



Service
Integrity
Respect
Community
Leadership
Wisdom
Creativity

1. Applicant Identification:

Everett Housing Authority
3107 Colby Avenue
Everett, WA 98201

R10-26-C-016

2. <https://www.evha.org/>

3. Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$4,000,000

4. Location: City of Everett, Snohomish County, Washington State

5. Baker Heights

2710 14th Street

Everett, WA 98201

Parcel ID: 00386200100000

Phase 1: East side of Block 3, all of Block 4, all of Block 5

(see map)

6.

Project Director:	Executive Director:
Kristen Cane Director of Asset Management and Development 425-303-1109 kristenc@evha.org 3107 Colby Avenue Everett, WA 98201	Sarah Smith 425-303-1195 Sarahs@evha.org 3107 Colby Avenue Everett, WA 98201

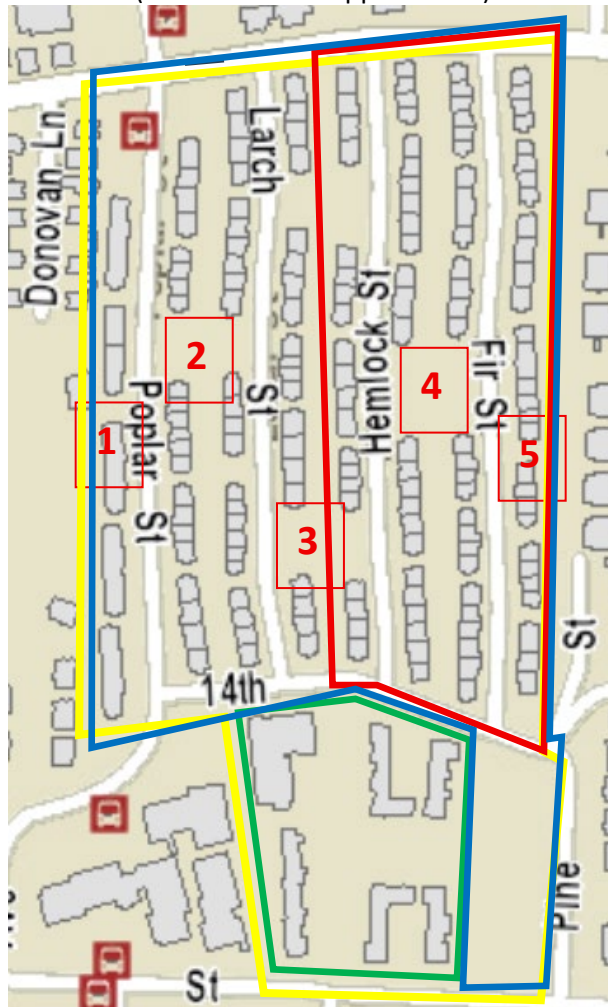
7. Everett, WA pop. 111,337

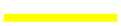




8.

Other Factors	Page #
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3



Baker Heights property
(Boundaries are approximate)



<u>Legend</u>	
Original Baker Heights property	
Madrona Square	
Park District (Reuse Strategy)	
Cleanup Grant Site	
Block Numbers	

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(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Everett Housing Authority (EHA) is requesting EPA Cleanup funding for the abatement of its former public housing site located in northeast Everett, Washington known as Baker Heights (“BH”), which it owns. The City of Everett (“City” or “Everett”; pop.111,337) is in Snohomish County (“County”) in the northwestern part of Washington state (“WA”) on the east shore of Puget Sound roughly 25 miles north of Seattle and 85 miles south of the Canadian border. Established by the City in 1939, EHA’s mission is to create affordable housing and foster healthy communities where households thrive. The Target Area (TA) is a Census Tract (402) designated as a Low-Income Community Opportunity Zone located just northeast of downtown Everett. 6,300 people live in the TA, which includes the entire Delta Neighborhood (“DN”), a historically significant and culturally distinct residential area. The neighborhood gets its name from its triangular “delta” shape, formed by the winding curves of the Snohomish River, essentially a wedge of land pointing towards the waterfront. Like the City, the TA is experiencing pressures of development and rising property values from nearby urban areas.

North Everett was once heavily forested and near the Snohomish tribe’s large winter village known as “Hebolb.” The TA experienced little development after logging, as the City’s large timber processing industry was primarily located along the waterfront of Port Gardner Bay and the Snohomish River, located west of the TA. Everett had the natural characteristics of a profitable port with room for new industry and proximity to the developing Monte Cristo mining district in the nearby Cascade Mountains. A syndicate obtained substantial backing from John D. Rockefeller and other Eastern investors and eventually purchased the land. The Everett Land Company was incorporated in November 1890 and began work to survey and lay out blocks of the new city to be known as Everett.

Maps and aerial photographs of the TA from the early 20th century show almost no development in this central portion of the peninsula until World War II. EHA built BH in 1942-1943 to provide housing for the influx of defense workers and military personnel who were contributing to the war effort at nearby shipyards. The units were converted to public housing after the war. These now vacant residential structures, which contain significant amounts of Asbestos Containing Materials (“ACMs”) and Lead-Based Paint (“LBP”), are a health and safety hazard and have contributed to neighborhood blight and increased crime. The presence of the building’s hazardous materials has resulted in the land’s reuse options being cost-prohibitive.

b. Description of the Proposed Brownfield Site

The portion of BH that has not been redeveloped is Parcel Number 003862-001-000-00 covering approximately 12 acres and consisting of 5 adjacent blocks in Section 15, Township 29 North, Range 5 East, Willamette Meridian. It is bounded by 12th Street on the north and 14th Street on the south, with the west border on the west side of Poplar Street and the east border on the east side of Fir Street. 43 single-story masonry block buildings containing 1-, 2-, and 3-bedroom units are arrayed along streets laid out in a grid pattern on hilly topography. The buildings were constructed using ACMs and LBP and have been vacant since 2019 after EHA relocated all the residents. The buildings were unsuitable for continued residential occupancy based on factors such as failing foundations, walls, roofs, and floor structures, fire safety hazards, and presence of hazardous materials. Retrofit was cost prohibitive and once they were determined to be physically obsolete, EHA began planning for clean-up and reuse of the site.

The environmental clean-up project has been divided into 2 phases based on funding availability. The 1st phase includes approximately 50% of the building square footage (23 buildings) located on the East half of BH from the East half of Block 3, Block 4, and Block 5 (the “Site”). EHA is seeking funding from the WA State Legislature to contribute to the clean-up of the Site. EHA is funding a portion of the project with its funds. The clean-up of the other 50% of the building square footage (20 buildings) on the West half of BH will be completed in a subsequent phase.

Significant local resources have been spent addressing periodic leaks from vandalized water lines, break-ins, theft, squatting, illegal dumping, graffiti, illegal drug activity, and property damage. EHA installed plexiglass over windows, plywood over doors and crawlspace access locations, and gates across roads to deter criminal activity. Despite this, people continually break through the plywood and access units through the floors and walls between units. This is a threat to public safety and health, as the floors and walls contain hazardous materials beyond cleanup levels.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

BH, including the Site, will be developed into a mixed-use development with up to 1,500 mixed-income housing units, approximately 70,600 gross square feet of community-centered commercial and civic uses, open space, and neighborhood amenities. EHA's public outreach included meetings with the Delta Neighborhood Association ("DNA"), City Planning Commission, and the City Council, all of which meaningfully shaped and developed the Reuse Strategy, known as the "Park District" (the "PD"). The PD's planning process included a WA State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS). The SEPA process included extensive public input and participation. The PD is aligned with Everett's Rethink Housing Action Plan Everett, the Everett 2044 Comprehensive Plan, and EHA's 2020-2029 Strategic Plan. According to the Rethink Housing Action Plan, Everett's population is forecasted to grow by over 50,000 people by 2035, which will require 22,777 additional housing units, including 9,200 for households earning 50% of the Area Median Income or less.

Clean-up and reuse are further consistent with Everett 2044 Comprehensive Plan which directs the City to provide "(p)eople living and working in Everett [to] have minimal exposure to air, noise, pollution and toxic chemicals." Abatement of the Site structures aligns with this provision by removing hazardous materials and building new residences that are free of hazardous materials.

The Reuse Strategy will be phased over a 10-year design and construction process, consistent with a EHA's [2020-2029 Strategic Plan](#) objective to create 1,500 EHA-owned or supported housing units by 2030 to help address the City's current and future housing needs. Reuse planning for this Site has already achieved a (1) comprehensive plan amendment, (2) planned development overlay, (3) development agreement, and (4) street reconfiguration (right-of-way vacation/dedication). The city council approved the PD ordinances on July 10, 2024.

To move forward with the Reuse Strategy, the hazardous materials in the remaining structures must be abated. Without funds to do this, the land cannot be reused as envisioned by EHA, the TA, and the City. FY2026 EPA Brownfields Cleanup Grant will provide the funding needed to remediate a portion of BH. This will benefit the residents of the DN and the City immensely by providing a path forward for redevelopment of BH, promoting public welfare and protecting the natural environment. EHA is committed to doing its share to support Everett's housing needs. BH is not in a federally designated flood plain.

d. Outcomes and Benefits of Reuse Strategy

The reuse of BH's land has already proven economically beneficial to the community. The 1st phase of redevelopment of the Site was Madrona Square ("MS"), which was completed in 2023. MS is proof of concept of EHA's reuse strategy. It included funding from the WA Department of Commerce and the County, an FHA 221(d)4 mortgage, Low-Income Housing Tax Credits, and EHA's own funds. 67 units of the 105 units are set aside for homeless families with children enrolled in Everett Public Schools (EPS). Homeless families are referred directly to EHA by EPS to live at MS. The most recent data shows 1,075 EPS students are eligible for these units, or 5% of EPS's entire student body. According to the Small Area Income and Poverty Estimates, 2,424 EPS students live in poverty, or 10.5% of the entire student body. MS also contains a 20-student day care space for an Early Childhood Education and Assistance Program (ECEAP) run by the YMCA. ECEAP is WA's free, high-quality pre-kindergarten program for 3- and 4-year-olds from families with lower incomes.

The approval of PD resulted in \$3.2 million invested in the WA economy via consultant fees, culminating in a set of guiding principles and planning concepts that include:

- Redevelop a 12-acre public housing site into a higher density, mixed-use (including residential, retail, civic/services, office uses, and publicly accessible open space), mixed-income community based on a range of site conditions and factors, including environmental, land use, economic and market considerations, and future redevelopment opportunities.
- 1,500 mixed-income housing units, approximately 70,600 gross square feet of community-centered commercial and civic uses, open space, and neighborhood amenities
- New street layout with safer designs for pedestrians and bicyclists, as well as ADA compliant sidewalks and sidewalk ramps.
- New water infrastructure with lead-free pipes
- Provide a new 1.5-acre public park to promote physical and social well-being.
- Replace a minimum of 139 low-income housing units which previously existed on the site.
- The first phase of redevelopment of the PD is estimated to be a \$220 million investment into the TA
- Full buildout of the PD is expected to result in over \$1 billion invested into the TA over ten years

New construction on the Site will conform to modern building and energy codes, improving the resilience of future residents to extreme weather events and natural disasters. EHA has worked with GGLO Architects and Engineering team through design development for the first phase of PD. This initial phase includes 285 residential units, 35,000 S.F. of commercial space for community services and small-scale retail, and 185 structured parking stalls.

The design includes energy efficiency and resiliency features including a heat pump heating and cooling system and energy recovery ventilators in each unit, a centralized heat pump hot water system and a 150 KW PV array. The building design provides the infrastructure for the future installation of a micro-grid which will be powered by energy produced by the PV Array with energy storage in Electric Vehicle and in stationary batteries. The battery storage system can serve portions of the building through the night and allow load shifting away from peak energy use hours. The battery system also provides backup power for the building.

There is also infrastructure included in the design for the future build-out of a place of refuge. The place of refuge is intended to be a resilient refuge and self-sustaining space for the tenants in the face of extreme weather, natural disasters, and electric grid instability. This space will have heating, cooling, and an advanced air filtration system. The elevator serving this space and all power needs will be supported by battery back-up power. The battery backup power is sized to support the place of refuge through the night and then be recharged during the day from the PV array. This power system will be fully independent from the municipal grid.

Low-income communities and vulnerable populations disproportionately suffer from adverse environmental, economic, human health, weather-related and other cumulative impacts when confronted with greater pollution burdens. This is often because they lack the means or ability to move from pollution impacted areas. Such is the case with the hazardous building material contamination at the Site. DN residents' median income is 50% less than nearby neighborhoods, the City, the County, and the MSA¹.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

EHA has funded all costs related to site characterization. EHA hired consultants to complete comprehensive environmental site assessments (Phase I/II) in 2016, 2019, and 2021. Terracon completed an Asbestos and Lead Assessment in 2020, and a Regulated Building Materials Survey was completed by Pacific Rim Environmental Incorporated in 2022. Illegal dumping on the Site is corrected by EHA staff immediately, and no site remediation is required in relation to this illegal dumping. In the unlikely event additional funding is needed for site characterization, the WA Department of Ecology (ECY) has both Targeted Brownfields Assessment funds as well as a recently awarded \$2 million FY25 EPA/State Assessment Grant.

f. Resources Needed for Site Remediation

¹ American Community Survey 2023 5-year Estimate

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EHA has spent approximately \$150,000 on an architect, civil engineer, and HAZMAT consultant to create plan specifications for the abatement of the remaining buildings on the Site. The plans were submitted to the City's Planning and Permitting department and the permit has been approved.

Funding is needed to cover the cost of city permits, finalize bid documents, cleanup monitoring, and hazardous materials abatement. The total estimated cost to clean-up the Site is \$5,850,000, which would cover the cost to clean up approximately 53% of BH. An EPA Brownfield grant of \$4,000,000 and a grant of \$1,700,000 from the WA State Legislature would be used to fund the project in addition to the \$150,000 funded by EHA. The clean-up of the remaining 47% of the building square footage at BH will be completed once additional funding is secured to cover clean-up costs. Depending on available cleanup funding, the project scope may be reduced to align with the funding available and will be completed in a later phase. EHA continues to work on strategies to generate additional agency funds to cover project costs that exceed available grant funds. EHA intends to submit a Congressionally Directed Spending request this year. In the next biennium, EHA will also submit another funding request to the WA State Legislature.

g. Resources Needed for Site Reuse

Significant amounts of EHA's financial resources have been expended on the Reuse Strategy, including \$3.2 million on the master plan and rezone. The existing streets will be replaced with a new street layout, and existing parcel boundaries will be adjusted to form multiple new blocks with distinct parcel numbers. EHA must complete the clean-up of the Site and the remaining portion of BH prior to the boundary line adjustments because new boundary lines cannot run through existing buildings. Once boundary line adjustments are complete, EHA will have greater flexibility in pursuing the Reuse Strategy. EHA will pursue a combination of both public and private sources of funds for the phased implementation of PD, including debt, equity, and grants.

The size, scope, and complexity of BH's abatement adds to the difficulty in building the PD for the TA. While a typical apartment site can count on future revenues to fund construction, the abatement work only produces a clean site with no future revenue. Abatement of the entire site is cost prohibitive for EHA and. EHA needs federal, state and local funding to facilitate the creation of a clean site that can be reused as envisioned by the community in the PD The PD will alleviate crime at BH and bring jobs to the community. Increased wages, reduced poverty, and more open space opportunities will provide relief to sensitive populations.

h. Use of Existing Infrastructure

The Site is serviced by existing infrastructure including municipal water and sewer, and private utilities supplying electric, natural gas, and telecommunication services. The PD will facilitate the creation of replacement infrastructure in the Site which will connect to existing utility networks. PD will require the replacement of all water, sewer, and stormwater lines. The existing infrastructure is original to 1940s BH property. Upgrades are required to meet modern requirements and the increased capacity of denser development.

As part of the PD approval, the existing street grid will be eliminated and new streets constructed. The long, narrow blocks of the existing street layout are not conducive to redevelopment. EHA vacated Larch Street, Hemlock Street, and Fir Street between 12th and 14th streets and now owns that land. PD will be implemented in six or more phases. Funding for infrastructure upgrades will align with each phase of new development and may include Connecting Housing Through Infrastructure Program funding from the WA State Department of Commerce in addition to traditional debt and equity.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

If awarded, the Brownfield Cleanup grant will meet the needs of the community which is currently unable to draw on other sources of funding to carry out environmental remediation and subsequent reuse in the TA. Once EHA relocated its BH residents, collection of rental receipts seized and any upkeep or remediation costs had to be funded from EHA's cash reserves, unless it can obtain outside funding. Neither EHA, the City, nor the DN have

the resources to carry out BH's remediation. The 43 remaining dilapidated residential structures have become an attractive nuisance to the detriment of residents in the TA. There have been numerous instances of break-ins, squatting, graffiti, and illegal dumping.

The TA is mostly residential in nature, including parks, institutional buildings, and some peripheral commercial buildings. The median household income is \$40,592, which is about half of the City's (\$81,502), and 2/5's of the County's (\$107,982). Nearly 30% of seniors aged 65 and over live below the poverty line in the TA. EHA owns eight properties in the TA which currently houses 1,133 individuals whose average income is \$14,176 (ACS, 2023).

b. Health or Welfare of Sensitive Populations

The TA is an Overburdened Community and ranks 10 out of 10 in ECY's Environmental Health Disparities Map (EHDM). The ranking of 10 means the TA is most impacted by this factor compared to other communities in WA. The rankings help compare health and social factors that may contribute to disparities within a community or between communities. For example, if a community has a rank of 8 for the diesel emissions indicator, it means about 10% of communities are similarly impacted by diesel emissions, approximately 70% of communities are less impacted, and 20% of communities are more impacted. The Overburdened Communities of WA dataset identifies census tracts where vulnerable populations face cumulative environmental and health impacts. In the model, threat is multiplied by vulnerability to reflect the scientific literature that indicates population characteristics often modify and amplify the impact of pollution exposures on certain vulnerable populations.

The TA ranks 9 out of 10 for sensitive populations in the EHDM. 476 of EHA residents in the DN are either elderly or disabled. The EPA Brownfield Cleanup grant will permanently remove hazardous substances from the Site and bring the community's vision of the PD closer to reality.

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

Ecology's EDHM ranks the TA a 7 out of 10 for Death from Cardiovascular disease. Successful removal of hazardous substances from the Site and the construction of PD will bring more open space opportunities to the residents of the TA. PD will create a new one-acre public park and have other civic amenities to promote physical health and reduce social isolation.

Community gathering spaces at the PD will combat loneliness, improve physical and mental health, and enhance quality of life compared to if there were minimal amenity options. Loneliness is a national health concern. The Center for Disease Control and Prevention (CDC) states there is strong evidence that many adults aged 50 and older (approximately 30% of the TA's population) are socially isolated or lonely in ways that put their health at risk. Social isolation significantly increases a person's risk of premature death from all causes, a risk that may rival those of smoking, obesity, and physical inactivity. Other health risks are a 50% increased risk of dementia, a 29% and 32% increase in risk of heart disease and stroke, respectively, and higher rates of depression, anxiety, and suicide.

d. Economically Impoverished/Disproportionately Impacted Populations

Ecology's EHDM ranks census tract 402 a 9 out of 10 for population living in poverty. The TA is a Low-Income Housing Tax Credit Qualified Census Tract (QCT) as defined by HUD. A QCT is one in which 50% of households have incomes below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or more.

The TA has historically struggled to achieve similar economic, educational, and housing benchmarks compared to the more affluent adjacent neighborhood, known as Northwest Everett, which is roughly located in CT 401. The TA performs well below the City, the County, and the Seattle-Tacoma-Bellevue metropolitan statistical area (MSA) in key economic, educational, and housing benchmarks. For example, median income for families in the TA is less than half of CT 401, and 57% of the County. Rapid growth in Everett has placed significant financial pressure on low-income families by increasing rents by 20% over the past five years. 53% percent of households in the TA and 45% of City households pay 35% or more of household income on rent (ACS, 2024 1-yr Est).

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	CT 401	CT 402 (TA)	City	County	MSA
	\$	\$	\$	\$	\$
Median Income (2024)	160,227	72,622	98,480	127,475	\$ 135,221

The PD will alleviate crime at BH and bring jobs to the community. Increased wages, reduced poverty, and more open space opportunities will provide relief to sensitive populations. EPA grant funding will make the PD possible.

Community Engagement

e. Project Involvement & f. Project Roles

The DN and City have been meaningfully involved in shaping the look, feel, and function of the Reuse Strategy, and this grant proposal. While early in design, EHA hosted three in-person public meetings to collect public input on MS. MS public feedback was incorporated into its design, including scaling and designing the buildings appropriately to align with the size and aesthetic of the surrounding neighborhood, and designing the buildings to optimize views of the Cascade Mountain range for future tenants while not interfering existing resident’s views.

The Reuse Strategy has been years in the making. While construction on MS wrapped up, EHA undertook a master plan process in 2021 for BH. In partnership with the architect GGLO, EHA hosted 5 public meetings to elicit public feedback and guide the direction on the future land uses for the BH Master Plan. Public input stressed the importance of housing affordability, community services, public safety, human scale, connection to nature, and environmental sustainability. To optimize the land available, EHA pursued a planned development overlay which rezones the existing land to allow for greater building heights, commercial and civic uses, and larger green spaces. PD is the product of over 15 public meetings held over 3 years and will be completed in up to 6 phases over a decade.

Project Partner	Point of Contact	Project Role
DNA	TBA	Conduit for community feedback
EHA Resident Advisory Board	Chreatha Alston	Conduit for EHA resident feedback on the project and EHA Plans
Puget Sound Clean Air Agency	TBA	Ensuring abatement regulatory compliance of hazardous materials

g. Incorporating Community Input

EHA incorporated several aspects of the community’s input into the Reuse Strategy. This includes:

- Ways to improve the greater neighborhood by constructing sidewalk improvements outside the PD. Many sidewalks in the TA are outdated, do not comply with ADA requirements, or are non-existent.
- Triple the size of the existing community garden and allow greater access to it for the community. Originally, the community garden was restricted to EHA residents.
- Locate future tall buildings to minimize the impact to neighboring properties in terms of views and shadows. Also, reduce the maximum building heights from twelve stories to seven.
- Target services in the PD which meet the needs of the community, including daycare, early childhood education, and arts programs.

The PD and clean-up of BH are listed in EHA’s Annual Plan, as approved by its Board of Commissioners (BOC). This Plan is shared with the public and available for public comment. EHA convened its Resident Advisory Board (RAB) in January 2025 and held a public hearing in March 2025 at its BOC meeting in connection with EHA’s Annual Plan. EHA’s RAB is comprised of EHA low-income residents, who all supported the project. Public outreach included a legal notice in the Everett Herald newspaper, information on EHA’s website and social media, information in EHA’s participant newsletter, and mailing to community partners. No public comments were received. The BOC approved the 5-year Annual Plan with an effective date of 7/1/2025. A similar process was held for the 2023 and 2024 Annual Plans. EHA will hold a similar process in 2026.

EHA posted notice for a virtual public meeting (Zoom) to be held on January 7, 2026 related to this grant application on its website (evha.org) on December 22, 2025. EHA reached out directly to the DNA, as well as sent out multiple emails to EHA’s DN residents on December 22, and January 6 and 7. Flyers were posted in common areas of EHA buildings in the DN. Flyers were translated to Arabic, Marshallese, Vietnamese, and Russian, languages which are prevalent in the DN.

If awarded grant funds, EHA will continue outreach to the City and the DNA via updates to EHA’s website and direct outreach to DNA leaders. EHA will send a representative to DNA public meetings quarterly for progress updates and solicitation of feedback and provide direct access to the EHA project manager to quickly resolve any issues which may arise as the project is completed. A page on EHA’s website (www.evha.org) will contain, at minimum, quarterly updates on the project’s progress. Any feedback received from the community will be considered and responded to in five business days.

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

a. Proposed Cleanup Plan

The proposed cleanup will abate hazardous building materials, including ACMs and LBP. Hazardous substances below cleanup levels were detected in soils around the building. Therefore, no soil remediation is included in this project’s scope. Erosion control will be managed by the general contractor to limit storm water runoff from the site. The cost will total approximately \$3,934,000. EHA will not use EPA grant money to recoup its own administrative costs, which include past and future public outreach efforts, and grant administration.

A qualified environmental professional (QEP) will oversee critical stages of the cleanup, while EHA’s project manager and assistant director will oversee grant management. The QEP will be procured once grant funds are awarded and is estimated to cost \$60,000. All hazardous materials will be removed from the Site structures transported off-site for proper and safe disposal. The Puget Sound Clean Air Agency and WA State’s Department of Labor and Industries will oversee the abatement of the Site.

The “Regulated Building Materials Survey” completed by Pac Rim in December 2022 found the following ACM:

- Sink Undercoating (All sinks in all Buildings)
- Floor Tile & Mastic with associated layers of flooring & plywood (All Flooring in all buildings)
- Kitchen Counter Caulking (All Kitchens in all buildings)
- Building 7 – Exterior Masonry Coating (All perimeter walls of Bldg. 7)
- Building 7 – Texture on walls & ceilings in Kitchen (4 Units of Bldg. 7)

It also recommended that all White siding, Green Siding, and Green wooden beams be treated as LBP in all buildings. All original exterior coating on masonry has LBP. All wood painted doors and window frames have LBP. The future abatement contractor will test materials as they move from structure to structure. Hazardous materials will be transported and disposed of in accordance with state and federal requirements.

The abatement must comply with safety and health standards for construction promulgated by the Director of the Department of Labor and Industries, as set forth in Chapter 49.17 of the Revised Code of WA Chapter 49.17 RCW: WA INDUSTRIAL SAFETY AND HEALTH ACT. The contractor will also meet all federal licensing requirements, including the Asbestos Model Accreditation Plan (MAP), as well as comply with standards for abatement as set forth by OSHA.

b. Project Implementation, c. Anticipated Project Schedule, d. Task/Activity Lead, e. Outputs

Task 1: Grant Oversight	Lead: EHA Project Manager; Assist: QEP
Implementation: EHA Funded (EHA Lead): 1) Execute a Cooperative Agreement with EPA for grant funding; 2) Procure a QEP, 3) Grant Agreement compliance oversight, and 4) monthly meetings with the QEP prior to project bidding; EPA Grant Funded (EHA Lead): 5) EHA participation in brownfield conferences / workshops; EPA Grant Funded (QEP Lead): 6) quarterly and annual progress reporting; 7) monthly planning meetings with EHA prior to project bidding, 8) entries into the ACRES database; and 9) Grant Closeout Report	

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Schedule: Execute Cooperative Agreement (Q3 2026); Procure a QEP (Q3 2026); Monthly meetings prior to project bidding (Q4 2026 – Q1 2027); Remaining grant oversight work will occur (Q4 2026 – Q3 2030)	
Outputs: 1 Cooperative Agreement; Attend 1 conference and 2 workshops; ACRES reporting; 15 quarterly progress reports and 4 annual reports; 1 Grant Closeout Report.	
Task 2: Community Engagement	Lead: EHA Project Manager; Assist: QEP
Implementation: EHA resources fund: 1) Conduct public meetings as described in Section 2.e and 2.g, 2) conduct 2 community meetings during the cleanup, 3) development of print outreach media, 4) maintain an internet presence to provide information on clean-up process. EPA funds QEP technical support for community engagement activities.	
Schedule: MS, MP, PD community meetings (Q1 2021 – Q1 2024), community meetings during cleanup (Q2 2027 - Q1 2028)	
Outputs: 2 community meetings; meeting summaries and lists of attendees	
Task 3: Cleanup Oversight	Lead: QEP
Implementation: 1) Finalize ABCA, 2) Develop QAPP, 3) Obtain necessary regulatory approvals, 4) Ensure all clean-up requirements are incorporated into the bid documents for cleanup contractor, 5) oversee the clean-up, document progress, and follow-up with the contractor regarding work that remains to be performed to comply with goals and requirements, and 6) final close-out report.	
Schedule: Finalize ABCA, develop QAPP, obtain regulatory approvals and prep bid documents (Q3 2026 - Q1 2027); Cleanup oversight (Q1 2027 – Q1 2028); Final Closeout Report (Q2 2028)	
Outputs: Final ABCA, QAPP, bid documents for cleanup contractor bidding, Final Closeout Report	
Task 4: Cleanup	Lead: Contractor; Assist: QEP, EHA Project Manager
Implementation: 1) Competitively procure a cleanup contractor, 2) implement the cleanup plan including all permitting and pre-work submittals, health and safety plan, site setup, air monitoring, and removal and disposal of hazardous materials	
Schedule: Bid out project Q1 2027; Notice to Proceed Q2 2027; Site setup and abatement 6/01/27-12/15/27; Closure Report draft submitted by Q1 2028, final by Q2 2028.	
Outputs: Cleanup contract; Final cleanup/clearance data	

f. Cost Estimates

Task 1	Grant Oversight
<i>Travel:</i>	2 staff to attend 2 regional workshops (2x2x\$500=\$2000), 2 staff to attend national conference (2x\$2000=\$4000) = \$6,000
<i>Contractual:</i>	Quarterly Reports (15x\$500=\$7500), Planning meetings (5x\$250=\$1250), Annual reports (4x\$250=\$1000), ACRES reporting (15x\$250=\$3750), Grant Closeout Report (1x\$1500) = \$15,000
Task 2	Community Engagement
<i>Contractual:</i>	QEP prep and attendance at community meetings (2x\$500=\$1000), QEP review and editing of community outreach materials (4x\$250=\$1000) = \$2,000
Task 3	Cleanup Oversight
<i>Contractual:</i>	Finalize ABCA (\$2500), QAPP (\$3000), approvals and bid documents (\$3000), cleanup oversight (120 hours x \$250/hour = \$30,000), Final Closeout Report (\$4500) = \$43,000
Task 4	Cleanup
<i>Construction:</i>	Abatement of ACM and LBP from Site buildings (~86,000 SF), including structural supports. Estimate of \$78 PSF includes all costs associated with hazmat abatement, including city permits, contractor mobilization, abatement and disposal of hazardous building materials,

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	air monitoring, contractor general conditions, OH&P. Based on cost estimates from two separate contractors, with cost escalation to 2027 prices. = \$3,934,000
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Budget Categories	Task 1: Grant Oversight	Task 2: Community Engagement	Task 3: Cleanup Oversight	Task 4: Cleanup	Total
Travel	\$6,000	\$0	\$0	\$0	\$6,000
Contractual	\$15,000	\$2,000	\$43,000	\$0	\$60,000
Construction	\$0	\$0	\$0	\$3,934,000	\$3,934,000
Total Direct Costs	\$21,000	\$2,000	\$43,000	\$3,934,000	\$4,000,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$21,000	\$2,000	\$43,000	\$3,934,000	\$4,000,000

g. Plan to Measure and Evaluate Environmental Progress and Results

Anticipated environmental results of the project include the Site being free from hazardous materials and positioning it for future construction of the PD. During monthly meetings between key staff and the QEP, EHA will track and evaluate progress in achieving milestones of the work plan schedule. EHA will also ensure increased communication and monitoring during the active cleanup phase to immediately address any emergent situations. At least monthly, EHA will monitor the project budget concurrent with the schedule. It will also document project outputs and results in the quarterly progress reports to EPA and through EPA’s ACRES database. Other outcomes and results that EHA will track include: 1) reduction in volume of hazardous materials, 2) community amenities created, and 3) increase in property values.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure and b. Description of Key Staff

EHA has a long and successful 80-year history of utilizing both federal and state grant funds. Building on this experience, EHA’s Executive Director has put together a team with a proven track record in securing, utilizing, and managing grant funds. EHA’s Asset Management and Development (AMD) Director oversees all aspects of project implementation. The Deputy Director of AMD manages all fiscal matters for the project in coordination with the Finance Director. The AMD Program Manager will oversee the QEP and leads the project through planning, coordination, grant writing, community engagement, program development, and grant administration. EHA has a specialized procurement department that will issue Request for Proposals and ensure compliance with applicable procurement laws.

EHA’s financial and accounting systems (Yardi) track federal programs and awards. EHA utilizes job cost accounting to track all expenditures by grant for timely and accurate reporting. EHA has well established and documented processes for reviewing and approving all payment requests from consultants, vendors and contractors to ensure that federal dollars are expended in accordance with the grant agreement.

EHA has the necessary skills, knowledge, experience and education to complete all technical, administrative and financial requirements of the grant. **Sarah Smith** is EHA’s Executive Director with over 20 years’ experience in the affordable housing industry including managing large-scale federal grant programs including Department of Labor YouthBuild, HUD Jobs Plus and HUD Choice Neighborhood planning grant. Sarah holds an MBA degree from the University of WA (UW). Sarah’s role in the project is to engage the public and work with the City to ensure strategic alignment. **Kristen Cane** serves as the AM&D Director and has over 18 years’ experience in managing federally regulated programs, grants and entities including EHA’s federal Housing Choice Voucher program which receives \$64 million in direct funding from HUD, annually. Kristen holds a Master of Public Administration from UW. Kristen’s role in the project is to oversee all aspects of project implementation.

FY2026 USEPA Brownfield Cleanup Grant Application – Everett Housing Authority

Jamshed Zuberi, CPA is EHA’s Director of Finance with 25 years of global financial management experience that includes public sector finance, regulatory compliance, and strategic budgeting. Jamshed’s role in the project is to ensure compliance with grant reporting and payments. **Cal Cuellar, CPA** is the Deputy Director of AMD and has 15 years’ experience managing, auditing, overseeing and administering federal grants. and compliance for federally regulated entities, affordable housing, and non-profits receiving federal funds. Cal holds both a Master’s and B.B.A in Accountancy from Texas State University’s McCoy School of Business and is a Certified Public Accountant. Cal’s role in the project is to oversee all fiscal and compliance matters for the project. **Max Figarsky** is EHA’s AM&D Program Manager. Max holds a Master’s in Regional Planning from SUNY Albany. Max has over 8 years’ experience in project management, including experience with federal grant reporting and management, real estate development, public partnerships, and government relations. Max’s role in the project is project managing the grant and associated remediation work.

c. Acquiring Additional Resources

EHA’s procurement department ensures compliance with applicable procurement laws. EHA will follow the procedures detailed in 2 CFR 200 and EPA’s rule 2 CFR 1500 to procure a QEP to provide support when the grant is awarded. EHA will also procure a licensed abatement contractor following all applicable procurement requirements.

Past Performance and Accomplishments

(1) Purpose and Accomplishments

Previous Grant Management Experience

Date of Award	Awarding Agency	Amount	Accomplishment	Specific Outputs and Outcomes
FY 2025	U.S. HUD	\$64,325,917	The Housing Choice Voucher program expands housing choice, reduces cost burden and supports long-term housing stability for families, seniors and people with disabilities that were previously facing over 50% rent burden or homelessness.	The program maintained an average utilization rate of 93% throughout 2025 and produced positive outcomes for both assisted households and private-market landlords by reducing tenant cost burden and ensuring consistent rental income. In 2025, the program served an average of 3,307 households a month.
FY 2025	U.S. HUD	\$2,681,151	The Mainstream Program has successfully expanded access to permanent, affordable housing for non-elderly households with disabilities. Participating households secured safe, decent, and affordable housing with the majority maintaining housing stability beyond 12 months.	The program assisted a monthly average of 130 non-elderly individuals with disabilities transition into stable housing by removing affordability barriers and expanding housing choice.
FY 2025	U.S. HUD	\$1,413,181	The Capital Fund Program assists in developing new housing units.	The program was utilized to acquire a 1.28 – acre site that is being developed into a 60 – unit affordable housing complex in partnership with Sno-Isle libraries.

(2) Compliance with Grant Requirements

EHA has met all the requirements and conditions of the grant funding described above, including timely and frequent communication with HUD staff, maintaining compliance with applicable regulatory agreements and laws, achieving and reporting the expected results and submitting all required reports in a timely manner. No corrective measures were necessary. EHA values funder relationships and has a proven track record of timely grant deliverables.

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Everett Housing Authority

FY2026 USEPA Brownfield Cleanup Grant Application – Everett Housing Authority

EPA Brownfield Cleanup Grant Thresholds

Funding Opportunity Number: EPA-I-OLEM-OBLR-25-07

1. The Housing Authority of the City of Everett (EHA) is a public housing authority according to Washington State's Housing Authorities Law 35.82 RCW. See attached EHA By Laws and Formation Documents. EHA is not a tax-exempt organization under Section 501(C)(4).
2. EHA affirms that the proposed site(s) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.
3. EHA does not have an open EPA Brownfields Multipurpose Grant.
4. EHA is the sole owner of the site.
5. Baker Heights, 2710 14th Street, Everett, WA 98201. There are five blocks, referred to numerically starting with 1 on the west side and ending with 5 on the east. Block 1 is on the west side of Poplar Street, Block 2 between Poplar Street and Larch Street, Block 3 between Larch Street and Hemlock Street, Block 4 between Hemlock Street and Fir Street, and Block 5 on the east side of Fir Street. The environmental clean-up project is divided into two phases based on funding availability. The first phase includes approximately 50% of the building square footage (twenty-three buildings) located on the East half of BH from the East half of Block 3, all Block 4, and all Block 5 (the "Site"). See Attachment A: "Baker Heights Property," at the end of this document.
6. EHA was created by the city of Everett in March 1939. EHA bought the land that would become Baker Heights in 1942, and the buildings constructed that same year and 1943. HUD provided funding to build Baker Heights as affordable housing for families serving in the armed forces at local military bases as part of the war effort. A condition of HUD providing funding to EHA for Baker Heights was the land had a use restriction, or Declaration of Trust, that restricted the use of the land for affordable housing (attached is Section 106 report for a more detailed account of the history). In the late 2010s, EHA successfully obtained Section 18 approval from HUD's Special Application Center (SAC) to dispose of Baker Heights due to its physical condition. It would cost more to repair than the value of the buildings.

All tenants have been relocated from Baker Heights. The 1400 block of the site has already been demolished and redeveloped (now known as Madrona Square). An Asbestos and Lead Report and Work Plan was created for abatement of the buildings at the Madrona Square site. After the construction of Madrona Square, another Select Lead and Asbestos report was carried out for the remaining structures located between 12th and 14th streets (report attached entitled, "Regulated Building Materials Survey Everett Housing Authority – Baker

Heights Demolition: 1204-1340 Poplar St., 1203-1337 Larch St., 1201-1337 Hemlock St., 1201-1340 Fir St. Everett, Washington”). Plans were created by an architectural firm and submitted to the City of Everett for permits. The permits were subsequently issued by the City of Everett.

In 2024, EHA successfully removed HUD’s Declaration of Trust from title for the remaining 1200 and 1300 blocks of Baker Heights. HUD no longer has a use restriction on the property. EHA seeks funding to assist with the abatement and demolition of the remaining buildings on the 1200 and 1300 blocks of Poplar, Fir, Larch, and Hemlock. The estimated cost is about \$8m.

The Baker Heights site was also impacted by the Asarco Smelter which operated between [1894-1912](#). Smelter operations left particles of arsenic and lead throughout north Everett. Because arsenic and lead contamination was air deposited from smelter stacks to the ground surface, concentrations tend to be greatest near the surface. A phase II environmental investigation by the Washington State Department of Ecology found levels of arsenic above clean up levels in the northwest corner of the Baker Heights site.

EHA believes that funds will be better spent to abate the structures. The \$4m will likely only cover a portion of the scope of work. Soil contamination will be addressed when the property is redeveloped in the future.

7. The Baker Heights site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.
8. The Baker Heights site underwent a NEPA part 50 and part 58 prior to the redevelopment of the Madrona Square site. Phase I Environmental Investigations were completed in February 2016, March 2020, November 2020, and April 2021. A Phase II investigation was completed in March 2020. Washington State’s Department of Ecology conducted extensive soil investigations during the summer of 2016. Asbestos and Lead Survey completed in December 2022 entitled, “Regulated Building Materials Survey Everett Housing Authority – Baker Heights Demolition: 1204-1340 Poplar St., 1203-1337 Larch St., 1201-1337 Hemlock St., 1201-1340 Fir St. Everett, Washington.”
9. EHA is working with the State Department of Ecology to obtain a letter stating the soil cleanup at the Baker Heights property would not qualify for a Voluntary Response Program (VRP). Hazardous building materials abatement isn’t eligible for a VRP. The EPA doesn’t require hazardous building materials to be cleaned up through a VRP. EHA would work directly with EPA and the Regional Air Authority for abatement.

10. There are no known ongoing or anticipated environmental enforcement or other actions related to the Baker Heights site for which Brownfields Grant funding is sought.
11. The Baker Heights site does not need a Property-Specific Determination.
12. The brownfield site has a hazardous substance contained in the building materials (e.g., insulation, flooring, caulk, etc.) and the hazardous substance has not been released (and there is no threat of release) into the outdoor environment. There has been no release and there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on the site conditions.
13. If awarded the grant, EHA will hire a third-party contractor (a Qualified Environmental Professional) to conduct, manage, and oversee the cleanup. The contractor will be procured only if funds are awarded and will follow procurement as required by the funding source. Any specifications required by the EPA will be included in the bid and contract documents. Enrollment in the MTCA is not required because the MTCA doesn't provide oversight of abatement of hazardous building material.
14. See application attachment: Everett Housing Authority - Community Notification Documents
15. No contractor has been procured and no subrecipient has been named. A contractor will be procured if the project is awarded the EPA funds. No solicitation documents currently exist.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 9, 2026

Maxwell Figarsky
Everett Housing Authority
P.O. Box 1547
Everett, WA 98206-1547

RE: Ecology Support for the Everett Housing Authority's Application for a Brownfields Cleanup Grant for Park District / Baker Heights site

Dear Maxwell Figarsky:

The Washington Department of Ecology (Ecology) acknowledges that the Everett Housing Authority (EHA) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

EHA has developed an application requesting site-specific federal Brownfields Cleanup funding for hazardous building materials abatement at the Park District / Baker Heights site located between 12th St and 14th St (north and south) and Poplar St and Fir St (west and east) in Everett, Washington.

Ecology affirms that the Park District / Baker Heights site:

- i. Is not eligible to be enrolled in the State voluntary cleanup program (VCP) for these cleanup activities. In Washington, hazardous building materials abatements are overseen by local clean air agencies or EPA Region 10 in areas without a local cleanup air agency. EHA will work with the Puget Sound Clean Air Agency to ensure all applicable requirements are met.

For any questions regarding this letter, please contact me at (509) 655-0538 or ali.furmall@ecy.wa.gov.

Sincerely,

Ali Furmall
Brownfields Lead
Toxics Cleanup Program
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10
Sarah Frederick, EPA Region 10
Kim Wooten, Ecology

