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**Narrative Information Sheet: City of Los Angeles, Application for FY2024 USEPA
Brownfield Community-Wide Assessment Grant, Los Angeles, CA**

1. Applicant ID	Citywide Brownfields Program, City of Los Angeles Department of Public Works, LA Sanitation and Environment (LASAN) 1149 South Broadway, 9 th Floor, Los Angeles, CA 90015
2. Funding Requested	a. Assessment Grant Type: Community-Wide b. Federal Funds Requested: \$500,000
3. Location	City of Los Angeles, County of Los Angeles, State of California
4. Target Area and Priority Site Information	<p><u>Target Areas (TAs):</u></p> <ul style="list-style-type: none"> Boyle Heights Neighborhood (Boyle Heights TA) Pacoima Neighborhood (Pacoima TA) South Los Angeles (South Los Angeles TA) <p><u>Census Tract (CT) Numbers within Target Areas:</u></p> <ul style="list-style-type: none"> Boyle Heights TA includes CTs 06037203100, 06037203200, 06037203300, 06037203400, 06037203601, 06037203602, 06037203710, 06037203720, 06037203800, 06037203900, 06037204110, 06037204120, 06037204200, 06037204300, 06037204410, 06037204420, 06037204600, 06037204700, 06037204810, 06037204820, 06037204910, 06037204920, 06037205110, 06037205120, 06037206050, 06037206053, and 06037206054. Pacoima TA includes CTs 06037104105, 06037104108, 06037104201, 06037104203, 06037104310, 06037104321,

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	<p>06037104322, 06037104401, 06037104403, 06037104404, 06037104500, 06037104610, 06037104620, 06037104701, 06037104703, 06037104704, 06037104821, 06037104822, 06037104823, 06037104824, 06037109500, 06037109601, and 06037121210.</p> <ul style="list-style-type: none"> • South Los Angeles TA includes CTs 06037224001, 06037224600, 06037226001, 06037226410, 06037226420, 06037226701, 06037226702, 06037227010, 06037227020, 06037228100, 06037228210, 06037228220, 06037228310, 06037228320, 06037228410, 06037228420, 06037228500, 06037228600, 06037228710, 06037228720, 06037228800, 06037228900, 06037229100, 06037229200, 06037229300, 06037229410, 06037229420, 06037231100, 06037231800, 06037231901, 06037231902, 06037232601, 06037232701, 06037232702, 06037232800, 06037237101, 06037237102, 06037237201, 06037239201, and 06037239202. 	
	<p><u>Priority Site Names and Addresses:</u></p> <ul style="list-style-type: none"> • Boyle Heights TA <ul style="list-style-type: none"> ○ Unnamed Parcels - 3401 E. 2nd Street/3499 E. Gleason Ave. ○ Unnamed Parcels – 113-115 S. Breed Street Unnamed Parcel – 2228-2230 1st Street Unnamed Parcel – 125 N. Soto Street ○ Unnamed Parcels – 2735-2745 E. 6th Street • Pacoima TA <ul style="list-style-type: none"> ○ Proposed Sharp Avenue Farm – 10702 Sharp Avenue • South Los Angeles TA <ul style="list-style-type: none"> ○ King Solomon Village – 1328 W. Slauson Avenue ○ Former Metro Transit Authority Vehicle Maintenance Facility – 361 E. 55th Street 	
5. Project Contacts	Project Director	Chief Executive
Name and Title	Nuna Tersibashian, Citywide Brownfields Program Manager (Project Director), LASAN	Barbara Romero, Director and General Manager, LASAN
Address	1149 S. Broadway, 5 th Floor, (Mail Stop 944) Los Angeles, CA 90015	1149 S. Broadway, 9 th Floor Los Angeles, CA 90015
Phone Number	(213) 485-3791	(213) 485-2210
Email Address	nuna.tersibashian@lacity.org	barbara.romero@lacity.org

6. Population	3,898,747 (City of Los Angeles; American Community Survey, 2020 Decennial Census)
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Other Factors Checklist

Other Factors	Page #
Community population is 10,000 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 or partially 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).	Yes – 10702 Sharp Ave. - see narrative Section 1.a.ii (page 2)
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.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures	Yes – see narrative Section 1.b.ii (page 3)
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	N/A
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	N/A

N/A = not applicable

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the California Department of Toxic Substances Control is attached.

9. Releasing Copies of Applications: Not applicable – the application does not contain confidential, privileged, or sensitive information.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 2, 2023

Nuna Tersibashian
Compliance and Sustainability Unit Manager
LA Sanitation and Environment
City of Los Angeles, Bureau of Sanitation
1149 South Broadway, 5th Floor
Los Angeles, California 90015
nuna.tersibashian@lacity.org

ACKNOWLEDGEMENT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE ASSESSMENT GRANT PROPOSAL FOR \$500,000

Dear Nuna Tersibashian:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the City of Los Angeles Department of Public Works, Bureau of Sanitation (LASAN) Citywide Brownfields Program's application for a United States Environmental Protection Agency (USEPA) Community-Wide Assessment Grant (USEPA Grant) for Fiscal Year 2024. LASAN will be requesting a funding amount of \$500,000 for environmental assessment activities in the City of Los Angeles.

With these grant funds, LASAN will identify brownfields in areas of Los Angeles that have been disproportionately affected by properties that are contaminated, or thought to be contaminated, and are underutilized due to perceived remediation cost and liability concerns. The goal of the Citywide Brownfields Program and this Community-Wide Assessment is to identify and assess various brownfield sites to support future redevelopment with affordable housing and open space. The redevelopment of these sites will improve the health and welfare of the communities in which these brownfields are located. The objective of LASAN's Citywide Brownfields Program is to align funding, through community partnerships, with community-driven economic improvement projects in

an effort to have a greater collective impact to underserved and impoverished neighborhoods.

Based on this objective, LASAN has identified the following three target areas for this Community-Wide Assessment Grant:

- Boyle Heights Neighborhood in East Los Angeles
- South Los Angeles Neighborhoods in South Central area and Central Alameda area
- Pacoima Neighborhood in the San Fernando Valley in Northwestern Los Angeles

These three areas are not only disproportionately affected brownfields, they are also the focus of urban revitalization efforts rooted in livability principles and sustainable development. This Community-Wide Assessment Grant will be used to help transform brownfield sites in these areas into safe, affordable housing units, neighborhood parks, and green spaces, with the potential to help to alleviate significant health, welfare, and environmental justice challenges in the target area neighborhoods.

In addition, all environmental services provided under this grant will be conducted by environmental engineering firms under contract to the City of Los Angeles, thus augmenting the development of local jobs.

DTSC looks forward to the possible award of the USEPA Grant to LASAN to facilitate the success of assessment and future redevelopment of brownfields in underserved and impoverished neighborhoods in the City of Los Angeles. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for projects and sites covered by the grant. 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 (818) 717-6614 or via email at Jose.Diaz@dtsc.ca.gov.

Sincerely,



Jose Diaz
Brownfields Coordinator
Site Mitigation and Restoration Program
Southern California Division – Chatsworth Office

cc: Colette Monell
Environmental Supervisor I, Brownfields Program
LA Sanitation and Environment
Solid Resources Citywide Recycling Division
colette.monell@lacity.org

Nuna Tersibashian
November 2, 2023
Page 3 of 3

cc: Maryam Tasnif-Abassi
Brownfield Development Manager
Site Mitigation & Restoration Program
Southern California Division – Cypress Office
Maryam.Tasnif-abassi@dtsc.ca.gov

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a. Target Area & Brownfields/1.a.i. Overview of Brownfield Challenges & Description of Target Area(s): The City of Los Angeles, California (LA; the “City”) became an industrial center in the late 1800s as several railroads made LA their western terminus. In 1892, oil was discovered in many areas of the City. During World War II, LA was a major center for aircraft production and war supplies, and the economy continued to boom with significant growth in manufacturing. By 1958, the LA metro area ranked as the second largest manufacturing center in the United States (US), with 16,910 manufacturers with nearly 725,000 employees. However, beginning in the 1970s, the larger industrial facilities gradually left, and a decline in manufacturing continues until today. Since 1990, manufacturing employment has declined by 47% (from 307,874 to 163,169)¹. Much of the industrial and oil production activities occurred prior to the era of environmental regulation, and the closure of these facilities resulted in thousands of brownfield sites polluted from past industrial and oil production activities. Key brownfield challenges include the large number of sites, the high cost of land (including contaminated brownfield sites) and resulting challenges in acquiring these properties to address key community needs, the legacy of environmental injustice in many neighborhoods, a large homeless population attracted to vacant brownfield sites and buildings, and the challenges of being a global metropolis while balancing the sometimes conflicting demands of key community priorities (i.e., affordable housing, resilience/climate adaptation, economic development, improved transportation access, etc.) in reusing brownfield sites.

The United States Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment (CWA) Grant will focus on sites and projects in three target areas (TAs): 1) **Boyle Heights TA** – the Boyle Heights Neighborhood in East LA is the first primarily residential neighborhood east of downtown, and includes all or portions of 27 census tract (CTs)² and has a population of 95,798 residents. It is bordered on the west by the LA River and is crossed by four major highways (US5, US10, CA 60, and CA101). 2) **South Los Angeles TA** – includes the Historic South Central, Central Alameda, and South Park Neighborhoods which are the first primarily residential neighborhoods south of downtown and includes all or portions of 40 CTs³ with a total of 169,022 residents. 3) **Pacoima TA** – the Pacoima Neighborhood is located in northwestern LA within the San Fernando Valley and includes all or portions of 23 CTs⁴ with a total of 81,529 residents. Although the TA neighborhoods have a combined area of only 18.4 square miles (= to 3.6% of the City’s total land area), they contain nearly twice their share (7.2%) of the City’s population. The residents in these neighborhoods are overwhelmingly minorities (97.9%), Hispanic (91.0%), and poor – with an average per capita income of \$16,634 that is less than half that for California (CA). The grant will help transform brownfield sites into safe affordable housing units and parks and green spaces, which will help to alleviate significant health, welfare, and environmental justice challenges in the target area neighborhoods.

1.a.ii. Description of the Priority Brownfield Sites within the target areas is provided below. Six of the priority sites are located in disadvantaged CTs per the Climate & Economic Justice Screening Tool (CEJST), as well as 89 of the 90 CTs within the target areas. The other priority site (10702 Sharp Ave.) is located immediately adjacent to two CTs that are classified by CEJST as disadvantaged.

(1) **Boyle Heights TA:** All of the sites are vacant lots located in areas identified in the 2016 LA Countywide Parks and Recreation Needs Assessment as having a “very high” need for additional parks⁵. Very high need areas in LA have an average of 0.7 acres of park per 1,000 residents versus a target of 4.0 acres. Priority sites for assessment include:

- **3401 E. 2nd St./3400 E. Gleason Ave.:** These two parcels totaling 0.34 acres were occupied by single-family residences until 2005 when the buildings were demolished. Residential use dates back to the 1930s and the parcels have been vacant for 19 years. A former gas station is located 200 feet to the northeast.
- **113-115 S. Breed St.:** This 0.23-acre site includes a vacant parcel on which a residence was demolished in 2010, and adjoining parcel with a dilapidated >100-year-old house and a lot used for illegal dumping.
- **2228-2230 1st St.:** This 0.15-acre vacant parcel was occupied by a one-story commercial building used as a laundromat from 2007 through 2020 when the building was destroyed by fire. The remnants of the buildings were removed in 2021. Prior to commercial development, the site was occupied by a residence for >70 years.
- **125 N. Soto St.:** This 0.19-acre vacant parcel was occupied by up to three single family residences until 2019 when the buildings were demolished. Residential use dates back to at least the 1930s.

Environmental concerns at these sites include contamination associated with long-term (up to 100 years) residential or

¹ Manufacturing employment: 1990 = US Decennial Census; 2017 = American Community Survey (ACS) 5-year estimate for 2013-17. Data for the City were downloaded from Social Explorer website on 10/17/2022.

² **Boyle Heights Target Area** CTs = 2031, 2032, 2033, 2034, 2036.01, 2036.02, 2037.10, 2037.20, 2038, 2039, 2041.10, 2041.20, 2042, 2043, 2044.10, 2044.20, 2046, 2047, 2048.10, 2048.20, 2049.10, 2049.20, 2051.10, 2051.20, 2060.50, 2060.53, and 2060.54

³ **South Los Angeles Target Area** CTs = 2240.01, 2246, 2260.01, 2264.10, 2264.20, 2267.01, 2267.02, 2270.10, 2270.20, 2281, 2282.10, 2282.20, 2283.10, 2283.20, 2284.10, 2284.20, 2285, 2286, 2287.10, 2287.20, 2288, 2289, 2291, 2292, 2293, 2294.10, 2294.20, 2311, 2318, 2319.01, 2319.02, 2326.01, 2327.01, 2327.02, 2328, 2371.01, 2371.02, 2372.01, 2392.01, and 2392.02.

⁴ **Pacoima Target Area** CTs = 1041.05, 1041.08, 1042.01, 1042.03, 1043.10, 1043.21, 1043.22, 1044.01, 1044.03, 1044.04, 1045, 1046.10, 1046.20, 1047.01, 1047.03, 1047.04, 1048.21, 1048.22, 1048.23, 1048.24, 1095, 1096.01 (partial), and 1212.10.

⁵ <https://lacountyparkneeds.org/wp-content/uploads/2016/06/FinalReport.pdf>. The relative need for park space was evaluated based on: 1) total acres of park land per 1,000 people, 2) % of population living within ½-mile of a park, 3) distribution of parks relative to population, 4) amenities available in each park, and 5) park condition (good, fair, or poor).

commercial use, potential contaminated fill materials in former basement areas, possible residual asbestos and lead-based paint contamination from former structures, and contamination of surface soil from background pollution sources including nearby freeways and historical pollution from vehicles using leaded gasoline.

(2) South Los Angeles TA: Priority sites for assessment include:

- **King Solomon Village, 1328 W. Slauson Ave.:** This 0.68-acre site is owned by a not-for-profit organization, Ward Economic Development Corp. ⁶⁾ that converted a group of adjoining one-story 1920s era-industrial buildings into a temporary long-term shelter for homeless residents. A planned second phase will provide permanent housing for homeless residents but requires further assessment of hazardous building materials as well as cleanup planning.
- **361 E. 55th St.:** This is a former Metropolitan Transit Authority vehicle maintenance and storage yard, which was converted in part in 2012 to the 9-acre South Los Angeles Wetlands Park, an award-winning project supported by a previous EPA Brownfield Cleanup Grant. The ~65,000-square foot maintenance building remains and is targeted for mixed use development and needs a Phase II environmental site assessment (ESA) due to >80 years of use as a maintenance facility and remedial planning.

(3) Pacoima TA: Priority sites for assessment include:

- **10702 Sharp Ave.:** This 2.3-acre vacant city-owned parcel is located adjacent to a major highway and the East Canyon Diversion Channel and was the focus of a Phase II ESA and Analysis of Brownfield Cleanup Alternatives (ABCA) completed by EPA in 2022 as part of a Targeted Brownfield Assessment. These identified several contaminants of concern that require a supplemental Phase II ESA to further define the extent of impacts, and to advance cleanup and reuse planning. The CT is not classified as disadvantaged, but the Site is within 300 feet of two adjoining CTs that are classified as disadvantaged and will serve residents in those areas.

1.a.iii. Identifying Additional Sites: Since its inception, the Citywide Brownfields Program has been advancing redevelopment and reuse of brownfield sites in disadvantaged areas, and supporting projects that will serve those communities. As noted in Section 1.a.ii, over 200 potential brownfield sites in need of assessment have been identified in both the **Pacoima and South Los Angeles Target Areas – all of which are within CTs** classified by CEJST as disadvantaged. The prioritization criteria that will apply to potential sites for development of affordable housing will include zoning classification, site vacancy/market status, public ownership, size and potential number of developable units, access to public transit, access to other amenities (schools, parks, grocery stores, etc.), and site/project eligibility for funding programs. The prioritization criteria that will apply to potential sites for development of parks and green space will include location in areas underserved by parks per the 2016 LA Countywide Parks and Recreation Needs Assessment, site vacancy/market status, and site ownership by City (or other public entities). The exact process and weighting that will be used in applying these prioritization criteria will be developed in consultation with our project partners at the beginning of the project. Funding may be utilized on brownfield redevelopment sites in other disadvantaged neighborhoods in CTs classified by CEJST as disadvantaged, and which have CalEnviroScreen scores of 70% or higher – indicating disproportionate exposure of those residents to multiple pollution sources.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The site-specific reuse plans for the representative priority sites identified in Section 1.a.ii are summarized below.

Target Area (TA)	Priority Sites	Site-Specific Reuse Plans/Strategies for Priority Sites
Boyle Heights TA	3401 E. 2nd St./3400 E. Gleason Ave.; 113-115 S. Breed St.; 2228-30 1st St.; 125 N. Soto St.	The plans for the site are for conversion to neighborhood parks and green spaces that could include community gardens, planted trees, and green stormwater infrastructure measures.
South Los Angeles TA	1328 W. Slauson Ave.	A community-based development corporation (Ward Economic Development Corp.) has acquired property and is seeking to renovate the existing buildings for use as permanent housing for homeless residents.
	361 E. 55 th St.	The Metropolitan Transit Authority is seeking to demolish the building and sell the site for development for mixed use including affordable housing.
Pacoima TA	10702 Sharp Ave.	The City has been working for several years with a community-based organization (Black Thumb Farm) to transform the site into a hands-on educational garden for low-income youth and youth of color to learn about nutrition, urban gardening, and business (agribusiness, farmers market, and other related food business).

The reuse plans for these sites are aligned with key elements of the General Plan, in particular the 2021-2029 Housing Element and the Open Space Element. The projects are also aligned with the Community Plans for these neighborhoods, including the Southeast LA Community Plan (2017), the Arleta-Pacoima Community Plan (1996, update in progress), and the Boyle Heights Community Plan (1998, update in progress). The project at 1328 W. Slauson Ave. is aligned with the Slauson Corridor Transit Neighborhood Plan (2022).

The grant will further efforts to develop affordable housing in disadvantaged communities located in Boyle Heights, Pacoima, South Los Angeles within Council Districts 7, 9, and 14. This aligns with the City’s 2021-2029 Housing Element

⁶ <https://www.ward-edc.org/>

Update, “the Plan to House LA” adopted by the City Council on November 24, 2021, which establishes clear goals and objectives to inform future housing decisions ⁷. The Housing Element Update is centered on environmental justice and resilience pertaining to housing access, preservation, stability, and production. The City’s 2021-29 Housing Element must accommodate a total of 456,643 units, of which 184,721 units must be affordable to low to very low-income households.

1.b.ii. Outcomes & Benefits of Reuse Strategy: Priority sites in the **Boyle Heights TA** will be reused as neighborhood parks and green space. **Boyle Heights** is highly urbanized and borders the LA River. Conversion of these vacant lots to green spaces will help to mitigate heat island effects, and could incorporate green stormwater management measures that help prevent contaminated stormwater runoff from entering the LA River. The planned reuse of the 10702 Sharp Ave. property with the **Pacoima TA** will provide a permanent home for a not-for-profit organization (Black Thumb Farm) that is providing training for approximately 40 low-income youth and youth of color in urban agriculture each year. The affordable and homeless housing projects planned for the priority sites in the **South Los Angeles TA** will create hundreds of units of housing, and representing an investment of \$200,000 to \$300,000 per unit. All of the sites targeted by the City for development of housing are either vacant, or commercial or industrial properties that are not currently used for housing and which therefore will not displace any existing residents through their redevelopment.

Permanent multi-family housing projects are required by the City to incorporate high-energy efficient measures and common open space. Specifically, development considerations for the housing sites will include heat pump water heaters, high efficiency air conditioning and clothes dryers, advanced walls and insulation, advanced building controls, high-capacity electrical panels, induction cooktops, home energy management systems, smart thermostats, solar photovoltaic (PV) panels, and battery storage systems. Within the target areas, there are several specific community programs managed by the California Dept. of Community Services and Development which are geared to promote energy efficiency projects. These programs include the Single Family/Small Multi-Family Energy Efficiency and Solar Water Heating program and the Single-Family Solar PV programs. These programs will be utilized as part of projects on priority sites that are focused on development of affordable housing.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The EPA CWA Grant will position the priority sites to leverage many State programs that provide funding for development of either affordable housing or for park and community green spaces. The eligibility requirements for nearly all of these programs include having environmental due diligence reports and remedial action plans in hand. Securing cleanup funding from either the State or the EPA is also contingent on having completed environmental assessment activities as well as at least draft ABCAs or cleanup plans (if not fully approved plans). Therefore, the CWA grant will serve as a strategic tool for positioning sites for funding from other affordable housing, park development, and environmental cleanup grant/funding programs.

Funding Resources for Affordable Housing Projects: The City and many of its affordable housing development project partners are eligible for a combination of public and private funding. There are many State of CA funding programs available for developers of multi-family affordable housing and/or permanent housing for homeless residents. Some of these key programs include **Cal HOME grants** ⁸, **CA Emergency Solutions and Housing (CESH) grants** ⁹, **Home Investment Partnerships Program grants** ¹⁰, **No Place Like Home Program grants** ¹¹, and **Multifamily Housing Program (MHP) loans** ¹². The MHP is a new program supported by \$1.5 billion in bonds that will provide deferred payment loans with a 55-year term and 3% simple interest on unpaid principal balance.

Funding Resources for Park Projects: The **Measure W Safe Clean Water Program** (<https://safecleanwaterla.org>) is a one-of-a-kind program operated by the LA County Flood Control District that provides approximate \$280 million annually in funding for multi-benefit stormwater capture projects and programs, and which prioritizes projects in disadvantaged communities and project that employ nature-based elements. Many park projects include green stormwater infrastructure components that are eligible for this funding program. **The Parks and Water Bond Act of 2018 (Proposition 68;** https://www.parks.ca.gov/?page_id=29906) is a State bond measure that included \$725 million to support development of parks in neighborhoods with few parks. The **Outdoor Recreation Legacy Partnership (ORLP) Program** is a federal grant program focused on supporting renovation or development of new parks in disadvantaged communities with little or no access to publicly available recreational opportunities in urban areas.

Funding Resources for Environmental Cleanup: **EPA Brownfield Cleanup Grant Program** – the City has secured six EPA Cleanup Grants, all of which were focused on either affordable housing or park development projects in disadvantaged neighborhoods. **Department of Toxic Substances Control (DTSC) Equitable Community Revitalization Grant (ECRG) Program** – ECRG provides up to \$10 million in grants for cleanup of brownfield sites in disadvantaged communities in

⁷ <https://planning.lacity.org/plans-policies/housing-element-update>

⁸ <https://www.hcd.ca.gov/grants-and-funding/programs-active/calhome>

⁹ <https://www.hcd.ca.gov/grants-and-funding/programs-active/emergency-solutions-grants>

¹⁰ <https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program>

¹¹ <https://www.hcd.ca.gov/grants-and-funding/programs-active/no-place-like-home-program>

¹² <https://www.hcd.ca.gov/grants-and-funding/programs-active/multifamily-housing-program>

California with an emphasis on projects for development of housing or parks and other green spaces. In 2021, the City was awarded a \$6.9 million cleanup grant for a project on a 7-acre former industrial property in the **South Los Angeles TA** that will create a 4-acre park and provide 525 housing units (325 of which will be affordable). The City will continue to utilize both these programs, as well as other funding sources, to advance cleanup of sites for projects creating parks, affordable housing or other uses prioritized by residents in disadvantaged areas of the City. Other funding programs for cleanup include the **State Water Resources Control Board Site Cleanup Subaccount Program** and **Orphan Site Cleanup Fund**, and the **DTSC Cleanup Loans and Environmental Assistance to Neighborhoods Program**.

1.c.ii. Use of Existing Infrastructure: The priority sites and target areas are all located within fully developed areas with extensive existing infrastructure that can be leveraged through redevelopment and reuse of the sites for housing and green space. In addition, a majority of the priority sites are located on major commercial streets served by public transit systems. The project will also leverage the following major investments completed or underway in the target areas:

Name	Description	Status
Green Together Collaborative (Pacoima TA)	This \$61.7 million project, funded through a \$23 million TCC Grant, and \$38.7 million in leveraged outside funding is focused on the Pacoima and Sun Valley Neighborhoods of LA, and includes solar panel installations to single family homes, electric vehicle charging stations, improvements to David M. Gonzalez Park, a fleet of electric buses with a route through the community, pedestrian mobility improvements, and tree plantings throughout the community.	In progress
Sixth St. Viaduct (Boyle Heights TA)	This \$588 million project replaced a previous bridge constructed in 1932 with structural issues and seismic risk. The new bridge serves as the main aerial road connecting Boyle Heights with downtown LA, crossing two major highways and including walkways and separate bike lanes.	Completed (2022)
Sixth St. Park, Arts, and River Connectivity project (Boyle Heights TA)	This \$82 million project is creating 12 acres of new public open space beneath the recently completed Sixth St. Viaduct, and includes seven acres of land within the Boyle Heights TA being converted to grass fields, picnic areas, a splash pad, event space, and courts for basketball, soccer, volleyball, and potentially skateboarding.	Under Construction
South LA Eco-Lab Project (South Los Angeles TA)	This project, funded by a \$35 million State of CA Transformative Climate Communities (TCC) Grant, is planting 6,000 shade and fruit trees, installing solar roofs on >200 homes, EV charging stations, expanding a car and e-bike sharing program, and providing Metro passes to >10,000 eligible residents. SLATE-Z, the LANLT, and 10 other organizations are City partners on this project.	In progress
Slauson Corridor Transit Neighborhood Plan (South LA TA)	This \$143 million project is transforming a former 5.5-mile-long freight railroad line into a multi-use (bike/walk) path featuring shade trees, drought-tolerant landscaping, lighting, improved intersection crossings, and green stormwater infrastructure.	Under Construction

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

Table 1. Economic Distress Data (American Community Survey [ACS] 2020 5-Year Estimates¹³)

Data Type	Boyle Heights TA	Pacoima TA	South LA TA	City of LA	LA County	State of CA	US
Median household income ^B	\$46,613	\$58,591	\$42,869	\$65,290	\$71,358	\$78,672	\$64,994
Per capita income ^B	\$16,997	\$18,631	\$14,855	\$37,143	\$35,685	\$38,576	\$35,384
Unemployment rate ^C	7.2%	5.6%	8.3%	6.9%	6.5%	6.2%	5.4%
Poverty rate (all residents)	24.5%	19.2%	28.6%	16.9%	14.2%	12.6%	12.8%
Poverty rate (<18 years old)	35.8%	28.7%	38.9%	23.6%	19.5%	16.8%	17.5%
% of Households w/ food stamp/ SNAP benefits last 12 months	20.6%	19.4%	27.3%	10.3%	9.2%	9.0%	11.4%

2.a. Community Need/2.a.i. The Community’s Need for Funding: The grant will help meet the needs of low-income communities that lack the initial funding to advance the project without EPA assistance. The target area communities are low-income with per capita incomes that are about half that of the City, County, State and US, and the unemployment and family poverty rates are approximately double the corresponding rates for the US (Table 1).

The City has daunting fiscal challenges, with annual pension costs that have more than tripled since 2005-06 (increasing from \$435 million to \$1.39 billion in 2019-20). The City has enormous costs associated with what is currently the largest unsheltered population of any US city and which, since 2013, has increased by 83% to an estimated 41,980 people^{14 15}. Of the City’s budget for 2021-22, nearly \$1 billion was allocated for programs for homeless residents.

2.a.ii. Threats to Sensitive Populations

2.a.ii(1) Health or Welfare of Sensitive Populations: The sensitive populations shown in Table 2, show that 97.2 to 98.8% of residents in the Target Area CTs are minorities, and 87.8 to 92.9% are Hispanic. There is also a greater relative percentage of children ≤5 years old and women of child-bearing age in the Target Areas, versus the City, County, State or US. 29.1 to 36.7% of adults lack even a 9th grade education (versus 4.9% in the US as a whole).

¹³ Notes for Table 1. Data downloaded on 10/18/2023. See footnotes 2-4 for a listing of census tracts included in each target area.

¹⁴ Increase from 22,993 to 36,600; <http://www.laalmanac.com/social/so14.php>

¹⁵ [LAHSA Releases 2022 Greater Los Angeles Homeless Count Results](#)

Table 2. Sensitive Populations in the Target Area (ACS 2020 5-Year Estimates¹⁶)

Data Type	Boyle Heights TA	Pacoima TA	South LA TA	City of LA	LA County	State of CA	US
Minority residents (% of residents) ^B	97.7%	98.7%	98.8%	71.5%	74.1%	63.5%	39.9%
Hispanic residents (% of residents)	92.9%	89.6%	87.8%	48.1%	48.3%	39.1%	18.2%
Children ≤ 5 yrs (% of residents)	6.9%	6.5%	6.9%	5.7%	5.9%	6.1%	6.0%
Woman 15-44 yrs (% of residents)	24.5%	22.5%	23.6%	22.6%	21.3%	20.5%	19.6%
Adults (≥25 yrs) w/ <9 th grade education	31.1%	29.1%	35.1%	13.1%	11.9%	8.9%	4.9%
Median # of rooms, occupied housing units	4.3	4.9	4.3	4.1	4.6	5.1	5.5
Average household size (renter occupied units)	3.69	3.89	5.31	2.61	2.79	2.85	2.45
Average household size (owner occupied units)	4.15	4.84	5.28	3.04	3.16	3.01	2.69
% of occupied housing w/ no vehicle access	17.9%	8.6%	16.6%	11.9%	8.8%	7.0%	8.5%
% of Housing built before 1980	80.9%	78.5%	79.2%	74.1%	73.6%	58.9%	52.9%

The housing challenges even for those residents fortunate to have housing are highlighted by the age of the housing, combined with the smaller size of the units (4.3 to 4.9 rooms versus an average of 5.5 rooms per housing unit in the US as a whole). The households living in these smaller residences are on average up to twice as large as the average household in the US. This extreme crowding in living spaces further increases the profound need of residents in these neighborhoods for public green space and access to affordable housing.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:

Table 3. Health Measure Estimates for Target Area Census Tracts (CTs)^{17 A}

Health Measure (see the footnotes at the bottom of this page for an explanation of notes A-F)	Prevalence in Boyle Heights TA CTs ^B	Prevalence in Pacoima TA CTs ^B	Prevalence in South Los Angeles TA CTs ^B	Average Prevalence in LA ^C	Combined Target Area Average Prevalence Percentile among LA CTs ^D
Lack of Health Insurance ^E	32.3%	28.5%	34.1%	17.4%	92.0
High Blood Pressure ^F	28.5%	26.7%	29.0%	26.9%	68.0
Cancer (excluding skin) ^F	3.9%	3.7%	3.2%	4.8%	18.9
Asthma (current) ^F	9.3%	8.9%	10.4%	8.5%	83.9
Diagnosed Diabetes ^F	13.2%	12.1%	13.7%	10.4%	82.6
High Cholesterol ^F	35.9%	33.7%	34.4%	32.8%	73.2
Kidney Disease ^F	3.9%	3.3%	3.8%	2.9%	85.8
Limited Physical Activity Time ^F	33.2%	29.2%	35.0%	22.7%	88.4
Poor Mental Health ^G	16.7%	15.3%	19.0%	13.1%	87.9
Obesity ^F	33.7%	30.9%	35.9%	26.3%	85.5
Poor Physical Health ^G	18.2%	15.8%	19.4%	13.0%	89.1

Table 3 summarizes data for 11 chronic disease and health indicators for the three target areas, based on 2019 estimates published by the Centers for Disease Control and Prevention (CDCP)¹⁸. Prevalence rates for each target area are compared to the average rates for the City as a whole. The right column shows the percentile ranking for average prevalence rates for the three target areas relative to the rates for all 994 census tracts in the City. The target areas each have higher prevalence rates for 10 of the 11 health measures than the City, and generally ranks in the bottom 10-20 percent (80th to 90th percentile) for each measure relative to all LA CTs. Lead poisoning data were not provided by CDCP but are available for all zip code areas in CA for 2012¹⁹. Within the primary zip codes in the target area (90011, 90033, 90063, and 90023), 5.28%, 4.71%, 3.40%, and 3.29% of children <6 years old had blood lead levels of ≥4.5 micrograms per deciliter (indicative of lead poisoning). These rates of lead poisoning rank as the 2nd, 5th, 14th, and 15th highest rates among the 164 total zip code areas in LA, and likely due in part to the high percentage (79.2 to 80.9%) of housing built before 1980 (and therefore prone to contain lead-based paint). Removing or capping lead impacted soil will help to reduce lead exposure risks for children and others. Development of green space, walk/bikeways, and recreational amenities will provide the community with an area where they can enjoy physical activities; thus encouraging healthier lifestyles that can contribute to reduced obesity, lower blood pressure; and improved physical and mental health.

2.a.ii(3) Environmental Justice

2.a.ii(3)(a) Identification of Environmental Justice Issues: Sensitive populations in the Target Area are at a higher risk of exposure to cumulative pollution sources. EPA’s EJSCREEN Tool was used to evaluate CTs in the three Target Areas for 12 environmental justice (EJ) indices (Particulate Matter 2.5 [≤ 2.5 microns], Ozone, Diesel Particulate Matter, Air Toxics

¹⁶ Notes for Table 2. Data downloaded on 10/20/2023 from the US Census Bureau website. A) See footnotes 2-4 for a listing of census tracts included in each target area. B) Calculated by subtracting the reported census values for “Not Hispanic or Latino. White alone” from 100%.

¹⁷ Notes for Table 3. A) Data accessed from the CDC website on 10/21/2023. B) See footnotes 2-4 on page 1 for a listing of CTs included in each target area. C) Average of values for all 994 LA CTs. D) Ranking of the average prevalence rates for all target area CTs versus those for 994 LA CTs. A percentile of 92.0 means that the average prevalence in the target area CTs is higher (worse) than that in 92.0% of all LA CTs. E) Adults 18-94 years. F) Model-based estimate for crude prevalence among adults aged ≥ 18 yrs, 2016. G) Crude prevalence of mental or physical health not good for ≥14 days among adults aged ≥18 yrs, 2016.

¹⁸ [500 Cities: Census Tract-level Data \(GIS Friendly Format\), 2019 release | Data | Centers for Disease Control and Prevention \(cdc.gov\)](https://www.cdc.gov/data/500-cities-census-tract-level-data-gis-friendly-format-2019-release/)

¹⁹ https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CLPPB/CDPH%20Document%20Library/zip_code_2012_250_tested.pdf

Cancer Risk, Air Toxics Respiratory Hazard Index, Traffic Proximity, Lead Paint, Risk Management Program Facility Proximity, Hazardous Waste Proximity, Superfund Proximity, USTs, and Wastewater Discharge)²⁰.

EJ Index	Boyle Heights TA (%tile in US)	Pacoima TA (%tile in US)	South LA TA (%tile in US)	EJ Index	Boyle Heights TA (%tile in US)	Pacoima TA (%tile in US)	South LA TA (%tile in US)
Particular Matter 2.5	98	88	99	Traffic Proximity	98	91	96
Ozone	96	98	91	Lead Paint	96	91	96
Diesel Particulate Matter	97	85	98	Superfund Proximity	95	89	94
Air Toxics Cancer Risk	99	91	99	RMP Facility Proximity	98	91	98
Air Toxics Respiratory HI	98	92	99	Haz Waste Proximity	98	97	99
Toxic Releases to Air	93	79	94	Wastewater Discharge	97	34	97

Percentiles ≥80 are shown in **bold font**, and those ≥90 are shown in **bold red font**. HI = Hazard Index. RMP = Risk Management Program

The target area CTs generally rank above the 90th percentile among CTs in the US for all 12 indices, indicating a disproportionate burden and vulnerability of residents to multiple sources of contamination. A similar analysis for all 8,035 California CTs on the CalEnviroScreen website ranked the average EJ score for CTs in the three target areas at the 89th, 91st, and 96th percentiles, respectively ²¹. Half of the CTs in the **Boyle Heights TA** rank among the top 2% of CTs in the State in their CalEnviroScreen EJ percentile scores. Every CT in the **South LA TA** has CalEnviroScreen EJ percentile scores above 90. **All but one of the 90 CTs within the target areas are classified as disadvantaged by CEJST.**

2.a.ii(3)(b) Advancing Environmental Justice: The grant funded project and the desired affordable housing and park/green space reuse projects will advance EJ in at least four ways. 1) All reuse projects on City-owned parcels will include a robust community engagement process that will provide opportunities for residents in the target areas to have input into the proposed reuse projects. The involvement of the project partners, as well as the neighborhood organizations and staff from Council Districts 7, 9 and 14 will facilitate this engagement. In addition, the reuse plans will build from years of engagement by Council District staff on redevelopment priorities for residents in these neighborhoods, as well as engagement efforts by the City as part of current projects updating the Community Plans for the Boyle Heights and Pacoima Neighborhoods. 2) The project will advance the assessment and cleanup of brownfield sites in areas of the City in which residents are exposed to particularly high pollution burdens. 3) The project will advance the construction of affordable housing in neighborhoods where residents are disproportionately impacted by the lack of affordable housing, and the extremely high costs for housing in LA even in low-income neighborhoods. Construction of new affordable housing on vacant brownfield sites will minimize displacement of residents. New housing free of mold and lead-based paint will alleviate health risks for residents that are disproportionately subject to high prevalence rates for asthma and lead poisoning. 4) Construction of new parks and community green spaces will directly benefit residents in **Boyle Heights** and other neighborhoods that are underserved by parks and green spaces, and will provide physical and mental health benefits for residents that are subject to disproportionately high rates of asthma and poor physical and mental health.

LA Sanitation and Environment (LASAN), which manages the Citywide Brownfields Program, has created an EJ Team representing all of the various programs at LASAN. Each LASAN manager is tasked with evaluating the ways racial equity, social justice, environmental justice, and economic justice play a role in their operations, activities, programs, and projects to provide resources to underserved communities.

2.b. Community Engagement/2.b.i/ii. Project Involvement/Project Roles: Information on 8 partners is provided below.

Neighborhood Councils (NCs): 1) Boyle Heights NC (BHNC). Contact: Shmuel Gonzales, President, gonzales.bhnc@gmail.com. BHNC is one of 99 neighborhood councils, and serves ~92,000 residents living in the 6.4-sq. mile **Boyle Heights TA**. 2) Central Alameda NC (CANC). Contact: Adriana Cabrera, Chair, lapresidentacanc@gmail.com. CANC serves ~32,000 residents living within a 1.37-sq. mile area forming the southeast quarter of the **South Los Angeles TA**. 3) Pacoima NC (PNC). Contact: Mikayeel Khan, President, [REDACTED]. PNC serves ~73,000 residents living within the approximate 7.75-sq. mile area forming the **Pacoima TA**. 4) South Central NC (SCNC). Contact: Johnny Andrade, President, andrade.scnc@gmail.com. SCNC serves ~47,000 residents living within a 2.6-sq. mile northern half of the **South Los Angeles TA**. 5) Zapata-King NC (ZKNC). Contact: Kendrik Jones, President, kendrick.joneszknc@gmail.com. ZKNC serves ~53,000 residents living within a 2.1-sq. mile area forming the southwest quarter of the **South Los Angeles TA**.

The five NCs will be key partners in engaging and informing residents regarding assessment activities and reuse plans for priority sites. Each NC hosts monthly public meetings that can be utilized for presenting information related to the priority brownfield sites.

Promesa Boyle Heights, Contact: Itzel Wang, Sr. Coordinator of Community Transformation, iflorescwang@proyectopastoral.org. Promesa Boyle Heights is a collective of residents, youth, schools, and community organizations united in lifting community voices and working together to transform conditions and improve opportunities for students and families. They will assist with engagement and outreach for projects in the **Boyle Heights TA**.

Los Angeles Neighborhood Land Trust (LANLT). Contact: Tori Kjer, Executive Director, tkjer@lanlt.org, 213-572-0188. The LANLT is a local environmental not-for-profit organization that was founded in 2002 to address inequities in the LA park system. They focus exclusively on communities of color that have little or no access to green space. They were partners in the planning effort that identified the potential park sites in the **Boyle Heights TA** and are anticipated to be partners for acquisition of the sites, the park design/community engagement

²⁰ Source: <https://www.epa.gov/ejscreen> Accessed 10/21/2023. Values determined by drawing areas corresponding to the CTs for each TA.

²¹ <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

<p>process, and long-term maintenance of these spaces.</p> <p>Pacoima Beautiful. Contact: Veronica Padilla-Campos, Executive Director, vpadilla@pacoimabeautiful.org. Pacoima Beautiful is the only EJ organization in the NE San Fernando Valley focused on community improvement. They are a woman-led grassroots organization founded in 1996 that provides education, impacts local policy, and supports local arts and culture in order to promote a healthy and sustainable San Fernando Valley. They will assist with community engagement for projects in the Pacoima TA.</p> <p>South Los Angeles Transit Empowerment Zone (SLATE-Z). Zahirah Mann, President & Chief Executive Officer, zahirah@slatez.org. SLATE-Z is a collaborative effort focused on South LA with over 100 public, private, academic, and community partners working to build a climate-resilient community with a dynamic local economy, living wage jobs, safe streets, green spaces, and accessible public transportation. SLATE-Z is one of 22 federally designated Promise Zones established by the US Dept. of Housing and Urban Development in 2016. They will assist with community engagement and securing funding resources for projects at priority sites in the South LA TA.</p>
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Another key project partner will be Council Districts 7, 9 and 14, whose staff will be key to securing City funding and other City resources needed to support revitalization projects on the priority sites.

2.b.iii. Incorporating Community Input: The Citywide Brownfields Program and its partners understand that effective and regular engagement with community residents in the Target Area neighborhoods is imperative to the success of this project. LASAN staff will work closely with the NCs, other project partners, and Council District 7, 9 and 14 staff to engage with residents, keep them informed, and to secure their input on sites that are prioritized for use of funding. Feedback from residents will be documented by LASAN, and considered and integrated into reuse plans. Final reuse decisions will be overwhelmingly influenced based on community input.

Brownfield Advisory Committee (BAC): The City will form a BAC with representatives from its project partners and other stakeholders which will meet every 3-4 months throughout the project. The location for the BAC meetings will rotate between the Target Areas to facilitate participation by other organizations focused on revitalization in each Target Area, as well as to facilitate in person tours by the BAC of select sites. The meetings will be held in person, but will include opportunity for virtual participation in recognition of the challenges LA traffic for some participants (depending on the locations). Agendas and minutes for each meeting will be maintained on the City’s brownfield program webpage.

Fact Sheets & Project Webpage: The City will continue to provide information on the City’s EPA Grant projects on the City’s brownfield program webpage²². The City will also be adding a digital feedback form to the website to facilitate input from residents and stakeholders on the program/project in general, and on individual sites and reuse projects.

Social Media: The City and its partners have established social media outlets that will be utilized to ensure that residents & community stakeholders stay informed and are included in the decision-making process.

Communications in Spanish: Approximately 90% of the residents in the Target Areas are Hispanic. Of residents 5 years and older, 85% of residents 5 years or older speak a language other than English at home, and approximately 65% speak English “less than very well.” Therefore, all project factsheets and written communications with residents in the Target Areas will include Spanish language translations. Translators will be provided at all public meetings. The City’s Brownfield Program has native Spanish speakers able to proofread outreach documents prepared by translation contractors.

This menu of engagement methods will enable a wide range of stakeholders to provide meaningful input. Sustained outreach will ensure that assessment and cleanup/reuse planning conclude with strong community backing.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

3.a.i/ii/iii/iv. Project Implementation, Anticipated Schedule, Task/Activity Leads, Outputs: No subawards, subgrants, or participant support costs are anticipated. The project scope will include four tasks as detailed below.

<p>Task 1: Grant Management & Reporting</p>
<p>i. Activities: LASAN staff will manage all aspects of the project, including coordination with EPA, project partners, and one or more environmental consultants. Reporting will include: 1) quarterly progress reports (QPRs); 2) property profiles/ Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates; 3) annual Minority/ Women-Owned Business Enterprise (M/WBE) & Federal Financial Reports (FFRs); and 4) preparation of a final performance report documenting outputs, outcomes & accomplishments. Other activities will include biweekly coordination calls with the EPA Project Officer and attendance by three City staff at two state or national brownfield conferences.</p>
<p>ii. Schedule: The City anticipates completing consultant procurement before the project start date. Grant management and reporting will be ongoing throughout the 4-year implementation period. Attendance at brownfield conferences will occur in 2024-2028 but is anticipated to include the EPA national brownfields conference scheduled to occur in 2025.</p>
<p>iii. Leads: This task will be led by LASAN Citywide Brownfields Program staff with support from other City staff.</p>
<p>iv. Outputs: 16 QPRs; four DBE/FFR Reports; on-going ACRES entries/updates; one final performance report. Three City staff will attend two state or national brownfield training conferences.</p>
<p>Task 2: Community Engagement & Brownfield Inventories</p>
<p>i. Activities: Community Engagement: LASAN staff will engage with stakeholders throughout the project, including</p>

²² <https://www.lacitysan.org/brownfields>

establishing a brownfields advisory committee (BAC) that will include representatives from the project partners and meet every 3-4 months to assist in prioritization of sites. In addition, we will have regular check-in meetings with council district offices to hear about community needs related to brownfield sites. Detailed community engagement plans are presented in Section 2.b and include: 1) updating fact sheets and maintaining the project webpage; 2) effectively utilizing social media and other existing channels to communicate progress/solicit input; and 3) facilitating other stakeholder activities.

Inventory: The City will utilize consultants to complete geographic information system (GIS) inventories of potential brownfield sites within portions of the **South LA and Pacoima TAs** to support updates to the community plans for these areas. The inventories will include detailed review of data for approximately 200 parcels in each TA previously zoned for heavy or light industrial use for which zoning was changed in 2017 to now allow for potential mixed use or multi-family residential development. The list of sites was developed by the City Planning Department’s EJ Policy Team. The inventories will be modeled after two similar inventories completed as part of the City’s FY2017 EPA Grant.

ii. **Schedule: Community Engagement:** The fact sheets and webpage will be updated during the first quarter. A BAC kick-off meeting will be held during the first quarter and additional meetings convened every 3-4 months throughout the project. Other stakeholder meetings will occur periodically as needed. The City and its partners will conduct outreach on an ongoing basis, including regular project status updates.

Brownfield Inventory: The two brownfield inventories will be completed during the first year of the project.

iii. **Leads:** LASAN (Colette Monell) will lead this task, with support from the consultant, and key stakeholders.

iv. **Outputs:** Fact sheets; press releases/articles; webpage/social media content; 12-16 BAC meetings; up to eight additional public meetings (including presentations, agendas, minutes, etc.); inventory reports and GIS data files.

Task 3: Phase I/II ESAs

i. **Activities:** City staff will prepare property eligibility determination (PED) forms, and coordinate with the EPA Project Officer on addressing potential National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) as needed for select sites. Consultants will complete an estimated 11 Phase I ESAs (per AAI Final Rule/ASTM E1527-21) and an estimated four Phase II ESAs at priority sites within the TAs. Because multiple different consultants may be used to complete Phase II ESAs, Sampling and Analysis Plans (SAPs) for each Phase II ESA will incorporate required elements of quality assurance project plans per Region 9 guidance²³ as well as Site-Specific Health & Safety Plans.

ii. **Schedule:** The City will have consultants under contract by the project start date. Work on the QAPP will begin immediately, together with work on the initial Phase I ESAs. Work on the initial Phase II ESA will begin upon approval of the QAPP. Work on ESAs will continue as additional sites are prioritized and continue until funds are fully expended.

iii. **Lead:** LASAN Citywide Brownfields Program will lead this task, with support from other City staff and consultants.

iv. **Outputs:** 11 PED forms; 11 Phase I ESAs; four Site-Specific SAPs/HASPs; four Phase II ESAs and reports.

Task 4: Site-Specific Cleanup Plans

i. **Activities:** Site-specific cleanup plans will be completed for four priority sites. It is assumed that all sites will be entered into the Voluntary Cleanup Program (VCP), and this task includes oversight and approvals by DTSC (and associated fees).

ii. **Schedule:** Work will begin as soon as one or more sites are prioritized for completion of cleanup plans.

iii. **Lead:** LASAN Citywide Brownfields Program staff will lead this task, with support from other City staff. Preparation of the cleanup plans will be completed by consultants. The City will coordinate review of the plans by the DTSC and also solicit input from key stakeholders.

iv. **Outputs:** Four site-specific cleanup plans. Oversight and approval of the plans by DTSC staff.

3.b. Cost Estimates: A summary of the budget for grant funded activities by task/category is provided in the table. No equipment, supplies, other or indirect costs are requested. **79% (= \$397,200) of the budget is allocated to site-specific assessment and cleanup planning under Tasks 3 and 4.**

Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
	Grant Management & Reporting	Community Engagement & Brownfield Inventories	Phase I/II ESAs	Site-Specific Cleanup Plans	
Personnel + Fringe	\$3,000	\$5,000	\$5,000	\$2,200	\$15,200
Travel	\$10,800	\$0	\$0	\$0	\$10,800
Supplies	\$0	\$4,000	\$0	\$0	\$4,000
Contractual	\$0	\$80,000	\$260,000	\$80,000	\$420,000
Other (DTSC oversight)	\$0	\$0	\$0	\$50,000	\$50,000
Total Direct Costs	\$13,800	\$89,000	\$265,000	\$132,200	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$13,800	\$89,000	\$265,000	\$132,200	\$500,000

²³ <https://www.epa.gov/quality/quality-assurance-planning-epas-pacific-southwest-region-9>

The table below provides a breakdown of the estimated costs for project activities by task and budget category.

Task 1: Grant Management & Reporting: Total Budget = \$13,800
Personnel/Fringe Costs of \$3,000 are budgeted for an estimated 30 hours of work by LASAN staff in performing management, reporting and other activities at an average rate of \$100/hour. Travel Costs of \$10,800 are budgeted for expenses for three City staff to each attend two conferences. Costs are estimated at \$1,800/person/event (\$600 airfare, \$800 hotel, and \$400 incidentals).
Task 2: Community Engagement and Brownfield Inventories: Total Budget = \$89,000
Personnel/Fringe Costs of \$5,000 are budgeted for an estimated 50 hours of time by LASAN personnel in assisting with inventory and community engagement activities at an average rate of \$100/hour. Supply Costs of \$4,000 are budgeted for equipment purchases ²⁴ (e.g., tablets), printing and mailing costs related to community engagement activities performed as part of Task 2. Contractual Costs of \$80,000 are budgeted for completion of brownfields inventories for two of the target areas. Costs are based on the costs for similar inventories completed as part of the City’s FY2017 CWA grant and assume approximately 230 hours of work by contractors per inventory at average billing rates of \$175/hour.
Task 3: Phase I/II ESAs: Total Budget = \$265,000
Personnel/Fringe Costs of \$5,000 are budgeted for an estimated 50 hours of time by LASAN personnel in overseeing assessment activities at an average rate of \$100/hour. Contractual Costs of \$260,000 for the QEP to complete one Master QAPP (\$5,000); 11 Phase I ESAs (\$5,000 each = \$55,000); and four Phase II ESAs (\$50,000 each = \$200,000). Costs for Health & Safety Plans (HASPs), Sampling & Analysis Plans (SAPs) and/or other consultations are included in the unit costs for the Phase II ESAs.
Task 4: Site-Specific Cleanup Plans: Total Budget = \$132,200
Personnel/Fringe Costs of \$2,200 are budgeted for an estimated 22 hours of time by LASAN personnel in overseeing assessment and cleanup planning activities at an average rate of \$100/hour. Contractual Costs of \$80,000 for the consultant to complete up to four Site-Specific Cleanup Plans (\$20,000 each = \$80,000) at priority brownfields within the target areas. Other Costs of \$50,000 are included for DTSC VCP fees for reviews and approvals required for cleanup plans.

3.c. Plan to Measure and Evaluate Environmental Progress and Results: The status of outputs and short- and long-term outcomes will be tracked and reported to EPA via QPRs, ACRES updates, and the final performance report. QPRs will list goals accomplished and plans for the next quarter. Significant deviations will be discussed with the EPA Project Officer. Between QPRs, outputs will be tracked in a database including: 1) # of brownfields identified/prioritized/approved by EPA; 2) # of Phase I/II ESAs completed or in progress; 3) # of Cleanup Plans completed or in progress; and 4) # of stakeholder meetings. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using GIS. The following short- and long-term outcomes will be tracked: 1) # of sites cleaned up; 2) # of property transfers; 3) # of sites and acres of land redeveloped; 4) # of acres of greenspace created; 5) \$ of private investment/leveraged funding; 6) # of jobs created or retained; and 7) increased property value/tax revenue. The City will further refine the project schedule/milestones as part of the Cooperative Agreement Work Plan to ensure activities are completed within the project period. The City will continue to update site information in ACRES beyond the project end date, to ensure outcomes continue to be captured as priority brownfields are remediated and reused.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i/ii/iii. Organizational Capacity, Structure and Description of Key Staff: The Grant will be administered by the LASAN Citywide Brownfields Program, which has five dedicated full-time staff and the organizational capacity to effectively manage this grant if awarded. LASAN has managed 13 previous EPA Brownfields Grants and is familiar with all steps and strategies for timely and successful expenditure of funds, as well as technical, administrative, financial, and reporting requirements. LASAN’s team includes staff from the Financial Management Division and Office of Accounting who will be processing invoices and providing financial and administrative support. The project will include collaboration with staff in other City Departments (in particular, Public Works and Planning), the Mayor’s Office, and City Council Districts, with support from project partners. Key project staff will include:

Brownfields Program Manager – Nuna Tersibashian, Compliance and Sustainability Unit Manager, LASAN Citywide Brownfields Program. Ms. Tersibashian is a qualified environmental professional (QEP) with a Master of Science (MS) in environmental geology, a Bachelor of Science (BS) in geology, and over 18 years of experience as an environmental professional. She has managed the LASAN Citywide Brownfields Program for 10 years including several previous EPA Brownfields Grants. Her responsibilities include applying for and administering grants; performing brownfield project related coordination and outreach with Council Offices, the Mayor's Office, regulatory agencies, developers, property owners, community organizations, and other stakeholders; and overseeing grant supported program activities. As the program manager, she will assist with compliance with grant legal, financial, and administrative requirements.

²⁴ Equipment costing less than \$5,000 and thereby included as a “supply cost.”

Lead Project Manager – Colette Monell, Environmental Supervisor I, LASAN Citywide Brownfields Program: Ms. Monell is an Envision Sustainability Professional (ENV SP) with an MS Degree in Environmental Science, a BS Degree in Biology, a Bachelor of Arts (BA) Degree in Environmental Studies and over 15 years' experience as an environmental professional. For the past six years, Ms. Monell has managed and administered grants and environmental assessment and cleanup projects led by the Citywide Brownfields Program. She will have lead responsibility for day-to-day management of the four project tasks.

Assistant Project Manager – Jordan Wooten, Environmental Specialist, LASAN Citywide Brownfields Program: Mr. Wooten is an Environmental specialist and will help manage the administrative and programmatic requirements. Mr. Wooten has a BS in Biology and over five years of experience as an environmental professional in both the public and private sectors. His responsibilities include supporting the Citywide Brownfields Program by coordinating community outreach with various stakeholders, coordinating environmental assessments, and supporting grant related activities.

4.a.iv. Acquiring Additional Resources: The City as a whole, as well as LASAN, procure millions of dollars of professional engineering and environmental services annually, and have the ability to procure and secure any additional expertise or resources necessary to implement the Grant and successfully complete the project. The City recently initiated a qualifications-based procurement process to hire consultants that will implement this and other future brownfields projects, if funded. The City's procurement process fully complies with all applicable federal and EPA procurement requirements including recent EPA guidance. The City utilizes its Business Inclusion Program (BIP; <https://bca.lacity.org/BIS-program-description>) outreach to increase opportunities to Minority Business Enterprise, Women Business Enterprise, Small Business Enterprise, Emerging Business Enterprise, Disabled Veteran Business Enterprise, and Other Business Enterprise (OBE) contractors and subcontractors. The City has set anticipated participation levels based on potential scopes of work and consultants are encouraged to utilize diverse subconsultants where feasible, and to provide employment opportunities for residents of the affected communities.

4.b. Past Performance & Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

4.b.i.(1) Accomplishments: Information on the City's three most recent EPA Brownfields Grants is provided below.

FY2023 \$2,000,000 Cleanup Grant – Taylor Yard G2-Central Site (BF-98T72701): The City is working with DTSC to draft a Human Health Risk Assessment (HHRA) and Response Plan. Once the cleanup plan is finalized, the City will utilize an environmental contractor for cleanup activities to be completed using EPA grant funds.

FY2021 \$500,000 Cleanup Grant – 5879-5887 and 5888-5910 S. Crocker St. Site (BF-98T22701): The City is in the process of completing supplemental site assessment activities in response to DTSC review of the draft cleanup plan. The data will be used to finalize the cleanup plan, which once approved by DTSC, will be implemented using EPA grant funds. Cleanup activities and reporting will be completed in 2024.

FY2020 \$500,000 Cleanup Grant – Paseo de Rio Site (BF-98T06601): The City completed an approved cleanup plan, selected a contractor and started cleanup activities in October 2023. The site will be mixed use, containing open spaces for the community to have easy and equitable access to the LA River in an area of environmental justice. Significant community outreach has been performed under this grant, including outreach to neighborhood councils and formation of a Community Advisory Committee, activities which serve to provide regular project updates to public stakeholders and to solicit feedback on conceptual redevelopment designs.

4.b.ii.(2) Compliance with Grant Requirements: Since 1995, the City has received 13 EPA Brownfields grants. All quarterly performance reports, technical reporting and ACRES reporting were acceptable and submitted on time. LASAN was compliant with all terms and conditions of all grants. Outputs and outcomes for these grants have been fully reported in ACRES, and all open grants are on track to be completed by the current grant project end dates.

Three Most Recent Open Assistance Agreements:

FY2023 \$2,000,000 Cleanup Grant – Taylor Yard G2-Central Site (BF-98T72701; 10/1/2023-9/30/2027): The City is developing a HHRA and Response Plan, and working towards the cleanup plan. No funds have been expended to date.

FY2021 \$500,000 Cleanup Grant – 5879-5887 and 5888-5910 S. Crocker St. Site (BF-98T22701; 10/1/2021-10/31/2024): The City has drafted the cleanup plan and waiting feedback from DTSC before cleanup activities can begin. \$475,000 in funding remains for the cleanup scheduled for 2024.

FY2020 \$500,000 Cleanup Grant – Paseo de Rio Site (BF-98T06601; 10/1/2020-10/31/2024): The City has started cleanup activities in October 2023. Funds should be fully expended over the next 9 months.

THRESHOLD CRITERIA FOR BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANTS

1. Applicant Eligibility

The City of Los Angeles is a “general purpose unit of local government” as that term is defined in 2 CFR § 200.64 and is therefore eligible for a United States Environmental Protection Agency (USEPA) Brownfield Community-Wide Assessment Grant. If awarded funding by USEPA, the Citywide Brownfields Program within the City of Los Angeles Department of Public Works, LA Sanitation and Environment (LASAN) will administer the grant.

2. Community Involvement

The Citywide Brownfields Program and its partners understand that effective and regular engagement with community residents in the Target Area neighborhoods is imperative to the success of this project. LASAN staff will work closely with the neighborhood councils, other project partners, and Council District 7, 9 and 14 staff to engage with residents, keep them informed, and to secure their input on sites that are prioritized for use of funding. Feedback from residents will be documented by LASAN, and considered and integrated into reuse plans. Final reuse decisions will be overwhelmingly influenced based on community input.

Brownfield Advisory Committee (BAC): The City will form a BAC with representatives from its project partners and other stakeholders which will meet every 3-4 months throughout the project. The location for the BAC meetings will rotate between the Target Areas to facilitate participation by other organizations focused on revitalization in each Target Area, as well as to facilitate in person tours by the BAC of select sites. The meetings will be held in person, but will include opportunity for virtual participation in recognition of the challenges LA traffic for some participants (depending on the locations). Agendas and minutes for each meeting will be maintained on the City’s brownfield program webpage.

Fact Sheets & Project Webpage: The City will continue to provide information on the City’s EPA Grant projects on the City’s brownfield program webpage. The City will also be adding a digital feedback form to the website to facilitate input from residents and stakeholders on the program/project in general, and on individual sites and reuse projects.

Social Media: The City and its partners have established social media outlets that will be utilized to ensure that residents & community stakeholders stay informed and are included in the decision-making process.

Communications in Spanish: Approximately 90% of the residents in the Target Areas are Hispanic. Of residents 5 years and older, 85% of residents 5 years or older speak a language other than English at home, and approximately 65% speak English “less than very well.” Therefore, all project factsheets and written communications with residents in the Target Areas will include Spanish language translations. Translators will be provided at all public meetings. The City’s Brownfield Program has native Spanish speakers able to proofread outreach documents prepared by translation contractors.

This menu of engagement methods will enable a wide range of stakeholders to provide meaningful input. Sustained outreach will ensure that assessment and cleanup/reuse planning conclude with strong community backing.

3. Expenditure of Existing Grant Funds

The City has an open Brownfield Assessment Grant (Cooperative Agreement # BFT55401) for which the balance of funds remaining was \$79,731.28 as of September 26, 2003. Documentation is attached. Based on this balance of remaining funds, over 73% of funds were drawn down as of the October 1, 2023, deadline.

The City does not have a USEPA Brownfield Multipurpose Grant.

4. Contractors and Named Subrecipients

The City has not retained a contractor for work that will be paid for by the grant if awarded. The City is in the process of completing a request for qualifications (RFQ) process to select a group of on-call consultants that would be used to conduct environmental site assessments other technical support for the Citywide Brownfield Program, including projects that would be funded by the USEPA FY2024 Brownfield Community-Wide Assessment Grant if awarded. A RFQ (opportunity ID 210732) was issued on October 7, 2023 with a proposal submission date of December 7, 2023. A copy of the RFP can be accessed via the following weblink: <https://www.rampla.org/s/opportunity-details?id=0066g00003fdVNeAAM>

It is anticipated that the RFQ process will be completed and a pool of consultant selected by the time the cooperative agreement is executed for the FY2024 grant if awarded. The RFQ process is fully compliant with the procurement standards at 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33, as well as applicable City of Los Angeles and State of California requirements.

There are no subrecipients named in the grant application.

Attachments

A – ASAPGOV Confirmation Memo (9/26/2023)