

New and Emerging Funding Sources for Affordable Housing Development

November 18, 2021

OFFICE OF BROWNFIELDS
Department of Toxic Substances Control • Cleanup In Vulnerable Communities Initiative



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Panelists

Maryam Tasnif-Abbasi

Brownfield Development Manager
Department of Toxic Substances Control

Aleksandra Djurasovic

Senior Specialist for Climate Investments Programs
California Housing and Community Development

Amy Dzialowski

Project Director, National Expert for Brownfields Grants
SCS Engineers

Dana Justice (Moderator)

Outreach Specialist
SCS Engineers

New and Emerging Funding Sources for Affordable Housing Development



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Equitable Community Revitalization Grant Overview

Maryam Tasnif-Abbasi

DTSC Brownfield Development Manager

November 16, 2021



What is the Cleanup In Vulnerable Communities Initiative?

- In 2021, Gov. Gavin Newsom signed the Cleanup In Vulnerable Communities Initiative (CVCI)
- Allocated \$500 million to expedite the cleanup and beneficial reuse of idled properties that may be contaminated
- Prioritized properties in historically vulnerable and disadvantaged communities

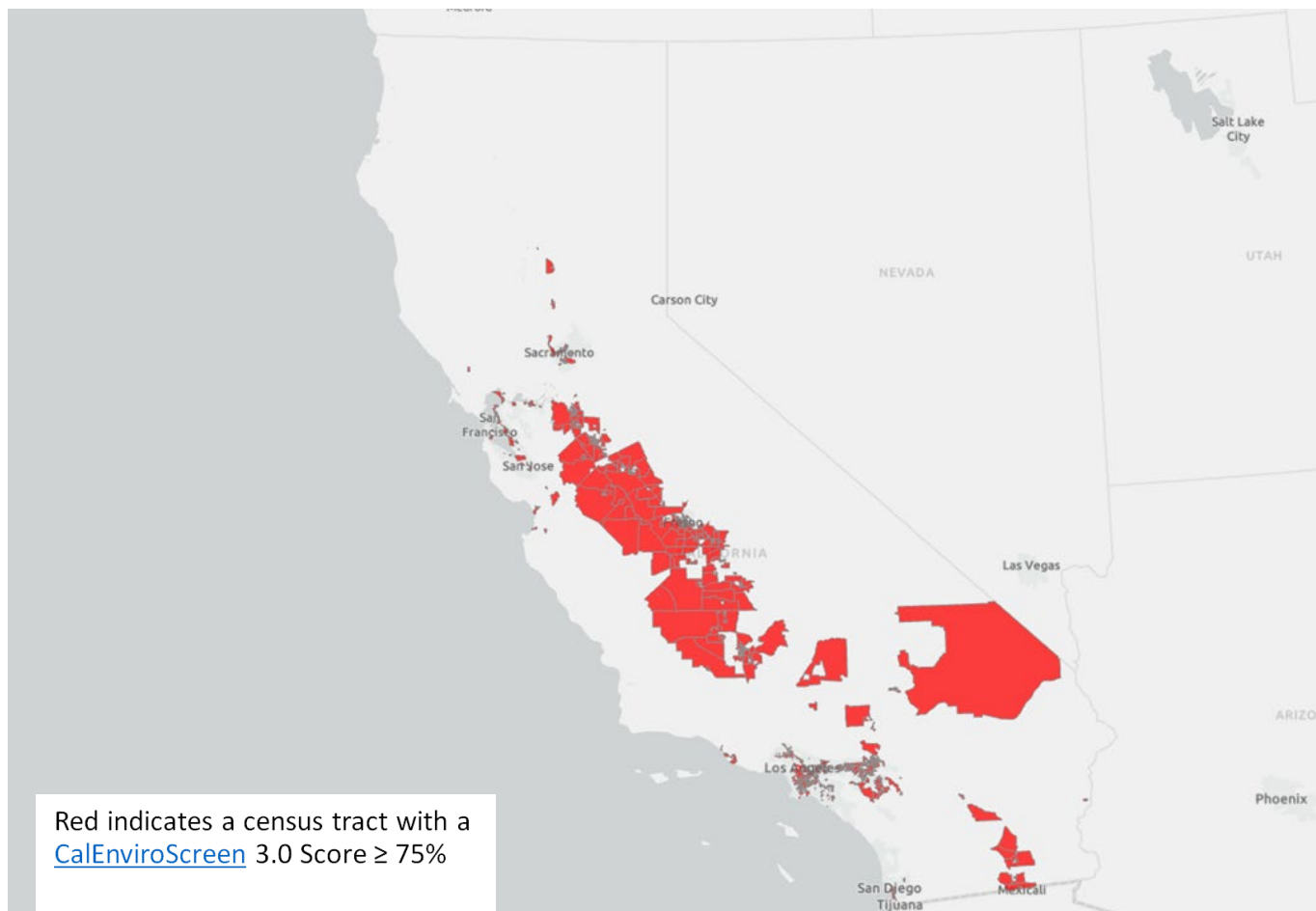


What is the **Equitable Community Revitalization Grant**?

- Provides more than \$200 million in grants over four years to incentivize cleanup and investment in disadvantaged areas of California
- Investment will create healthier, more economically viable and inclusive communities
- Available to help California local governments, qualified 501(c)(3) nonprofit organizations and Tribes to conduct:
 - Community-wide assessments
 - Environmental investigations
 - Environmental cleanups

What is the Equitable Community Revitalization Grant?

- Applicants request funds for properties they own or control, which are in high poverty areas with the highest pollution burdens (CalEnviroScreen 3.0 score of 75%+) and slated for reuse
- Will also accept applications outside of the CalEnviroScreen 3.0 score of 75%+ if the proposed reuse provides significant community benefit
- Competitive process
- Funding based on reimbursing grantees for approved costs



Schedule

- Now accepting Pre-Qualifying Applications through December 7
- Applicants are encouraged, but not required, to participate
- Short version of the grant application that focuses on applicant and property eligibility
- Full Application will be available in January 2022
- DTSC will announce the first round of grants in April 2022.
- DTSC will use information from the public and the Pre-Qualifying Applications to enhance our ability to help communities
- Future application will be scheduled after Spring 2022

EQUITABLE COMMUNITY REVITALIZATION GRANT (ECRG)

Funding Environmental Investigations and Cleanup in Underserved Communities

1. READ GUIDELINES



A comprehensive overview of the grant program and how you can participate. [Click here.](#)

Agencies, Tribes and nonprofit organizations may apply for:

Community-wide assessment:

\$80,000-\$300,000

Site-specific investigation:

\$80,000-\$3 million

Site-specific cleanups:

\$80,000-\$7 million

2. GATHER INFO



- Full address(es) including APN(s), acreage, [CES Score\(s\)](#)
- Applicants must own property or have legal access
- Scope and two-year cost estimate for environmental work
- Regulatory oversight contact information
- Current and historical site photos, and information on current and historical site uses
- Information on proposed or planned reuse
- Information on property acquisition, access agreement, and due diligence, and confirmation that the applicant did not cause or contribute to the contamination

3. APPLY!



Set up an account on the DTSC [Application Portal](#)

Pre-Qualifying Application

- Opens November 2021
- Optional step
- Open to all
- Complete qualifying portion of the application
- Provide feedback to DTSC on process
- DTSC confirms eligibility

Full Application (initial launch)

- Opens January 2022
- Open to all
- Complete the application
- DTSC evaluates/scores applications and announces grantee selections
- If not selected in this round, contact DTSC

Nov. 1:
Pre-Qualifying Application
Opens

Dec. 7:
Pre-Qualifying Application
Closes

December:
DTSC notifies applicants
of eligibility

Early January 2022:
Initial Launch of
Full Application Opens

Early March 2022:
Full Application
Closes

Early April 2022:
DTSC Announces
First Grantees

Spring 2022:
Watch for Future Funding
Opportunities!

FALL 2021

WINTER 2021/EARLY 2022

SPRING 2022

DTSC **EnCouRaGes**
you to apply!

QUESTIONS? WE'RE HERE TO HELP

DTSC has a dedicated team to answer technical questions and support your application. Contact ecrginfo@dtsc.ca.gov.

The Center for Creative Land Recycling (CCLR) is supporting DTSC as the Brownfield Technical Assistance Provider for ECRG. Contact CCLR at ECRG@CCLR.org or (510) 269-7020.

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STAY CURRENT WITH DEVELOPMENTS IN THE ECRG PROGRAM:

[Sign up for the Newsletter](#)

[DTSC.CA.GOV](https://dtsc.ca.gov)

Equitable Community Revitalization Grant

We **EnCouRaGe** environmental investigation and cleanup.
We **EnCouRaGe** you to apply.

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Support

- **Center for Creative Land Recycling (CCLR) selected Brownfield Technical Assistance Provider (B-TAP)**
- **CCLR is developing a suite of resources for applicants, including:**
 - Free webinars covering qualifying criteria, the application process, and scoring
 - Application assistance through one-on-one calls and in-person and virtual meetings
 - Support for property reuse planning
- **Up to date website with frequent updates**
- **DTSC Office of Brownfields available for support**

Resources

1. Equitable Community Revitalization Grant [webpage](#)
2. Equitable Community Revitalization Grant process [Quick Reference Guide](#)
3. Equitable Community Revitalization Grant [Pre-Qualification Application Guidelines](#)
4. [CalEnviroScreen](#) 3.0 and [locator tool](#)
5. For questions about the ECRG contact ECRGInfo@dtsc.ca.gov
6. For assistance filling out the application form, or for any other technical assistance needs, please contact (510) 269-7020 or ecrg@cclr.org

Desired Outcomes

- Reduce environmental uncertainties
- Remove barriers to reuse planning
- Make land safe for proposed uses
- Support land-use entities in their revitalization efforts
- Facilitate equitable outcomes for disadvantaged communities and vulnerable populations

We **EnCouRaGe** environmental investigation and cleanup

We **EnCouRaGe** you to apply



HCD Funding Sources: Infill Infrastructure Grant Program (IIG)

California Department of Housing and Community Development

Aleksandra Djurasovic
Senior Specialist



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Presentation Contents

- IIG Program Overview
 - Background
 - Guidelines
 - Notice of Funding Availability (NOFA)





IIG Program Overview



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Program Overview

Background: Concepts

- Infill Infrastructure Development
- Smart Growth



Source: Coalition for a Liveable Sudbury





Program Overview

Background: Purpose and Objective

- Purpose
 - Implement and interpret the Health and Safety Code (HSC) which established the IIG Program.
- Objective
 - Promote infill housing development
 - This objective is accomplished by providing financial assistance for Capital Improvement Projects (CIPs) that are a part of, or necessary to facilitate the development of, a Qualifying Infill Project (QIP) or a Qualifying Infill Area (QIA).





Program Overview

Background: Financial Assistance

- Assistance type
 - Grants for infrastructure improvements necessary for residential or mixed-use infill development Projects or Areas.

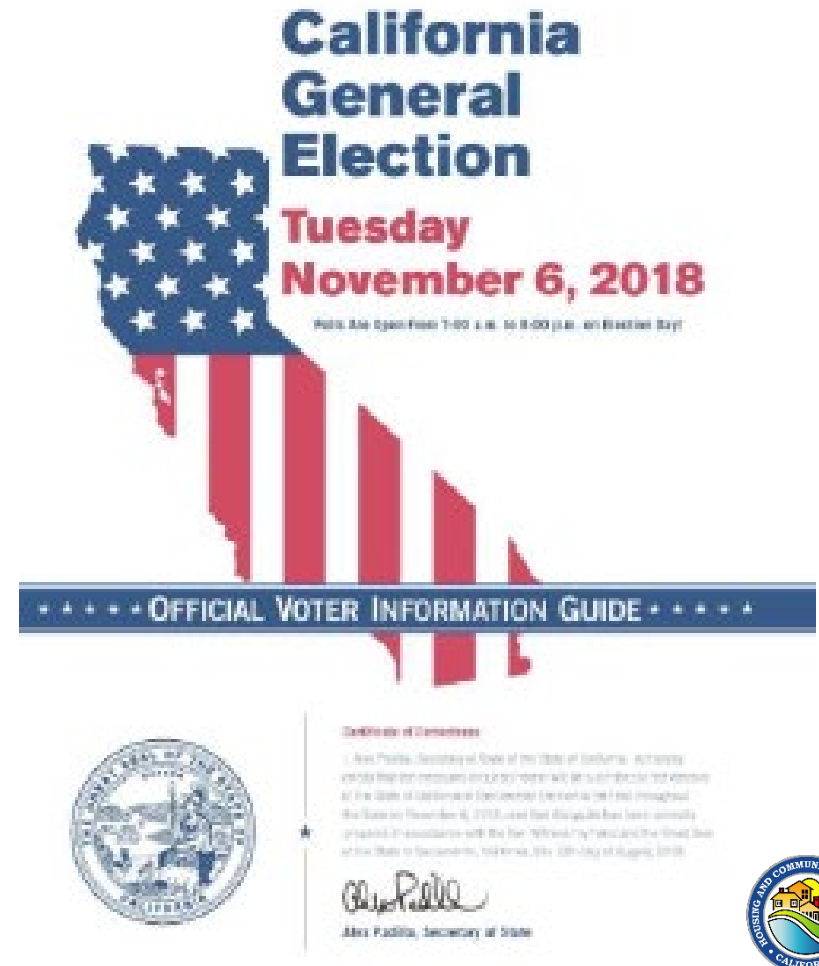




Program Overview

Background: Financial Assistance

- Proposition 1C
- AB 101
- Proposition 1





Program Overview

Background: Financial Assistance

	2008	2009	2013	2014	2017	2019	2021
Round 1	\$240 million						
Round 2		\$197 million					
Round 3			\$70 million				
Round 4				\$40 million			
Round 5					\$50 million		
Round 6						\$279 million	
Round 7							\$160 million





Program Overview

Program Guidelines and NOFA

Infill Infrastructure Grant Program Guidelines



Gavin Newsom, Governor
State of California

Lourdes M. Castro Ramirez, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833
IIG Program Email: Infill@hcd.ca.gov

May 12, 2021

Infill Infrastructure Grant Program Round 7 Notice of Funding Availability



Gavin Newsom, Governor
State of California

Lourdes M. Castro Ramirez, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

2020 West El Camino Avenue, Suite 500, Sacramento, CA 95833
Telephone: (916) 263-2771
Website: www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml

Infill Infrastructure Grant Program
Email: infill@hcd.ca.gov

May 12, 2021





Program Overview

Program Guidelines: Eligible Applicant

- A nonprofit or for-profit Developer of a QIP.
- A city, county, city and county, public housing authority, or redevelopment agency that has jurisdiction over a QIA.
- A city, county, city and county, public housing authority, or redevelopment agency that has jurisdiction over a QIA applying jointly with an “owners’ association.
- The duly constituted governing body of an Indian reservation or rancheria that has jurisdiction over a QIA or a Tribally Designated Housing Entity that is the Developer of a QIP.





Program Overview

Program Guidelines: Eligible Projects

IIG Funds:

- Capital Improvement Project (CIP)
 - A Capital Improvement Project must be an integral part of, or necessary for the development of, either a QIP or housing designated within a QIA





Program Overview

Program Guidelines: Concepts

- Capital Improvement Projects (CIPs)
- Qualifying Infill Projects (QIPs)
- Qualifying Infill Areas (QIAs)





Program Overview

Program Guidelines: Eligible Costs

- Parks or Open Space
- Water, sewer, or other utility service improvements
- Street, road, and bridge construction and improvement
- Structured Parking
- Transit linkages and facilities
- Facilities that support pedestrian or bicycle transit
- Traffic mitigation
- Site clearance, grading, preparation, and demolition
- Sidewalk or streetscape improvements
- Storm drains, stormwater detention basins, culverts, and similar drainage features
- Required environmental remediation
- Site acquisition or control for the CIP
- Soft costs
- Other Capital Asset costs
- Impact fees





Program Overview

Program Guidelines: Ineligible Costs

- Developer fees
- Site acquisition for housing and mixed-use structural improvements
- Housing or mixed-use structures
- Soft costs related to ineligible costs
- In-lieu fees for local inclusionary programs





Program Overview

Program Guidelines: Threshold

- The QIP and/or QIA applications must meet all of the following conditions:
 - Located in an Urbanized Area
 - Located in Localities with housing element compliance
 - Include at least 15 percent of Affordable Units
 - Meet the minimum density requirements
 - Located in an area designated for mixed-use or residential development
 - Meet the requirements for unit replacement
 - Meet the Net Density requirements
 - Designate the proposed residential units in the QIP or QIA
 - Demonstrate the percentage of Affordable and restricted Units
 - Construction shall not have commenced prior to the application deadline





Program Overview

Program Guidelines: Selection Criteria

Project Readiness	100 points
Affordability	60 points
Density	40 points
Access to Transit	20 points
Proximity to Amenities	20 points
Consistency with Regional Plans	10 points

TOTAL

250 POINTS





Program Overview

NOFA

NOFA specifies:

- Grant amounts and limits
- Minimum/Maximum point scores
- Geographic distribution
- Performance requirements
- Tie-breaking criteria

Round 7 NOFA:

- Released May 2021
- \$160 million

Infill Infrastructure Grant Program Round 7 Notice of Funding Availability



Gavin Newsom, Governor
State of California

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Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

2020 West El Camino Avenue, Suite 500, Sacramento, CA 95833

Telephone: (916) 263-2771

Website: www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml

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May 12, 2021

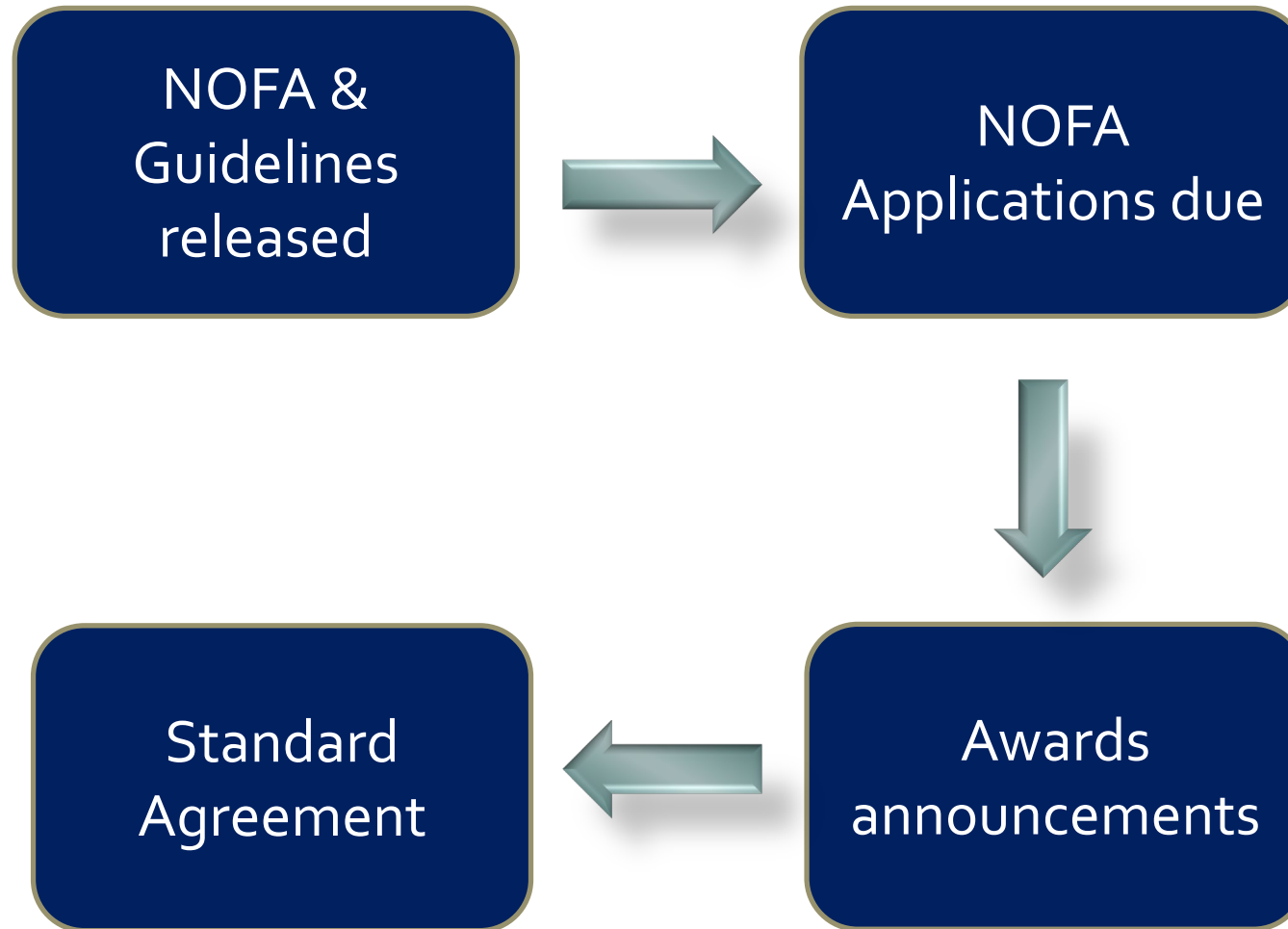


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Program Overview

NOFA: Timeline





IIG Contact Information

Contact Us!

Aleksandra Djurasovic, HCD Specialist

916-263-7455

aleksandra.djurasovic@hcd.ca.gov

General questions and comments can be directed to:

infill@hcd.ca.gov

Website:

<https://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml>



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USEPA Brownfields Grants



White Hat EPA

*FY2022 grant applications are due December 1, 2021.

- USEPA brownfields program is designed to **empower** states, **communities**, and other stakeholders in economic redevelopment **to work together** in a timely manner to inventory, assess, safely clean up, and sustainably reuse brownfields.
- The program provides financial and technical assistance for brownfields revitalization

USEPA Brownfields Grant Types



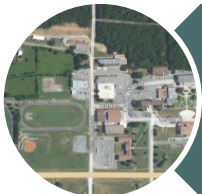
Assessment



Direct Cleanup



Cleanup Revolving Loan Fund



Others

Multipurpose Grants, Targeted Brownfields Assessments, State and Tribal Response Program, Job Training Grants

USEPA Brownfields: Assessment Grants

- Inventory, assess, characterize, and conduct cleanup and redevelopment planning, community involvement related to brownfield sites.
- Community-wide, Site-specific (single property).
- Community-wide up to \$500,000 for hazardous substance or petroleum.
- Eligible Applicants: General Purpose Unit of Government, **Non-Profits**, States, Tribes
- Eligible Activities: Phase I ESA, Phase II ESA, Asbestos Survey, Lead-Based Paint Inspection, Household Hazardous Waste, **Planning (Market Evaluation or Analysis, Site Design and Redevelopment Planning)**

USEPA Brownfields: Cleanup Grants

- To carry out cleanup activities at brownfield sites
- Up to **\$500,000** per property with limited waivers for up to **\$650,000**
- Cost share requirement of 20%; *Must have FEE SIMPLE TITLE* of the property; public notice requirements
- Must have Phase II ESA complete prior to grant application submittal
- Eligible Applicants: General Purpose Unit of Government, Non-Profits, States, and Tribes
- Eligible Activities: Vapor Mitigation, Cleanup Planning
Active Remediation, Asbestos Abatement



USEPA Brownfields: Revolving Loan Fund (RLF) Grants

- Make low interest loans and sub-grants to carryout cleanup activities at brownfields properties
- More sophisticated program...should consider for 'seasoned' brownfields programs
- Up to \$1,000,000 per eligible entity
- (Minimum) 60% loans, (Maximum) 40%-cleanup sub- grants
- Cost share requirement of 20%
- Eligible Applicants: General Purpose Unit of Government, Non-Profits, States, Tribes
- Eligible Activities: Low-Interest Loans for Cleanup and Sub-Grants

Brownfields Redevelopment Process

UNDERUTILIZED PROPERTY



▼	Property Value	▲
▲	Environmental Conditions	▼
▲	Blight	▼
▼	Equity	▲
▼	Sustainability	▲
▼	Property/Sales Tax	▲

REDEVELOPED PROPERTY



PROCESS



Questions?

Maryam Tasnif-Abbasi

Department of Toxic Substances Control

Maryam.Tasnif-abbasi@dtsc.ca.gov

Aleksandra Djurasovic

California Housing and Community Development

Aleksandra.Djurasovic@hcd.ca.gov

Amy Dzialowski

SCS Engineers

Adzialowski@scsengineers.com

Craig Shields

California Housing and Community Development

Craig.Shields@hcd.ca.gov

Dana Justice (Moderator)

SCS Engineers

Djustice@scsengineers.com

