



Planning and Development

2600 Fresno Street, Third Floor, Room 3065
 Fresno, California 93721-3604
 (559) 621-8003

Jennifer K. Clark, AICP, HDFP
Director

NARRATIVE INFORMATION SHEET Community Wide Assessment Grant Proposal – City of Fresno, CA (FY2024)

1. Applicant Identification	City of Fresno – Planning & Development Department, 2600 Fresno Street, Fresno, CA 93721	
2. Funding Requested	a. Assessment Grant Type: Community Wide b. Federal Funds Requested: \$500,000	
3. Location	City of Fresno, County of Fresno, State of California.	
4. Target Area and Priority Site Information	Target Area (TA):	
	<ul style="list-style-type: none"> Downtown Fresno, Chinatown, Southwest Fresno, and Elm Avenue Corridor planning areas. 	
	Census Tract (CT) Numbers within Target Areas:	
	<ul style="list-style-type: none"> CTs 1, 2, 3, 4, 6.01, 6.02, 7.01, 7.02, 9.01, 9.02, 10, 11 	
	Priority Site Names and Addresses:	
	<ul style="list-style-type: none"> Former Gottschalk’s Building (830 Fulton Street) St. Rest Church Site (intersection of S. Elm Ave. and S. Rev. Chester Riggins Ave.) Church and Elm Vacant Lot (southwest corner of West Church Ave. and Elm Ave.) 1457 H Street Property (1457 H Street) 	
5. Project Contacts	Project Director	Chief Executive
Name and Title	Sophia Pagoulatos, Planning Manager	Georgianne White, City Manager
Mailing Address	2600 Fresno St., Room 3076 Fresno, CA 93721-3604	2600 Fresno St. Fresno, CA 93721
Phone Number	559-621-8062	559-621-7795
Email Address	Sophia.pagoulatos@fresno.gov	Georgianne.White@fresno.gov
6. Population	544,510 (City of Fresno; American Community Survey, 2023)	

7. 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	N/A

NARRATIVE INFORMATION SHEET (CONT'D)

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).	
The priority site(s) is in a federally designated flood plain.	Yes
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 (2013 or later) or is closing.	N/A

N/A = not applicable

8. Letter from the State or Tribal Environmental Authority

A letter of acknowledgement dated 11/13/2023 from the California Department of Toxic Substances Control for the City’s FY2024 EPA Brownfields Community Wide Assessment Grant application is attached.

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

**FY24 EPA Brownfield Community
Wide Assesment Grant DTSC
Support Letter**



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

November 13, 2023

Lisa Hanusiak
Brownfields Project Manager
EPA Region 9
Hanusiak.Lisa@epa.gov

ACKNOWLEDGMENT OF A UNITED STATES ENVIRONMENTAL PROTECTION
AGENCY BROWNFIELD ASSESSMENT GRANT PROPOSAL FOR \$500,000

Dear Lisa Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the City of Fresno's (City) application for a U. S. Environmental Protection Agency (USEPA) Brownfield Community Wide Brownfields Assessment Grant (US EPA grant) for several areas which include downtown Fresno, Chinatown, southwest Fresno, and eleven census tracts (CT): 6019000100, 6019000200, 6019000300, 6019000400, 6019000600, 60190007001, 6019000702, 6019000901, 6019000902, 6019001000, and 6019001100. The City will be requesting a funding amount of \$500,000 to perform a combination of community engagement, environmental due diligence, cleanup planning, and site-specific and area-wide reuse planning.

The specific priority sites that will be featured in the grant application are still being evaluated, but include St. Rest Site, Elm/Church Site, Elm/North Site, 1033 H Street, 1435 H Street, and Florence Avenue Landfill. The St. Rest Site includes five parcels totaling 3.51 acres owned by and adjacent to Saint Rest Church, between S. Elm and S. Ivy Avenues on the south side of E. Reverend Chester Riggins Avenue. Several parcels have already been redeveloped but others have need for additional assessment and reuse planning to facilitate their redevelopment. The Elm/Church Site consists of two vacant properties totaling 6.73 acres along S. Elm Avenue, as well as a 0.36-acre property with a vacant car wash at the corner of S. Elm and E. Church Avenues. The Elm/North Site consists of a 3.9-acre vacant property at the southeast corner of S. Elm and E. North Avenues. The site faces a mix of commercial uses and vacant land in a very poor visual environment with limited

infrastructure. The site could potentially serve as a gateway to the neighborhood from the south and from Highway 41, and could provide much-needed amenities for the neighborhood to the west.

The 1033 H Street Site consists of a 1.4-acre vacant site located about one block from the location for the Fresno High Speed Rail Station and was identified as one of the sites in Chinatown with the highest redevelopment potential. The 1433 H Street Site consists of a 2.5-acre vacant site owned by the Fresno Housing Authority and is slated for construction of affordable housing. The Florence Avenue Landfill Site consists of an approximate 15-acre former landfill that is the focus for on-going assessment activities being completed by USEPA as part of a Targeted Brownfield Assessment.

The grant will be used to further revitalize areas of the City home to low-income communities. The project area ranks in the top 100 in the State based on its CalEnviroScreen (CES) scores, and include the tracts with the highest overall CES score (CT11 - CES = 100.00), as well as tracts with the 4th, 5th, 7th 17th, 24th 26th, and 70th highest scores. Brownfields are one source of disproportionate exposure of residents in this area to pollution, and also represent the sites where there is the greatest opportunity to complete projects that will address the health, education, housing, and other challenges for these residents.

The City's current USEPA Brownfield Grants were implemented in close partnership and collaboration with community-based organizations working in these neighborhoods including but not limited to St. Rest Baptist Church and Community Development Corporation, Every Neighborhood Partnership, Fresno Metropolitan Ministry, and On Ramps Covenant Church. These partnerships will continue if additional USEPA Assessment Grant Funding is secured. The grant will fund the continuation of a brownfield project focused on the same target area involving many of the same project partners and which was the focus for a previous FY2019 USEPA Brownfields Assessment Grant and a FY2020 USEPA Brownfields Revolving Loan Fund Grant.

We look forward to the possible award of the USEPA grant to facilitate the success of the City of Fresno's goals of revitalization of these areas. DTSC stands ready to provide the necessary technical support and regulatory oversight, as needed, for projects and sites that are covered by the grant.

Lisa Hanusiak
November 13, 2023
Page 2 of 2

If you need further information or assistance regarding specific brownfield sites, or any of the DTSC's brownfield programs, please feel free to contact me at Abraham.Serrato@dtsc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Abraham Serrato". The signature is written in a cursive style with a large initial "A" and a long, sweeping underline.

Abraham Serrato
Brownfield Coordinator
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

**FY24 EPA Brownfield Community
Wide Assessment Grant
10-Page Narrative**

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 Fresno (the “City”) is located near the geographic center of California (CA) within the southern portion of CA’s Central Valley – the most productive agricultural region in the United States (US). It is the 5th most populous city in CA and the 34th most populous in the US. Founded as a railway station in 1872, and incorporated in 1885, the City has seen continued growth throughout its history, including adding over 328,000 residents since 1980 to reach its current estimated population of 544,510. Many of the City’s current urban challenges are linked to development decisions made in the 1950s-60s, including completion of a freeway system that cut off the City’s downtown from surrounding neighborhoods and facilitated urban sprawl, the conversion of Fulton Street (downtown’s main shopping street) into a pedestrian mall, and the gradual demolition of much of downtown’s walkable mixed-use urban fabric for surface parking lots, one-way high-speed roads, and superblock office development. Such urban planning projects contributed to the steady decline of the downtown and many of the City’s inner neighborhoods. By 2005, a Brookings Institution study identified Fresno as having the highest rate of concentrated poverty of any large city in the US. As detailed in Section 2.a.ii, this population experiences some of the highest pollution burdens of any city in the US.

The Target Area for the grant includes 12 census tracts (CTs) located near the historic center of the City and covering a 12.7-square mile area that contains approximately 41,160 residents (7.5% of the City’s population). Extensive portions of the Target Area are occupied by farmland, industrial areas, the airport, and the City’s downtown commercial district. The vast majority of City residents are located in residential neighborhoods that occupy only approximately 4.5 square miles of the Target Area. Four distinct planning areas are located within the Target Area including **Downtown Fresno**, **Chinatown**, **Southwest Fresno**, and the **Elm Avenue Corridor**. These areas were the focus for the City’s four most recent US Environmental Protection Agency (EPA) Brownfield Grants and are high-poverty neighborhoods subject to the greatest pollution burdens and environmental challenges for any major urban area in CA. The Target Area was also the focus for the \$115 million (M) Transform Fresno Project which was funded in part through a \$66.5M grant awarded to the City in 2018 by CA Strategic Growth Council through the Transformative Climate Communities (TCC) Grant Program.

The TCC Program was created for the purpose of funding affordable housing development, trails, and other green infrastructure projects to provide environmental, health, and economic benefits in CA’s most disadvantaged communities. Half of the funding in the TCC Program’s initial round was allocated to the City, in recognition of the City’s disadvantaged status. The City has the greatest concentration of CTs impacted by poor air quality in CA. The Target Area was chosen because it: (a) offers the most connectivity to the Transform Fresno Project and other recent or planned investments in this area, (b) it embraces the most economically and environmentally disadvantaged neighborhoods in the City, (c) it includes the most leverageable infrastructure, and (d) it has been the focus for multiple recent planning processes (including the Fulton Corridor Specific Plan, the High Speed Rail Station Area Master Plan, the SW Fresno Specific Plan, and the EPA-funded Elm Avenue Corridor Area-Wide Revitalization Plan [AWP]). The EPA Community-Wide Assessment (CWA) Grant, if awarded, will enable the City and its project partners to continue the ongoing inventory, outreach, reuse planning, and assessment activities completed with the City’s previous EPA Brownfield Grants. There is demonstrable need in the Target Area to assess, cleanup, and redevelop high priority brownfield sites and the City has significant plans to continue with this important work.

1.a.ii. Description of the Priority Brownfield Site(s): Descriptions for four high-priority brownfield sites are provided below:

- **St. Rest Church Site** (intersection of S. Elm Ave. and S. Rev. Chester Riggins Ave.): This is one of 3 catalyst sites within the **Elm Avenue Corridor** and was identified in the AWP as having significant additional assessment and reuse planning needs. St. Rest Baptist Church has been working for several years to revitalize eight brownfield parcels (totaling 6.8 acres) surrounding their church. Portions of the site are located within a 500-year flood zone. Two of the parcels were successfully redeveloped in 2022-23 with support from the City’s TCC and EPA Brownfields Assessment and RLF Grants and \$5.5M in other leveraged funding. EPA CWA funding is needed to conduct Phase I and II ESAs on the additional parcels, complete surveys for asbestos, lead-based paint, and other regulated building materials (RBMs), create cleanup plans and site reuse plans.
- **Former Gottschalk’s Bldg. (830 Fulton St.)**: The former Gottschalk’s department store (constructed in 1914) has been largely vacant since closing in 1988. It is located within the 500-year flood zone and is one of 7 Downtown sites identified by the City as priorities for assessment. The 53,000 square feet (ft²) building has drawn periodic interest from potential developers since the reopening of Fulton St. following its conversion from a pedestrian mall. Significant redevelopment challenges remain: the building needs an estimated \$4M in improvements to bring it up to code and an attached garage needs more than \$3M in repairs. The building is eligible for listing on the National Register of Historic Places and is therefore likely eligible for historic tax credits (depending on the specific redevelopment plans) that could support rehabilitation. EPA funds will be used to perform surveys for RBMs and quantify abatement costs, a necessary component of any future reuse plans.
- **Church and Elm Vacant Lot** (southwest corner of West Church Ave. and Elm Ave.): This 7.1-acre site has been vacant for several decades, but previously included a gas station, for which the status of associated underground storage tanks is unknown. The site was likely subject to agricultural use and orchards, and therefore potential residuals from pesticide use

are a concern. The site is one of four priority catalyst brownfield sites identified in the Elm Avenue Corridor AWP and is a priority due to its large size, access to transit, location adjacent to new Fresno Housing Authority residential developments. The site presents a big opportunity for additional housing and commercial development that would benefit the community.

- **1457 H Street Property:** This 2.98-acre site bordering Downtown Fresno and Chinatown was used as a railyard since at least 1898 but has been vacant since being acquired by the City in 2002. The site is contaminated with polycyclic aromatic hydrocarbons (PAHs), petroleum products, pesticides, and metals and is estimated to require removal of ~8,000 tons of contaminated soil to accommodate the desired reuse for permanent housing for homeless residents. An area-wide reuse plan for the Chinatown District being completed with the City’s current FY2019 CWA Grant has identified this as one of three sites with the highest redevelopment potential due to its size, public ownership, and location within walking distance of many public amenities including the AAA Baseball stadium and the location of a future high speed rail station.

1.a.iii. Identifying Additional Sites: The Target Area that includes Downtown Fresno, Chinatown, Southwest Fresno, and the Elm Avenue Corridor was selected for this project in part because the CTs comprising it are designated as disadvantaged¹. Revitalizing brownfields in the Target Area will directly benefit this disadvantaged community. Funding may be utilized for brownfield redevelopment sites in other disadvantaged neighborhoods of the City that are in CTs classified by CEJEST as disadvantaged, and which have CalEnviroScreen scores of 90% or higher, indicating disproportionate exposure of those residents to multiple pollution sources. Prioritization criteria have been developed to aid in selecting additional brownfield sites outside the Target Area that, if revitalized, will still provide substantial benefit the disadvantaged communities within the Target Area. These criteria include: 1) family wage job creation, 2) proximity to the Target Area, 3) social services facilities, 4) basic services such as grocery and pharmacy, 5) affordable housing development sites, 6) health care facilities, 7) childcare and early learning facilities, and 8) sites that support high-speed rail and transit-oriented development projects.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The reuse plans for four priority sites are summarized below.

Site	Reuse Plans	Alignment with Plans
St. Rest Church Site	A phased development is planned that will create a multipurpose play field, green spaces, up to 3 mixed use buildings, 25 townhouse and 39 affordable senior housing units, and new church buildings.	These reuse plans are fully aligned with the specific reuse plans for this site identified in the Elm Avenue Corridor AWP and will support multiple priorities identified in the AWP for creating affordable housing, local retail, and quality recreation and green space.
Former Gottschalk’s Bldg.	The reuse strategy for the building is to renovate the building for adaptive reuse including up to 100 affordable housing units, with retail on the 1 st floor.	These reuse plans are consistent the Fulton Corridor Specific Plan (FCSP), including a goal to spur reuse of this specific buildings, as well as the general goal for the High-Speed Rail Station Area (HSRSA) Master Plan to create thousands of housing units and millions of square feet of commercial space within 0.25-miles the Station.
Church and Elm Vacant Lot	The reuse plans for the site envision 134-150 affordable housing units in two-story eight-unit apartment buildings with a shared play area and community center and a 3,000 to 5,000 ft ² commercial building at the corner of Church and Elm.	These reuse plans are fully aligned with the specific reuse plans for this site identified in the Elm Avenue Corridor AWP and will support multiple priorities identified in the AWP for creating affordable housing, local retail, and quality recreation and green space.
1457 H Street Property	The specific plans for this site are to redevelop the site into 26 ~300 ft ² “micro homes” that will each provide permanent affordable housing for 1-2 homeless residents.	These reuse plans are consistent with both the FCSP and HSRSA Master Plan and priority objectives for both plans to create thousands of housing units in the Downtown area through infill development of vacant lots and adaptive reuse of vacant buildings.

Each of the projects are catalytic and likely to spur additional developments consistent with these plans, thereby leveraging the impact of EPA CWA funds.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The proposed project and the reuse plans for the priority site will result in both significant economic and non-economic benefits in the Target Area, as summarized below.

Site	Economic Benefits	Non-Economic Benefits
St. Rest Church Site	The housing and commercial components of the project will result in a significant number of construction jobs and provide future employment opportunities for businesses.	The project will increase green space accessible to members of this underserved community. Grant funds will support a project being developed for non-profit purposes.
Former Gottschalk’s Bldg.	Based on a 2016 development proposal that did not advance, renovation of the building for housing would likely result in a \$10M project and produce a significant number of construction jobs. Development of ground floor retail would result in an additional 30-40 permanent jobs.	The Art Deco building is a landmark in downtown Fresno, and its restoration and adaptive reuse would preserve an important part of Fresno’s history.
Church and Elm Vacant Lot	The desired reuse would likely result in a \$25-\$30M construction project and associated construction jobs. The finished commercial building would likely create 20-25 jobs.	The project includes a playground and a community center.

¹ Climate and Economic Justice Screening Tool

1457 H Street Property	Providing quality affordable housing will boost local economic activity, provide employment opportunities, provide targeted health and social services, and help to end the cycle of poverty for this most vulnerable group of Target Area residents.	The project will provide permanent housing for 26-52 homeless residents. The Fresno Housing Authority (FHA) notes that “The micro home community will include green space, walkways, and lighting and the design will reflect the decisions and contributions of the community.”
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All units will be required to comply with CA Building Standards, City Building Codes, and the Housing Quality Standards of HUD. These codes and standards require incorporation of **energy efficiency measures** into affordable housing units developed by public entities (such as the FHA) or receiving assistance from various federal or state programs supporting development of affordable housing (which is likely to be the case for housing projects on all four sites).

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The EPA CWA Grant will be a valuable resource for positioning priority sites for CA Programs that provide funding for development of affordable housing and for park and community green spaces. The eligibility requirements for nearly all of these programs include having completed environmental due diligence, and for sites with documented impacts, having approved cleanup plans in place. Therefore, the EPA CWA grant will significantly enhance the City’s ability (and that of project partners) to receive additional funding for desired reuse projects. Securing funding for site cleanup from either the CA or the EPA is also depended on having environmental assessment activities completed and having cleanup plans. The CWA grants are particularly valuable in their availability for use on multiple sites, and therefore a critical complementary funding tool for completion of assessment work in conjunction with other funding sources (i.e., **EPA Targeted Brownfield Assessment Program** and the **DTSC Investigating Site Contamination Program**).

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 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**², **CA Emergency Solutions and Housing (CESH) grants**³, **Home Investment Partnerships Program grants**⁴, **No Place Like Home Program grants**⁵, and **Multifamily Housing Program (MHP) loans**⁶. The MHP is a new program supported by \$1.5 billion (B) 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 Parks and Water Bond Act of 2018 (Proposition 68)**⁷; is a bond measure passed by CA voters in 2018 that included \$725 million in funding to support development of parks in neighborhoods with few parks. The **Outdoor Recreation Legacy Partnership (ORLP) Program** is a federal grant program focused on providing park facilities in disadvantaged communities.

Funding Resources for Environmental Cleanup: **EPA Brownfield Cleanup Grant Program** – the City has not yet received an EPA Cleanup Grant, but recognizes that many of the brownfield sites in the TA are favorably aligned with EPA scoring criteria. **DTSC’s Equitable Community Revitalization Grant (ECRG) Program** – The ECRG Program provides \$300,000 to \$10 grants for cleanup of brownfield sites in disadvantaged communities with an emphasis on housing and green space projects. The City will continue to utilize both programs and 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 program 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 TA and priority sites are located within developed areas of the City with extensive existing infrastructure that can be leveraged via 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. Downtown and Chinatown are among the oldest developed areas of the City and are therefore well served by existing infrastructure (water, sewer, electric, natural gas, etc.). This infrastructure is currently underutilized due to the large number of vacant buildings and lots that exist due to urban decline over the past 50 years. The priority sites within the Elm Avenue Corridor in SW Fresno are also relatively well-served by existing infrastructure due to Elm Avenue’s status as a primary transportation corridor within this neighborhood, which was reconstructed in recent years with 2 lanes in each direction, as well as bike lanes. No critical infrastructure needs have been identified for the priority sites referenced in Section 1.a.ii. Sites in the TA will also leverage recent or planned major investments in these neighborhoods such as: 1) the \$115M Transform Fresno Project, which through a \$66.5M State TCC grant and \$48.5M in matching funds is being

² <https://www.hcd.ca.gov/grants-and-funding/programs-active/calhome>

³ <https://www.hcd.ca.gov/grants-and-funding/programs-active/emergency-solutions-grants>

⁴ <https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program>

⁵ <https://www.hcd.ca.gov/grants-and-funding/programs-active/no-place-like-home-program>

⁶ <https://www.hcd.ca.gov/grants-and-funding/programs-active/multifamily-housing-program>

⁷ https://www.parks.ca.gov/?page_id=29906

used to complete 22 projects in SW Fresno, Downtown Fresno, and Chinatown, focused on affordable housing, urban greening, energy efficiency, food waste prevention, and enhanced transportation options for low-income residents, 2) the \$20M Fulton Street Complete Street project in downtown which replaced an outdated 6-block pedestrian mall constructed in 1964 with a complete street in 2018, and 3) a \$20M Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program Grant in June 2023 that will be used restore the historic passenger rail depot building in Chinatown near the site of the future high-speed rail station.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a. Community Need/2.a.i. The Community’s Need for Funding:

Table 1. Economic Distress Data for the City and Target Area (ACS 2020 5-Year Estimates⁸)

Data Type <i>(see footnote 3 at the for explanation for notes A-C)</i>	Target Area ^A	City of Fresno	Fresno County	State of California	United States
Median household income (MHI) ^B	\$26,031	\$53,368	\$57,109	\$78,672	\$64,994
Per capita income	\$12,047	\$24,814	\$25,757	\$38,576	\$35,384
% of Households making <\$15,000 per year	30.8%	14.2%	12.2%	8.6%	9.9%
Poverty rate (for individuals)	45.3%	23.5%	20.8%	12.6%	12.8%
Poverty rate (for residents <18 years old)	58.3%	33.0%	29.5%	16.8%	17.5%
% of Households w/ food stamp/SNAP benefits past 12 months	40.0%	21.6%	18.8%	9.0%	11.4%
Unemployment rate ^C	16.6%	9.5%	8.9%	6.2%	5.4%

As shown on **Table 1**, the TA is a low-income community with per capita and median household incomes that are about 1/3rd of those for the state as a whole. The TA has exceptional levels of economic distress with a poverty rate >45%, 30.8% of households making <\$15,000 per year, and an unemployment rate that is three times higher than that for the US as a whole. Residents in the TA lack the resources address brownfields without significant financial assistance. The City’s FY2019 assessment grant was used to advance projects being completed in the TA by three not-for-profit community-based organizations (Fresno Metropolitan Ministry, On Ramps Covenant Church, and St. Rest Baptist Church). A focus for the new grant, if awarded, will be to continue to provide funding for CBOs with limited financial resources that are working to revitalize brownfield sites in the TA neighborhoods.

2.a.ii(1) Threats to Sensitive Populations – Health or Welfare of Sensitive Populations: The TA has high relative percentages of residents who in addition to being low-income are members of sensitive population groups (**Table 2**). Based on American Community Survey (ACS) 5-year 2015-20 estimates for the 12 CTs located partially or wholly within the Target Area⁹, 90.6% of residents are minorities (including 67.1% who are Hispanic and 14.9% who are African American). There are higher relative percentages of: (a) children <5 years old (7.7% of the total population vs 6.0% for the US as a whole), (b) residents <18 years old (28.8% vs 22.4% for the US), (c) disabled residents (19.5% of the total civilian non-institutionalized population vs 12.7% for the US), and (d) limited English speaking residents (27.0% of residents 5 years or older vs 8.2% for the US as a whole). Health concerns in the Target Area (as detailed in Section 2.a.ii.2, below), include high asthma and lead poisoning rates, obesity, and poor mental and physical health. Welfare concerns include blight, crime, significant homeless populations, high unemployment rates, and lack of quality affordable housing.

Table 2. Sensitive Populations in the Target Area (ACS 2020 5-Year Estimates¹⁰)

Data Type	Target Area (TA)	City of Fresno	Fresno County	State of California	United States
Minority residents (% of all residents) ^B	90.6%	73.9%	71.3%	63.5%	39.9%
Hispanic residents (% of all residents)	67.1%	49.7%	53.4%	39.1%	18.2%
Black residents (% of all residents)	14.9%	7.2%	4.7%	5.7%	12.6%
Disabled residents (% of civilian non-institutionalized population)	19.5%	14.3%	13.0%	10.7%	12.7%
% of residents 5 yrs or older that speak a language other than English at home	59.1%	43.5%	44.2%	43.9%	21.5%
% of residents 5 yrs or older that speak a language other than English at home, and who speak English < v. well	27.0%	16.5%	18.3%	17.4%	8.2%
Children ≤ 5 yrs (% of all residents)	7.7%	8.1%	7.7%	6.1%	6.0%
Residents <18 yrs (% of all residents)	28.8%	28.2%	28.4%	22.8%	22.4%
Woman 15-44 yrs (% of all residents)	21.1%	21.9%	20.8%	20.5%	19.6%
Adults (≥25 yrs) w/ <9 th grade education	22.4%	10.7%	12.8%	8.9%	4.9%
Adults (≥25 yrs) w/ bachelor’s degree or higher	7.6%	22.9%	22.0%	34.7%	32.9%

⁸ Notes for Table 1. Data downloaded on 11/2/23. All data are American Community Survey (ACS) 5-year estimates for 2016-20. A) The data for the Target Area are combined data for Fresno CTs 1, 2, 3, 4, 6.01, 6.02, 7.01, 7.02, 9.01, 9.02, 10, and 11. B) In 2020 inflation adjusted dollars. C) Rate for civilian population in labor force 16 years and over.

⁹ Data are combined data from the US Census Bureau for CTs 1, 2, 3, 4, 6, 7, 9.01, 9.02, 10, and 11. Data downloaded 11/2/23.

¹⁰ 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%.

Data Type	Target Area (TA)	City of Fresno	Fresno County	State of California	United States
% of occupied housing w/ no vehicle access	23.1%	9.6%	7.9%	7.0%	8.5%
% of Housing built before 1980	68.4%	53.0%	50.9%	58.9%	52.9%

The grant will be used in part to complete a comprehensive inventory of brownfields located throughout the TA, a first step in identifying sites that contribute to blight, crime, and public health issues. The grant will fund Phase I and II ESAs to define contaminants and exposure risks at specific sites. The grant will advance the cleanup of contaminated sites and transformation of these sites into safe housing, job-providing commercial businesses, and/or community assets that provide improved opportunities for recreation, health, or educational services.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Table 3 summarizes prevalence rates for ten health outcome, six health prevention, and four unhealthy behavior measures for residents living within the 12 CTs forming the TA, as well as the average prevalence for all 124 CTs in the City, based on estimates developed by the Centers for Disease Control and Prevention (CDCP) and published in 2020¹¹. The average prevalence rates for the TA are also ranked relative to all 5,368 urban CTs in CA that were evaluated as part of the CDCP study.

The Target Area scores significantly worse (i.e., has higher prevalence rates) for all health outcome and unhealthy behavior measures than the City as a whole. In addition, for all of the measures except annual doctor visits, the TA CTs rank between the 91.8 and 98.9 percentiles relative to the values for all 5,368 urban CTs throughout CA included in the CDCP study (representing >22M people). Lead poisoning data were not provided by CDCP study but are available for all CA zip code areas for 2012¹². Eighty percent of the Target Area is within the 93706 zip code area in which 5.74% of children <6 years old had blood lead levels of ≥4.5 micrograms per deciliter (indicative of lead poisoning). This rate was the 20th highest of the 589 zip code areas in CA for which data were reported.

Table 3. Health Measure Estimates for Target Area Census Tracts (CTs)¹³

Health Outcome Measures ¹	Average Prevalence Rate in Target Area CTs	Average Prevalence Rate in Fresno	TA Average Prevalence Percentile among 5,368 CA CTs ⁹	Health Prevention Measures and Unhealthy Behavior Measures ¹	Average Prevalence Rate in Target Area CTs	Average Prevalence Rate in Fresno	TA Average Prevalence Percentile among 5,368 CA CTs ⁹
Asthma (current) ²	11.3%	10.1%	97.6	Routine Doctor Visits ^{2,5}	62.2%	63.2%	84.3
Chronic Kidney Disease ²	4.4%	3.3%	97.5	Cholesterol Screening ²	68.9%	74.4%	94.9
Chronic Obstructive Pulmonary Disease ²	8.0%	6.1%	97.0	Core Preventative Measures for Older Women ⁶	17.8%	27.5%	97.1
Coronary Heart Disease ²	7.2%	5.6%	96.1	Colorectal Cancer Screening ⁷	47.0%	59.3%	93.7
Diagnosed Diabetes ²	15.7%	11.2%	98.1	Dental Visit ^{2,5}	38.1%	55.4%	94.5
High Blood Pressure ²	33.9%	28.7%	94.5	Current Lack of Health Insurance ⁸	28.9%	18.9%	94.3
Poor Mental Health ^{2,3}	19.4%	15.3%	97.5	Current Smoking ²	22.4%	16.8%	98.4
Poor Physical Health ^{2,3}	19.3%	14.2%	98.2	Obesity ²	38.0%	30.2%	98.9
Stroke ²	4.6%	3.2%	97.2	No Leisure Time Physical Activity ²	35.3%	26.1%	98.5
Total Teeth Loss ⁴	32%	17.9%	99.2	Sleep <7 hours ²	41.0%	36.5%	91.8

Notes: 1) All data are for 2016-17. 2) Adults ≥ 18 years. 3) Model-based evidence for crude prevalence of mental or physical health not good for ≥14 days. 4) Adults ≥ 65 years. 5) Within the past one year. 6) Adult women ≥ 65 years. 7) Adults 50-75 years. 8) Adults 18-64 years. 9) Percentiles are based on the average prevalence rates for the Target Area CTs versus those for all 5,368 urban CTs in CA included in the study. A percentile value of 97.6 means that the average prevalence in the Target Area is higher (worse) than that in 97.6% of all CA CTs evaluated. An exception applies to the five health prevention measures shown on the right side of Table 2 for which a percentile of 97.1 means that the prevalence rate for the health prevention measure is lower (worse) than 97.1% of the CA CTs evaluated in the study.

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, encouraging healthier lifestyles that can contribute to reduced obesity, lower cholesterol and 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 TA are at a higher risk of exposure to cumulative pollution sources. EPA’s EJSCREEN Tool was used to evaluate CTs in the TA for the 12 environmental justice (EJ) indices summarized in Table 4 below¹⁴.

¹¹ <https://www.cdc.gov/500cities/>

¹² https://www.cdph.ca.gov/Programs/CCDC/PHP/DEODC/CLPPB/CDPH%20Document%20Library/zip_code_2012_250_tested.pdf

¹³ Additional notes for Table 2. A) Data accessed from the CDC website on 10/21/2023. B) The Target Area CTs include 1, 2, 3, 4, 6, 7, 9, 9.02, 9.02, 10, and 11. C) Average of values for all 124 City of Fresno CTs..

¹⁴ Source: <https://www.epa.gov/ejscreen>. Accessed 10/21/2023 Values determined by drawing areas corresponding to the CTs for each TA.

Table 4 – Environmental Justice Indices for Target Area Census Tracts

EJ Index	Target Area (percentile in US)
Particular Matter 2.5	98
Ozone	97
Diesel Particulate Matter	77
Air Toxics Cancer Risk	52
Air Toxics Respiratory HI	70
Toxic Releases to Air	72
Traffic Proximity	90
Lead Paint	65
Superfund Proximity	92
RMP Facility Proximity	99
Haz Waste Proximity	92
Wastewater Discharge	75

Percentiles ≥70 are shown in **bold font**, and those ≥90 are shown in **bold red font**.

Table 5 – CES Rankings for Target Area Census Tracts

Target Area CTs	CES Percentile	Ranking Among all 8,035 CA CT's
11	100.00	1 st
7	99.96	4 th
2	99.95	5 th
10	99.92	7 th
3	99.80	17 th
9.02	99.71	24 th
4	99.68	26 th
9.01	99.13	70 th
6	97.62	190 th
1	95.92	325 th

As summarized in **Table 4**, the TA CTs generally rank at or above the 90th percentile among CTs in the US for 6 indices, and above the 70th percentile for 4 additional indices, indicating a disproportionate burden and vulnerability of residents to multiple sources of contamination. CA has developed its own environmental justice screening tool – CalEnviroScreen – which has detailed data and overall CalEnviroScreen (CES) percentile scores for all 8,035 census tracts in CA ¹⁵. **Table 5** summarizes the percentile scores for the TA CTs as well as their overall ranking in CA. Every priority site listed in Section 1.a.ii, and every potential brownfield site within the TA, are located in disadvantaged CTs according to the Climate & Environmental Justice Screening Tool (CEJEST). In addition, every CT bordering the TA is classified as disadvantaged by CEJEST.

The grant will be used to identify legacy contamination associated with brownfields in the TA and to identify remedial measures necessary to address those threats at select priority sites. The project will support redevelopment initiatives that are providing new and safe affordable housing and green spaces, and improved public transit that will help improve air quality. The EPA grant will support these types of developments and also advance projects that will eliminate blight and reduce potential exposure of residents to contaminants associated with targeted brownfield sites.

2.a.ii(3)(b) Advancing Environmental Justice: The number of resources available to identify and mitigate environmental justice communities has expanded significantly in recent years. The Agency for Toxic Substances and Disease Registry developed its EJ Index Explorer. This online tool indicates an EJ index of “high” for the project and target areas¹⁶. Another online tool (CEJST) developed by the Council on Environmental Quality identifies disadvantaged communities burdened by climate change, energy, health, housing, legacy pollution, transportation, water, wastewater, and workforce development challenges. CEJST identifies the entire project TA as a disadvantaged community.

EPA’s online EJ tool “EJScreen” can be used in identifying EJ communities based upon the presence of low income and minority populations (indicators used in determining demographic index), unemployment, limited English, low educational attainment, and low life expectancy (all of these indicators except minority are used in determining supplemental demographic index). The data in **Table 3** above demonstrates high percentiles for socioeconomic indices indicating that the TA is severely disadvantaged. There are several environmental indices that also indicate a likelihood of disproportionate impacts to these communities from poor air quality, lead in paint, and proximity to nearby Superfund sites and/or facilities known to utilize hazardous substances. As indicated in Section 1.a.ii, it has also been demonstrated that the TA is disproportionately impacted by brownfields. The revitalization of brownfields will directly (less exposure to contaminants) and indirectly (create jobs and more affordable housing) improve the health of these impoverished and disproportionately impacted EJ communities.

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

St. Rest Baptist Church (Pastor DJ Criner, 559-237-5551, dj.crinier@saintrest.org): St. Rest has been a key partner in efforts to develop a SW Fresno Community Health Hub on Elm Avenue. An initial project was completion of St. Rest + Food to Share Hub, which was supported by both the City’s current EPA CWA and RLF grants. They are the owner of one of the priority sites for this grant and will serve as the developer, assist in hosting community meetings in SW Fresno, and help engage the congregation and neighborhood residents in the project.

Every Neighborhood Partnership (ENP) (Andrew Feil, Executive Director, 559-400-7310, andrew@everyneighborhood.org): ENP brings exceptional experience and expertise relevant to outreach and has active partnership projects involving schools, churches, and other community partners in 60 of Fresno’s 98 neighborhoods. ENP,

¹⁵ <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

¹⁶ <https://onemap.cdc.gov/portal/apps/sites/#/eji-explorer>

through a subaward, helped lead initial outreach efforts that were part of the City’s FY2019 Assessment Grant.
Fresno Metropolitan Ministry (Emogene Nelson, Executive Director, 559-485-1416, emogene@fresnometmin.org): FMM has been working to improve conditions in disadvantaged areas of Fresno for over 50 years and has six programs focused on reducing food insecurity.
Fresno City College (FCC) (Dr. Robert Pimentel, President, 559-489-2212, presidentsoffice@fresnocitycollege.edu): FCC, in 1910, became the first community college established in CA. With a current enrollment of over 25,000 students, FCC has been a long-term strategic partner in working to improve opportunities for residents of Fresno. FCC is in the process of completing an \$86.5 million satellite campus in Southwest Fresno and will support the project by facilitating outreach to their students.
Fresno Housing Authority (FHA) (Tyrone Williams, Executive Director, 559-443-8400): We anticipate the FHA will be a key partner in developing affordable housing on one or more priority sites. Their staff have exceptional knowledge and expertise related to funding programs that support affordable housing development projects in CA.

Representatives from each of these partners will serve on the City’s Brownfields Advisory Committee (BAC) and provide input into decision making related to grant-funded activities. Two of the organizations were owners of sites that were assessed with the City’s FY2019 CWA Grant, and St. Rest and the FHA are owners of two of the priority sites for this grant.

2.b.iii. Incorporating Community Input: Upon notice of award, the City will update its existing Community Involvement Plan (CIP) to define and refine the methods that will be used for community engagement, keep the affected communities informed, and solicit meaningful community input. **Project Fact Sheets and Webpage:** The City will establish a project website to provide a platform for making information on the project easily accessible. The project fact sheets from the current grant will be updated and posted on the webpage in English, Spanish, Hmong, and Punjabi (which are the four languages for which translations are typically provided for information on the City’s website). It is anticipated that updates will be made on at least a quarterly basis, and that the website will include tools for visitors to ask questions or share opinions. **Social Media:** The City and its partners have established social media outlets to provide general updates for the project or notifications for public meetings. **Formal Outreach Meetings:** Formal outreach meetings will be held as needed for brownfield sites or projects where there is significant public interest, particularly where grant funds will be used on sites owned by the City. These meetings will include informal and formal opportunities for residents to provide input on the project. **Participation in Community Events:** When opportunities occur, the City will participate in organized community events where there is an opportunity to share information in a more relaxed setting, and where a broader cross section of residents are likely to attend. **BAC Meetings:** The BAC meetings will be open to the public and will be a key method for sharing information on the project through our project partners – each of which multiple well established communication channels with residents and other organizations active in these neighborhoods. **ENP:** ENP will be a key partner in sharing information via their on-going projects in all 15 neighborhoods that are located in part or in whole within the TA.

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, and Outputs: The City is requesting \$500,000 of EPA Brownfield Community-Wide Assessment (CWA) Grant funding to assess and plan the cleanup/reuse of priority brownfields within the TA which includes **Downtown Fresno, Chinatown, Southwest Fresno,** and the **Elm Avenue Corridor**. The scope of work is organized into five tasks.

Task 1: Grant Management & Reporting
i. Activities: The City will manage all aspects of the project including coordination with EPA, project partners and the Qualified Environmental Professional (QEP). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property profiles/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. The City will meet regularly with the EPA Project Officer. Up to two City staff will attend up to two national or state brownfield training conferences during the grant term.
ii. Schedule: Grant management and reporting will be ongoing throughout the implementation period, assumed to be 10/1/2024-9/30/2028. Attendance at state/regional and national brownfield conferences will occur in 2025-2027.
iii. Leads: The City will lead this task, with support from the QEP in performing reporting activities.
iv. Outputs: 16 QPRs; four DBE/FFR Reports; on-going ACRES entries/updates; one final performance report; attendance by two City staff at two state/national brownfield training conferences.
Task 2: Community Engagement
i. Activities: City Brownfield Program staff will continue to engage with stakeholders throughout the project, including establishing a BAC that will include representatives from the project partners and meet every 3-4 months to discuss the grant project and to assist in prioritization of sites. The City has solicited commitments from its partners to participate in engagement activities and provide other support. Detailed community engagement plans are described in Section

- 2.b. and include: 1) updating fact sheets and creating a project webpage; 2) effectively utilizing social media and other existing channels to communicate progress/solicit input; and 3) facilitating other stakeholder activities.
- ii. Schedule: During the first three months of the project, it is anticipated that the fact sheets and webpage will be updated, and the initial BAC kick-off meeting held. Subsequent meetings of the BAC will occur approximately 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.
- iii. Leads: The City will lead this task, with support from the consultant, and key stakeholders.
- iv. Outputs: Fact sheets; press releases/articles; webpage/social media content; up to eight public meetings (including presentations, agendas, minutes, etc.).

Task 3: Phase I/II ESAs

- i. Activities: This task includes: 1) completion of eligibility determination (ED) forms for up to 12 sites, 2) completion of Phase I ESAs for up to 12 sites (in accordance with AAI Final Rule/ASTM E1527-21 Standard), 3) preparation of an EPA-approved Master Quality Assurance Project Plan (QAPP), 4) execution of access agreements, if needed, for work on sites not owned by the City, 5) preparation of EPA-approved Sampling and Analysis Plans (SAPs) for 5 sites, including Health & Safety Plans (HASPs), 6) completion of Phase II ESAs at 5 sites, and 7) completion of National Historic Preservation Act (NHPA) §106 and Endangered Species Act (ESA) §7(a)(2) consultations as required.
- ii. Schedule: It is anticipated that the City will complete procurement of a QEP by the anticipated project start date (10/1/2024). Work on the QAPP by the QEP will begin immediately, with a goal of obtaining approval of the QAPP from EPA by 12/31/2024. As brownfield sites are prioritized by the BAC, ED forms will be completed, as well as work on Phase I ESAs for sites for which eligibility is confirmed. Work on Phase I and II ESAs as eligible sites are prioritized and access secured and will continue until grant funds are fully expended.
- iii. Lead: The City will lead this task, and coordinate work by QEPs who will perform the majority of activities.
- iv. Outputs: 1 QAPP; 12 ED forms; 12 Phase I ESAs; 5 SAPs/HASPs; 5 Phase II ESAs; NHPA/ESA documentation.

Task 4: Inventory Updates and Remedial/Reuse Planning

- i. Activities: This task includes: 1) completion of ABCAs or site-specific cleanup plans for up to four sites, 2) completion of site-specific reuse plans or market feasibility studies for two sites, and 3) completion of one area-wide reuse plan.
- ii. Schedule: Work will begin as soon as one or more sites or areas are prioritized for one or more of these activities and continue until grant funds are fully expended.
- iii. Lead: The City will lead this task and coordinate work by QEPs who will perform the majority of activities.
- iv. Outputs: 4 ABCAs or Site-Specific Cleanup Plans; 2 Site-Specific Reuse Plans or Market Feasibility Studies; and 1 Area-Wide Reuse Plan.

3.b. Cost Estimates: A summary of the budget for grant funded activities by task/category is provided in the table below. No equipment, supplies, other or indirect costs are requested. **65% (\$324,000) of the budget is allocated to site-specific assessment and cleanup planning under Tasks 3 and 4.**

Line#	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Grant Management & Reporting	Community Engagement	Phase I/II ESAs	Inventory Updates; Remedial and Reuse Planning	
1	Personnel + Fringe	\$12,000	\$7,200	\$4,800	\$4,800	\$28,800
2	Travel	\$7,200				\$7,200
3	Supplies	\$500	\$1,500			\$2,000
4	Contractual	\$14,000	\$21,000	\$280,000	\$122,000	\$437,000
5	Other					
6	Total Direct Costs	\$33,700	\$29,700	\$284,800	\$126,800	\$475,000
7	Indirect Costs	\$1,774	\$1,563	\$14,990	\$6,673	\$25,000
8	Total Budget	\$35,474	\$31,263	\$299,790	\$133,473	\$500,000

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 = \$35,474	
<u>Personnel/Fringe Costs</u> of \$12,000 are budgeted for an estimated 200 hours of time by City personnel in performing management, reporting and other activities at an average rate (combined salary + fringe) of \$60/hour. <u>Travel Costs</u> of \$7,200 are budgeted for expenses for up to two City staff to each attend two state or national brownfields training conferences. Costs are estimated at \$1,800/person/event (\$600 airfare, \$800 hotel, and \$400 incidentals). <u>Supply Costs</u> of \$500 are budgeted for printing and mailing costs related to grant management and reporting activities performed as part of Task 1. <u>Contractual Costs</u> of \$14,000 are budgeted for an estimated 80 hours of time by the QEP assisting the City	

with reporting activities at an estimated average billing rate of \$175/hour. Indirect Costs of **\$1,774** are budgeted subject to the 5% indirect cost limit.

Task 2: Community Engagement: Total Budget = \$31,263

Personnel/Fringe Costs of **\$7,200** are budgeted for an estimated 120 hours of time by City personnel in assisting with inventory and community engagement activities at an average rate of \$60/hour. Supply Costs of **\$1,500** are budgeted for printing and mailing costs related to community engagement activities. Contractual Costs of **\$21,000** are budgeted for an estimated 120 hours of time by the QEP and/or outreach consultant assisting the City with community engagement activities at an estimated average billing rate of \$175/hour. Indirect Costs of **\$1,563** are budgeted subject to the 5% indirect cost limit.

Task 3: Phase I/II ESAs: Total Budget = \$299,790

Personnel/Fringe Costs of **\$4,800** are budgeted for an estimated 80 hours of time by City personnel in overseeing assessment activities at an average rate of \$60/hour. Contractual Costs of **\$280,000** for the QEP to complete one Master QAPP (\$8,000); eligibility determinations for 12 sites (\$500 each = \$6,000); Phase I ESAs for 12 sites (\$5,500 each = \$66,000), Sampling & Analysis Plans (SAPs) for 5 sites (\$4,000 each = \$20,000), Phase II ESAs for 5 sites (\$36,000 each = \$180,000). Costs for Health & Safety Plan preparation and other consultations are included in the unit costs for the SAPs/Phase II ESAs. Indirect Costs of **\$14,990** are budgeted subject to the 5% indirect cost limit.

Task 4: Inventory Updates and Remedial/Reuse Planning: Total Budget = \$133,473

Personnel/Fringe Costs of **\$4,800** are budgeted for an estimated 80 hours of time by City personnel in overseeing the inventory update and remedial/reuse planning activities at an average rate of \$60/hour. Contractual Costs of **\$122,000** for the QEP/planning consultant to complete up to four Analysis of Brownfield Cleanup Alternatives (ABCAs) or Site-Specific Cleanup Plans (\$8,000 each = \$32,000), two site-specific reuse plans or market studies (\$10,000 each = \$20,000), and one area-wide reuse plan (\$50,000). \$20,000 is also budgeted to perform updates to the brownfield inventory completed as part of the City’s FY2019 Assessment Grant. Indirect Costs of **\$6,673** are equal to 5% of the task budget.

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 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 ABCAs, Cleanup Plans, or Reuse 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 (CA) Work Plan to ensure activities are completed within the implementation 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.

The City also intends to perform a qualitative assessment on a quarterly basis of the progress in advancing redevelopment at the priority sites. The qualitative assessment will be used to identify roadblocks to progress, next steps, and whether these can be achieved within the project period.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i/ii/iii. Organizational Capacity, Structure and Description of Key Staff: Implementation of the grant will be led by the City’s Planning & Development Department, which has been responsible for implementing the City’s four previous or current EPA Brownfield Grants. The Department has over 45 dedicated staff, with a broad array of experience and expertise relevant to assessment, planning, and redevelopment of brownfield and the capacity to effectively manage the FY2024 CWA Grant if awarded. The City will form a brownfields advisory committee that includes representatives from its project partners to support implementation of the grant. Lead City staff and their roles are described below:

- **Program Manager– Sophia Pagoulatos, Manager of Long-Range Planning, City of Fresno:** Ms. Pagoulatos, as the overall Program Manager, will approve contracts and help secure assistance from other City staff as needed. Ms. Pagoulatos has over 25 years of professional experience in public administration and urban planning, of which the last 19 years have been with the City. Her current or recent projects include the Citywide Development Code, Downtown Plans and Code, SW Fresno Specific Plan, and the Elm Avenue Corridor AWP. She has extensive experience in grant administration, urban planning, project management, and public participation/stakeholder engagement. She is fluent in English and Spanish.
- **Project Manager – Dalton Bennett, Project Administrator, City of Fresno:** Mr. Bennett is a project administrator for the City who has been responsible for managing the City’s three active USEPA Brownfields Grants. Mr. Bennett will serve as the primary point of contact for the project and will review and approve all reports; coordinate BAC meetings; engage

other City staff as needed; and oversee work by the QEP or other contractors used to implement the grant.

- **Lupe Perez, Downtown Revitalization Manager, City of Fresno:** Ms. Perez has served as the City's Downtown Revitalization Manager since 2014 and will support all project activities focused on the Downtown and Chinatown. She managed a previous EPA Brownfield Grant while at the Fresno Redevelopment Agency.

Brownfields Advisory Committee (BAC): A BAC will be formed with representatives from City and the project partners. Representatives on the BAC will provide input on the selection and prioritization of sites and projects for use of funding, and site cleanup and redevelopment decision making. As such, the BAC will play a key supporting role in ensuring the timely and successful expenditure of funds and the overall success of the Project. The BAC will also play a key role in helping the City to achieve a long-term objective of providing a regular forum for the sharing of best practices related to brownfields revitalization among local economic development entities.

4.a.iv. Acquiring Additional Resources: The City has a fully-staffed human resources department with the resources, experience and expertise to recruit qualified replacements for any key project staff that depart during the Project. The City routinely contracts for engineering and consulting services and has all management and procurement procedures in place to secure services through competitive processes compliant with 2 CFR 200.317-326 requirements, as well as the experience and expertise needed to manage contractors as they complete assignments. The City has a DBE program that seeks to assist DBE firms in competing for City projects as well as in the marketplace outside of the DBE Program. The City performs outreach to local firms and encourages certification and participation in the DBE Program. The City's existing EPA grants are all focused on driving development in the most disadvantaged neighborhoods in the City and promoting development of jobs in these neighborhoods where they can most easily be accessed by these residents. The planned project for the 1457 H Street property will include local hiring and living wage requirements for workers employed in temporary cleanup or construction jobs or in permanent jobs in the development. Similar requirements would apply to the Church and Elm Vacant Lot if developed for housing by the FHA.

4.b. Past Performance & Accomplishments

4.b.i(1) Currently Has or Previously Received an EPA Brownfields Grant – Accomplishments: Information on the City's three most recent EPA Brownfields Grants is provided below.

FY2019 \$600,000 Coalition Assessment Grant (BF-99T91201): The grant has been used to complete Phase I ESAs on 5 sites (totaling 17 parcels), Phase II ESAs on 3 sites (totaling 15 parcels), supplemental Phase II ESAs on 2 sites, and ABCAs on 1 site. Assessment activities have been performed on properties in CTs in the 99.7 to 99.9th percentile in terms of their CalEnviroScreen scores, including two projects led by CBOs and another by the Fresno Housing Authority that is the focus for a HUD Choice Neighborhood Transformation seeking to create 494 housing units. The grant was used in part to inventory and prioritize vacant sites throughout the City based on their development potential and attributes suitable for housing. Key successes included helping On Ramps Covenant Church to assess groundwater contamination beneath a former tire shop and gas station (ACRES #245150) that was converted to a community center, and documenting that the contamination from an unidentified source was not a threat to the health or safety of future occupants. Funding was also used to complete an ABCA and supplemental assessment for St. Rest Baptist Church in support of their conversion of a former meat plant to a \$6.3 million food distribution center, community kitchen, and culinary arts training center serving residents in an extreme high poverty food desert area (the St. Rest + Food to Share Hub – ACRES #229501).

FY2020 \$800,000 RLF Grant (BF-98T08001): To date, a \$175,000 subgrant was awarded to assist with abatement and demolition activities for the St. Rest – Food to Share Hub project described above. The City is in the process of finalizing loan documents for a loan that will utilize remaining grant funding, as well as the required funding match, to abate hazardous building materials and completing demolition of a >100-year old former warehouse building (735 H Street; ACRES #253445) that is in danger of collapse. The project will position the site for redevelopment for affordable housing.

FY2022 \$1,000,000 Supplemental RLF Grant (BF-9850501): The City has lined up several potential projects for use of funding from this supplemental RLF grant once funding from the FY2020 RLF Grant is fully committed to projects.

4.b.ii(2) Compliance with Grant Requirements: Since 2015, the City has received four EPA Brownfields grants. All quarterly performance reports, technical reporting and ACRES reporting were submitted on time. The City 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.

MOST RECENT OPEN ASSISTANCE AGREEMENTS: **FY2019 \$600,000 Coalition Assessment Grant (BF-99T91201; 10/1/2019-10/31/2024):** As of 10/1/2023, 71% of grant funds had been drawn down and the City is on track to fully utilize all remaining funds. A 2-year extension was obtained for this grant to help overcome challenges related to the COVID-19 pandemic. **FY2020 \$800,000 RLF Grant (BF-98T08001; 10/1/2020-9/30/2025):** The City is in the process of finalizing loan documents for a project that will fully utilize remaining balance of funding for this grant. **FY2021 \$1,000,000 Supplemental RLF Grant (BF-9850501; 1/1/2023-12/31/2027):** The City has not yet utilized funding from this grant as it is still in the process of completing full utilization of its FY2020 RLF Grant; however several projects have been identified for funding.

**FY24 EPA Brownfield Community
Wide Assessment Grant
Threshold Criteria**

THRESHOLD CRITERIA FOR BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANTS

1. Applicant Eligibility

The City of Fresno 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, staff within the City’s Planning & Development Department will administer the grant.

2. Community Involvement

Upon notice of award, the City will update its existing Community Involvement Plan (CIP) to define and refine the methods that will be used to communicate progress, keep the affected communities informed, and solicit input on implementation of the grant.

Project Fact Sheets and Webpage: The City will establish a project website to provide a platform for making project information easily accessible. Project fact sheets from the current grant will be updated and posted on the webpage in English, Spanish, Hmong, and Punjabi (which are the four languages for which translations are provided on City websites). It is anticipated that the website will be updated monthly and that the website will include tools for visitors to ask questions, request information, and share opinions.

Social Media: The City and its partners will use established social media outlets to provide general updates for the project and notifications for public meetings.

Formal Outreach Meetings: Formal outreach meetings will be held as needed for brownfield sites or projects where there is significant public interest, and particularly where grant funds will be used on City-owned sites. These meetings will include informal and formal opportunities for residents to provide input on the project.

Participation in Community Events: When opportunities occur, the City will participate in organized community events where there is an opportunity to set up a booth or table and share information in a more relaxed setting, and where a broad cross section of residents are likely to attend.

BAC Meetings: BAC meetings will be open to the public and will be a key method for sharing information on the project through our project partners – each of which multiple well established communication channels with residents and other organizations active in these neighborhoods.

Use of the Every Neighborhood Partnership (ENP): ENP will be a key partner in sharing information as they have on-going projects in all of the neighborhoods located within the project area.

3. Expenditure of Existing Grant Funds

The City has an open Brownfield Coalition Assessment Grant (Cooperative Agreement # BF99T91201) for which the balance of funds remaining was \$173,454.51 as of September 29, 2003. Documentation is attached. Based on this balance of remaining funds, over 71% 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 funded by the grant if awarded. The City anticipates completing a competitive procurement process in Spring 2024 to select contractor(s) to assist with implementation of this and other State or Federal grant funded or City funded brownfields assessment, cleanup, and reuse planning projects over a 5-year period to begin in 2024.

The RFQ process will be 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 Fresno and State of California requirements and then current USEPA guidance relevant to procurement for recipients of USEPA grants.

There are no subrecipients named in the grant application.

Attachments

A – ASAPGOV Confirmation Memo (9/28/2023)