



CCLR Brownfields 101 Workshop Oakland February 2015

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Brownfields and Environmental Restoration
Program

Department of Toxic Substances Control



DTSC's Funding and Voluntary Program Apply to Brownfields

What does DTSC consider to be a Brownfield?

“Underutilized properties where reuse is hindered by the actual or suspected presence of pollution/contamination”

- * Redevelopment benefits the environment and communities by eliminating pollution, allowing economic growth, and revitalizing neighborhoods





DTSC Revolving Loan Fund (RLF) Program

DTSC RLF Funding Purpose

- Provide low-cost financing for brownfield cleanups
- Simple interest loans and grants
 - Loans up to \$900,000
 - Sub-grants up to \$200,000.



DTSC RLF Eligible Parties



Eligible for Loans

- Any public or private entity with control or access of the brownfields site



Eligible for Sub-grants

- Local governments
- Non-profit organizations
- Housing Authorities
- School Districts
- Indian Tribes
- Other quasi-governmental entities created by state or local governments
- Must own property

DTSC RLF Loan Borrower Requirements

- Borrower cannot be a responsible party.
- Requires control over or access to the site.
- 10% owner equity participation match.

DTSC RLF Loan Property Requirements

- Property must be a Brownfields.
- Nature and extent of contamination defined and a cleanup plan has been prepared and approved.
- Site is not on or proposed for the National Priorities List (NPL).
- Federal/State Agency not planning or conducting a response or enforcement action at the Site.
- Property is not owned by a party responsible for the environmental contamination of the site.

DTSC RLF Loan

- \$500 loan application fee (non-refundable)
- Average loans are between \$200,000 and \$900,000.
- Interest rates based on length of loan (2% to 4.5%).
- Borrower 10% owner equity participation match.

DTSC RLF Subgrant Requirements

- Grantee must own the property
- For profit organizations are not eligible for DTSC RLF subgrants
- Max of \$200,000 subgrant per site
- OK to pair a \$200k cleanup grant and a \$200k RLF grant



- DTSC granted \$525,000 to City of San Jose
- 92 affordable housing units
- Leveraged over \$18 million in funding

2235 Third Street Project San Francisco, CA



**Former Scrap Iron & Metal Yard
1924 to 1999**



Illinois Street Perspective

\$1,675,000 Loan (Repaid in 12 months)

Project Benefits

196 new housing units, 39 affordable units
200 new construction jobs for 2 years
\$800K annual increase in sales tax revenue
\$400K annual increase in property tax revenue
Restored 2 historic brick buildings

DTSC RLF Program Status

DTSC is currently accepting applications

**~\$600,000 currently available for
loans/grants**



[Got to the following link for more information:](http://www.dtsc.ca.gov/SiteCleanup/Brownfields/Loans_Grants.cfm)

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DTSC Targeted Site Investigation (TSI) Program

What Can DTSC's TSI Grant Do for You?

- Provides environmental site assessment services at NO COST
- Addresses questions about environmental conditions
- Identifies assessment/cleanup needs.



Goal: Help with redevelopment planning & implementation of redevelopment projects



How Much Funding is Available under the DTSC TSI Program?

- No money changes hands!
- No cost sharing
- DTSC's contractor conducts work under oversight of DTSC Project Manager.
- ~\$325,000 available for 2015-2016
- Projects generally fall within the \$75,000 range



Who Can Apply for to DTSC's TSI program?

- Local government agencies
- Successors to Redevelopment Agencies
- Housing Agencies
- Non Profit organizations
- School Districts
- Tribes
- Environmental Justice Communities



What Type of Redevelopment is Supported?

- School construction and expansion
- Open space
- Residences
- Commercial use
- Industrial use

Any redevelopment that will benefit the community and bring a site to a better use.

Groundwork San Diego-Chollas Creek, a citizen-based non-profit organization, requested a grant to expand outdoor science education facilities at a site that had perceived environmental impacts from previous land use and freeway pollution.



Does the Applicant Need to Own the Site?

Ownership is not required, but the applicant must...

- have an access agreement with owner
- ensure owner supports the grant and environmental work,
- provide information on purchase plan



What Kind of Work Can be Done under DTSC's TSI Program?

- **Phase 1** Environmental Assessment/All Appropriate Inquiries
- **Phase 2** Environmental Assessment
- Preliminary Endangerment Assessment
- Supplemental Investigation
- Risk Assessment
- Specific component of a larger investigation

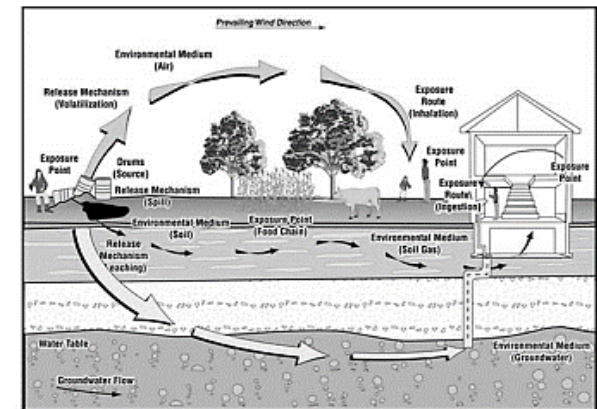


Figure 6-2. Site Conceptual Model—Exposure Pathway Schematic



How Do I Apply to the DTSC TSI Program?

Start a conversation with DTSC
NOW:

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Applications open in late
spring/early summer 2015





DTSC Voluntary Programs

Objectives of DTSC's Voluntary Program

- Carry out DTSC's mandate to protect the environment and health
- Foster public participation and involvement
- Facilitate restoration of sites to productive use

Types of Voluntary Agreements

- Voluntary Cleanup Agreement
- California Land Reuse and Revitalization Act of 2004 (Assembly Bill 389)
- Environmental Oversight Agreements with agencies
- Consultative Service Agreement
- AB 440/Gatto Act Agreements
- Prospective Purchaser Agreements

For More Information

DTSC Loans & Grant Website:

http://www.dtsc.ca.gov/SiteCleanup/Brownfields/Loans_Grants.cfm

DTSC Brownfields Website:

<http://www.dtsc.ca.gov/SiteCleanup/Brownfields/BrownfieldsVoluntaryProgram.cfm>



Governor's Office of Business and Economic Development (GO-Biz)



The screenshot shows the GO-Biz website interface. At the top left is the logo for the California Governor's Office of Business and Economic Development. The main header reads "Governor's Office of Business and Economic Development GO-Biz". On the right, there is a search bar with the "CA.GOV" logo and a search icon. Below the header is a navigation menu with the following items: ABOUT US, START A BUSINESS, RELOCATE / EXPAND, PROGRAMS, and INTERNATIONAL. The breadcrumb trail indicates the current location: Home > Relocate / Expand > Business Incentives. The main content area is divided into two columns. The left column is titled "Business Incentives" and contains a paragraph: "The California Business Investment Services (CalBIS) Unit is comprised of a team of business development experts and specialists with in-depth insight into available resources, ongoing initiatives, and government programs that provide direct technical and financial assistance to companies that are interested in either locating or expanding in California." The right column is titled "Relocate / Expand" and contains a list of links: Site Selection, Site Regions, Business Incentives (which is highlighted), and Foreign Investment.

Translate: Deutsch | 普通话 | Español

CA.GOV

ABOUT US | START A BUSINESS | RELOCATE / EXPAND | PROGRAMS | INTERNATIONAL

Home > Relocate / Expand > Business Incentives

Business Incentives

The California Business Investment Services (CalBIS) Unit is comprised of a team of business development experts and specialists with in-depth insight into available resources, ongoing initiatives, and government programs that provide direct technical and financial assistance to companies that are interested in either locating or expanding in California.

Relocate / Expand

- ▶ Site Selection
- ▶ Site Regions
- ▶ **Business Incentives**
- ▶ Foreign Investment

<http://business.ca.gov/RelocateExpand/BusinessIncentives.aspx>

Questions?