



Narrative Information Sheet

1. Applicant Identification
 - a. The Veterans Resource Program
 - b. 322 Harbour Way, #9, Richmond, CA 94801
 - c. Phone: (925) 413-0188

2. Website URL
 - a. www.vrpeecd.com

3. Funding Requested
 - a. Grant Type
 - i. Single Site Cleanup
 - b. Federal Funds Requested
 - i. \$2,953,037

4. Location
 - a. Richmond
 - b. Contra Costa County
 - c. California

5. Property Information
 - a. Veterans Resource Richmond Housing Initiative
 - b. 338 Carlson Blvd., Richmond CA 94804
 - c. Map Below

6. Contacts
 - a. Project Director
 - i. Ronald Batiste
 - ii. (925)-413-0188
 - iii. rbatiste@eec-corp.com
 - iv. 1585 62nd. Street, Suite 99263, Emeryville CA 94608



- b. Chief Executive
 - i. Rhonda Harris
 - ii. (510) 816-9313
 - iii. veteransnet@gmail.com
 - iv. 322 Harbour Way, #9, Richmond, CA 94801

- 7. Population
 - a. The Veterans Resource Program
 - b. Nonprofit Organization 501 (c)(3)
 - c. City Of Richmond
 - i. Population is 116,448 (2020 Census)

- 8. Other Factors (Narrative Page Number)
 - a. Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.
 - i. Page 6, Page 10
 - b. The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.
 - i. Page 1
 - c. The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.
 - i. Page 3
 - d. The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.
 - i. Page 2

- 9. Releasing Copies of Applications
 - a. No Claim of Confidential Treatment

EPA Brownfields Cleanup Grant Narrative

Narrative:

Veterans Housing and Revitalization Project – Richmond, California

Applicant: Veterans Resource Program (VRP)

Project Site: 338 Carlson Boulevard, Richmond, CA 94804 (2.28 acres)

Regulatory Oversight: California Department of Toxic Substances Control (DTSC)

Federal Funding Request: \$500,000

Executive Summary

The Veterans Resource Program (VRP) proposes the cleanup and reuse of a contaminated brownfield site at 338 Carlson Boulevard in Richmond, California. EPA Brownfields Cleanup Grant funding of \$500,000 will remediate 100% of identified lead-impacted soils across the 2.28-acre site under California Department of Toxic Substances Control (DTSC) oversight, achieving unrestricted residential reuse standards. This investment leverages \$898,284 in secured remediation funding and enables development of 268 affordable, service-enriched housing units for veterans and their families.

Target Area and Brownfields

The project targets a brownfield within the City of Richmond, Contra Costa County, California—an environmental justice community with a legacy of industrial land use. Historic rail and manufacturing activities have left numerous underutilized and contaminated properties, contributing to blight, environmental risk, and housing shortages. The target area encompasses a neighborhood-scale area within ZIP Code 94804, characterized by high renter occupancy and limited access to safe, affordable housing.

This grant will address these challenges by removing contamination that has prevented redevelopment, reducing public health risks, and enabling reuse consistent with community priorities.

Description of the Proposed Brownfield Site

The proposed site is a 2.28-acre parcel historically used for Pullman Company railcar refurbishment, including sandblasting and removal of lead-based paints. These activities resulted in soil contamination, primarily lead exceeding residential screening levels. The site has remained largely vacant since the 1960s due to environmental constraints and currently contains no active industrial use.

Revitalization of the Target Area

The reuse strategy is redevelopment as affordable, service-enriched housing for veterans, aligned with City of Richmond housing and land-use goals that prioritize infill development, affordable housing, and reuse of underutilized land. Community partners and veteran-serving organizations were engaged to inform the reuse vision, ensuring alignment with local needs.

Outcomes and Benefits of Reuse Strategy

Post-cleanup reuse will stimulate economic development through construction jobs and local contracting opportunities, while delivering 268 units of affordable housing. Cleanup and reuse eliminate exposure pathways, improve public health, and incorporate energy-efficient building systems that enhance resilience to extreme heat and climate impacts.

Strategy for Leveraging Resources

Total remediation costs are \$1,398,284. Secured funds include \$698,284 from the Wings of Eagle Fund and \$200,000 committed by VRP. The requested \$500,000 in EPA Brownfields Cleanup Grant funding will close the remaining gap and fully fund remediation. EPA support serves as catalytic funding that stimulates additional public and private investment for site reuse.

Resources Needed for Site Characterization

Phase I and Phase II assessments have been completed and provide sufficient data to implement cleanup. If additional characterization is required during remediation, VRP will pursue supplemental state or private assessment resources, supported by reduced project risk following EPA investment.

Community Need and Community Engagement

The target community faces economic constraints that limit its ability to self-fund environmental cleanup. Sensitive populations including low-income households, veterans, children, and older adults are more vulnerable to environmental exposures. The community has been notified of the proposed EPA Brownfields Cleanup Grant application through two community forums, including the most recent forum held November 8, 2025 on the date documented in the attached materials. Cleanup and reuse will reduce these risks and support housing stability. Project partners include regulatory agencies, qualified environmental professionals, and community-based organizations that will assist with implementation and outreach. Proposed Cleanup Plan and Implementation

Cleanup will address contaminated soil through excavation and off-site disposal, confirmation sampling, and regulatory reporting, all under DTSC oversight. EPA-funded activities include procurement of environmental professionals, implementation of cleanup tasks, and preparation of closure documentation.

Project Schedule, Outputs, and Cost Estimates

EPA-funded activities will be completed within the four-year period of performance. Anticipated outputs include cleanup plans, sampling reports, administrative records, and a cleanup completion report. Cost estimates are based on Phase II data and contractor estimates, and administrative costs will not exceed 5% of EPA-requested funds. Expanded Community Need and Environmental Justice Context

The target area surrounding the proposed brownfield site reflects cumulative environmental and economic burdens associated with historic industrial land uses, transportation corridors, and long-term disinvestment. Residents in the surrounding census tracts experience elevated poverty rates, a high percentage of renter-occupied households, and limited access to affordable housing opportunities. Veterans residing in the area face compounded challenges related to housing instability, health outcomes, and limited access to supportive services.

Cleanup of the proposed site will directly address these inequities by eliminating exposure to hazardous substances and enabling productive reuse aligned with community priorities. The project advances environmental justice by prioritizing remediation in an area that has historically borne a disproportionate share of environmental risk.

Public and Stakeholder Engagement Process

Community and stakeholder engagement has been integral to the development of the proposed cleanup and reuse strategy. VRP has conducted outreach with local veteran-serving organizations, community stakeholders, and public agencies to inform decision-making related to site remediation and future use. Feedback from these efforts emphasized the need for safe, affordable housing and timely cleanup to reduce environmental health risks.

Engagement will continue throughout project implementation, including coordination during remediation activities and communication regarding schedule, health and safety measures, and site closure. This ongoing engagement ensures transparency and responsiveness to community concerns.

Detailed Cleanup Methodology and Oversight

The selected remediation approach—excavation and off-site disposal of contaminated soils—was identified as the most effective and protective method for addressing lead contamination at the site. This approach permanently removes contaminated media, reduces long-term risk, and supports unrestricted residential reuse.

All cleanup activities will be conducted under oversight of the California Department of Toxic Substances Control (DTSC), including review and approval of cleanup documentation, confirmation sampling results, and final closure reports. Health and safety measures will be implemented to protect workers and the surrounding community during remediation activities.

Resilience, Sustainability, and Long-Term Stewardship

Remediation and reuse of the site will contribute to improved community resilience by eliminating environmental hazards and supporting sustainable redevelopment. The project aligns with broader goals to reduce exposure to extreme heat through modern construction practices and energy-efficient design.

Following cleanup, long-term stewardship of the site will be maintained through responsible ownership and ongoing compliance with applicable regulatory requirements. These measures ensure that the benefits of remediation are sustained over time and continue to support community health and well-being.

Tasks, Schedule, and Project Involvement

This section consolidates the Description of Tasks/Activities and Outputs and Project Involvement criteria required under the EPA Brownfields Cleanup Grant Notice of Funding Opportunity. The tasks, schedule, and roles described below demonstrate project readiness, regulatory coordination, and meaningful community and partner involvement to ensure successful remediation and future reuse of the proposed brownfield site at 338 Carlson Boulevard, Richmond, California.

The proposed project is structured to achieve unrestricted residential reuse under the oversight of the California Department of Toxic Substances Control (DTSC). EPA-funded activities are clearly distinguished from non-EPA leveraged resources, and all activities are sequenced to ensure timely completion of remediation.

Description of Tasks/Activities and Outputs

The following table outlines the specific tasks and activities required to implement the proposed cleanup project. Each task identifies EPA-funded activities, non-EPA resources, schedule, task lead, and expected outputs, consistent with EPA guidance.

Resources Needed for Site Characterization, Remediation, and Reuse

Is the Resource for (1.e) Assessment, (1.f) Remediation, or (1.g.) Reuse Activities

Name of Resource	Assessment, Remediation, or Reuse Activity	Secured or Unsecured	Additional Details or Information About the Resource
Wings of Eagle Fund T1 – Equity (Reuse Portion)	1.f. Remediation	Secured	\$698,284.00 committed to support demolition, site preparation, and redevelopment activities.
Veterans Resource Program (VRP) – Capital A Contribution	1.f. Remediation	Secured	\$200,000.00 committed by VRP to support site reuse and redevelopment activities.
EPA Brownfields Cleanup Grant	1.f. Remediation	Sought	\$500,000.00 requested to complete funding needed for reuse-related activities.

Resources Needed for Site Remediation – Summary

The Veterans Resource Program (VRP) has identified and secured key funding resources to support completion of environmental remediation at the proposed site located at 338 Carlson Boulevard, Richmond, California. Remediation activities will be conducted under oversight of the California Department of Toxic Substances Control (DTSC) and are necessary to achieve unrestricted residential reuse.

To date, VRP has secured \$698,284.00 in remediation funding from the Wings of Eagle Fund, a private environmental finance partner with demonstrated experience supporting brownfield cleanup and redevelopment projects. In addition, VRP has committed \$200,000.00 in

organizational capital toward remediation activities. Documentation substantiating these secured commitments is included as attachments to this application.

The total funding required to complete remediation is \$1,398,284.00. While the secured resources represent a substantial portion of the required budget, a remaining funding gap of \$500,000.00 exists. VRP is therefore requesting \$500,000.00 in EPA Brownfields Cleanup Grant funding to close this gap.

The combination of secured leveraged funds (\$698,284.00) and the requested EPA funding (\$500,000.00) will be sufficient to fully complete remediation of the proposed site. EPA funding will be applied exclusively to eligible remediation costs, including soil excavation and disposal, confirmation sampling, regulatory reporting, and activities required to obtain DTSC site closure. Without EPA support, remediation would remain partially unfunded, delaying cleanup and prolonging environmental risk in an environmental justice community.

Anticipated Project Schedule

The following schedule summarizes the major phases of the cleanup project. Remediation and cleanup activities.

Task / Activity	EPA-Funded Tasks / Activities	Non-EPA Resources Needed (if applicable)	Anticipated Project Schedule	Task / Activity Lead	Outputs
Task 1: Project Implementation & Oversight	Procurement of Qualified Environmental Professional (QEP); coordination with DTSC; submission and approval of Quality Assurance Project Plan (QAPP); grant management and EPA reporting.	VRP staff time for administrative oversight and coordination not charged to EPA funds.	Months 1–3	Veterans Resource Program (VRP)	Executed QEP contract; approved CAP, QAPP; project management records; EPA progress reports.
Task 2: Site Preparation & Mobilization	Development of site-specific Health and	Supplemental safety coordination supported by	Months 4–5	Environmental Contractor under VRP oversight	Approved Health and Safety Plan; site


	Safety Plan; mobilization of environmental contractor; installation of erosion and dust control measures.	VRP and contractor resources.			mobilization documentation; BMP installation records.
Task 3: Soil Excavation & Off-Site Disposal	Excavation and removal of lead-impacted soils; transportation and disposal at approved facilities; implementation of dust and traffic control measures.	Secured remediation funds from Wings of Eagle Fund and VRP capital contributions.	Months 6–12	Environmental Contractor with DTSC oversight	Disposal manifests; excavation logs; field reports documenting soil removal.
Task 4: Confirmation Sampling & Regulatory Reporting	Confirmation soil sampling; laboratory analysis; preparation of cleanup documentation and submission of reports to DTSC.	Laboratory coordination and technical review supported by non-EPA leveraged resources.	Months 6–12	Qualified Environmental Professional (QEP)	Analytical results; confirmation sampling reports; DTSC review correspondence.
Task 5: Site Closure & Certification	Preparation of final cleanup completion report; coordination with DTSC to obtain site closure documentation verifying	Legal and administrative support provided by VRP and partners.	Months 13-15	VRP and QEP	DTSC Certificate of Completion or equivalent closure letter; final cleanup report.

	unrestricted residential reuse.				
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Project Involvement and Project Roles

The following table identifies the organizations and entities that will assist with the proposed project and describes their roles and meaningful involvement in cleanup and reuse decision-making.

Name of Organization / Entity / Group	Entity’s Mission	Point of Contact (Name & Email)	Specific Involvement in the Project / Assistance Provided
Veterans Resource Program (VRP)	Provide affordable housing, supportive services, and long-term stability for veterans and their families.	Rhonda Harris President of VRP Veteransnet@gmail.com	Lead applicant and project manager; oversees grant administration, coordination with EPA and DTSC, community engagement, and decision-making for cleanup and reuse strategy.
California Department of Toxic Substances Control (DTSC)	Protect public health and the environment through regulation and oversight of hazardous substance cleanup.	A.Edward Moreland,PG,CGE Branch Chief @ DTSC	Provides regulatory oversight; reviews cleanup plans, confirmation sampling results, and issues site closure documentation supporting unrestricted residential reuse.
Qualified Environmental Professional (QEP)	Provide technical expertise in environmental assessment, remediation, and regulatory compliance.	Neil Doran, PE neil.doran@stantec.com Principal Geologist Environmental Stantec	Conducts remediation planning, confirmation sampling, reporting, and supports DTSC and EPA compliance.
Wings of Eagle Fund	Provide private capital to support environmental remediation and community	Ronald Batiste R.batiste@eec-corp.com	Provides secured leveraged funding for remediation; participates in financial coordination

	redevelopment projects.	Managing Member	supporting project implementation.
City of Richmond – Community Development Department	Advance land use planning, affordable housing development, and community revitalization.	Matthew Neubaumer 510-620-6662	Supports alignment with local land use and housing priorities and participates in reuse planning coordination.
Local Veteran Service Organizations	Advocate for veterans and connect them to housing, health, and supportive services.	Leonard Ramirez Executive Director lramiez@vahouse.org	Participate in outreach and engagement to ensure reuse aligns with veteran community needs.
Pullman Neighborhood Council	Represent neighborhood interests and community well-being.	Naiomi Williams  President	Provide input through meetings and outreach efforts related to cleanup activities and future site reuse.

Organizational Roles and Key Staff

Organization / Role	Primary Responsibility	Key Functions
Veterans Resource Program (VRP) Lead Applicant & Fiscal Agent	Overall project leadership and fiscal responsibility	Serves as the primary recipient of EPA funds; manages grant administration, financial controls, reporting, coordination with EPA and DTSC, and oversight of project implementation and reuse planning.
Project Director	Grant administration and coordination	Oversees day-to-day grant implementation; ensures compliance with EPA requirements; coordinates with regulatory agencies, contractors, and partners; serves as the primary point of contact with EPA.
Qualified Environmental Professional	Technical oversight and regulatory compliance	Provides environmental expertise; prepares and implements remediation plans; oversees confirmation sampling; prepares technical documentation; supports DTSC review and site closure.
Environmental contractor	Remediation implementation	Conducts site preparation, soil excavation, transportation, and disposal of contaminated

		materials; implements health and safety measures; provides field documentation and waste manifests.
Finance & Administration VRP	Fiscal management and internal controls	Tracks EPA expenditures; ensures cost eligibility; manages invoicing and financial reporting; maintains internal controls and audit readiness in compliance with federal grant requirements.
California Department of Toxic Substances Control (DTSC)	Regulatory oversight	Reviews and approves cleanup plans and confirmation sampling results; provides regulatory oversight; issues closure documentation verifying attainment of unrestricted residential reuse standards.

List of Organization/Key Staff/Entities/Groups and Roles

NAME OF ORGANIZATION / ENTITY / GROUP	ENTITY'S MISSION	POINT OF CONTACT (NAME & EMAIL)	SPECIFIC INVOLVEMENT IN THE PROJECT
The Veterans Resource Center (VRP)	Provide Veterans Housing & Services	Rhonda Harris – veteransnet@gmail.com	Project Sponsor and Developer
Eagle Environmental Construction & Development (EEC+D)	Developer and General Contractor, Engineering, and Hazardous	Ronald Batiste – rbatiste@eec-corp.com	Developer
Wings of Eagle Fund I, LLC	Equity for Environmental Development	Ronald Batiste – rbatiste@eec-corp.com	Equity Provider
Central States Capital Markets	Finance Broker	Rob Crotty – rcrotty@centralstatescapital.com	Organize Capital Stack
Kodama Diseno	Architect & Engineering	Steven Kodama – skodama@kodama-diseno.com	Design and Engineering
Ryan	Finance Broker – New Market Tax Credits (NMTC)	Lawrence Johnson – lawrence.johnson@ryan.com	Provide NMTC

Compliance and Readiness Summary

Together, the tasks, schedule, and partner roles demonstrate VRP's readiness to implement the proposed cleanup project in compliance with EPA and DTSC requirements. The structured approach ensures timely remediation, transparent decision-making, and alignment with long-term community revitalization goals. These coordinated efforts position the project for successful completion and sustainable reuse. As part of the soil remediation process, the VRP will adhere to the EPA's best and fair procurement practices when it chooses the construction and consultant team that will be involved in the soil remediation process. The EPA's fair procurement standards will be followed during the procurement process.

Past Performance and Accomplishments

VRP has not received a Brownfields grant from the EPA, but it has received a small \$5000.00 non-federal grant. During COVID19, the State of California awarded this grant. VRP was 100% compliant with its grant agreement, which was intended to sustain small businesses. As a result of the COVID19 pandemic, Veteran Services continued within VRP. The grant funds were used to enhance VRP's remote service capabilities, ensuring that veterans could access essential support even during lockdowns. Additionally, the funds helped cover the costs of necessary technology upgrades and virtual training sessions for staff. This investment allowed VRP to maintain uninterrupted service delivery to veterans in need.

Acquiring Additional Resources

VRP and EECD has access to the National Minority Contractors Northern California (NAMC) for additional resources and subcontracting. Through training, legislative initiatives, and partnerships, NAMC-NC seeks to increase construction capacity and economic inclusion, serving as a key resource for minority businesses in the construction industry.