



City of Anaheim

ANAHEIM HOUSING AUTHORITY

ANAHEIM WEST TOWER, 201 S. ANAHEIM BLVD, ANAHEIM CA 92805

R09-26-C-007

Narrative Information Sheet

(1) Applicant Identification

Anaheim Housing Authority
201 S. Anaheim Blvd. Suite 1003
Anaheim, CA 92805

(2) Website URL

<https://www.anaheim.net/>

(3) Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested
\$2,659,815

(4) Location Provide

- a) Anaheim
- b) Orange County
- c) California

(5) Property Information

Elm Street - 130 W. Elm Street Anaheim CA 92805

(6) Contacts

a. Project Director

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Email: echavira@anaheim.net

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b. Mayor (Highest Elected Official)

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Email: AAITKEN@ANAHEIM.NET

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City Manager (Chief Executive Contact)

Jim Vanderpool

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City of Anaheim

ANAHEIM HOUSING AUTHORITY

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(7) Population

Population 346,824 according to the United States Census Bureau (2020)

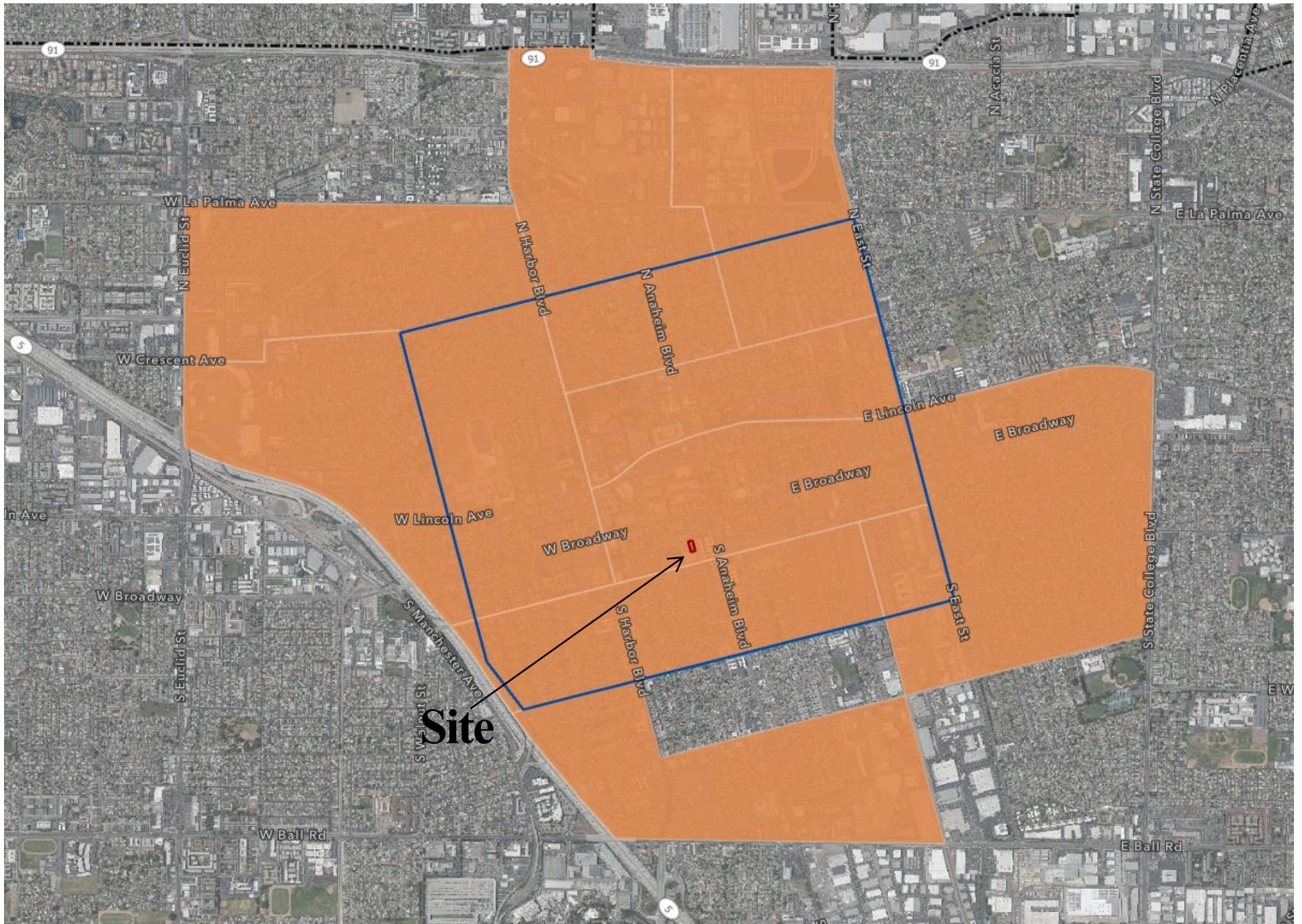
(8) Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other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

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed site(s) will incorporate energy efficiency measures.	Pg. 4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

(9) Releasing Copies of Applications

Not Applicable

Target Area and Site Location Map



FY26 EPA Cleanup Grant Narrative – 130 W. Elm Street. (Elm Street/A & John Auto Body)

1.a. Overview of Brownfield Challenges and Description of the Target Area

The Anaheim Housing Authority (AHA) seeks EPA Cleanup Grant funding to support remediation of a brownfield property within the Greater Downtown Anaheim/Colony District (Target Area), which is the defined areas for this application. Attachment 1 (Target Area and Site Location Map) illustrates the boundaries of the Target Area and the location of the Site within the target area. This area has historically functioned as a commercial and industrial hub but has transitioned over time into a dense urban environment where residents live, work, and recreate. While significant public and private investment has occurred in Downtown Anaheim, including adaptive reuse of historic buildings and destination projects such as the Anaheim Packing House, legacy environmental contamination associated with former commercial and industrial uses continues to pose persistent barriers to redevelopment, housing production, and community health. The Target Area has brownfield challenges common in older urban cores: historic releases of chlorinated solvents and other hazardous substances have resulted in subsurface contamination affecting soil, soil vapor, and groundwater. These conditions complicate reuse by triggering costly environmental investigations, long-term regulatory oversight, and the need for active remediation prior to redevelopment. In dense urban settings such as Downtown Anaheim, subsurface contamination also raises concerns related to vapor intrusion into nearby and future residential and mixed-use buildings, increasing both development cost, complexity and liability. As a result, otherwise well-located infill properties remain vacant or underutilized, constraining redevelopment in an area where land availability is limited and housing demand is high. These conditions disproportionately impact lower-income populations who are more likely to reside near legacy industrial corridors and have limited ability to leverage private capital for environmental cleanup. The proposed cleanup will reduce environmental and human health risks, remove uncertainty associated with subsurface contamination, and unlock the site for future residential redevelopment consistent with the City of Anaheim's long-term vision for the Greater Downtown area. The Target Area is a walkable, transit-served urban neighborhood characterized by a mix of residential uses, historic resources, employment centers, and cultural destinations. However, legacy commercial and industrial land uses have left behind environmental conditions that continue to constrain redevelopment, resulting in multiple underutilized and vacant properties within the Target Area due to contamination and related redevelopment barriers.

1.b. Description of the Proposed Brownfield Site

The proposed 0.30 acre brownfield Site at 130 West Elm Street (Site), Anaheim, California 92805 (APN: 037-022-02) is within close proximity to established residential neighborhoods and mixed-use development. The property has historically been used for commercial operations, including dry-cleaning and auto repair activities, which resulted in releases of chlorinated solvents to soil, soil vapor, and groundwater, as well as metals such as arsenic and lead to soil. Beginning in 2006, the AHA conducted environmental assessments on the adjacent property to the Site, which identified tetrachloroethene (PCE) and trichloroethene (TCE) in soil vapor and groundwater. Increasing PCE concentrations toward the boundary of the adjacent property suggested an offsite source, which was subsequently identified as the former auto repair shop located at the Site. The adjacent property was completed under Department of Toxic Substances Control (DTSC) oversight and included installation of sub-slab soil vapor barriers with passive venting beneath residential structures, where semi-annual soil vapor monitoring continues to verify ongoing system performance and protect residential occupants. AHA acquired the Site in 2018 and entered into a California Land Reuse and Revitalization Act (CLRRA) agreement with DTSC on September 19, 2019. The former auto repair building and surface features were removed, and the Site is currently vacant and unused, pending cleanup of the contamination. Subsequent investigations further assessed the extent of PCE and TCE impacts in soil, soil vapor, and groundwater associated with historical dry-cleaning operations, and arsenic and lead in soil associated with the auto repair business. The concentration of PCE in soil vapor onsite has been detected up to 2,470,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which poses a severe risk of vapor intrusion. Such high levels are not only well above safety thresholds but also indicate a source of contamination that must be addressed to protect human health. Based on the investigation results, a Remedial Action Workplan (RAW) proposing shallow soil removal and soil vapor remediation was submitted and approved by DTSC on November 5, 2024. The soil removal portion of the RAW has been implemented and approximately 846 cubic yards of soil impacted with arsenic, lead, and PCE, was

excavated and removed from the Site and disposed of at an appropriate facility. Groundwater monitoring wells installed at and near the Site are currently monitored on a quarterly basis, with PCE detected in on-site groundwater at concentrations up to 350 micrograms per liter (µg/L). Collectively, site investigations demonstrate that vadose-zone soils remain a significant source of chlorinated VOCs and that active soil vapor remediation is necessary to address vapor intrusion risks and support future residential reuse. Site conditions consist primarily of coarse-grained alluvial soils with high air permeability, which are favorable for Soil Vapor Extraction (SVE) remediation. Groundwater occurs at depths greater than approximately 65 feet below ground surface, allowing for effective vadose-zone treatment without direct groundwater extraction. Cleanup Grant funding will support implementation of a full-scale SVE system operated over a three-year period, addressing residual contamination and preparing the property for future residential redevelopment. An existing DTSC oversight agreement is already in place, ensuring regulatory coordination and clear pathways toward cleanup completion and site reuse.

1.c. Reuse Strategy and Alignment with Revitalization Plans

The long-term reuse strategy for the Site is residential redevelopment, consistent with the City of Anaheim's adopted Land Use Element for the Target Area (April 2025)¹. The Site and adjacent properties to the south are owned by the AHA and are anticipated to be combined to support a larger housing footprint, maximizing redevelopment efficiency and community benefit. The Site is targeted for remediation to directly address the local housing shortage, with flexibility to accommodate multiple residential typologies as market conditions, community needs, and regulatory requirements evolve. The Site is specifically targeted for infill multifamily affordable housing, including opportunities that support long-term affordability and potential pathways to homeownership. The property is zoned Residential Medium Density, allowing up to 36 dwelling units per acre. When combined with the adjacent AHA-owned properties, the consolidated development area is projected to support approximately 84 residential units, including a mix of unit types and on-site amenity spaces to serve future residents. This targeted reuse advances the AHA's mission to expand housing opportunities for low- and moderate-income households while making efficient use of scarce urban land. The AHA's Public Housing Authority Plan (March 2024)² identifies expanding the supply of assisted housing as a core agency objective, directly supporting the proposed residential reuse of the Site. Over the past two decades, the City of Anaheim has made a strong and sustained commitment to revitalizing the Greater Downtown area, transitioning it from a historically commercial and industrial hub into a vibrant, mixed-use urban center. This vision is reflected in City-led planning efforts that emphasize infill development, higher land-use efficiency, preservation of historic resources, improved pedestrian connectivity, and the introduction of new housing opportunities within walking distance of employment centers, transit, and community amenities. These priorities were shaped through a multi-year public planning process as part of the City of Anaheim's General Plan Update³. Public input directly informed land use and housing policies affecting the Greater Downtown area, and the General Plan is periodically updated to ensure continued community participation and alignment with local needs. Remediation of the Site directly advances these adopted land use and housing policies by preparing an underutilized brownfield for productive residential use within the existing urban footprint and enhancing neighborhood connectivity. Redevelopment of the Site for residential use would strengthen neighborhood continuity, support housing availability in a highly accessible urban location, and further advance the City's goals for a cohesive and livable downtown environment. Development of the reuse strategy has been informed through ongoing coordination among the AHA, the City of Anaheim, environmental regulators, and community stakeholders familiar with Downtown redevelopment priorities. The AHA is also coordinating with mission-oriented development partners that have expressed interest in future development of the Site. Cleanup activities funded through this grant will complement ongoing public investments in the Greater Downtown area and position the Site for integration into the broader urban fabric envisioned by City planning efforts. The Site is not located

¹ <https://www.anaheim.net/DocumentCenter/View/9522/E-Land-Use-Element?bidId=>

² https://local.anaheim.net/docs_agend/questys_pub/45674/45700/45701/45754/45756/2.%20FY%202025-2029%20Five-Year%20Public%20Housing%20Agency%20Plan45756.pdf

³ <https://www.anaheim.net/5847/General-Plan-Update>

within a FEMA-designated floodplain, eliminating flood-related risks on remediation and redevelopment activities.

1.d. Outcomes and Benefits of Reuse Strategy

Implementation of the proposed cleanup is expected to generate substantial public health, environmental, economic, and community benefits that directly support revitalization of the Target Area. Cleanup of the Site will also remove a critical barrier to redevelopment, enabling its transition from an underutilized brownfield to productive residential use. In the near term, cleanup activities will support job creation, generating employment opportunities for environmental professionals, construction trades, and technical service providers. These activities contribute to local economic activity during the cleanup phase while advancing long-term redevelopment readiness. Post-cleanup, the Site is anticipated to be offered through a competitive Request for Proposals (RFP) process to a qualified development partner for residential redevelopment, with an emphasis on affordable housing. When combined with the adjacent AHA-owned properties, the Site is expected to support the future development of approximately 84 affordable housing units, helping to address documented housing needs in the Target Area. Redevelopment will stimulate long-term economic development by increasing household spending in nearby businesses, supporting local services, and expanding the City's tax base. The Site's proximity to major job centers, transit, and Downtown amenities positions it to support workforce participation and reduce transportation costs for future residents. These outcomes directly correlate with the applicant's reuse strategy to advance infill affordable housing in a jobs-rich, infrastructure-ready urban area. Consistent with AHA's broader affordable housing portfolio, redevelopment of the Site may incorporate population-specific design features and supportive services depending on the needs of the residents served. AHA has experience partnering with service providers to integrate social services such as case management, health and wellness programming, workforce support, and services for seniors or individuals with special needs into affordable housing developments. The project will be required to incorporate on-site open space and recreational areas for future residents. These spaces may include landscaped courtyards, outdoor gathering areas, or other passive recreational amenities designed to support physical activity, social interaction, and overall resident well-being. The inclusion of open space within the development will enhance livability, promote healthier lifestyles, and provide safe recreational opportunities in a dense urban setting where access to private outdoor space is limited. Overall, the proposed cleanup directly enables economic revitalization, supports resilient urban redevelopment, and advances equitable outcomes by preparing a contaminated site for productive reuse aligned with the community's housing, environmental justice, and sustainability priorities.

1.e. Resources Needed for Site Characterization

Environmental characterization of the Site has been substantially completed through prior investigations and the recently completed SVE pilot test. Existing data adequately defines the nature and extent of vadose-zone contamination and support implementation of a full-scale SVE remedy. DTSC has issued a letter confirming that the level of site characterization is sufficient to proceed with cleanup activities. A copy of this correspondence is included as an attachment for reference. As a result, no additional characterization is required prior to initiating the proposed remedial action.

1.f. Resources Needed for Site Remediation

The EPA Cleanup Grant funding requested is sufficient for the remedial design, installation, operation, monitoring, and reporting associated with a full-scale SVE system over an anticipated three-year operational period. Based on the results of the completed SVE pilot test, the approved and implemented RAW, and existing site characterization data, the requested EPA funding is expected to be sufficient to implement the proposed remedial action and achieve meaningful and measurable reductions in subsurface chlorinated VOC concentrations necessary to support residential reuse of the Site. Cost estimates were developed using calculations from the Removal Action Completion Report (RACR) and SVE Pilot Study, along with contractor unit pricing for remediation systems at chlorinated solvent sites of similar scope and complexity.

1.g. Resources Needed for Site Reuse

Following successful completion of cleanup activities, the Site is anticipated to be redeveloped for residential use. To date, issuance of an RFP for redevelopment has been deferred due to the presence of contamination and the need for a defined regulatory pathway to site closure. As is typical for affordable housing development in urban infill areas, prospective developers require either a clean site or a clearly defined and regulator-approved

remediation strategy before committing resources and proposing financing structures. Completion of the proposed EPA-funded cleanup will remove this key barrier and enable the AHA to proceed with formal redevelopment solicitation. The AHA and City of Anaheim have a demonstrated track record of securing and leveraging housing and redevelopment funding to advance residential projects within the Target Area. AHA currently has a portfolio of approximately 5,742 affordable housing units, including housing for seniors, special needs populations, and permanent supportive housing, and invested approximately \$15 million over the past year to expand the City’s affordable housing supply. AHA continues to actively pursue additional funding opportunities to further expand its housing footprint. Upon remediation, the Site is expected to be made available via an RFP process to a development partner that will pursue a combination of state, federal, and local housing resources. While redevelopment funding has not yet been secured for this specific Site, completion of the proposed cleanup will position the property to competitively pursue these resources by removing environmental constraints, reducing redevelopment uncertainty, and providing the regulatory certainty necessary for residential development to proceed. In addition, the City and AHA maintain ongoing working relationships with experienced affordable housing developers and financing partners capable of mobilizing capital upon site clearance. Consistent with previous project models, the following potential funding sources have been identified for the proposed reuse:

Funding Source (Not Yet Secured)	Purpose / Role in Reuse
State Low-Income Housing Tax Credits (LIHTC)	Primary equity source for affordable housing development
Anaheim Local Housing Trust Fund	Gap financing for affordable housing
California Department of Housing and Community Development (HCD) Programs	Affordable housing development and supportive housing funding
Federal HOME Investment Partnerships Program (HOME)	Gap financing for affordable housing

1.h. Use of Existing Infrastructure

The Site is located within a fully urbanized area is served by and will leverage existing utilities, roadways, and public infrastructure. The future residential project will leverage the existing infrastructure, requiring minimal upgrades for utility connections. While final redevelopment plans have not yet been completed, any new on-site infrastructure required as part of future residential development will be the responsibility of the selected developer and will be designed in compliance with applicable California environmental and energy efficiency requirements mandated by law. The Site’s proximity to established transportation networks, pedestrian amenities, and community services supports efficient infill redevelopment of previously developed land.

2.a. The Community’s Need for Funding

The AHA faces significant fiscal constraints that limit their ability to independently fund environmental remediation necessary to support redevelopment of contaminated sites. Local housing and redevelopment resources are highly constrained and are primarily dedicated to addressing immediate housing production, preservation, homelessness prevention, and resident services. These funding sources are not structured to absorb the substantial, upfront costs associated with remediation of chlorinated solvent contamination, particularly at sites intended for affordable housing development. Although Anaheim is a large city with a population of approximately 350,000, the City’s General Fund and housing-related revenues are heavily committed to essential municipal services, infrastructure maintenance, and voter- and policy-mandated housing and homelessness initiatives. Similarly, AHA’s financial resources are largely restricted to federally and state-regulated housing programs, including Housing Choice Vouchers, public housing operations, and affordable housing development subsidies, which cannot be readily redirected to cover environmental cleanup costs. In addition, AHA does not have taxing authority to increase available funding for development or environmental cleanup. Environmental remediation expenses associated with soil vapor extraction systems are upfront costs that must be incurred well before redevelopment, creating a significant funding gap that cannot be addressed through traditional housing finance mechanisms. The magnitude of unmet housing needs further constrains the City’s and AHA’s ability to self-fund cleanup activities. AHA currently maintains a waiting list of approximately 35,409 households for Housing Choice Vouchers and Project-Based Vouchers, reflecting intense pressure to allocate limited resources toward direct housing assistance and production. As documented in the City of

Anaheim’s Consolidated Plan (2025–2029)⁴, housing affordability is the City’s most critical unmet need, and available local and federal housing funds are prioritized toward expanding affordable housing supply rather than remediating legacy contamination. Without EPA Cleanup Grant assistance, remediation of the Site would likely be delayed, prolonging exposure risks and preventing redevelopment of land critical to meeting local housing goals. EPA funding will therefore fill a critical gap by enabling remediation that directly supports affordable housing development in a high-opportunity, transit-accessible area. The grant will allow AHA and the City of Anaheim to advance environmental cleanup that is otherwise infeasible given competing local demands, thereby unlocking future residential reuse that addresses documented community needs identified in the City’s Consolidated Plan.

2.b. Health or Welfare of Sensitive Populations

Sensitive populations within the project Target Area include seniors, children, and lower-income households who are more vulnerable to environmental health risks associated with degraded air quality and legacy contamination at the Site. The Site is located within a dense urban neighborhood with nearby residential uses, pedestrian activity, and community-serving destinations, increasing the potential for human exposure if subsurface contamination is not adequately addressed. The presence of chlorinated VOCs, including PCE and TCE, in vadose-zone soils poses potential vapor intrusion risks, particularly concerning for sensitive populations who may spend extended time indoors. Vulnerable populations are especially susceptible to the health impacts associated with long-term exposure to chlorinated solvents. The proposed EPA-funded cleanup directly addresses these risks by implementing a full-scale SVE system designed to reduce subsurface VOC concentrations to levels protective of human health. By eliminating a key exposure pathway prior to residential redevelopment, the project will improve environmental conditions for both existing neighbors and future occupants, supporting the health and welfare objectives outlined in Anaheim’s Consolidated Plan, which emphasizes the link between housing conditions, environmental quality, and public health outcomes.

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

The City of Anaheim’s Consolidated Plan identifies respiratory health concerns, chronic illness, and disability as prevalent issues among Anaheim’s vulnerable populations, particularly among low-income residents and seniors. The Site is located within Census Tract 6059087300, which experiences a significantly higher cumulative environmental and health burden compared to much of the City of Anaheim, Orange County, and the State. The following table summarizes key environmental and health vulnerability indicators for the area under CalEnviroScreen 4.0⁵, highlighting elevated pollution burden and associated health risks.

Category	Indicator	Percentile
Overall	Overall Score	86th
Pollution Burden	Pollution Burden	92nd
Pollution Indicators	Toxic Releases	94th
	Cleanup Sites	97th
	Diesel Particulate Matter	84th
	PM2.5	83rd
	Lead from Housing	82nd
Population Characteristics / Health Vulnerability	Asthma	70th
	Cardiovascular Disease	64th

While the City does not attribute specific disease clusters to individual contaminated sites, chlorinated solvents such as PCE and TCE are widely recognized as contaminants of concern associated with adverse health outcomes, including respiratory effects and increased cancer risk. By removing a known source of chlorinated VOCs within a census tract already experiencing elevated pollution and

health vulnerability, the project will help reduce cumulative exposure burdens for nearby residents and future occupants. By eliminating a known source of VOC vapors, the project supports broader public health objectives identified in the City’s planning framework and reduces long-term uncertainty related to environmental exposure.

2.d. Economically Impoverished and Disproportionately Impacted Populations

Downtown Anaheim and the Colony District include populations that experience economic stress, housing instability, and disproportionate exposure to legacy environmental conditions. Within the surrounding census

⁴ <https://www.anaheim.net/DocumentCenter/View/64628/DRAFT-Anaheim-2025-2029-Consolidated-Plan-Public-Comment-5292025>

⁵ https://experience.arcgis.com/experience/11d2f52282a54cee6184203/page/CalEnviroScreen-4_0

tract⁶, approximately 20 percent of households are classified as low-income, and more than 1,400 households spend over 50 percent of their income on housing, reflecting a high concentration of cost-burdened renters with limited ability to relocate or independently mitigate environmental risks. Historic commercial and industrial land uses have left behind contamination that disproportionately affects these communities by constraining redevelopment and limiting access to safe, affordable housing. Without federal assistance, environmental conditions at sites like the proposed Site perpetuate inequities by delaying reinvestment and concentrating risk in already burdened areas. The scale of housing need within the community further illustrates the disproportionate impacts experienced by lower-income populations. The AHA currently has over 35,000 households on its waiting list for Section 8 and Project-Based Voucher assistance, reflecting the limited availability of affordable units relative to demand. Many of these households are renters who face heightened vulnerability to displacement, overcrowding, and exposure to environmental risks due to constrained housing choices. The proposed cleanup directly addresses these inequities by removing contamination that has prevented productive reuse of the Site. By enabling future affordable housing development, the project advances environmental justice outcomes identified in Anaheim’s Consolidated Plan and helps ensure that revitalization benefits, including improved environmental quality and housing access, are realized by populations that have historically borne the impacts of contamination.

2.e–2.f. Community Involvement and Project Roles

Project Partner	Point of Contact	Specific Role in the Project
Anaheim Housing Authority (AHA)	Grace Ruiz-Stepter Executive Director gstepter@anaheim.net (714)765-4315	AHA is the site owner and lead applicant for the EPA Cleanup Grant and community engagement. AHA will manage the grant, oversee procurement and coordination of environmental consultants, ensure compliance with EPA requirements, and integrate cleanup activities with long-term affordable housing redevelopment objectives for the Site.
City of Anaheim	Linda Ly, Senior Administrative Analyst lly@anaheim.net 714-765-4300 ext. 4728	The City supports coordination with Downtown revitalization, housing planning, infrastructure review, and community engagement. City departments will assist with post-cleanup planning, and alignment with adopted City plans and housing policies.
California Department of Toxic Substances Control (DTSC)	Rana Georges, ECRG Portfolio Manager, rana.georges@dtsc.ca.gov 714-484-5450	DTSC provides regulatory oversight under an existing CLRRA agreement, including review and approval of remedial design documents, oversight of cleanup implementation, and confirmation that remediation meets State environmental and public health standards.
Anaheim Workforce Development Board	Marco Lucero, Community Investment Manager (714) 765-4341	Anaheim Workforce Development Board will support workforce development coordination and local employment opportunities associated with cleanup and future redevelopment activities, helping ensure economic benefits accrue to local residents.
JMH Anaheim dba Love Anaheim	Nathan Zug, Executive Director loveanaheim1@gmail.com 714-348-3229	Love Anaheim will assist with volunteer coordination and community engagement activities associated with post-cleanup redevelopment, including support for resident-focused programs and community improvement efforts incorporated into future affordable housing development.

2.g. Incorporating Community Input

The AHA will communicate project progress and key milestones on a regular, ongoing basis throughout the cleanup period using established City and Housing Authority channels, including web-based updates and coordination with City-led outreach efforts. These methods will provide accessible alternatives to in-person

⁶ <https://www.census.gov/programs-surveys/acs>

engagement and ensure timely information sharing with residents and stakeholders. Upon award, AHA staff will attend community district meetings to provide information on the cleanup project, respond to resident questions, and receive feedback regarding site conditions and future reuse. This approach ensures broad geographic coverage and meaningful opportunities for public participation. Community input will be solicited and considered at key project milestones, with feedback incorporated where feasible and consistent with regulatory requirements. In addition, a public hearing was held on January 21, 2026, at the Anaheim City Council Chambers, providing the community with a formal opportunity to review and comment on the Analysis of Brownfield Cleanup Alternatives (ABCA) and the EPA Cleanup Grant application. Community members were invited to voice recommendations and concerns, which were considered in finalizing project materials and outreach strategies. This engagement approach is designed to ensure that residents, particularly those most directly affected, have meaningful, recurring opportunities to understand the cleanup process, raise concerns, and see how their input informs project decisions throughout the remediation effort.

3.a. Proposed Cleanup Plan

The proposed cleanup plan for the Site, described in the ABCA (Verdantas, December 2025), consists of the remedial design, installation, operation, monitoring, and eventual decommissioning of a full-scale SVE system to address vadose-zone soils impacted by chlorinated VOCs, including PCE and TCE. The selected remedy is supported by DTSC-approved site investigations and pilot testing, which demonstrated that site soils respond favorably to soil vapor extraction, with sufficient air permeability and radius of influence to effectively address subsurface contamination across the impacted areas. The full-scale SVE system will be designed using a specification of approximately 6 standard cubic feet per minute (scfm) per foot of well screen, with an effective radius of influence of approximately 94 feet under an applied vacuum of approximately 187 inches of water column. The system will include vapor extraction wells, blowers, vapor and condensate management equipment, and activated carbon treatment units for off-gas control. The SVE system will be operated for an anticipated three-year operational period to achieve sustained reductions in subsurface VOC concentrations to levels protective of human health and supportive of residential reuse. All cleanup activities will be conducted under DTSC oversight and in accordance with approved workplans and regulatory requirements.

3.b. Project Implementation

EPA Cleanup Grant funds will be used exclusively for eligible cleanup-related activities necessary to implement the DTSC-approved remedial action at the Site. Grant-funded activities are organized into the following tasks:

Task	Task Name	Description of Activities
Task 1	Outreach and Grant Management	EPA grant administration; coordination with EPA and DTSC; procurement and oversight of a Qualified Environmental Professional (QEP); preparation and submittal of required progress reports, financial reports, and deliverables; and implementation of outreach activities related to cleanup progress. This task ensures compliance with federal grant requirements and transparent communication with stakeholders.
Task 2	Full-Scale SVE System Installation	Final remedial design; procurement and installation of the full-scale Soil Vapor Extraction (SVE) system, including extraction wells, piping, blowers, vapor treatment and vapor/water separation systems, electrical connections, and system startup. DTSC oversight during construction and startup is included.
Task 3	SVE Operation and Monitoring	Operation and maintenance of the SVE system; routine inspections and system adjustments; soil vapor sampling and laboratory analysis; performance monitoring; data evaluation; and preparation of periodic monitoring reports. Ongoing DTSC oversight and regulatory coordination will occur throughout system operation.
Task 4	Final Reporting and System Decommissioning	Evaluation of remedial effectiveness; preparation of final monitoring and closure reports; and decommissioning, modification, or transition of system components, as appropriate and subject to DTSC approval.

All technical cleanup activities will be performed by a QEP procured in accordance with applicable federal, state, and local requirements, including the procurement standards set forth in 2 CFR Part 200. The AHA will provide overall project oversight, coordination, and grant management to ensure compliance with EPA assistance agreement requirements.

3.c. Anticipated Project Schedule

Project Phase	Months	Calendar Period	Key Activities
Design & Installation	1–6	September 2026 – February 2027	Procurement and oversight of a QEP; final remedial design; procurement and installation of the SVE system; DTSC review and approval of remedial design documents; system startup
Active Operation & Monitoring	7–42	March 2027 – March 2030	Active SVE system operation; monitoring and performance evaluation over a three-year operational period; periodic reporting
Closure & Decommissioning	43–48	April 2030 – August 2030	Final data evaluation; preparation of closure documentation; system decommissioning or transition activities, as approved by DTSC

3.d. Task and Activity Leads

The AHA, as property owner and grant recipient, will serve as the overall project lead and will oversee all tasks and activities. The QEP will be responsible for technical implementation of the cleanup activities. The DTSC will provide regulatory oversight throughout the project.

3.e. Outputs

Anticipated outputs for the project include final SVE system remedial design documents and installation records; 15 quarterly soil vapor monitoring and performance reports documenting system operation and VOC concentration trends; 15 quarterly progress reports summarizing cleanup status, milestones achieved, and expenditures; and one final cleanup and closeout report submitted to DTSC and EPA documenting achievement of remedial objectives. Project activities and accomplishments will be reported in EPA’s ACRES database, and project coordination will be documented through meeting agendas, summaries, and correspondence with DTSC and EPA.

3.f. Cost Estimates (Based on City staffing salaries and cost estimate prepared by Verdantas)

Budget Categories		Project Tasks (\$)					Administrative Costs	Total
		(Task 1)	(Task 2)	(Task 3)	(Task 4)			
		Outreach and Grant Mgmt.	Full Scale SVE Installation	Operation & Monitoring	Final Reporting and Decommissioning			
Direct Costs	Personnel / Fringe Benefits	\$ 19,044.00	\$ 35,420.00	\$ 22,264.00	\$ 12,420.00	\$ 9,550.00	\$ 98,698.00	
	Travel	\$ 5,000.00					\$ 5,000.00	
	Supplies	\$ 3,000.00					\$ 3,000.00	
	Contractual		\$ 974,191.00	\$ 996,949.00	\$ 368,984.00	\$ 10,000.00	\$ 2,350,124.00	
	DTSC Regulatory Oversight		\$ 29,696.00	\$ 149,280.00	\$ 6,962.00	\$ 15,455.00	\$ 201,393.00	
	Other (conference registration fees)	\$ 1,600.00					\$ 1,600.00	
Total Direct Costs		\$ 28,644.00	\$ 1,039,307.00	\$ 1,168,493.00	\$ 388,366.00	\$ 35,005.00	\$ 2,659,815.00	
Total Budget (Total Direct Costs + Indirect Costs)		\$ 28,644.00	\$ 1,039,307.00	\$ 1,168,493.00	\$ 388,366.00	\$ 35,005.00	\$ 2,659,815.00	

Task 1 – Outreach and Grant Management: Total Budget: \$28,678 (EPA Grant)

Personnel costs of \$19,044 (207hr.*\$92/hr) two staff for grant management, public outreach, coordination with DTSC and EPA, preparation of quarterly and annual reports, and internal project meetings necessary to administer the cleanup grant. These costs are based on estimated staff hours over the project period at established hourly rates. Travel costs of \$5,000 for staff to attend regional or national brownfield conferences and include airfare costs (2 staff; 2 conferences; \$500/ticket = \$2,000) and hotel/meal/local transportation costs (2 staff @ 2 conferences; 3 days/conference; \$250/day = \$3,000). Supply costs of \$3,000 include printing, mailing, and document preparation expenses associated with public notices, reporting, and administrative recordkeeping. Other costs of \$1,600 include conference registration fees and incidental administrative expenses directly related to EPA grant compliance.

Task 2 – Full-Scale SVE System Installation: Total Budget: \$1,003,853 (EPA Grant)

Personnel costs of \$35,420(385hr.*\$92/hr) two staff for oversight and coordination during full-scale SVE system installation, including coordination with DTSC and contractors, participation in installation meetings, and review of construction and startup documentation to ensure compliance with the DTSC-approved Response Action Workplan. Contractual costs estimate prepared by Verdantas of \$974,157 were are for procurement and installation of a full-scale Soil Vapor Extraction (SVE) system consistent with the DTSC-approved RAW. These costs include contractor mobilization, installation of vapor extraction wells, piping, blowers, treatment equipment, electrical connections, system startup, and performance testing. Cost estimates are based on calculations derived from the RACR and SVE Pilot Study and contractor unit pricing for remediation systems at chlorinated solvent sites of similar complexity. DTSC regulatory oversight costs of \$29,696 reflect DTSC-provided estimates for review of final remedial design documents, oversight during system installation, and coordination associated with system startup and initial operation.

Task 3 – SVE Operation and Monitoring: \$1,168,537 (EPA Grant)

Personnel costs of \$22,264(242hr.*\$92/hr) two staff for AHA staff oversight of SVE operation, coordination with DTSC, review of contractor deliverables, and preparation of required quarterly and annual progress reports. Contractual costs estimate prepared by Verdantas of \$996,938 include operation and maintenance of the SVE system over a three-year period, routine inspections, system optimization, soil vapor and groundwater sampling, laboratory analysis, data evaluation, and preparation of technical monitoring reports. These costs were developed using RACR and SVE Pilot Study estimates and unit pricing for sampling events, laboratory analysis, and long-term O&M services. DTSC regulatory oversight costs of \$149,280 include review of quarterly monitoring reports, annual system performance evaluations, regulatory coordination, and oversight associated with ongoing remedial activities during the operational period.

Task 4 – Final SVE Reporting and Decommissioning: \$388,311 (EPA Grant)

Personnel costs of \$12,420(135hr.*\$92/hr) two staff for staff coordination, preparation of final remedial action documentation, and grant closeout activities. Contractual costs estimate prepared by Verdantas of \$368,929 include system shutdown and decommissioning, abandonment of extraction wells, confirmation sampling, site restoration, and preparation of final remedial action and closure reports in accordance with DTSC requirements. DTSC regulatory oversight costs of \$6,932 reflect review of final reports and regulatory concurrence associated with cleanup completion.

3.g. Measuring Environmental Progress

Environmental progress will be measured through systematic tracking of SVE system performance data, soil vapor analytical results, and regulatory milestones. Key performance indicators will include airflow rates, applied vacuum, contaminant mass removal estimates, and trends in VOC concentrations over time. Project progress will be tracked using project management schedules, milestone tracking spreadsheets, and consultant progress reports to monitor task completion, budget status, and regulatory approvals. Key milestones, including remedial design completion, system installation and startup, operational benchmarks, and reporting deliverables, will be monitored regularly to ensure adherence to the approved workplan and schedule. Progress toward cleanup objectives will be documented through periodic reports submitted to DTSC and EPA, with required accomplishments entered into EPA’s ACRES database. Overall project success will be evaluated based on demonstrated reductions in subsurface VOC concentrations and achievement of regulatory milestones that support future residential reuse of the Site. In addition to technical cleanup metrics, the AHA will track redevelopment readiness outcomes that directly support the reuse strategy and community benefits described in Section 1.d. These measures will include DTSC regulatory closure or site clearance milestones, initiation of the RFP process for residential redevelopment, and internal tracking of redevelopment planning activities for the Site and adjacent AHA-owned properties.

4.a–4.b. Organizational Structure and Key Staff

The AHA has an established organizational structure and demonstrated capacity to successfully administer federal and state grants and manage complex environmental remediation and redevelopment projects. As a public housing agency and component unit of the City of Anaheim, AHA operates under formal financial controls, procurement procedures, and compliance systems that ensure timely expenditure of funds and adherence to all technical, administrative, and financial requirements of EPA Brownfields grants, including 2

CFR Part 200. Grant administration is organized through a coordinated structure that integrates project management, finance, procurement, and compliance functions. Project managers oversee scope, schedule, and contractor performance; finance staff manage budgeting, invoicing, reimbursement requests, and financial reporting; and procurement staff ensure competitive contracting and contract compliance. This same organizational structure will be used to implement and administer the proposed EPA Cleanup Grant, ensuring continuity, accountability, and effective oversight throughout the project lifecycle.

Eric Chavira, Project Manager for AHA will lead day-to-day project implementation. He has over three years of experience managing environmental projects, including the successful closeout of a DTSC-funded cleanup grant. Mr. Chavira holds a BA in International Business and is completing a Master of Business Administration, with graduation anticipated in May 2026. His responsibilities include coordinating cleanup activities; managing consultants and regulatory coordination; conducting community outreach; and ensuring compliance with grant and reporting requirements.

Andy Nogal, Deputy Director of Housing and Community Development, will provide executive oversight. Mr. Nogal has over 23 years of experience in redevelopment, affordable housing development, and environmental cleanup projects. He holds a BA in Urban and Regional Planning and has overseen multiple affordable housing developments within the City of Anaheim, ensuring alignment between cleanup implementation, redevelopment planning, and long-term housing objectives.

Alexander Nguyen, Principal Accountant, will oversee financial management for the grant. Mr. Nguyen has over 30 years of experience in public-sector accounting and grant administration and will be responsible for budget oversight, invoice review, reimbursement requests, and financial reporting to ensure compliance with all federal, state, and local fiscal requirements.

4.c. Acquiring Additional Resources

The AHA has established systems to efficiently secure the expertise and resources needed for the proposed cleanup. AHA maintains a pre-qualified, competitively procured list of on-call environmental consultants and technical service providers experienced in brownfields assessment, remediation, regulatory coordination, and construction oversight. Selected in compliance with federal, state, and local requirements (including 2 CFR Part 200), these on-call contracts allow rapid mobilization, cost-effective service, and timely project execution. Additional specialized contractors, such as remediation system installers or monitoring laboratories, will be procured as needed following EPA and City of Anaheim policies. This framework minimizes implementation risk and ensures the Authority can access the technical and professional resources necessary to successfully complete cleanup activities and meet grant objectives.

4.e. Past Performance

(1) Purpose and Accomplishments: The AHA, independent from the City has extensive experience managing state-funded environmental assessment and cleanup grants, though it has not previously received an EPA Brownfields grant. In 2022, AHA was awarded two competitive brownfield grants from the California DTSC ECRG funding totaling more than \$4.6 million and which activities closely aligned with the proposed project, including site characterization, regulatory coordination, public engagement, remedial planning, and cleanup implementation, including:

<p>Site-Specific Investigation Grant (\$2,997,231): Supported Phase II environmental assessments at the proposed Site, including a Removal Action Workplan, SVE pilot study, soil reports, and groundwater monitoring. The grant is currently still active with funds being used to cover the costs for quarterly ground water monitoring.</p>

<p>Site-Specific Cleanup Grant (\$1,332,088) for the cleanup of a site that is currently being slated for affordable housing. The Site-Specific Cleanup Grant has been successfully completed and closed, with all funds fully expended and cleanup objectives achieved. The site is currently under construction as an affordable housing project.</p>
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(2) Compliance: AHA has consistently met grant requirements, submitting timely reports, coordinating effectively with DTSC, and responsibly managing funds. This track record demonstrates its ability to manage complex environmental projects and deliver measurable cleanup outcomes.

THRESHOLD CRITERIA FOR BROWNFIELD CLEANUP GRANT

Applicant: Anaheim Housing Authority (AHA)

Site: 130 West Elm Street (A & John Auto Body / Elm Street), Anaheim, CA 92805

1. Applicant Eligibility

Applicant Type: Local Government Entity

The Anaheim Housing Authority (AHA) is a public housing authority established under California law and is an eligible entity under CERCLA §104(k) and Section 2.A of the FY26 Cleanup Grant Guidelines. AHA affirms that it is eligible to receive EPA Brownfields Cleanup Grant funding. Attached are Resolutions that establish the AHA as a public housing authority.

AHA is not exempt under IRC §501(c)(4).

2. Previously Awarded EPA Cleanup Grants

The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant. AHA affirms that no EPA Cleanup Grant funds have been expended at the Site.

3. Expenditure of Existing Multipurpose Grant Funds

AHA does not have an open EPA Brownfields Multipurpose Grant.

This criterion is not applicable.

4. Site Ownership

AHA is the sole owner of the Site located at 130 West Elm Street, Anaheim, California.

AHA holds fee simple title to the property and will retain ownership for the duration of the Cleanup Grant period of performance.

5. Basic Site Information

Site Name: 130 West Elm Street (A & John Auto Body / Elm Street)

Address: 130 West Elm Street, Anaheim, CA 92805

6. Status and History of Contamination

- a. The Site is contaminated with hazardous substances, primarily chlorinated volatile organic compounds (VOCs).
- b. The site has a long history of commercial and industrial use, including automotive-related services and dry-cleaning operations. Historical dry-cleaning activities are known to have occurred at or near the site, which resulted in releases of chlorinated solvents to soil, soil vapor, and groundwater. Environmental investigations have identified vapor intrusion as the primary exposure pathway of concern. The site is currently vacant and is owned by the Anaheim Housing Authority.
- c. Environmental investigations conducted under the California's Department of Toxic Substances Control (DTSC) oversight have identified chlorinated solvent contamination in soil vapor and groundwater, with the primary contaminant of concern being tetrachloroethylene (PCE) and its degradation products, including trichloroethylene (TCE). The presence of these contaminants has resulted in vapor intrusion concerns, particularly given the site's planned future residential use.
- d. The contamination is believed to be the result of historical releases of chlorinated solvents associated with former dry-cleaning operations, including improper handling, storage, and disposal practices typical of operations prior to modern environmental regulations. Site investigations have confirmed the presence of chlorinated VOCs in the subsurface, including impacts to soil vapor and groundwater beneath the site. The vertical and lateral extent of contamination has been sufficiently characterized

through Phase II environmental site assessments, supporting the selection of Soil Vapor Extraction (SVE) as the proposed remediation approach.

7. Brownfield Site Definition

AHA affirms that the Site:

- a) Is not listed or proposed for listing on the National Priorities List (NPL);
- b) Is not subject to any CERCLA unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees; and
- c) Is not subject to the jurisdiction, custody, or control of the U.S. government.

The Site meets the definition of a brownfield site under CERCLA §101(39).

8. Environmental Assessment Required for Cleanup Grant Applications

Multiple environmental site assessments and site investigation activities equivalent to an ASTM E1903-19 Phase II Environmental Site Assessment have been completed for the Site. These assessments were conducted under DTSC oversight and are sufficient to characterize subsurface conditions and support cleanup planning. Environmental assessments conducted at the Site include:

- Limited Soil Vapor Assessment Report, Elm Street Project, Anaheim, California — July 2, 2021
- Technical Memorandum for Remedial Investigation and Feasibility Study Activities, Elm Street Project, 130 West Elm Street, Anaheim, California — March 30, 2022
- Shallow Soil Supplemental Site Investigation Report, Elm Street Project, 130 West Elm Street, Anaheim, California — February 6, 2024
- Removal Action Workplan (RAW) — August 7, 2024
- Soil Vapor Extraction (SVE) Pilot Test Report — May 23, 2025

These investigations included soil, soil vapor, and groundwater sampling and analysis to evaluate the nature and extent of contamination and to support the selection and design of the proposed remedial action.

9. Site Characterization

(Section b applies)

AHA is proposing a site eligible for enrollment in a State voluntary response program.

A current letter from the California Department of Toxic Substances Control is attached to the application. The letter affirms that:

- a) AHA has requested and maintains DTSC oversight for the Site;
- b) The Site is eligible to be overseen by DTSC; and
- c) Based on environmental site assessments performed to date, the Site has achieved a sufficient level of site characterization for remediation work to begin.

10. Enforcement or Other Actions

AHA affirms that there are no known ongoing or anticipated environmental enforcement actions related to the Site for which Brownfields Cleanup Grant funding is sought.

11. Property-Specific Determination

AHA affirms that the Site does not require a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA Liability

The Site located at 130 West Elm Street (A & John Auto Body / Elm Street), Anaheim, California is contaminated primarily with hazardous substances, including chlorinated volatile organic compounds (VOCs). Petroleum contamination, if present, is not the predominant contaminant. Therefore, the applicant is responding to Section 12.a – Property Ownership Eligibility for Hazardous Substance Sites.

a. Property Ownership Eligibility – Hazardous Substance Sites

The Anaheim Housing Authority (AHA) is eligible for EPA Brownfields Cleanup Grant funding and is not potentially liable under CERCLA § 107 for contamination at the Site. AHA qualifies for protection from CERCLA liability as a Bona Fide Prospective Purchaser (BFPP) pursuant to CERCLA § 101(40).

AHA acquired the Site after January 11, 2002 and did not cause or contribute to the release or threatened release of hazardous substances at the property. All releases of hazardous substances occurred prior to AHA's acquisition.

Accordingly, AHA is responding under Section 12.a.iii – Landowner Protections from CERCLA Liability, specifically Bona Fide Prospective Purchaser (BFPP).

i. Bona Fide Prospective Purchaser (BFPP) Liability Protection

(a) Information on the Property Acquisition

The Anaheim Housing Authority acquired fee simple ownership of the Site through a negotiated purchase from a private party.

Date of acquisition: February 5, 2018

Nature of ownership: Fee simple title

Transferor: Thach Van Dinh and Sang Thi Tran, husband and wife as joint tenants

Affiliations: AHA has no familial, contractual, corporate, or financial relationships with any prior owners or operators of the Site or any other potentially responsible parties.

(b) Pre-Purchase Inquiry (All Appropriate Inquiries)

Prior to acquiring the Site, AHA conducted All Appropriate Inquiries (AAI) consistent with CERCLA § 101(35) and 40 CFR Part 312. A Phase I Environmental Site Assessment was completed in accordance with ASTM E1527 standards by a qualified Environmental Professional, as defined in 40 CFR § 312.10. The Phase I ESA included the required declaration by the Environmental Professional. Where applicable, updates to the AAI were completed within 180 days prior to acquisition.

(c) Timing and/or Contribution Toward Hazardous Substance Disposal

All disposal and releases of hazardous substances at the Site occurred prior to AHA's acquisition. AHA did not cause or contribute to any release or threatened release of hazardous substances at the Site and has not arranged for the disposal or treatment of hazardous substances, nor transported hazardous substances to the Site at any time.

(d) Post-Acquisition Uses

Since acquisition, the Site has remained vacant and has not been used for any operations involving hazardous substances. Access to the Site has been controlled to prevent exposure and unauthorized activities.

(e) Continuing Obligations

AHA has exercised and continues to exercise appropriate care with respect to hazardous substances at the Site by taking reasonable steps to:

prevent exposure to contamination;
prevent any continuing or threatened releases; and
support investigation and cleanup activities.

AHA affirms that it:

complies with all applicable land use restrictions and does not impede institutional controls;
provides full cooperation, assistance, and access to regulatory agencies and authorized persons;
complies with all CERCLA information requests and administrative subpoenas; and
provides all legally required notices regarding hazardous substance releases.

iv. Hazardous Building Materials

The contamination at the Site is not limited to hazardous building materials. Therefore, Section 12.a.iv does not apply.

b. Property Ownership Eligibility – Petroleum Sites

Not applicable. The Site is contaminated primarily by hazardous substances, and petroleum contamination is not the predominant contaminant.

13. Cleanup Authority and Oversight Structure

Cleanup activities at the Site will be conducted under DTSC regulatory oversight pursuant to an existing California Land Reuse and Revitalization Act (CLRRA) agreement. DTSC will review and approve all cleanup documents and oversee implementation to ensure protection of human health and the environment.

14. Community Notification

The AHA has met all community notification requirements for the FY26 EPA Brownfields Cleanup Grant application. A community notification advertisement announcing AHA's intent to apply for EPA Brownfields Cleanup Grant funding, the availability of the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) for public review and comment, and details of the public meeting was published in the Anaheim Bulletin on January 8, 2026. The notification was published at least 14 calendar days prior to application submission, consistent with EPA requirements. A public meeting to solicit community input on the draft application and draft ABCA was held on January 21, 2026, at the Anaheim City Council Chambers, Anaheim, California. The meeting provided an opportunity for public comment and discussion of the proposed cleanup project. Copies of the community notification advertisement, draft ABCA, public comments received, AHA's responses to comments, meeting notes, and sign-in sheets will be included as attachments to the application, as required.

15. Contractors and Named Subrecipients

AHA maintains a list of pre-procured, on-call environmental consultants selected through a competitive procurement process consistent with federal and State requirements. No contractor has been selected specifically for Cleanup Grant implementation at the time of application submission.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 7, 2026

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

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD CLEANUP GRANT APPLICATION FOR \$2,659,815

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the Anaheim Housing Authority's (AHA) application for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant (USEPA Grant) for the property located at 130 West Elm Street in Anaheim, Orange County, California (Site). AHA is requesting a funding amount of \$2,659,815 to cover the cost of environmental cleanup activities at the Site.

AHA is a public housing agency serving the City of Anaheim and is responsible for the development, preservation, and management of affordable housing and community revitalization projects. AHA manages federal housing programs, primarily helping low-income residents, the elderly, and disabled individuals afford housing through programs like Section 8 Housing Choice Vouchers (HCV), which provide rental assistance in the private market. They also administer project-based vouchers, help create affordable housing, offer support services, and work to prevent homelessness, using funds from the US Department of Housing and Urban Development (HUD) to improve housing quality and access for eligible families and individuals.

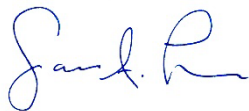
The Site is currently under DTSC regulatory oversight pursuant to a California Land Reuse and Revitalization Act (CLRRRA) agreement, and DTSC has been actively involved in the review and approval of investigation and remedial planning documents for the Site. The Site has a sufficient level of site characterization from the environmental site assessments performed to date and a cleanup plan has been approved for implementation by DTSC. DTSC previously awarded AHA an Equitable Community Revitalization Grant (ECRG) in the amount of \$2,997,231 to conduct site investigation and remedial planning activities.

AHA is seeking USEPA funding to implement remedial actions necessary to remediate chlorinated solvent contamination associated with historical dry-cleaning operations at the Site. The requested USEPA Cleanup Grant funds would be used to implement a full-scale soil vapor extraction system, including system installation, operation, maintenance, monitoring, and regulatory reporting. The proposed cleanup is intended to mitigate vapor intrusion risks, reduce contaminant mass in the subsurface, and support the safe reuse of the Site consistent with community redevelopment goals.

USEPA Cleanup Grant funding would complement existing DTSC ECRG-funded investigation and planning activities, with continued DTSC regulatory oversight supporting implementation of the approved remedial action and leveraging State technical and regulatory resources to facilitate successful cleanup at the Site.

DTSC looks forward to the possible award of the USEPA Cleanup Grant to the AHA 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 (714) 484-5321 or via email at sarah.larese@dtsc.ca.gov.

Sincerely,



Sarah Larese
Regional Brownfield Coordinator
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abbasi
Brownfield Development Manager
Site Mitigation and Restoration Program
Maryam.Tasnif-Abbasi@dtsc.ca.gov