of required reporting and compliance documentation in a timely manner; procurement of qualified contractors; implementation of soil excavation, confirmation sampling, and site stabilization; removal and proper disposal of contaminated soils and underground septic tanks; coordination with DTSC for oversight, public participation, Response Action Plan (RAP) approval, and preparation of closure documentation. As a result of these activities, contaminated soils exceeding response action goals were removed from the Site, allowing the Site to be cleared for construction of the Mirasol Village Light Rail Station. The Response Action Completion Report was approved by DTSC in 2024. The grant is now closed, and no funds remain at closeout. Development of the light rail station is underway and scheduled for completion in 2026.

## THRESHOLD CRITERIA FOR BROWNFIELD CLEANUP GRANTS

### 1. Applicant Eligibility

- (a) The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Agency charged with carrying out the housing and redevelopment functions of the City and County of Sacramento, and the Housing Authorities of the City and County of Sacramento. As such, SHRA is the local public housing authority and a “general purpose unit of local government” as that term is defined in 2 C.F.R. section 200.64 and is therefore eligible to receive a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant. If the USEPA awards SHRA funds, SHRA will administer the grant. A copy of the joint exercise of powers agreement and resolutions documenting SHRA’s eligibility is included as **Attachment 2**.
- (b) SHRA is exempt from Federal taxation as a local government entity.

### 2. Previously Awarded Cleanup Grants

The site proposed for the Fiscal Year (FY) 2026 Cleanup Grant is named the “Sproule Housing Site”. The Site is a 2.35-acre parcel located on a larger 3.4-acre site called the Twin Rivers Triangle Site, which SHRA has owned since 2016. SHRA **affirms** that the Site has not received any funding from a previously awarded USEPA Brownfields Cleanup Grant for this parcel.

### 3. Expenditure of Existing Multipurpose Grant Funds

SHRA does not have any open EPA Brownfields Multipurpose Grants.

### 4. Site Ownership

SHRA holds fee simple title to the Site. SHRA acquired the five original parcels in 2016 in three separate transactions: one parcel closed on October 11, 2016, and four parcels closed on October 26, 2016. In 2020, those five parcels were merged into a single legal parcel. In 2022, that parcel was split into two legal parcels. The cleanup target area is located at 1451 Sproule Avenue. SHRA remains the sole owner of the Site and will retain fee simple ownership for the full term of the grant. A copy of the deed of ownership is included as **Attachment 3**

### 5. Basic Site Information

- (a) Name of Site: Sproule Housing Site  
(b) Site Address: 1451 Sproule Avenue, Sacramento, CA 95811

### 6. Status and History of Contamination at the Site

The 2.35-acre Site is located at 1451 Sproule Avenue, within the 3.2-acre Twin Rivers Triangle Site in Sacramento, California. The site lies one mile north of downtown Sacramento, approximately 1,000 feet from the American River, and is bordered by Sproule Avenue, North 12th Street, and North 16th Street. The Site was split into two parcels, known as Parcels A and B. The housing site (Parcel A) is directly adjacent to the Dos Rios Light Rail Station (Parcel B.) Historic industrial and railroad-related uses have contributed to soil contamination, including elevated levels of lead and arsenic in shallow soils and buried debris. Environmental investigations began in 2013 and have included multiple Phase I and II assessments, a Final Site Assessment Report (2022), and a Soil Gas Investigation (2023). Parcel B was remediated in 2023, and a Response Action Completion Report was approved in 2024. Parcel A was stabilized with a surface soil cover under a 2024 EPA BRLF

Application for FY2026 Brownfield Cleanup Grant, Sproule Housing Site, SHRA/City of Sacramento

award, and supplemental sampling is underway. A Draft Response Plan (Cleanup Plan) is under State of California Department of Toxic Substance Control (DTSC) review, which will establish cleanup goals protective of residential reuse. Completion of the cleanup to a residential standard is required before construction of the planned senior affordable housing, making EPA cleanup resources critical to ensure safe redevelopment and protect future residents.

## **7. Brownfield Site Definition**

The Site is real property, for which reuse is made significantly difficult by the presence of hazardous contaminants associated with previous uses and activities. Per CERCLA sections 101(39)(B)(ii), (iii), and (vii) and “Information on Sites Eligible for Brownfields Funding under CERCLA section 104(k)”, SHRA **affirms** that the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

## **8. Environmental Assessment Required for Cleanup Grant Applications**

Both Phase 1 and Phase 2 environmental assessments have been completed for the Site including those efforts listed below:

- Phase I Environmental Site Assessment (ESA) report prepared by NCE (December 2013)
- Draft Phase II ESA report prepared by NCE (May 2014)
- Phase I ESA report prepared by NCE (September 2016)
- Phase II ESA report prepared by NCE (September 2016)
- DRAFT ABCA Light Rail Property of the Twin Rivers Triangle Site prepared by Tetra Tech (October 2019)
- Final Site Assessment Work Plan prepared by Tetra Tech (June 2020)
- Site Assessment Report prepared by Tetra Tech (March 2022)
- Draft Response Plan for the Light Rail Station prepared by Tetra Tech (September 2022)
- Final Soil Gas Investigation Report prepared by Tetra Tech (March 2023)
- Draft Response Plan for the Site Remainder prepared by Tetra Tech (August 2023)

The March 2022 Phase 2 Assessment prepared by Tetra Tech is the DTSC approved Site Assessment (Phase 2) submittal.

## **9. Site Characterization**

Letter Attached as **Attachment 4**.

## **10. Enforcement or Other Actions**

SHRA **affirms** that there are no known ongoing or anticipated enforcement actions at the Site. Cleanup of the Site is being conducted under a California Land Use and Revitalization (CLRR) Voluntary Cleanup Agreement executed between SHRA and DTSC in November 2019.

**11. Sites Requiring a Property-Specific Determination**

SHRA **affirms** that the Site does not need a property-specific determination.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

The Site is impacted by hazardous substances, primarily lead and arsenic.

Property Ownership Eligibility – Hazardous Substance Sites

SHRA asserts that it has liability protection from CERCLA as a bona fide prospective purchaser and is therefore providing responses below for “10.a.iii – Landowner Liability Protections from CERCLA Liability.”

10.a.iii. Landowner Liability Protections from CERCLA Liability

Bona Fide Prospective Purchaser and Liability Protection

*a. Information on the Property Acquisition*

SHRA acquired the Site in 2016 in three separate purchase transactions from two sellers, 16<sup>th</sup> St. LLC, and Bruce and Jan Gidlund Living Trust, Ann L. Sadrian, Sherri M. Johnson, and Hilda Lousie Pattan Revocable Living Trust. SHRA took fee simple title. One parcel closed on October 11, 2016 and four parcels closed on October 26, 2016. SHRA has sole ownership of the property. SHRA has no known familial, contractual, corporate, or financial relationships or affiliations with any prior owner or operator of the Site. SHRA has no known relationships or affiliations with any potential responsible parties for contamination at the Site.

*b. Pre-Purchase Inquiry*

A Phase I Environmental Site Assessment was completed by Nichols Consulting Engineers (NCE) for SHRA on September 22, 2016, prior to acquisition. The Phase I ESA was performed in accordance with ASTM E1527-21 and USEPA’s All Appropriate Inquiry (AAI) Final Rule. The Phase I ESA was completed by an Environmental Professional as defined in 40 CFR section 312.10, and the required declaration by the Environmental Professional is included in the written report per 40 CFR section 312.21(d). NCE was retained based on its qualifications and professional credentials.

*c. Timing and/or Contribution toward Hazardous Substances Disposal*

All disposal of hazardous substances at the Site occurred prior to acquisition by SHRA in October 2016. SHRA did not cause or contribute to any releases of hazardous substances at the Site. Additionally, SHRA has never arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the site.

*d. Post-Acquisition Uses*

There are no current active uses of the Site by SHRA or other entities and the Site has been vacant since acquisition. The Site is currently fenced, locked, and secured from access by the public.

e. Continuing Obligations

Since acquiring the Site in October 2016, SHRA has exercised appropriate care with respect to contamination at the Site by controlling access and keeping it fenced, locked, and secured from the public. As such, reasonable steps are being taken to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance, as applicable to the Site. SHRA confirms its commitment to: (i) comply with all land use restrictions and institutional controls; (ii) assist and cooperate with those performing the cleanup and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and (iv) provide all legally required notices.

- (a) Property Ownership Eligibility – Petroleum Sites  
Not applicable

**13. Cleanup Authority and Oversight Structure**

(a) Cleanup Oversight:

Cleanup of the Site will be conducted by an environmental contractor under the CLRRRA Voluntary Cleanup Agreement executed between SHRA and DTSC in November 2019. SHRA and DTSC have entered a CLRRRA agreement for cleanup and redevelopment of the Twin Rivers Triangle Site block, including the Sproule Housing Site. The CLRRRA provides certain liability protections to SHRA to encourage cleanup and redevelopment of blighted contaminated properties. SHRA has also engaged the services of a qualified environmental contractor who employs licensed professional geologists (PG), a licensed professional engineer (PE), a Certified Hazardous Materials Manager (CHMM), and qualified All-Appropriate Inquiry (AAI) Environmental Professionals.

(b) Access to Neighboring Properties (if required):

Not applicable. No cleanup (or associated confirmation sampling or monitoring activities) to be performed using USEPA funds will require access to neighboring properties.

**14. Community Notification**

- a) Draft Analysis of Brownfield Cleanup Alternatives (ABCA):** Printed copies of the draft ABCA and application were made available to the public on 12/29/25. Additionally, a copy of the draft ABCA and draft application was posted on the project the SHRA website ([www.shra.org](http://www.shra.org)) on 12/29/25. A copy of the draft ABCA is provided in the attachments as listed below.
- b) Community Notification Ad:** A community notification ad was placed in the Sacramento Bee, on social media, and on SHRA’s website ([www.SHRA.org](http://www.SHRA.org)) on 12/29/2025. In addition, SHRA provided opportunities for input by the target area by posting information on its website and notify stakeholders. A copy of the community notification documentation is provided in the attachments as listed below.
- c) Public Meeting:** A public meeting was held at 5:30 pm on January 12, 2026 at the Mirasol Village Community Room located at 1200 Richards Blvd. Sacramento CA, to discuss the draft USEPA Brownfield Cleanup Grant Application and ABCA and to consider public comments on both documents. Documentation regarding the meeting is provided in the attachments as listed below, including a summary of public comments received on the draft application and draft

ABCA, a summary of the responses provided by SHRA, a copy of the presentation, and the meeting sign-in sheet.

**d) Submission of Community Notification Documents:**

The following required community notification documents are included as attachments.

<b>Attachment</b>	<b>Description</b>
5	A copy of the draft ABCA.
6	A copy of the ad notifying the public of the application and soliciting comments for the draft application.
7	A summary of the comments received and SHRA’s response to the public comments.
8	Public meeting presentation
9	Meeting sign-in sheets.

**15. Contractors and Named Subrecipients**

In May of 2024, Nichols Consulting Engineers (NCE) was competitively procured by SHRA using its procurement requirements that comply with 2 C.F.R. Part 200. NCE has been assisting with the comprehensive Site-specific Environmental Investigation needed for the Equitable Community Revitalization Grant (ECRG) for the Twin Rivers Triangle Residential Site (Site) which is inclusive of both the Mirasol Light Rail Station Site and the Sproule Housing Site. They have continued to assist in this capacity for the EPA grant. Additional contractors/QEP will be procured using required guidelines as indicated above.



**ATTACHMENT 1 – Leveraging commitment and support letter from DTSC**



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
5796 Corporate Avenue  
Cypress, California 90630  
<https://dtsc.ca.gov/>



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 5, 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 CLEANUP GRANT APPLICATION FOR \$4,000,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) acknowledges and supports the Sacramento Housing and Redevelopment Agency's (SHRA) application for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant (USEPA Grant) for the approximate 2.35-acre property located at 1451 Sproule Avenue in Sacramento, California and identified by Sacramento County Assessor's Parcel Number: 001-0103-013-0000 (Site). SHRA is requesting a funding amount of \$4,000,000 to cover the cost of environmental cleanup activities at the Site.

The Site resides approximately one mile north of downtown Sacramento and adjoins the Dos Rios Light Rail Station which is currently under construction. Together, these two properties form what is known as the Twin Rivers Triangle Site in EnviroStor and other DTSC documents. CalEnviroScreen is a screening methodology tool from the Office of Environmental Health Hazard Assessment of the CalEPA that shows cumulative impacts in California communities that are disproportionately burdened by multiple sources of pollution. According to CalEnviroScreen 4.0, the Site resides in a census tract with an overall percentile of 99 with 100 being the most impacted. Socioeconomic factors such as poverty and unemployment have scores of 99 and 100 respectively.

Historical infill during initial development and industrial activities have contributed to contamination at the Site including elevated levels of metals in shallow soils and buried debris. Environmental investigations began in 2013 are ongoing under the oversight of DTSC since 2019. DTSC reviewed and provided comments on a Draft Response Plan for the Site including a recommendation for the collection of additional Site data. DTSC also reviewed and provided comments on a Draft Supplemental Site Assessment Work Plan to address this recommendation. SHRA is currently in the process of responding to DTSC's comments. The additional data collected as part of the Supplemental Site Assessment will be incorporated into a Revised Response Plan for submittal to DTSC for review. The Revised Response Plan will establish the remedial plan and cleanup goals for the proposed residential reuse of the Site. The Site was stabilized with a surface soil cover under a 2024 USEPA Brownfields Revolving Loan Fund award for access and a laydown area for the construction of the adjoining light rail station.

With USEPA Grant funding, SHRA would like to fund the cleanup of the Site to a residential standard before the construction of planned senior affordable housing to ensure safe redevelopment and the protection of future residents. The USEPA Grant is essential for addressing the environmental remediation needs of the community because local conditions make it extremely difficult to access or generate the financial resources required for cleanup and redevelopment. Declining tax revenues and lack of local grant funding have resulted in insufficient municipal revenue to support environmental remediation projects of this magnitude. Additionally, many households in the target area are low-income, which further restricts the community's ability to raise funds through bonds, levies, or private contributions.

As a result, the Site has remained blighted for years and private developers have shown little interest in investing due to the disproportionate cleanup costs relative to the community's modest economic return. This has created a cycle in which contamination remains unaddressed, economic opportunities are lost, and residents continue to face environmental health risks. The USEPA Grant addresses these funding barriers by providing the necessary resources to accomplish activities that would otherwise be financially impossible for the community to undertake. Without external support, meaningful progress in the target area simply could not occur, making USEPA Grant resources critical. In addition to addressing environmental health risks, the USEPA Grant would also support affordable housing and economic benefits to some of California's most disadvantaged communities.

Lisa Hanusiak  
January 5, 2026  
Page 3 of 3

SHRA also received a DTSC Equitable Community Revitalization Grant (ECRG) in 2023 for outreach, grant management, supplemental site assessment, reporting, and cleanup planning at the Site. Approximately \$1,400,000 of the grant remains which can be counted as additional leverage for the USEPA Grant.

SHRA is currently enrolled in DTSC's voluntary agreement program under a California Land Reuse and Revitalization Act (CLRRA) Agreement for the Site. DTSC is working with SHRA to make every effort possible so that Site characterization and cleanup will be completed within the USEPA funding term.

DTSC looks forward to the possible award of the USEPA Grant to SHRA to facilitate the success of the environmental cleanup 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 (916) 255-3657 or via email at [Abraham.Serrato@dtsc.ca.gov](mailto:Abraham.Serrato@dtsc.ca.gov).

Sincerely,



Abraham Serrato  
Regional Brownfield Coordinator  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Maryam Tasnif-Abassi  
Brownfield Development Manager  
Site Mitigation & Restoration Program  
Department of Toxic Substances Control  
[Maryam.Tasnif-Abassi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abassi@dtsc.ca.gov)