



The Unity Council | FY26 EPA Brownfield Multipurpose Grant

Application Information Sheet

1. Applicant Identification

Spanish Speaking Unity Council of Alameda County, Inc. dba The Unity Council
1900 Fruitvale Avenue, Suite 2A
Oakland, CA 94601

2. Website URL

<https://unitycouncil.org/>

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

4. Location

- a. City: Oakland
- b. County: Alameda
- c. State: California

5. Target Area and Priority Site Information

- Target Area: Located in northern California, just east of San Francisco, is the City of Oakland (City, pop. 440,000). East Oakland, an area within the City, comprises about 15 sq mi., stretching from the edge of the City's downtown to the City of San Leandro in the south. The grant's Target Area (TA) consists of ~10 sq. mi (thirty-eight (38) Census Tracts (CT)) in East Oakland and is bordered by the MacArthur Freeway (I-580) to the east, 23rd Avenue to the north, and the City of San Leandro to the south. The western edge of the TA faces a basin of the San Francisco Bay. The TA is along International Boulevard, a main corridor running through many disadvantaged neighborhoods in East Oakland. Please see attached map for TA location
- Priority Sites:
 - 2700 International Blvd, Oakland CA 94601
 - 36th and Foothill: 3550, 3566, 3600, and 3614 Foothill Boulevard, Oakland CA 94601

The Unity Council

1900 Fruitvale Ave, Suite 2A, Oakland, CA 94601
510-535-6900 Office ■ 510-534-7771 Fax ■ www.unitycouncil.org



The Unity Council | FY26 EPA Brownfield Multipurpose Grant

6. Contacts

a. Project Director:

Audrey Chau-Cuevo
 510-535-6900
Achau-cuevo@unitycouncil.org
 1900 Fruitvale Avenue, Suite 2A
 Oakland, CA 94601

b. Chief Executive/Highest Ranking Elected Official

Chris Iglesias, CEO
 510-535-6900
Ciglesias@unitycouncil.org
 1900 Fruitvale Avenue, Suite 2A
 Oakland, CA 94601

7. Population

Oakland, California: 440,646 (2020 Census)

8. Other Factors

Information on Other Factors	Page #
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 priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Pg 4
The reuse of the priority 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	Pg 4
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities as described in Section 3.A.(2), for priority site(s) within the target area	Pg 9-11
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing	N/A



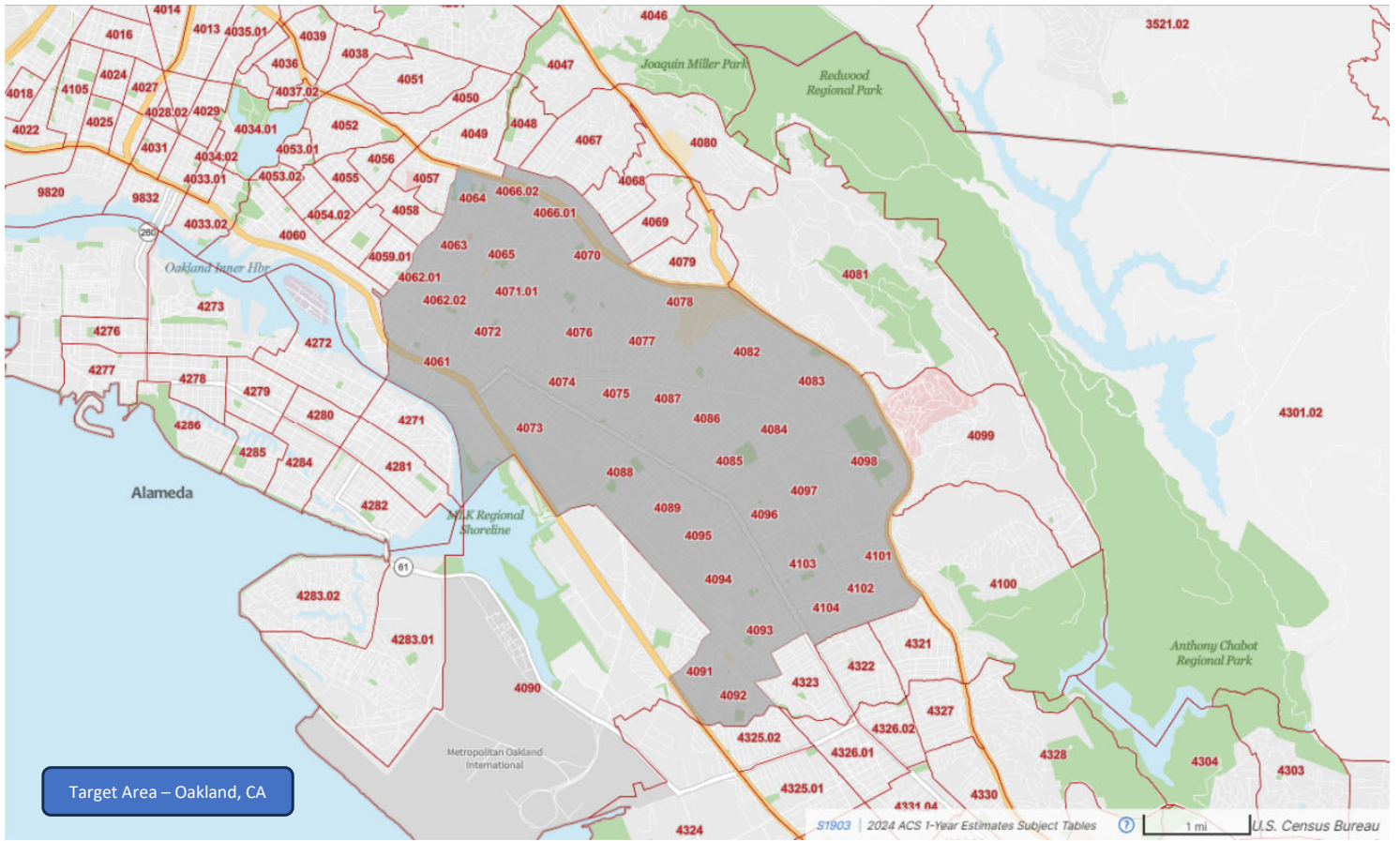
The Unity Council | FY26 EPA Brownfield Multipurpose Grant

9. Letter from State or Tribal Environmental Authority

Please see attached letter from California Department of Toxic Substances Control

10. Releasing Copies of Applications

N/A; application does not have confidential, privileged, or sensitive information





Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

LETTER SENT VIA EMAIL

December 22, 2025

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 ASSESSMENT GRANT APPLICATION FOR \$1,000,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports The Unity Council's application for a United States Environmental Protection Agency (USEPA) Brownfield Multipurpose Grant (USEPA Grant) for two properties located at 2700 International Boulevard and 3350, 3566, 3600, and 2614 Foothill Boulevard (36th and Foothill) in Oakland, Alameda County, California. The Unity Council (TUC) is requesting a funding amount of \$1,000,000 to cover the cost of site cleanup at 2700 International Boulevard and environmental assessment activities at 36th and Foothill.

TUC engages with and uplifts the East Oakland community as part of daily programming, including resident and senior services, Head Start centers and public charter school sites, the Fruitvale Business Improvement District, the Fruitvale Transit Village, and the Career Services Center. TUC also works closely with community partner organizations to meet the

community's needs. TUC's communications team of five staff works to develop and implement communications strategies. These include bilingual, multimedia campaigns incorporating traditional media, grassroots outreach, and social media. TUC has a distribution list of more than 5,000 emails to which the communications team sends updates and announcements about programs, opportunities, and new developments. Previous engagement efforts include conducting personal phone calls and distributing multilingual flyers and posters describing services in local churches, community-based organizations, public agencies, schools, merchant organizations, neighborhood associations, recreation centers, schools, Head Start centers, and community colleges. TUC also conducts significant "in-reach" to the approximately 8,000 clients served annually by TUC programs.

Each affordable housing project includes a community outreach component whereby neighbors and stakeholders can make their voices heard with regard to the project and its impacts on the neighborhood. TUC's standard community outreach entails connecting with neighbors by mail and phone, doing targeted outreach to community groups and other stakeholders like schools and local businesses, and posting public information on the development site to solicit public engagement. Initial informational outreach is followed by two to three community meetings either in person or remote in which public input is solicited and incorporated through design charrettes and moderated feedback sessions. TUC prides itself on a community-centered approach and is committed to incorporating community input to the highest extent feasible. With funds from the EPA Multipurpose Grant, this process would be expanded to include community outreach around environmental site assessment, as well as investigation and cleanup, as applicable.

With the USEPA Grant funding, TUC would like to implement the following:

- the Removal Action Workplan for 2700 International Boulevard
- a Phase I and Phase II investigation and site reuse planning at 36th and Foothill and other future projects in the pipeline
- developing an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site

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

Lisa Hanusiak
December 22, 2025
Page 3 of 3

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

Sincerely,

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

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

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

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION:

Target Area and Brownfields:

1.a. Overview of Brownfield Challenges and Description of Target Area: Located in northern California, just east of San Francisco, is the City of Oakland (City, pop. 440,000). East Oakland, an area within the City, comprises about 15 sq mi., stretching from the edge of the City's downtown to the City of San Leandro in the south. The grant's Target Area (TA) consists of ~10 sq. mi (thirty-eight (38) Census Tracts (CT)) in East Oakland and is bordered by the MacArthur Freeway (I-580) to the east, 23rd Avenue to the north, and the City of San Leandro to the south. The western edge of the TA faces a basin of the San Francisco Bay. The TA is along International Boulevard, a main corridor running through many disadvantaged neighborhoods in East Oakland. Please see attached map for TA location.

Founded in 1964 as a nonprofit community development organization and headquartered in East Oakland, applicant The Unity Council (TUC) is committed to enriching the quality of life in the City of Oakland, where its mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn and thrive. A \$1,000,000 US Environmental Protection Agency (EPA) Brownfields Multipurpose Grant will assist TUC in redeveloping multiple properties for affordable housing and community serving commercial space for nonprofits and local businesses in the Target Area of East Oakland

In-migration into East Oakland began after the 1906 San Francisco earthquake, which led to the transformation of primarily agricultural lands into residential use to accommodate the influx of residents. The higher density and historic urban setting contribute to the current brownfield conditions in the TA. As experienced through previous environmental assessments at other TUC developments, sites in the TA are often at or near dry cleaning facilities that operated between the 1950s-1970s, historic auto repair facilities, and underground storage tanks. These historic uses have caused contamination to be prevalent within the TA. Today's East Oakland was also shaped by 1940's housing policies which encouraged white and higher-income residents to bring their tax dollars to the segregated suburbs, and in tandem, redlining maps set the stage for public-sanctioned disinvestment in the area by designating all of East Oakland as a risky place for banks to lend. This redlining encouraged industrial, manufacturing and automotive uses to become predominant, especially along the main thoroughfare, International Blvd. To this day, these uses remain prevalent in the area, exemplified by the General Electric site, a highly toxic 25-acre former transformer plant declared a public nuisance by the City in 2011. There are more than 200 sites in the TA listed in the State of California's Envirostor and Geotracker environmental databases.

These historic and ongoing sources of pollution, contamination, and disinvestment in East Oakland mean that the area has among the highest proportion of brownfield sites, groundwater quality threats, hazardous waste sites, and environmental pollutants in the State, according to CalEnviroScreen 4.0, created by the State Office of Environmental Health Hazard Assessment (OEHHA). Contaminants, including, but not limited to, diesel, particulate matter, toxic releases, traffic emissions, and lead contamination, are primary pollutants of the air, groundwater, and soil. These pollutants, which have created the disproportionate number of brownfield sites in East Oakland, are a direct result of the governmental policies that concentrated industry, highways, and other polluting uses in this area. The assessment and cleanup of key sites in East Oakland, made possible with EPA funding, will catalyze the development of affordable housing and community services to support a low-income, disadvantaged community currently facing legacy environmental contamination and significant housing insecurity.

1.b. Description of the Priority Brownfield Sites: TUC engages with several new sites per year and has identified two priority sites which have significant environmental health concerns.

Priority Site #1: 2700 International: This site shares the addresses of 2700 International Boulevard, 2712-2716 International Boulevard, 2720 International Boulevard, 1409 Mitchell Street, and 1415 Mitchell Street. At 0.61-acres, this property consists of five contiguous parcels (APNs: 25-712-14, 25-71215, 25-712-16, 25-712-17, and

25-712-19-2) and is located on the northern side of International Blvd, between 27th Ave and Mitchell St, in a mixed residential and commercial area. It currently hosts two commercial buildings and a parking lot. No residential relocation is required for the project. However, there are existing commercial office tenants that will be relocated and are subject to relocation benefits. This is outlined in a project Relocation plan that is in accordance with applicable guidelines set forth in the Uniform Relocation Act and the California Relocation Assistance and Real Property Acquisition Guidelines. The Relocation Plan has been reviewed and approved by appropriate local agencies.

The current buildings at 2700 International Blvd were constructed around 1968. In August 2019, TUC's qualified environmental professional (QEP) completed a Phase I ESA (All Appropriate Inquiries) did not find any recognized environmental conditions (RECs). Neighboring properties suggested potential contamination on the priority site, a phase II was completed, and TPHd, arsenic, lead, nickel and vanadium were identified in the soil. In June 2021, TUC entered into a voluntary oversight agreement with the State of California's Department of Toxic Substances Control (DTSC) for 2700 International. During November 2022, supplemental site investigation showed TPHd, arsenic, mercury and lead were detected at concentrations exceeding applicable screening levels. VOCs were detected in soil vapor, and only tetrachloroethylene (PCE) concentrations TUC, the QEP, and DTSC are currently working together on finalizing the Remedial Action Workplan. This multipurpose grant will support funding for the 2700 International Blvd cleanup scope in accordance with the Remedial Action Workplan and catalyze the affordable housing development project. The 2700 International reuse design has already received planning approvals and will be ready to start construction once remediation is complete.

Priority Site #2: 36th and Foothill: In March of 2025, the City of Oakland issued a Request for Proposal to design and develop permanently affordable housing on the property located alongside the northeastern side of Foothill Boulevard and 36th Avenue at 3550, 3566, 3600 and 3614 Foothill Boulevard. The City selected TUC as developer for the site and entered into an Exclusive Negotiating Agreement (ENA) Period, in which City staff and TUC will negotiate the terms of a binding lease agreement the development of the site. The ENA also grants TUC site access to begin environmental assessment, clean up planning, and site reuse planning. In 2009, The City of Oakland completed a Phase I and Phase II ESA on the site. Soil and groundwater sampling indicated low to moderate levels of petroleum hydrocarbons as diesel and oil present in the soil and groundwater. Boring samples also contained low levels of benzene, toluene, ethylbenzene, xylenes, chloroform, and TCE. TUC will need to update the environmental assessment for the site and will be responsible for coordinating and implementing a cleanup plan with regulatory oversight. TUC will also create a feasible site reuse plan for this site which will include affordable housing and an Early Head Start Center at the ground floor.

1.c. Identifying Additional Sites: TUC is suitable for the Multipurpose grant as an opportunistic non-profit developer that can come in quick and is ready to move on new site opportunities. In pursuing additional sites for assessment/remediation, the TUC Real Estate Department reports to the Board's Real Estate Committee using the following criteria to prioritize sites: (1) Additional sites would be ideally situated near other TUC services and properties in a neighborhood hub approach, giving more opportunities and support services for future residents (2) Additional sites are in line with community revitalization plans (3) Additional sites have been evaluated through feasibility modeling and architectural study of site constraints (4) Sites are prioritized if public subsidy, tax credit investor capital, and rents can support the development costs (5) TUC analyzes the competitive affordable housing financing sources to determine if specific site locations will be likely to obtain funding for new construction or preservation of affordable housing (6) Community support, political support, and zoning are other criteria that will be analyzed for prioritizing additional sites. Due to the opportunistic market for sites to develop affordable housing, additional priority sites may be within the City of Oakland as a larger target area that can be addressed with any left-over funds.

Revitalization of the Target Area:

1.d. Overall Plan for Revitalization:

Plan Bay Area 2040 is the nine-county San Francisco Bay Area’s Sustainable Communities Strategy and Regional Transportation Plan, adopted in 2017 by the Association of Bay Area Governments (ABAG). This long-range regional plan designates three areas in East Oakland to be **Priority Development Areas** (PDAs). The Fruitvale, Eastmont and Coliseum PDAs cover roughly seventy-five percent (75%) of the TA defined in this application. These are designated growth areas for affordable housing, in line with municipal and regional goals. The priority sites at 2700 International and 36th and Foothill are within these Priority Development Areas and will further promote the plan’s regional priorities include the reduction of per-capita greenhouse gas emissions and the promotion of more compact, mixed-use residential and commercial neighborhoods near transit in order to accommodate an influx of new projected households and employment opportunities in the Bay.

The City of Oakland 2023-2031 Housing Element identifies policy direction to meet the housing needs of the City. With robust community input, the Housing Element reflects the recent housing opportunities, challenges, and approaches that have emerged in the Oakland community. One key goal in the Housing Element is to ‘Close the Gap Between Affordable and Market Rate Housing Production by Expanding Affordable Housing Opportunities.’ As California’s housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland’s increased housing needs. The reuse planned at 2700 International and 36th and Foothill as well as additional priority sites will be in line with the City’s Housing Element by increasing production of deeply affordable housing and promoting infill, neighborhood stability, and health.

The fundamental goals of the **International Boulevard Transit-Oriented Development** (IBTOD) Plan, which was adopted by the City in 2011, are to leverage the investment of the new Bus Rapid Transit (BRT) system and associated projects to revitalize the International Boulevard corridor. The vision of the IBTOD Plan includes making International Boulevard an attractive main street by creating safe, thriving, vital communities with successful businesses and public services. 2700 International Boulevard is within the Fruitvale sub-area of the City of Oakland’s International Boulevard Transit-Oriented Development Plan. The plan’s vision for the Fruitvale sub-area of International Boulevard includes “new high-density mixed-use developments with housing and/or offices above retail.” Recommendations include “encourage the development of mixed-income (affordable and market-rate) housing” and “add bicycle parking.” Priority land uses for Fruitvale laid out in the plan include art galleries and cultural spaces and affordable housing. This vision, these recommendations, and these priorities are directly in line with the plans for 2700 International.

Oakland Sustainable Neighborhoods Initiative (OSNI), developed by City of Oakland and 12 community-based organizations in February 2021, has stated goals of preserving and creating quality transit, workforce housing, economic development, and public health and safety along the International Boulevard corridor. OSNI was designed to build on the IBTOD to ensure that the area benefited from the significant local development and investment planned for the area (specifically the new AC Transit Bus Rapid Transit line). 2700 International will address specific goals and desired outcomes of OSNI including the mitigation of displacement of long-term Corridor residents and small businesses and the increase of development of affordable housing led by partner agencies such as The Unity Council (among others). The Unity Council was an Anchor Institution of OSNI, as a key community-based organization working along the International Boulevard Corridor. The Unity Council as developer, manager, and owner of the site, 2700 International is at the nexus of affordable housing, equitable transit access, and anti-displacement, both commercial and residential. This project will provide below-market-rate housing and commercial space that is transit-oriented and within the target area outlined by OSNI. This project is therefore in line with the stated goals of OSNI.

This EPA Multipurpose grant will provide gap funding needed to assess and remediate these sites and accelerate the development of housing for low-income residents in the TA. The grant will also support the

development of a feasible site reuse plan for 36th and Foothill, with the goal of developing affordable housing and an Early Head Start childcare facility. Together, the 2 priority sites would bring an estimated 150 units of permanently affordable housing and community-serving spaces into the East Oakland community. These housing units would be reserved for residents of low- and moderate-incomes (60% AMI and below), a population which is disadvantaged economically and disproportionately persons of color. Additional sites assessed would help to increase the amount of affordable housing developed in the TA.

1.e. Outcomes and Benefits of Overall Plan for Revitalization: The resulting affordable housing planned in the TA will allow workers to remain closer to employment opportunities, rather than being displaced to affordable homes further from jobs in Oakland and the greater San Francisco Bay Area. These housing units will be owned and operated by TUC, an experienced service provider, who would provide support to the residents to bolster their health, financial and educational wellbeing. The ground floor commercial spaces will provide below-market rent, supporting local small businesses as well as an Early Head Start facility which provides subsidized childcare in support of families going to work. The remediation and planned reuses in the TA will expand Oakland’s ability to attract new businesses and support existing businesses, increasing job opportunities and economic growth in the TA.

Oakland’s 2021-2026 Local Hazard Mitigation Plan (LHMP, 2021) is a guide to increasing the Oakland community’s resilience in the face of natural disasters, such as earthquakes, floods, extreme heat and fires, and requires safe, decent and affordable housing as well as promoting sustainable building practices. The new buildings at the priority sites will provide safe and resilient spaces for low-income people and families during extreme heat and other natural disasters. The new buildings will also be energy efficient and make use of solar technologies and other fossil fuel reduction measures including creating electric only buildings, solar panels at the rooftop, and designing energy efficient buildings to the California Green Point Rating Gold Standard. The TA is served by a community choice aggregation that purchases renewable energy for electricity.

Strategy for Leveraging Resources:

1.f. Resources Needed for Site Reuse: TUC has extensive expertise in leveraging and developing partnerships that bring resources to our projects. TUC is eligible for and has secured funding commitments for 2700 International that will cover the redevelopment and construction costs as seen below. Due to secured funding, the EPA Multipurpose Grant would be pivotal in catalyzing the redevelopment at 2700 International. Once remediation is complete, the development of affordable housing on this priority site will be able to begin construction.

Leveraging Source	Purpose/Role	Amount (\$)	Status
City of Oakland	Funding for 2700 International redevelopment and construction costs	\$16,300,000	Secured
Oakland Housing Authority	Funding for 2700 International redevelopment and construction costs	\$3,800,000	Secured
CA State Department of Housing and Community Development	Funding for 2700 International redevelopment and construction costs	\$9,467,499	Secured
Federal Low-Income Housing Tax Credit	Funding for 2700 International redevelopment and construction costs	\$22,997,700	Secured

The TUC staff will analyze and design the feasible site reuse plan at 36th and Foothill, similar to the leveraged sources for 2700 International, maximizing eligibility and competitiveness in affordable housing financing competitions. TUC works closely with the City, the County of Alameda, and commercial and mission-driven lenders to secure financing commitments on housing development and acquisition projects. These funds can in part be used to remediate existing sites to create safe affordable housing. Should there be unexpected issues with cleanup, TUC has identified the CA State Department of Housing and Community Development (HCD) which provides funding for brownfields cleanup as part of many housing development related grant and loan programs, including, but not limited to, the Infill Infrastructure Grant program.

1.g. Use of Existing Infrastructure: Priority sites in the TA will be infill development, utilizing existing roads, water, electrical, and data infrastructure. When feasible, priority sites will consider rehabilitation of existing housing. East Oakland also has known issues with aging infrastructure that are outdated and/or in need of repair. When developing affordable housing, TUC works with the City of Oakland Public Works Department, PG&E (Electrical Utility provider), and East Bay Municipal Utility District to determine required and suitable infrastructure upgrades such as street repaving, enhancing sewer and stormwater, enhancing lighting and wayfinding, and upgrading electrical infrastructure. For the priority sites, TUC will upgrade infrastructure as needed using funds such as state and federal tax credit funds, state HCD housing development funds, City and County grant and loan programs, and traditional loan funds.

The development of housing near transit (Transit-Oriented Development, or TOD) is a priority for the City, State and County. East Oakland is served by a rapid-transit train, an existing bus network, and a new bus-rapid-transit line. In addition, there is an ongoing regional plan to connect East Oakland to Downtown Oakland by means of a new dedicated bike path. Development of TUC's priority sites will enable those residents to make use of this existing and planned infrastructure.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

Community Need:

2.a The Community's Need for Funding: The TA's poverty rates in East Oakland make clear that there is limited capital (and property tax revenue) available to invest in projects like 2700 International that address environmental health, despite its urgency as a public health matter. In the TA, 2019 Census data show that 22% of residents were below the poverty line, compared with 8% in the County. Of the 38 TA CTs, 24 experience persistent poverty as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.

Since California abolished redevelopment agencies, the City and County do not fund site assessment or cleanup, and the State has limited and sporadic funds available for either. Furthermore, recent cuts to the State's budget have made limited resources for affordable housing more competitive. Currently, funds for site assessment and community outreach around site reuse and development are sourced on a project-by-project basis through grants, loans, and lines of credit. TUC takes on risk for each project through an investment of staff time and our balance sheet in leveraging recourse debt to support acquisitions. As a housing nonprofit, TUC does not have organizational funds or equity to support site assessment and clean up. This Multipurpose grant would amplify TUC's capacity to preserve and protect affordable housing in the East Oakland area by providing necessary funds for remediation and assessment activities for the proposed projects at 2700 International, 36th and Foothill, and future priority sites in the TA.

2.b. Health or Welfare of Sensitive Populations: A disproportionately high number of children live within the sensitive populations of the Target Area and East Oakland in general. As much of the San Francisco Bay Area becomes increasingly unaffordable to families with children, East Oakland has remained a bastion for families. About 26% of the TA population is under 18, as compared to about 20% of the County population. Children are more vulnerable than adults to almost every kind of environmental pollutant, whether in air, soil, groundwater, or building materials, and their heightened vulnerability to these contaminants is a key reason why identifying and addressing brownfields in East Oakland, specifically the Fruitvale neighborhood, which covers a large portion of the TA defined in this application, is crucial and time critical.

Key characteristics pulled from 2019 Census data demonstrate broad disparities between the TA and the surrounding region. In the TA, income and educational attainment lag behind the rest of the County to a staggering degree. Only about 20% of TA residents over 25 have a college degree, as compared to nearly 50% county-wide. Unemployment in the TA is almost double the County average, at nearly 8%, and household income is about half of the average for the rest of the County (\$55,882 vs \$110,397). A majority of households rent rather than own their homes (60%) while in the County as a whole, most households are owner-occupied. 32% of TA households, on average, are "cost burdened" as defined by the Department of Housing and Urban

Development, those that spend more than 30% of their income on housing costs. This is a significantly higher percentage than is paid by most renters in the County (Census). Households are cramped, with 15% of homes overcrowded compared to 7% in the rest of the County. The financial burden borne by TA residents breeds vulnerability. In the case of a job loss or medical issue, households which are already paying too much for rent and who don't have significant savings, home equity, or job prospects to fall back on are a greater risk of a housing or financial crisis. The cleanup and reuse and/or preservation of priority sites will reduce unintended exposure to environmental toxins, accelerate the construction of healthy affordable housing for vulnerable residents, and improve prospects for economic advancement and access to services.

The cleanup at 2700 International Blvd. and other priority sites will help build affordable housing in East Oakland for extremely low to low-income families by helping to address homelessness and rent burdened households in the TA. The cleanup at 2700 will also address many of the environmental contaminants associated with Brownfield sites such as lead contamination, diesel and traffic emissions that have led to contaminated soil and soil vapor found at site along International Boulevard. Overall, this grant will facilitate increased capacity to assess sites and plan for future site reuse and revitalization.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Data from the Alameda County Department of Public Health (ACDPH) determined that TA residents have a life expectancy six years shorter than other County residents, in part due to health indicators with a clearly documented linkage to environmental pollutants. A 2010 study by the EPA-funded Health Effects Institute found a link between traffic-related air pollution and heart disease and asthma, especially among children. In addition, the EPA's guidance on vapor intrusion states that compromised indoor air quality from soil toxins can lead to cancer and other negative health outcomes. A 2020 study in *The Lancet* showed a direct linkage between historical redlining and ER visits for asthma in Oakland. California's Office of Environmental Health Hazard Assessment (OEHHA) shows that the census tracts within the TA are among the most polluted in the State in terms of diesel, lead, groundwater contamination, and number of cleanup sites. Asthma: In the three zip codes most closely aligned with the TA (94601, 94603, 94621), about 20% of children have asthma, as compared with 16% county-wide, and the rate of ER visits for asthma is more than double the County average. The rate at which children in the TA visit the hospital for asthma is greater than six times the rate in zip code 94611 (ACDPH 2018). The TA is in the 97th percentile statewide for asthma (OEHHA). Heart disease and stroke: The TA is in the 66th percentile statewide for cardiovascular disease (OEHHA). On average, 30% of TA residents have high blood pressure compared to 25% of residents in Alameda County.

2.d. Economically Impoverished/Disproportionately Impacted Populations: A 2021 CalEPA report entitled "Pollution and Prejudice" concludes that among the lingering effects of intentional redlining is increased pollution and associated health effects. East Oakland is a prime example of this. Most of East Oakland was deemed unsatisfactory for lending, according to redlining maps, and was therefore an intentional siting for industry, multiple freeways and throughways, an airport, and other polluting elements. This systematic neglect has allowed legacy brownfields to remain intact and pose health and safety risks to the predominantly lower-income (half the County average) East Oakland. For generations, disinvestment and resulting industrial siting has harmed this community and stagnated economic opportunities. The community in East Oakland has need for more housing opportunities, especially for low-income households, due to the histories of environmental racism and redlining in the TA. This grant will enable infill development to bring much needed affordable housing and community serving amenities to this area of East Oakland.

Multipurpose Grant funds will allow TUC to identify and remediate sites for future infill development. Concentrating funds for this purpose in East Oakland will directly redress the disinvestment and will result in increased economic growth, access to jobs and services, as well as improved health outcomes for sensitive populations. Affordable housing and other services envisioned on the priority sites will provide much needed housing stock in the TA, reducing the impact of housing shortage in the City and region, increase local tax base

and new job growth, as well as providing beneficial reuse for the local community which has been living with potentially toxic sites blighting their neighborhoods.

Community Engagement:

2.e. Prior/Ongoing Community Involvement: TUC staff will lead the stakeholder communications and input process required during grant implementation. Staff have held three community outreach meetings within roughly a two-year timeframe both in person and remotely for 2700 International to understand neighborhood priorities and feedback about proposed designs and the overall need for the projects. Additionally, staff have secured letters of support from local nonprofit housing organizations, neighborhood groups and local government leaders highlighting the need for deeply affordable housing and quality projects like 2700 International. Because the timing of the community outreach overlapped with the mandatory Shelter in Place order due to the COVID-19 pandemic, in-person meetings were not allowed to occur. Project management staff therefore made use of web-based meeting and presentation platforms in lieu of in-person gatherings. A website was crafted with a project description, architectural renderings of the design plans, and virtual tours of the planned project. The website includes a survey soliciting project feedback, as well as contact information for TUC staff. To encourage as much feedback as possible, several rounds of mailers were sent to all addresses in the surrounding neighborhood, and flyers were distributed to neighbors within a block of the project site and to tenants of the existing buildings on the site. These mailers and flyers contained information about the project, the website information, and project management contact information in both English and Spanish. At least 14 conversations with individual community members resulted from this survey and website, as detailed on the enclosed Community Engagement Log. In addition to outreach to neighbors, project staff set up individual meetings with institutional neighbors. These included the owner of 2648 International Boulevard, a high-rise commercial building across 27th Ave from the project site, meetings with the principals of the two Oakland Unified School District elementary schools across International Boulevard from the site, and a meeting with the management staff of St. Joseph’s, a senior affordable housing development approximately one block from the site.

TUC prides itself on a community centered approach and is committed to incorporating community input. The 36th and Foothill priority site as well as additional assessment sites will include the same community outreach components whereby neighbors and stakeholders can make their voices heard with regard to the project and its impacts on the neighborhood. TUC’s standard community outreach entails connecting with neighbors by mail and phone, doing targeted outreach to community groups and other stakeholders like schools and local businesses, and posting public information on the development site to solicit public engagement. Initial informational outreach is followed by two to three community meetings either in person or remote in which public input is solicited and incorporated through design charrettes and moderated feedback sessions. With funds from the EPA Multipurpose Grant, this process would be expanded to include community outreach around environmental site assessment, as well as investigation and cleanup, as applicable.

2.f. Project Involvement / 2.g. Project Roles: The following community organizations have been key in emphasizing the need for affordable housing in the target area and in the City of Oakland as well as helping to voice support for 2700 International and will continue partner with TUC for priority sites in the target area:

Organization	Mission	Point of Contact	Specific Role in Project or Assistance Provided
The Unity Council	Our Mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive.	Audrey Chau-Cuevo Achau-cuevo@unitycouncil.org	Project lead on assessment, remediation, site reuse planning, and community engagement/input
The East Oakland Collective	Provide resident leadership, build resilient communities, break down racial, social and economic injustice in East Oakland.	Candice Elder candice@eastoaklandcollective.com	Support community outreach and input on reuse plans; Support to secure local funding for projects in the TA

The Unity Council | FY26 EPA Brownfield Multipurpose Grant

East Bay Housing Organizations	Educating the public about the affordable housing crisis and its solutions, organizing residents and building strong community coalitions.	Lindsay Haddix 510-663-3830 staff@ebho.org	Coalition of local developers; Support to secure local funding for project; Support on feasible site reuse planning of priority sites in the TA
City of Oakland, Housing and Community Development	Dedicated to improving Oakland's neighborhoods and to making sure all Oaklanders have safe and affordable housing.	Christia Mulvey 510-238-3623 cmulvey@oaklandca.gov	Provide planning approvals; provide local funding for future site reuse and strategy partner on feasibility of reuse sites in TA
City of Oakland, Economic and Workforce Development	The growth of the City's economy, fosters fiscal sustainability, expands job opportunities for all residents, and enhances the City's sense of place and quality of life.	Kimani Rogers krogers@oaklandca.gov	Issued RFP for affordable housing development of the 36 th and Foothill site. Will review environmental assessments and site reuse plans for affordable housing at 36 th and Foothill
Alameda County Health, Housing & Homelessness Services	Build a robust, integrated, and coordinated system of homelessness and housing services	Colleen Budenholzer 510-567-8004 Colleen.Budenholzer@acgov.org	Provide Point in Time Count data and support feasible site reuse strategies representing future low-income and formerly homeless residents.
State of California Department of Toxic Substances	Protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land	Rana Georges 714-484-5450 Rana.Georges@dtsc.ca.gov	Reviewing and approving cleanup plans.

2.h Incorporating Community Input: Community input on priority sites will be received through group and individual engagement with neighbors, community organizations, local schools and businesses, and other stakeholders. Community engagement meetings will occur at key milestones for each priority site, including at least 2 conceptual design charettes per site. Community engagement strategies include mailouts to residential and commercial neighbors within ½ mile of the site, community open house events, online surveys, community advisory groups, design charettes, and 1:1 meetings or phone calls. To engage a wider set of the population, TUC will table at community events to receive input on specific site reuse planning. Community Outreach will include Spanish translation in mailouts as well as Spanish and Vietnamese interpretation at community meetings to address language barriers. Community meetings will be held in the neighborhood senior center to provide ADA accessible meeting space. Through partnership with the State of California Department of Toxic Substance Control (DTSC), TUC also provides 30-day opportunity for public comment on cleanup plans. These community outreach strategies were successfully utilized for the 2700 International priority site. The process will be completed for additional assessment and sites through this Multipurpose Grant to receive community input on future site reuses, target populations served, and overall community goals and concerns with the remediation and redevelopment.

TUC will incorporate community input for example, by modifying building and site designs, changing features of the affordable housing unit mix, and modifying programming. TUC will respond to and consider all input from community members. TUC plans and designs buildings that will meet the needs of neighborhood stakeholders as well as future residents. TUC will incorporate community and partner input into the future use planning, for example whether the planned housing development will be for veterans, artists, seniors, etc. Proposed measures and changes vary based on the specific feedback provided by the public during community meetings as well as feedback from residents in comparable affordable housing developments. TUC and project staff take community input seriously and take actionable steps to address specific and general concerns surrounding affordable housing developments. This committed and responsive approach is the model for TUC's incorporation of community input for all brownfield assessment and redevelopment sites.

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

Description of Tasks/Activities and Outputs: 3.a. Project Implementation / 3.b. Anticipated Project Schedule / 3.c. Task/Activity Lead / 3.d. Outputs:

Task 1 – Program Management, Contractor Procurement, and Reporting
A. Project Implementation: TUC will manage all aspects of the project, including preparation of the Work Plan; procurement of a Qualified Environmental Professional (QEP) for Environmental Site Assessments (ESAs), Revitalization and Reuse Planning, and Cleanup work. During any contractor’s period of work, TUC will monitor to ensure that program funds are spent appropriately and according to the stated timeline and budget. TUC staff will complete all required reporting including quarterly and annual reports and ACRES updates. TUC staff will participate in monthly meetings with EPA to manage the grant’s cooperative agreement as well as preparing regular program updates. TUC staff will also attend training at national and state brownfields conferences. Two TUC staff to attend the National Brownfields Conference in 2027 and again in 2029.
B. Anticipated Project Schedule: Task 1 will be completed over the course of the 5 year grant, starting in July 2026 and ending in July 2031
C. Task/Activity Lead: TUC Staff
D. Outputs: Work Plan, Cooperative Agreement, 20 quarterly reports and 5 annual reports; ACRES Reporting and Final Closeout Report
Task 2 – Cleanup
A. Project Implementation: Implementation of the 2700 International Remedial Action Workplan which includes soil excavation of approximately 3,400 cubic yards and transportation of all impacted soil above the removal goals to an appropriate, permitted off-Site facility for disposal. The State of California Department of Toxic Substance Control’s scientist, engineers, analyst, and project managers will provide regulatory oversight of the Remedial Action Workplan and site closeout.
B. Anticipated Project Schedule: Task 2 Cleanup activities are anticipated to begin in July 2026 once EPA eligibility is approved. Final cleanup/closure report anticipated to be complete by July 2027.
C. Task/Activity Lead: TUC Staff with DTSC overseeing QEP and contractor
D. Outputs: Final cleanup data; Cleanup/Closure Report
Task 3 – Environmental Site Assessment
A. Project Implementation: An anticipated four Phase I ESAs will be conducted on acquisitions sites, including at 36 th and Foothill. According to the results of the Phase I ESAs, an estimated two Sampling Analysis Plans and two Phase II ESAs will be conducted. TUC will review reports for accuracy and oversee QEP to ensure individual assessments are progressing, and the overall project schedule is met. TUC will enter sites into Standard Voluntary Agreement with a regulatory oversight agency and work with the agency to pursue additional assessment, if needed.
B. Anticipated Project Schedule: Assessment on the 36 th and Foothill priority site anticipated to begin in 2026 once EPA eligibility is approved. Assessment and regulatory oversight of additional sites in the Targeted Area will continue throughout the performance period.
C. Task/Activity Lead: QEP(s), overseen by TUC staff (TUC has no QEP on staff)
D. Outputs: Over the course of the grant period, an estimated 4 Phase I ESAs and an estimated 2 Sampling Analysis Plans and 2 Phase IIs will take place.
Task 4 – Revitalization and Reuse Planning and Community Engagement
A. Project Implementation: Brownfield Inventory - TUC staff will identify additional brownfield sites and prioritize one or more sites to develop a feasible reuse strategy. Reuse strategy planning will include project design and conceptualization, cost analysis, and finance road mapping to determine feasibility as well as an Analysis of Brownfield Cleanup Alternatives (ABCA). For all priority sites, TUC will conduct targeted outreach to the neighbors within a half-mile radius of the priority site to inform them of the assessment work, solicit engagement and involvement in the visioning process for the site. TUC will use multimedia outreach in the form of public meetings, flyers, mailers, website/social media outreach, and individual phone calls, all in accordance with public health guidance at the time.

B. Anticipated Project Schedule: Reuse planning for 36th and Foothill is anticipated to begin in October 2027 following the completion of environmental site assessment. Outreach for priority sites as well as additional reuse planning for additional sites will be performed over the course of the grant period.

C. Task/Activity Lead: TUC Staff

D. Outputs: Feasible site reuse strategy for 36th and Foothill and another priority site. Final ABCA for 36th and Foothill and another priority site. Initial community outreach regarding the site reuse strategy at 36th and Foothill and a minimum of three site-specific outreach efforts will be performed over the course of the grant period.

3.e. Cost Estimates:

Budget Categories		Project Tasks (\$)				Total
		Task 1 Programmatic Support	Task 2 Clean Up	Task 3 Environmental Site Assessment	Task 4 Site Reuse Planning and Community Outreach	
Direct Costs	Personnel*	\$39,600			\$9,000	\$48,600
	Fringe Benefits					
	Travel	\$2,500				\$2,500
	Equipment					
	Supplies					
	Contractual		\$12,000	\$126,000	\$185,000	\$323,000
	Construction		\$615,000			\$615,000
	Other**	\$4,900			\$6,000	\$10,900
Total Direct Costs		\$47,000	\$627,000	\$126,000	\$200,000	\$1,000,000
Indirect Costs						
Total Budget		\$47,000	\$627,000	\$126,000	\$200,000	\$1,000,000

*Administrative costs for the Multipurpose Grant not to exceed 5% of the total EPA-requested funds

**Other includes \$4,900 for 4 Brownfields Conference attendees and \$6,000 for outreach mailing/materials for 4 sites

Task 1 Programmatic Support and Brownfields Conference Attendance (Total Costs = \$47,000, costs based on TUC staff costs): 24 hours of staff time to create workplan and 24 hours of staff time to create the cooperative agreement at \$75 per hour for a total of \$3,600; 10 hours of monitoring and reporting per quarter for 20 quarters at \$75 per hour for a total of \$15,000; 3 hours of meeting with EPA per quarter for 20 quarters at \$100 per hour for a total of \$6,000; 50 hours of QEP oversight per site at \$75 per hour for a total of \$15,000; Brownfields Conference Cost for 2 staff to attend in 2027 and 2029: Airfare/travel, 3 nights hotel, 4 days per diem, registration fees for a total of \$7,400.

Task 2 Clean Up (Total Costs = \$627,000, cost based on clean up plan and previous regulatory oversight staff costs): Clean Up Plan Implementation for the 2700 International priority site, which includes soil excavation costs provided in Remedial Action Workplan (prepared by Ninyo & Moore in October 2025) estimated at \$615,000 for cost of permitting, excavation/removal of approx. 3,400 cubic yards of soil, transportation, and disposal at an approved off-Site disposal facility. 80 hours of Regulatory Oversight Costs for 2700 International at \$150 per hour for a total of \$12,000.

Task 3 Environmental Site Assessment (Total Costs = \$126,000, cost based on historical assessment costs for similar work): Perform and finalize Phase I ESAs for 4 sites (including the 36th and Foothill priority site) at \$5,000 each for a total of \$20,000. Draft and finalize 2 Sampling and Analysis Plans for 2 sites at \$4,500 each for a total of \$9,000. Perform and finalize 2 Phase II ESAs estimated at \$33,500 each for a total of \$67,000. 100 hours of Regulatory Oversight Costs per site for 2 sites at \$150/hr for a total of \$30,000.

Task 4 Revitalization and Reuse Planning (Total Costs = \$175,000, cost based on historical reuse planning and outreach budgets for similar work): Site Reuse Planning (Architectural, Civil, Survey, and Landscape Concept

Design) to develop feasible site reuse plan for 2 sites (including the 36th and Foothill priority site) at \$84,000 per site for a total of \$168,000. Develop Analysis of Brownfield Cleanup Alternatives (ABCA) for 2 sites at \$8,500 each for a total of \$17,000. Outreach mailing, presentation boards, participant support costs (stipend and raffle prizes) and translators are estimated to cost \$1,500 per site across 4 sites for a total of \$6,000; Outreach staff time is estimated at 30 hours per site for 4 sites at \$75 per hour for a total of \$9,000.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: Specific metrics and deliverables will be tracked and reported to EPA through quarterly reports, meetings, and ACRES to ensure that the project is meeting projected milestones according to the schedule detailed in the workplan. If the schedule and/or deliverables deviate from the workplan, TUC staff in coordination with EPA will reevaluate these items to ensure that they are in line with clear, attainable deliverables on an actionable timeline. Metrics by which TUC will measure and track using Excel and other project management tools are: • Number of Tons of soil excavated; Milestone: All contaminated soil removed and off-hauled from project site • Number of sites assessed and Number of property transactions • Number of cleanup plans created; Milestone: Final Remedial Action Workplan complete • Number of affordable housing units assessed for environmental health conditions • Acreage of land in East Oakland assessed for environmental health conditions • Units constructed or affordability preserved; Milestone: Construction Completion and 100% units leased up.

All of these metrics will be tracked through ongoing reporting and monitoring activities and refinement of these tracking efforts will be discussed at regular meetings with EPA. Outcomes will also be reported in ACRES. TUC will inform EPA and other project partners of groundbreaking and ribbon cutting events. These outcomes and events are memorialized in newspaper clippings, TUC, EPA, City of Oakland, and partner websites, news outlets, and social media.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability: 4.a. Organizational Capacity / 4.b. Organizational Structure / 4.c Description of Key Staff:

The Unity Council is a neighborhood-based social equity development corporation founded in East Oakland more than 55 years ago. With approximately 300 employees and an annual budget of over \$42 million, TUC's services reach more than 12,000 individuals in five languages annually. Over the years, TUC has invested over \$100 million in community assets, including over 200,000 sq.ft. of community-serving facilities including a public library branch, charter high school, senior center, health clinic, and early education center. TUC owns and manages approximately 400 affordable and market-rate apartments in ten buildings, with several hundred more in the pipeline. TUC specializes in infill housing development and adaptive reuse of existing buildings, many with pre-existing environmental concerns. TUC works with a wide variety of referral partners, including community members, real estate brokers, and other developers. TUC works with commercial realtors and brokers to evaluate sites that are on the market. TUC also works closely with the City of Oakland when determining new site acquisitions. For example, TUC was the selected developer in response the 36th and Foothill Request for Proposals to develop affordable housing on public land.

The Chief Executive Officer (CEO) of TUC reports to a twelve-member Board of Directors. The Board supports the work of TUC and provides mission-based leadership and strategic governance. TUC is composed of various departments delivering services and managing ongoing operations including: Real Estate Development, Human Resources, Property Management, Children and Family Services, Data & Compliance, Communications & Public Relations, Technology & Systems, Social Enterprise and Community Programs. While day-to-day operations are led by the CEO, board members are responsible for approving TUC's annual budget, audit reports, and material business decisions. The board's Real Estate Committee, composed of members with relevant expertise, approves all real estate-related decisions. TUC's Senior Leadership team and Board of Directors are composed entirely of underrepresented and/or minority groups, and TUC's 300 employees are 70% Latino, 13% Black, and 8% Asian.

The TUC staff will work to ensure the timely and successful expenditure of funds and completion of the grant's technical, administrative, and financial requirements. The list below summarizes the staff involvement with an

EPA Multipurpose Grant: **Chris Iglesias, CEO**: A recognized public sector leader with a longstanding career in the Bay Area. Previously San Francisco Mayor's Senior Advisor on Jobs and Contracting Programs, Executive Director of San Francisco's Human Rights Commission, and the Founding Director of CityBuild—San Francisco's nationally recognized construction workforce program aimed at training residents for public and private construction projects. Role: oversee community outreach and communications plan; strategize with the Board Committee. **Aubra Levine, Vice President of Real Estate Development** (10 years): An industry thought leader with over a decade of experience building affordable housing and community-serving commercial space. Role: manage site selection and acquisition strategy; oversee site acquisition and interaction with public entities. **Audrey Chau-Cuevo, Project Manager** (2 years): An experienced affordable housing professional with 2 years of experience in development, finance and construction of affordable housing. She has a Masters of City Planning from University of California, Berkeley. Role: Oversee Project Management, Procurement, Community Outreach, Design Review and Coordination with Consultants and DTSC. **Karen Webb, Grants and Contracts Manager**: An experienced financial manager with over 30 years in grant and financial management, she oversees \$10 million annually in Federal, State, and local grants. Role: provide expertise on reporting and grant management.

4.d. Acquiring Additional Resources: TUC has successfully selected contractors to perform ESAs and other site diligence for all sites in its portfolio. TUC will select contractors for the Multipurpose grant tasks through a fair and open bid process, in compliance with all applicable federal, state and local procurement laws and regulations including but not limited to 2 CFR 200 and 1500 as well as 40 CFR 33. It will select a QEP with similar experience in this type of remediation for the intended future residential use of the priority sites. TUC also has systems in place to replace essential staff and hire additional contractors if needed.

Past Performance and Accomplishments:

4.e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: TUC was awarded a FY 22 \$500,000 Community-wide Assessment Grant, which remains open through July 2026. Funds were utilized for various activities including community outreach and Phase I ESA, Phase II, and site reuse planning for one site, 2610 International. TUC received approval of a site exemption to spend additional amount on one site in order to take necessary steps in site reuse planning towards cost certainty and feasibility studies. The site was one of the first projects in the City of Oakland to address the City's brand-new objective design standards, which were considerably more complex and time consuming than it might have been otherwise. The outcomes for 2610 International include completed Phase I, Sampling Analysis Plan, and Phase II, and community outreach completed. Outcomes also include architectural plans for site redevelopment of affordable housing and cost estimate for feasibility analysis. Grant proceeds also supported two project team members in attendance of the 2025 Brownfields Conference EPA training and the submission of 9 quarterly reports associated with the Communitywide Grant funding, which has been accurately reflected in ACRES. TUC will continue with site assessment and reuse planning for additional sites during the remainder of the grant period.

4.e.(2) Compliance with Grant Requirements: The grant above is in full compliance with administrative regulations. TUC staff have submitted punctual quarterly reports for all projects under the Communitywide Assessment Grant. Staff have also submitted regular ACRES reporting for projects and grant funding. Significant progress has been made under the grant project to date, including successful completion of the Phase II ESA report for 2610 International Blvd in accordance with the EPA-approved SAP and its addendum, and completion of a Phase I ESA report for 2610 International Blvd. Consultant design team continued development of schematic plans for 2610 International Blvd. TUC regularly engages with EPA project officer through routine meetings to discuss updates. TUC continues to comply with reporting requirements, including ACRES updates and quarterly reporting. These efforts demonstrate significant progress in implementing the cooperative agreement.

Threshold Criteria Responses

1. Applicant Eligibility

- a. The Unity Council (applicant) is a nonprofit organization. Please see attached IRS Determination Letter demonstrating tax-exempt status under section 501(c)(3) of the IRC
- b. The Unity Council is not exempt from federal taxation under section 501(c)(4) of the IRC

2. Community Involvement

TUC staff will lead the stakeholder communications and input process required during grant implementation. Staff have held three community outreach meetings within roughly a two-year timeframe both in person and remotely for 2700 International to understand neighborhood priorities and feedback about proposed designs and the overall need for the projects. Additionally, staff have secured letters of support from local nonprofit housing organizations, neighborhood groups and local government leaders highlighting the need for deeply affordable housing and quality projects like 2700 International. Because the timing of the community outreach overlapped with the mandatory Shelter in Place order due to the COVID-19 pandemic, in-person meetings were not allowed to occur. Project management staff therefore made use of web-based meeting and presentation platforms in lieu of in-person gatherings. A website was crafted with a project description, architectural renderings of the design plans, and virtual tours of the planned project. The website includes a survey soliciting project feedback, as well as contact information for TUC staff. To encourage as much feedback as possible, several rounds of mailers were sent to all addresses in the surrounding neighborhood, and flyers were distributed to neighbors within a block of the project site and to tenants of the existing buildings on the site. These mailers and flyers contained information about the project, the website information, and project management contact information in both English and Spanish. At least 14 conversations with individual community members resulted from this survey and website, as detailed on the enclosed Community Engagement Log. In addition to outreach to neighbors, project staff set up individual meetings with institutional neighbors. These included the owner of 2648 International Boulevard, a high-rise commercial building across 27th Ave from the project site, meetings with the principals of the two Oakland Unified School District elementary schools across International Boulevard from the site, and a meeting with the management staff of St. Joseph's, a senior affordable housing development approximately one block from the site.

TUC prides itself on a community centered approach and is committed to incorporating community input. The 36th and Foothill priority site as well as additional assessment sites will include the same community outreach components whereby neighbors and stakeholders can make their voices heard with regard to the project and its impacts on the neighborhood. TUC's standard community outreach entails connecting with neighbors by mail and phone, doing targeted outreach to community groups and other stakeholders like schools and local businesses, and posting public information on the development site to solicit public engagement. Initial informational outreach is followed by two to three community meetings either in person or remote in which public input is solicited and incorporated through design charrettes and moderated feedback sessions. With funds from the EPA Multipurpose Grant, this process would be expanded to include community outreach around environmental site assessment, as well as investigation and cleanup, as applicable.

3. Target Area

Located in northern California, just east of San Francisco, is the City of Oakland (City, pop. 440,000). East Oakland, an area within the City, comprises about 15 sq mi., stretching from the edge of the City's downtown to the City of San Leandro in the south. The grant's Target Area (TA) consists of ~10 sq. mi (thirty-eight (38) Census Tracts (CT)) in East Oakland and is bordered by the MacArthur Freeway (I-580) to the east, 23rd Avenue

to the north, and the City of San Leandro to the south. The western edge of the TA faces a basin of the San Francisco Bay. The TA is along International Boulevard, a main corridor running through many disadvantaged neighborhoods in East Oakland. Please see attached map for TA location.

Founded in 1964 as a nonprofit community development organization and headquartered in East Oakland, applicant The Unity Council (TUC) is committed to enriching the quality of life in the City of Oakland, where its mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn and thrive. A \$1,000,000 US Environmental Protection Agency (EPA) Brownfields Multipurpose Grant will assist TUC in redeveloping multiple properties for affordable housing and community serving commercial space for nonprofits and local businesses in the Target Area of East Oakland

In-migration into East Oakland began after the 1906 San Francisco earthquake, which led to the transformation of primarily agricultural lands into residential use to accommodate the influx of residents. The higher density and historic urban setting contribute to the current brownfield conditions in the TA. As experienced through previous environmental assessments at other TUC developments, sites in the TA are often at or near dry cleaning facilities that operated between the 1950s-1970s, historic auto repair facilities, and underground storage tanks. These historic uses have caused contamination to be prevalent within the TA. Today's East Oakland was also shaped by 1940's housing policies which encouraged white and higher-income residents to bring their tax dollars to the segregated suburbs, and in tandem, redlining maps set the stage for public-sanctioned disinvestment in the area by designating all of East Oakland as a risky place for banks to lend. This redlining encouraged industrial, manufacturing and automotive uses to become predominant, especially along the main thoroughfare, International Blvd. To this day, these uses remain prevalent in the area, exemplified by the General Electric site, a highly toxic 25-acre former transformer plant declared a public nuisance by the City in 2011. There are more than 200 sites in the TA listed in the State of California's Envirostor and Geotracker environmental databases.

These historic and ongoing sources of pollution, contamination, and disinvestment in East Oakland mean that the area has among the highest proportion of brownfield sites, groundwater quality threats, hazardous waste sites, and environmental pollutants in the State, according to CalEnviroScreen 4.0, created by the State Office of Environmental Health Hazard Assessment (OEHHA). Contaminants, including, but not limited to, diesel, particulate matter, toxic releases, traffic emissions, and lead contamination, are primary pollutants of the air, groundwater, and soil. These pollutants, which have created the disproportionate number of brownfield sites in East Oakland, are a direct result of the governmental policies that concentrated industry, highways, and other polluting uses in this area. The assessment and cleanup of key sites in East Oakland, made possible with EPA funding, will catalyze the development of affordable housing and community services to support a low-income, disadvantaged community currently facing legacy environmental contamination and significant housing insecurity.

4. Affirmation of Brownfield Site Ownership

2700 International, LP, a partnership of which The Unity Council has managerial control, owns the site at 2700 International Boulevard, which is in the target area. The site was purchased in March 2020. The Site is owned by an L.P. to facilitate the use of Low-Income Housing Tax Credits to fund the development of affordable housing. For practical intents and purposes, The Unity Council is the owner of the site, as managing general partner of the L.P. In the attached Grant Deed, please note that the address for the legal owner (L.P.) is the same as The Unity Council's main office: 1900 Fruitvale Avenue, Suite 2A, Oakland, CA, 94601.

The Unity Council affirms that the site meets the CERCLA § 101(39) definition of a brownfield. The 2700 International Boulevard site is:

- a. NOT listed 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.
- c. NOT subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

The Unity Council will use the Multipurpose Grant funding to conduct assessment activities including completion of at least one Phase II environmental site assessment and remediation of at least one site. The plan for assessment and clean up expenditures is on pages 9-11 of the Narrative portion of this application. Funds will support the development of a feasible reuse strategy for at least one priority site that builds on the existing local revitalization plans including Plan Bay Area 2040, the City of Oakland 2023-2031 Housing Element, the International Boulevard Transit-Oriented Development (IBTOD) Plan, and the Oakland Sustainable Neighborhoods Initiative (OSNI) as seen on page 3-4 and 9-11 of the Narrative portion of this application.

6. Expenditure of Existing Grant Funds

The Unity Council has an open EPA Brownfields Community Wide Assessment Grant (BF98T43401). Please see attached Compass documentation displaying available balance and that draw down funds have been dispersed for over 70.00% of the funding for the current grant before October 1, 2025.

7. Contractors and Named Subrecipients

The Unity Council has not selected a contractor that will be compensated with EPA funds made available under this NOFO.