



December 16, 2015

Environmental Protection Agency
Attn: Mr. Paul Johnson
1445 Ross Avenue
Suite 1200 (6SF-VB)
Dallas TX 75202-2733

RE: Application for U.S. Environmental Protection Agency FY2016 Brownfields Revolving Loan Fund Grant

Dear Mr. Johnson:

As the Director of the City of Austin's Resource Recovery Department, I respectfully submit this \$1 million dollar Revolving Loan Fund Grant application to the U.S. Environmental Protection Agency. When the federal funds are combined with the cost share, the Environmental Protection Agency will fund \$1,130,000 in cleanups from five loans and one subgrant. We expect to make our first loan within six months of funding. Our proposal outlines several sustainable methods to ensure the funds will continue to revolve; one method is to limit our only subgrant to \$160,000. This grant fund is essential to support the safe cleanup and sustainable reuse of brownfield sites. The City will revitalize blighted properties and spark beneficial development in depressed areas of East Austin. Other than the Brownfields Revolving Loan fund in the City of Texarkana, there are no other brownfields Revolving Loan Funds in the state.

The City of Austin is the capital of Texas and the seat of Travis County. Located in Central Texas, Austin is the 11th largest city in the United States and fourth-largest in the state. The City of Austin has the familiar, disturbingly typical environmental history of many American cities that were supported by slavery. Racial segregation by forced relocation of minorities to East Austin followed by the designation of the area for industrial and unrestricted use placed a disproportionate environmental burden on East Austin communities. This resulted in a dense patchwork of brownfields interspersed with low-income, minority residential properties. Subsequently, East Austin becoming the city's poorest; most segregated and economically disadvantaged community.

A recent inventory of 134 acres in East Austin identified that 44 percent of the properties had recognized environmental concerns from historical uses: 105 parcels of land out of 235. Funding for brownfields cleanups has become the limiting factor in Austin's ability to accommodate positive growth. Capitalizing this RLF will provide new development and urban infill to meet the needs of East Austin while protecting the character, integrity, and sustainability of Austin's eastside. The equitable redevelopment of East Austin's brownfields will contribute to improved quality of life and help to strengthen the social and cultural fabric of a community that has been badly damaged by displacement and disinvestment.

The City has a seventeen year history of revitalizing brownfields. These 64 brownfields properties have successfully created 364 local, full-time jobs, redeveloped 511 acres and leveraged \$244,207,180 in public-private funding. Over this time, the City has invested over \$4 million in brownfields efforts. We will continue our support over the five-year grant performance period and beyond, ensuring a well-resourced program at no cost to the grant. Austin’s goals of reversing local urban sprawl, addressing economic displacement, and correcting the disproportionate concentration of contaminated sites in East Austin will be advanced by this funding. This loan fund will complement and leverage the assessment grants received in October 2014, and will revitalize East Austin with much needed affordable housing, community gardens and living wage jobs near transit lines.

Thank you for your consideration of our proposal and for your attention to how important this revolving loan fund will be to the future of East Austin. If you have any questions about this request for funds, please call me at 512-974-1926 or Christine Whitney, Brownfields Program Manager, at 512-974-6085.

Sincerely,



Bob Gedert, Director
City of Austin, Austin Resource Recovery Department

cc: Robert Goode, Assistant City Manager

a. Applicant Identification: City of Austin, Austin Resource Recovery, P.O. Box 1088, Austin, TX 78767	
b. Applicant DUNS number: 148395028	
c. Funding Requested: i) Grant type: Revolving Loan Fund ii) Federal Funds Requested: \$1,000,000 (No cost-share waiver requested.) iii) Contamination: \$665,675 Hazardous Substances and \$334,325 Petroleum	
d. Location: Austin, Texas; Travis County	
e. Contacts:	
i) Project Director: Christine Whitney, Program Manager Phone: (512) 974-6085 FAX: (512) 974-1999 Email: christine.whitney@austintexas.gov City of Austin, Austin Resource Recovery P.O. Box 1088, Austin, TX 78767	ii) Highest Ranking Elected Official: Mayor Steve Adler Phone: (512) 978-2100; FAX: (512) 974-2337 Email: steve.adler@austintexas.gov City of Austin, City Hall – Mayor’s Office P.O. Box 1088, Austin, TX 78767
f. Date Submitted: December 16, 2015	
g. Project Period: Five years, contingent on award date: October 1, 2016 - September 30, 2021	
h. Population: i) City of Austin, General Population: 836,800 – 2013 American Community Survey ii) East Austin, Target Area Population: 120,190 – 2013 American Community Survey	
i. “Other Factors” Checklist: See below.	

Other Factors Checklist:

Name of Applicant: **City of Austin, Texas**

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factors	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
X	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	9
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Remediating 100 Years of Environmental Injustice: Capitalizing a Revolving Loan Fund for East Austin

1. Community Need

a. Targeted Community and Brownfields:

Targeted Community Description:

Austin is the capital of Texas, and is one of the fastest growing cities in the country. With a population nearing one million this year, the City is sprawling to accommodate the growth. Some sections of Austin are very affluent; however, prosperity has not extended to East Austin, our target community immediately adjacent to downtown. East Austin residents are 75% minority, 29% of whom live in poverty and suffer more negative health outcomes than the rest of Austin.¹

East Austin's poor and minority community has suffered since the institution of the 1928 City Plan enforcing racial segregation and the 1931 Zoning Plan which required all industrial and heavy commercial business to be located in East Austin. Areas of East Austin were legally designated as the "Negro" and "Mexican" areas. Minorities were prohibited from purchasing homes elsewhere. The 1931 Zoning Plan ensured that industrial facilities such as power plants, fuel tank farms, auto repair shops and cement plants were developed adjacent to schools and homes. Over the years, this unrestricted zoning placed 90% of all industrial sites in East Austin.² Today, over 300 identified brownfields including 66 dangerous vacant structures remain interspersed with homes still threatening public health and livability for the residents.

East Austin was neglected for generations, and parks, grocery stores and other amenities could only be found in "white only" neighborhoods. The 1962 construction of Interstate Highway 35 (I-35) cemented this divide. This eight-lane double-decked highway created a physical barrier between West Austin's economically robust downtown composed of primarily white, affluent neighborhoods and East Austin's minority, poor and underprivileged residents. By the mid-1960s, East Austin was blighted: littered with vacant lots, dilapidated buildings and shuttered businesses due to disinvestment and high crime.

Austin's downtown capacity to build high-rent condominiums is saturated, and the developers are looking east. The level of homeownership is low, and long-term eastside residents are now subject to displacement by high-rent housing and trendy bars. Affordability is collapsing in East Austin, where rents increased by 72.51% between 2010 and 2012.³ Longtime residents are forced to move further and further away from where they grew up, from their jobs, and from their social and cultural connections. The City recognizes these threats to the culture and livability of Austin, and in September 2015, hosted The Spirit of East Austin Forum – Creating Paths to Equitable Development, which was attended by over 500 people. The initiative has created East Austin workgroups tasked with selecting five shovel-ready development projects and creating a three-year plan of projects to enhance the lives of East Austinites. These projects will be completed with equity in mind and will align with *Imagine Austin*, the City's 2012 comprehensive plan for Austin. (See section 4(b)(i) for more on *Imagine Austin*.)

The City of Austin seeks funding to capitalize a Revolving Loan Fund to cleanup East Austin's brownfields sites and subsequently provide affordable housing with community gardens, and living-wage job opportunities near transit lines. These planned redevelopments will be crucial in stopping the tide of displacement and improving East Austin residents' quality of life. With community-supported, prioritized and shovel-ready projects, capitalizing this Revolving Loan Fund (RLF) will help transform and stabilize neighborhoods in East Austin with developments that will benefit residents for generations to come.

¹ Data are from the 2009 – 2013 American Community Survey and are available on <http://factfinder.census.gov/> and Prevalence Data by Zip Code, Compiled by Center for Health Statistics-Department of State Health Services, 2011-2013

² <http://www.undoinracismaustin.org/racism-in-austin/1929-master-plan-before-and-after/>, last accessed on 11/24/2015

³ <http://www.bizjournals.com/austin/blog/real-estate/2014/10/mapped-where-austins-rents-are-skyrocketing-the.html>

Demographic Information: Table 1 - Demographics

	East Austin ³	Austin	Statewide	National
Population ¹	120,190	836,800	25,639,373	311,536,594
Unemployment	7.3% ¹	3.0% ²	4.2% ²	5.3% ²
Poverty Rate ¹	29.1%	13.5%	13.7%	11.3%
Percent Minority ¹	74.0%	50.9%	55.2%	36.7%
Median Income ¹	\$36,353	\$53,946	\$51,900	\$53,046
Per Capita Income ¹	\$19,776	\$31,990	\$26,019	\$28,155
Percent below 10,000/year ¹	12.9%	8.0%	7.4%	7.2%
Education < 9th Grade (25 Years +) ¹	16.0%	6.3%	9.4%	5.9%
Homeownership ¹	35.8%	45.0%	63.3%	64.9%

¹ Data are from the 2009 – 2013 American Community Survey and are available on <http://factfinder.census.gov/>
² Data are from the Bureau of Labor Statistics and are available at www.bls.gov
³ East Austin is defined as five zip codes: 78702, 78721, 78722, 78741 and 78742

Description of Brownfields: Siting of industrial buildings in the target area was unrestricted by zoning, so tank farms, auto repair shops, printers, junk and scrap yards, gas stations, dry cleaners and machine shops sprawled between schools, churches and homes. According to a brownfields inventory of our target area conducted for the City in 2014 by the Texas Commission on Environmental Quality (TCEQ) and site visits by Austin Code Department, there are over 300 brownfields including 66 vacant and dangerous structures in East Austin interspersed with schools, neighborhoods and churches. **Our planned projects for our RLF funds include assisting the following five nonprofit organizations' redevelopment projects:**

1. Guadalupe Neighborhood Development Corporation –7-acres of an **unregistered dumpsite**, located within a neighborhood, will be cleaned up to create 125 net zero energy affordable housing units with onsite health, childcare and education services close to transit with greenspace. (Phase I and II environmental site assessments (ESAs) completed)
2. Austin Film Society – **lead-based paint, asbestos and mold abatement** to build affordable office rental space and film studios at a former airport and armory. The project is set to create 3,000 jobs located in a mixed use, transportation oriented development zone. (Phase I and Phase II ESAs, and lead-based paint, asbestos and mold surveys completed)
3. Cesar Chavez Foundation/ thinkEAST – **petroleum** cleanup from historic petroleum tank farm. Public/private partnership to create 300 affordable housing units. The site is now a planned mixed-use development which will include a health center and a newly redeveloped extension to a park with a new community pool. (Phase I and II ESAs completed)
4. Habitat for Humanity – 3 properties adjacent to a former railyard and scrapyard (Plaza Saltillo), with the potential for **underground petroleum storage tanks** as there is no record of removal. The site will be redeveloped with 40 affordable housing units on a transit line adjacent to a new mixed use development containing a grocery store (Phase I ESA completed)
5. Sustainable Food Center – **arsenic** contamination in surface soil at a future community garden. The site is located in a neighborhood across from a park, residences and a daycare. (Phase I and Phase II ESAs completed)

According to the Agency for Toxic Substance & Disease Registry, the contaminants listed above present in the five proposed project sites and located in neighborhoods, can cause health effects, such as neurological, cardiovascular and hematological problems, coordination problems, headaches, immunological damage, respiratory problems, liver/kidney damage and cancer.

Cumulative Environmental Issues: 100 years of industrial activity creates an enormous potential for unknown releases of toxic substances with a large cumulative impact. Based on the TCEQ database, East Austin currently has 346 contaminated sites including leaking underground storage tanks, chemical and manufacturing companies, hazardous waste facilities and industrial complexes.⁴ In addition to the comprehensive array of brownfields, East Austin is bordered on all sides by highways: Hwy 290 to the north, Hwy 71 to the south, I-35 to the west, and Hwy 183 to the east. With rapid population growth and sprawl, these roadways are congested even during off-peak hours. The environmental justice literature on “triple jeopardy” suggests that poor, minority groups, already burdened with psychological stress and poor nutrition, are more likely to live adjacent to major highways and experience disproportionately adverse health effects from air pollution exposure.⁵

b. Impacts on Targeted Community: Brownfields such as former incinerators, power plants, tank farms, plating facilities, abandoned buildings and illegal dumpsites are painful daily reminders of racial injustices. Having brownfields adjacent to homes, schools and churches created disconnected neighborhoods in East Austin. The environmental injustice produced anger and feelings of alienation. Families are concerned about the consequences of industrial pollutants on children who walk and play in these neighborhoods and on brownfields and experience more immediate risks than most adults. Over the decades, conditions deteriorated resulting in rampant poverty (29%) which discouraged small businesses, health clinics and other amenities. A recent study found 73% of all abandoned and dangerous structures in the City are in East Austin.⁶ Poor air quality from traffic and industry affects vulnerable residents by irritating respiratory systems, reducing lung function, and aggravating asthma. In East Austin, the asthma rate is 7.2%, which is above the county’s 5.6% rate.⁷ In 2012, a community health assessment found that East Austin residents suffer poorer health outcomes compared to the City and County, and partially attributed these health disparities to a lack of recreation and access to fresh, healthy food.⁸ The trauma (psychological, physical and economic) on East Austin residents is demonstrated by higher rates of poor mental health of African Americans and Hispanics versus White residents: 24.3%, 26.6% and 17.9% respectively.⁹ The average African American East Austinite has twice the rate of cardiovascular disease and three times the rate of diabetes than the rest of Austin.¹⁰ The RLF is vital to leverage public and private funds to ensure that businesses providing living-wage jobs, affordable housing units, community gardens and greenspace are built near public transportation.

c. Financial Need:

i. Economic Conditions: Statewide: The TCEQ has no RLF and only limited 128(a) funds for targeted brownfields assessments to service the second largest and second most populous state in the US. The City of Texarkana is the only RLF in the entire State of Texas. **City of Austin:** With the crisis of affordability, every funding resource is needed to provide redevelopments that will benefit East Austin residents. Uninterrupted, the current market will continue to displace people. The City still struggles to fund repairs from severe flooding disasters of the past few years and buy out homes in the flood plains. Catastrophic floods in 2013 cost \$103 million, and May and October 2015 brought devastating floods and violent tornados. With each flood, lives, homes and

⁴ <http://www12.tceq.state.tx.us/crpub/index.cfm>

⁵ <http://www.cdc.gov/mmwr/preview/mmwrhtml/su6203a8.htm>

⁶ Abandoned Structures Update, March 31, 2015. Austin Code Department

⁷ Prevalence Data by Zip Code; Compiled by Epidemiology and Health Statistics Unit; City Health and Human Services, 2013

⁸ http://austintexas.gov/sites/default/files/files/Health/CHA-CHIP/CHA-CHIP_Report10-24-13.pdf

⁹ Centers for Disease Control and Prevention (CDC). Texas Behavior Risk Factor Surveillance Survey Data. Atlanta, Georgia: US Department of Health and Human Services, Travis County Data, 2008-2010.

¹⁰ Prevalence Data by Zip Code, Compiled by Center for Health Statistics-Department of State Health Services, 2011-2013

infrastructure were lost resulting in a lower tax base for the city and budgetary strain. (Federal Emergency Management Agency is still on site, and the costs have not yet been totaled.) **East Austin:** Lenders are reluctant to provide loans for contaminated properties, so this RLF would provide crucial gap funding to complete the needed remediation of sites to provide affordable housing with community gardens and living-wage job opportunities for current residents.

- ii. **Economic Effects of Brownfields:** The intentional placement of industrial sites in East Austin ultimately led to disinvestment, lack of opportunity, poverty and high crime. People became poorer, and property values were artificially low as compared to the rest of Austin because of the blight, high crime and lack of amenities. Although only 14.3% of the population, East Austin accounts for 29% of all violent crimes such as aggravated assault, rape homicide and robbery.¹¹ Unemployment is higher than the local and national average, but the employed are still well below the poverty levels due to a lack of living-wage jobs. According to the Austin Independent School district, 90% of East Austin children receive free lunch, which is double the rate of the City. Until recently, property values were low due to the blight from industrial sites. Now the redevelopment pressure is increasing property values, resulting in displacement due to either the inability to afford the taxes or due to skyrocketing rents. One in eight residents lives on less than \$10,000 a year as compared to the one in fifteen nationally. With a median family income of \$36,353, currently none of Austin’s housing stock is affordable.¹² The sudden influx of expensive developments is displacing residents and this created a critical need for affordable housing and other equitable developments.

2. **RLF Program Description/Feasibility of Success**

a. **Program Description and Marketing Strategy:**

- i. **Program Description:** The City has implemented a comprehensive brownfield program since 1998. The City uses its 2014 Assessment Grants to assess sites for affordable housing, small business and greenspace; but cleanup funds are the critical missing component of our program.

Align Efforts with Land Use/Revitalization Plans: Austin’s 2012 Master Plan, *Imagine Austin*, states that reusing brownfields is needed to improve livability for all residents. The plan prioritizes programs, like this planned RLF program, that will: create a compact and connected Austin; sustainably manage water resources; invest in the workforce and provide job training; ensure household affordability for all citizens equitably; and protect the environment. The Land Development Code is currently being re-written to allow for a wide range of affordable housing types, and will prevent the placement of heavy commercial and industrial sites next to homes.

Structure and Maintain a Competent Program Team: Our current City-staffed team, located in East Austin, consists of a full-time Program Manager; Fund/Grant Manager; and a Public Information Officer. The team is rounded out by a commercial-lending expert from the Economic Development Office. We will procure the professional services of a Qualified Environmental Professional (QEP) correctly according to **2 CFR 200.317 through 326**. Financial underwriting services will be provided at no cost by PeopleFund, a Community Development Financial Institution. Our team has the skills, knowledge and experience to implement the entire scope of RLF activities, including grant and loan fund management. Team members will work closely to ensure sound financial and project management, and oversee cleanup activities and meet as frequently as necessary to establish and manage the RLF. Section 5.a. describes the team’s roles and experience in detail and outlines our plan for staff turnover.

¹¹ Austin Police Department Records for 2014-2015

¹² <http://www.governing.com/topics/urban/gov-urban-affordable-housing-families.html>

Selection of Borrowers/Projects: We intend to disburse the first loan within six months of award to a project described on page 2. Site owners will be required to provide a Phase I ESA, and Phase II ESA, or asbestos, lead-based paint or mold survey, depending on the contaminant. Applicants must demonstrate that they are able to leverage additional public or private funds. Our top priorities for selection are: protect public health; provide affordable housing; create living-wage jobs; create community gardens and greenspace to improve public health; incorporate sustainable redevelopment and remediation plans; locate close to public transportation lines; and incorporate the livability principles. Eligible applicants will submit the necessary financial and project information for a thorough review of project capacity to ensure success. EPA and TCEQ eligibility determinations will be obtained. Prospective borrowers will come from our EPA-funded Environmental Site Assessments, word of mouth and our continued marketing efforts with developers and other private and nonprofit entities.

Structure and Administer loans and subgrants and facilitate financial underwriting: Financial underwriting will be performed at no cost by a Community Development Financial Institution (CDFI), PeopleFund. The RLF will offer flexible terms and accept a subordinated position to the primary lender. Loan terms are five years, interest-only for first three years, with no prepayment penalty. Interest rates, set at loan closing, will be below-market, currently set at 2% for nonprofit entities; 4% for for-profit entities. Rates will be adjusted to market conditions; loans may be restructured into longer terms, if needed. The recipients' eligible and allowable expense items, such as cash and in-kind contributions of labor, material and services, will be documented and reported quarterly. To make the deal happen, we may use eligible City expenses to meet the match. Repayments will be due monthly. Expenses will be reimbursed after they are incurred. **Incorporation of Reasonable, Prudent Lending Practices:** Repayment and default risk will be determined during an underwriting process conducted by our CDFI partner. Underwriting will be based upon standards consistent with industry and City best practices developed for our Housing and Urban Development (HUD) Section 108 program, which has eight loans and a no-default portfolio of \$2.7 million.

Loan Packaging and Underwriting: Fiscal project information will be required from borrowers so the underwriter, PeopleFund, can evaluate revenues, liabilities and associated risks. PeopleFund will apply our lending guidelines, including measure of cash flow, collateral coverage, character and capacity ratios to determine borrower financial likelihood to repay the obligation at no charge to the program. Focus will be on current cash flow and character. Consideration will be provided for nonprofits with respect to available collateral. PeopleFund will provide a recommendation to the City for approval or decline. **Loan Review Committee:** Once a recommendation from the underwriter is received, the loan will be referred to a local 3-member City Loan Review Committee. The committee will study each loan packet and recommend or deny funding based upon the project's benefits and consistency with program goals. **Project Monitoring:** Close and regular monitoring of the program and borrower performance is central to the overall success of the projects and will enable early identification and resolution of issues. Pre-disbursement monitoring will include staff review of the contractors' invoices and reports to confirm eligible use of funds. Borrowers and subgrantees will be contractually responsible for complying with our City and federal requirements. The City will retain primary control and financial decision-making authority over RLF cleanup activities.

Leverage Funding to cover all brownfields redevelopment activities and costs: In support of this RLF, the City has identified redevelopment incentives to help with cleanups and site redevelopments. These existing resources include \$8 million available for HUD Section 108

small business loans, which can be leveraged to develop small businesses. The City has a **Housing Trust Fund** dedicating 40% of property tax revenues collected from developments built on City owned properties and has \$40 million remaining in affordable housing bonds to build affordable housing. The state’s Low Income Tax Credits enable developers to reduce debt load in exchange for offering affordable housing options, and are used by our Community Development Corporation housing partners. We will leverage Ecology Action volunteers to facilitate waste diversion and green remediation at sites, and Sustainable Food Center to create community gardens. During project selection, we confirm that the site owners have other funding sources to leverage to ensure project success. We will leverage TCEQ technical assistance and waived Voluntary Cleanup Program fees to certify cleanups.

Incorporate Innovative Approaches to Encourage Sustainability of RLF: Revolving the fund is critical for sustainability. Based upon the team’s experience with RLFs, we understand the relationship-driven nature of this program and place a strong emphasis on partnering with community organizations and prospective borrowers to ensure prompt repayment. Having a very experienced CDFI, PeopleFund, provide underwriting at no cost will increase financial sustainability. Our partnership with La Raza Roundtable, which is a very influential eastside community organization, will effectively market our program. Additionally, one of their members is a former banker who is working on starting a community loan fund for equitable developments. Overseeing fieldwork during cleanup; working closely with the borrowers, subgrantees, and community stakeholders; and requiring monthly repayments will ensure program success. Requiring and reviewing updated financial and bank statements can signal cash flow issues in advance. Over 77% of funds will be loaned to ensure the sustainability of the RLF. Financial modeling shows that we will earn about \$65,000 in interest in the 5-year grant period.

Maximize Resources for Lending and Provide Gap Financing to address high-risk sites in vulnerable communities: Our underwriter, PeopleFund, has 20 years’ experience working in economically vulnerable communities fostering community development, financial empowerment and creating jobs. PeopleFund will assist us in blending financing with other public and private lenders in order to provide the gap funding for a project which would otherwise not have been financially feasible.

ii. **Marketing Strategy:** We understand how important marketing is to the RLF’s success. We are continuously marketing our program through professional connections and partnerships.

Target Market: The EPA Assessment Grants will continue to provide a pool of eligible cleanup properties for the RLF. Our target market is affordable housing developers, private developers, and business owners that are working to create equitable development projects. To reach this market we utilize the networks of Community Development Corporations, Community Financial Institutions, nonprofit organizations and influential broad-based community organizations such as the Austin Neighborhood Association – East Sector, Chambers of Commerce, and East-Austin community organizations such as La Raza Roundtable.

Our marketing to date has identified these potential projects as likely RLF candidates:

Applicant and estimated cleanup costs:	Linkage to Livability Principles:
Guadalupe Neighborhood Development Corporation: Cleanup of 4 acres with recoverable construction debris to be recycled onsite. Estimated at \$250,000.	Sustainable, affordable housing on transit lines, with access to supportive services onsite. (1,2,4 &6)
Sustainable Food Center – clean arsenic contamination in surface soils for a community garden. Estimated at \$60,000.	Provide fresh, healthy food and gardening and cooking education (4,6)
Austin Film Society: abatement of lead-based paint, asbestos, mold at former airport and armory. Estimated at \$200,000.	3,000 local living-wage jobs in central East Austin near transit (3, 4, &6)

thinkEAST/Cesar Chavez Foundation: Removal of contaminants found during site preparations and road construction at historic tank farm. Estimated at \$800,000.	Development of affordable housing adjacent to a planned mixed-use development and a 7 acre park and rec center (1, 2, 3, 4, &6)
Habitat for Humanity- Three adjacent properties with potential underground storage tanks/ petroleum contamination at \$200,000.	Equitable affordable housing on commuter rail line, adjacent to Plaza Saltillo. (1,2,4, 5 &6)

Livability Principles: (1) Provide more transportation choices; (2) Promote equitable, affordable housing; (3) Increase economic competitiveness; (4) Support existing communities; (5) Leverage federal investment; (6) Value communities and neighborhoods.

Long-Term Marketing Plan: We will build upon our successes with Assessment Grants and our proactive outreach to neighborhood and community organizations, developers and lenders to continually add to the list of prospective projects. Building relationships with the community, developers and housing nonprofits is paramount. We will host and attend regular meetings and community events and use traditional methods (brochures, print, radio, TV, mail, press releases) and web-based ones (Facebook, Twitter, brownfields website, Imagine Austin Blog, and email lists). Materials will be translated into Spanish by City staff. A bilingual prominent sign describing the RLF assistance and contact information will be displayed at every redevelopment site. We will ensure a clear, user-friendly process, and allow flexibility where possible to meet borrower’s needs. Word of mouth from successful projects will also help market the RLF.

b. Task Descriptions and Budget Table:

93% of the RLF budget (\$930,000) will go directly to cleanup activities and including cost share will fund \$1,130,000 in cleanups. No expenses will be incurred for salaries, equipment or supplies. Outside the cost share, the City will leverage hundreds of thousands of dollars in staff support. These City expenses will not be used as cost share unless there is a high-need project.

Program Tasks					
Funding Type	Budget Categories	#1: Marketing and Community Engagement	# 2: Fund Management	#3: Cleanup, Site Oversight	Total
Hazardous Substance Funds	Personnel	-	-	-	-
	Fringe	-	-	-	-
	Travel	-	2,966	-	2,966
	Equipment	-	-	-	-
	Supplies	-	-	-	-
	Contractual	-	-	40,000	40,000
	Loans	-	-	465,000	465,000
	Subgrants	-	-	155,000	155,000
	Other	2,712	-	-	2,712
	Subtotal	2,712	2,966	660,000	665,678
Petroleum Funds	Personnel	-	-	-	-
	Fringe	-	-	-	-
	Travel	-	2,966	-	2,966
	Equipment	-	-	-	-
	Supplies	-	-	-	-
	Contractual	-	-	20,000	20,000
	Loans	-	-	310,000	310,000
	Subgrants	-	-	-	-
	Other	1,356	-	-	1,356
	Subtotal	1,356	2,966	330,000	334,322
Federal Subtotal	4,068	5,932	990,000	1,000,000	
Cost Share	-	-	200,000	200,000	
Total Budget	\$ 4,068	\$ 5,932	\$ 1,190,000	\$ 1,200,000	

Other: Meeting announcements, Educational materials, Marketing, Outreach Materials (brochures, handouts, project signs)

Task 1: Marketing, Community Involvement (\$4,068): (\$2,712 Hazardous/\$1,356 Petroleum)

	3 Hazardous loans	1 Hazardous Subgrant	2 Petroleum loans	Each Site
Newspaper advertisements (\$198 buys 4 ads)	\$594	\$198	\$396	\$198
Individual bilingual project signs for each site	\$600	\$200	\$400	\$200
Printing of brochures, advertising, posters, etc.	\$840	\$280	\$560	\$280
	\$2,034	\$678	\$1,356	

The budget for Task 1 includes funds for newspaper advertisement announcing public meetings, printing of marketing and advertising materials, individual project signs for each site, flyers, brochures, displays, posters, educational materials. ***In addition to the federal funds budgeted, the City will contribute:*** Developing and producing RLF marketing materials; coordination with borrowers and community stakeholders; continued marketing to target audience; attending site meetings; assistance with preparation of Community Relations Plans (CRPs), creating each site’s information repository, preparation for public meetings; ensuring compliance with the site CRPs.

Task 2: Fund Management (\$5,926): (Hazardous \$2,966, Petroleum \$2,966)

	Hazardous	Petroleum	Each
Two Regional Conferences	\$676	\$676	\$676
Two Brownfields National Conferences	\$2,290	\$2,290	\$2,290
	\$2,966	\$2,966	

In addition to the federal funds budgeted above, the City the City will contribute: Grant/Fund Management will be performed by the City at no cost to the grant. Coordination and submission of required documents during all phases from pre-funding to project close out. Coordination of financial underwriting process; programmatic review by the Loan Committee; crafting of individualized financing packages; funding of loans and subgrants; formalizing the program’s forms, development of templates and procedures for the loan and subgrants. Loan origination tasks include screening applicants for program, legal, and environmental threshold criteria and selecting borrowers. Reporting tasks include quarterly and annual reports, close-out reports and ACRES updating. Portfolio management tasks, review of Davis-Bacon certificates, review of invoices, timely disbursement and collection of funds.

Task 3: Cleanup and Site Monitoring (\$990,000): (Hazardous \$660,000, Petroleum \$330,000)

	3 Hazardous loans	1 Hazardous Subgrant	2 Petroleum loans	Each Site
Loans	\$465,000		\$310,000	\$155,000
Subgrant		\$155,000		\$155,000
Consultant QEP	\$30,000	\$10,000	\$20,000	\$10,000
	\$495,000	\$165,000	\$330,000	

The budget for Task 3 includes five loans and one subgrant as well as \$10,000 for a QEP for each of the sites. The QEP, contracted according to federal guidelines, will be responsible for cleanup oversight, site visits, and compliance of state and federal regulations; ensure cleanup is complete and documented through a state regulatory program. ***In addition to the federal funds budgeted above, the City will contribute:*** technical assistance to borrowers for preparation of each site’s Analysis of Brownfields Cleanup Alternatives (ABCA); overall monitoring of site cleanup’s schedules, budgets and activities ensuring only eligible cleanup costs are funded; coordination and compliance with applicable state and federal laws; entering sites into ACRES.

Track/Measure Progress: Meaningful performance measures have been established to track achievement of project goals and their community impact. The following measures of program outputs and outcomes will be entered into ACRES and reported quarterly to EPA. In addition, the program maintains department metrics to ensure project progress and benefits.

Outputs:	Outcomes:
# of loans/subgrants made # of sites cleaned up # publications and documents # of public engagement events # of meetings with target audience Quarterly/ Annual / Final Report ACRES updated	# of acres remediated protective of human health and the environment # of living-wage jobs/affordable housing units/ equitable developments Promote brownfields program and ensure community engagement Reuse of demolition and construction material diverted from landfill Greener/more sustainable cleanups, reduced environmental footprint Amount of public-private funding leveraged Improved quality of life and community health for East Austinites

c. **Ability to Leverage:** The Guadalupe Saldaña Net Zero homes will leverage over \$26 million in public-private funding to build 125 affordable homes, which produce more energy than they use (net-zero). The homes will be built on a Community Land Trust, which retains affordability over time because the home owners do not pay for the land nor do they pay property taxes on the land. The site is a former dumpsite, which has been assessed with EPA, TCEQ and City funding. Four acres of the original 11 acre site was remediated using private funds. Portions of the remaining site have visible demolition debris, and we will leverage Ecology Action’s volunteers, who will provide onsite sorting of concrete to crush onsite for permeable walkways, estimated at \$88,000. The City’s Upper Boggy Creek Urban Trail will connect the Guadalupe Neighborhood Development Corporation’s net-zero site to the closest rail station allowing connection of the housing to rapid transit. That trail will leverage \$1.2 million in Department of Transportation funding with a matching amount from Capital Metro Public Transportation Authorities’ Quarter Cent Fund which pledges 25% of their annual revenue to City transportation projects.

The City’s brownfield program leverages the 2015’s EPA Building Blocks for Sustainable Communities - Supporting Equitable Development workshop, which assisted the City with creating equitable development strategies specifically for Austin which can help guide our RLF process. We use the Capital Area Council of Governments HUD-DOT-EPA Partnership for Sustainable Communities \$3.7 million tool, which was developed to quickly compare reuse scenarios modeling the environmental, financial and social benefits as well as impacts of the redevelopment, which is extremely helpful for community engagement.

We have EPA Assessment Grants of \$400,000 as a source of future RLF projects. Outside of the Assessment Grants, EPA provided us with \$417,985 of assessment services on 44.18 acres of land from 2000 to 2013 and \$100,075 worth of assistance since then. TCEQ provides us with no-charge technical assistance. In the past five years, they have provided over \$425,000 in technical and regulatory services to us, and helped us with almost 86 acres of land revitalization.

Our project with Austin Film Society will leverage a \$5.4 million 2012 bond to repurpose the building. Our existing resources, described on page 6, also include \$8 million available for HUD Section 108 small business loans, and \$40 million in affordable housing bonds and Housing Trust Fund to create affordable housing. Kansas State University’s Technical Assistance to Brownfields Program is providing assistance to the City in 2016 estimated at \$15,000, and we will continue to leverage KSU’s assistance throughout the grant. The East Austin Environmental Initiative, created to promote environmental justice in East Austin, consists of six City staff, including Brownfields staff, meets quarterly, attends 10-15 East Austin community events annually, and hosts educational events walking door to door to inform residents in East Austin of relevant environmental issues. 26,000 newsletters are published twice annually and brownfields articles are highlighted regularly. This leverages at least \$50,000 per year in staff time, printing, postage and supplies. The supplies, additional marketing materials and City staff time spent on this RLF(grant/fund manager, program manager, public information officer, legal advisor,

commercial-lending expert, and financial professionals) will additionally leverage several hundred thousand dollars over the five-year performance period.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Stakeholders and Communicating Progress:

Our plan for engaging the community and stakeholders during the entire RLF process relies heavily on partnering with long-existing and respected community groups representing East Austin. We have the support of several key neighborhood groups of East Austin, such as the Austin Neighborhoods Council – East Sectors, the La Raza Roundtable, and community organizations such as People Organized in Defense of Earth and her Resources (PODER) and the Sierra Club Lone Star Chapter’s Environmental Justice Coalition. The La Raza Roundtable, a weekly gathering of community activists sharing information about issues affecting Latinos in East Austin, has offered to form a community advisory group, which will be open to the public, to evaluate our proposed RLF cleanup projects, engage the community through meetings and communicate progress to the community. These four organizations represent an extensive network of neighborhood groups, community organizations, business and developer associations; they are well equipped to both disseminate project ideas and funnel us feedback, especially from the advisory group. The City will partner with these organizations and utilize their email lists, website updates, regular meetings and block walking to ensure the community is informed, and engaged. We will respond to all feedback throughout all phases of each project. These community organizations have successful methods for reaching those residents who either do not have a computer in the home or who do not speak English, by utilizing volunteers to contact them door-to-door. The City will also rely on its own website, TV station, radio, and social media platforms. **Seek out and understand concerns of local residents:** In addition to the extensive assistance we will receive from our neighborhood and community partners discussed above, each site will have a unique Community Relations Plan (CRP). The CRP will outline steps to provide reasonable public notice of proposed cleanup; publicize opportunities for community involvement; provide information about how to obtain administrative records; and offer options for providing feedback and receiving responses. The administrative repository, and all public comments and responses will be posted on our website. Once a draft Analysis of Brownfields Cleanup Alternatives (ABCA) is prepared, the City will post the 30-day notice of public comment and schedule a community meeting. Notices will be posted at local libraries and churches, on neighborhood and community websites (listed in 3.a. above), and in *The Villager*, a popular, weekly east-side newspaper. The draft ABCA and notice of the meeting will be available at the local branch of the public library nearest the proposed site, and posted to the Brownfields website. The program’s physical address, a contact name and phone number will be listed for those who prefer to send comments in the mail or by phone. The public meetings will be in accessible public buildings near the proposed project. The City project team, QEP, relevant state agency representative and health department representative will be available at meetings to address concerns related to health and safety. If any disruption of City services will occur, a department representative will also attend. Bilingual trained translators will be provided by the neighborhood organization representing the proposed project. When appropriate, our neighborhood connections will utilize their bilingual volunteers to go door-to-door with information on the project and alternative methods for input by people who are unable to attend meetings, have no computer at home, or who have limited English language skills. **Conduct cleanup activities to protect sensitive populations and nearby residents:** Standard measures will be utilized to ensure safety around active cleanup sites: fencing, signage, barricades, silt

fencing, and dust suppression. Proper notification of site activities to vicinity residents, schools and businesses and our partners will ensure public safety. We will work closely with state remediation programs, and coordinate activities between our QEP, the borrower’s consultants and the Health Department (as needed), to identify and mitigate health risks and safety hazards. The cleanups will be conducted using best management practices to reduce their environmental footprint. **Plan for communicating progress to citizens:** Our community partners will disseminate information via their networks on a milestone basis: project planning, cleanup start, midpoint and end results; and through redevelopment of the site. Our website will be frequently updated, and the closest local branch library to the site will display Brownfields office contact information. Each cleanup site will host bilingual signage with our contact information.

Appropriateness and Effectiveness of our Communication plans: Our partners are the most active neighborhood and community groups in East Austin which have a solid history of successful public engagement. By sending bilingual volunteers door to door with information, they reach residents who are unable to attend meetings. We will ensure that bilingual volunteers or City translation staff are available at all meetings. These are the appropriate tools to ensure program success and to reach people that are traditionally underrepresented in civic engagement and city planning processes and allow participation by people with limited English proficiency.

b. Partnership with Government Agencies:

Local/State/Tribal Environmental Authority: The City will ensure RLF funding used to conduct cleanup activities will be conducted under the appropriate state oversight agency, including the Texas Commission on Environmental Quality’s (TCEQ) Voluntary Cleanup Program and the Texas Department of State Health Services program. The TCEQ, through 128(a) funding, provides RLF site petroleum eligibility determinations, site assessment and cleanup technical assistance at no cost and may waive oversight fees for the VCP enrollment for the City. The Texas Department of State Health Services (DSHS) regulates the removal and disposal of asbestos and lead-based paint for our RLF project cleanups. **Other Governmental Agencies:** We work closely with the Austin/Travis County Health and Human Services Department (HHSD). The HHSD will investigate and monitor health hazards in the community related to our RLF sites and will be available to inform and educate the public about health and safety issues at particular sites during community meetings. The Texas Workforce Commission is able to provide job training and placement of local workers for our cleanup and redevelopment activities at sites. The EPA provides Targeted Brownfields Assessments; determines site eligibility; and reviews all RLF site documents, reports and close-out documents. EPA and Kansas State University provide meaningful feedback and technical and programmatic assistance. We partner with Capital Metro Transit Authority on transportation oriented developments, roads, paths and sidewalks. Our partner, Capital Area Council of Governments, will assist us with their Partnership for Sustainable Communities (HUD/DOT/EPA) Grant funded redevelopment modeling tool to easily weigh costs and benefits of redevelopment plans.

c. Partnerships with Community Organizations:

Community Organization Description:	Role-Estimated Contribution:
Sierra Club: Grassroots environmental agency	Contribution of volunteer hours, Outreach, marketing and environmental advocacy assistance.
Austin La Raza Roundtable - Leaders from across the East Austin community.	Provide us with an advisory council to discuss sites and potential projects and ensure community engagement.
People Fund Community Development Financing Institution: Small business loans.	RLF loan underwriting at no charge, estimated at \$750 per loan. Helping us package public-private funding.

Community Organization Description:	Role-Estimated Contribution:
Frameworks CDC: Nonprofit, affordable housing provider in East Austin.	Community meeting space; consultation on projects, financial education for affordable housing residents; Estimate \$20,000.
Ecology Action, nonprofit working in waste diversion, ecological education/sustainability.	Volunteer hours to sort reclaimable material. Estimated at \$88,000/year.
People Organized in Defense of Earth and Her Resources (PODER) – environmental justice group.	Meeting Space, Facilitation of meetings; Use of PODER website and community media links.
Sustainable Food Center – nonprofit working for a food-secure community.	Urban gardens /Cooking and gardening classes at affordable housing sites. Estimated at \$4,375 per site.
Springdale-Airport Neighborhood Association Active/involved East Austin community group.	Identification of sites, contribution of volunteer hours, Outreach (door-to-door)/marketing assistance \$1,300/year.
Goodwill Industries: Job Creation/Rehabilitation	Job training and placement for brownfields grants
Austin Neighborhoods Council EAST - Coalition of East Austin Neighborhood Associations.	Facilitating involvement of neighborhood associations to ensure community engagement in RLF process.

Letters of Commitment –Please see Attachments E1-E10.

4. Program Benefits

a. Health and/or Welfare and Environmental Benefits:

Health and/or Welfare Benefits: Remediation of brownfields sites will reduce human exposure to contaminants (especially for sensitive populations) and improve the health and welfare of residents. Providing affordable housing and living-wage jobs will allow residents to remain where they were born and raised, lower stress levels and enrich social connections. Increasing the number of parks and community gardens available improves the quality of life by providing access to recreation and affordable food, which has health benefits by reducing cardiovascular disease and diabetes. Our partners and project sites can improve outcomes for entire families.

The proposed affordable housing is located near a range of services and transportation, and our partners have also offered new residents of the housing additional services to improve outcomes beyond redevelopment: Frameworks has offered financial literacy education and SFC has offered free seeds, gardening assistance and will teach healthy cooking classes for people on a budget.

Environmental Benefits: East Austin has been disproportionately impacted by industrial uses in the past. EPA funding would allow the removal of brownfields and associated contaminants. The removal of harmful building materials will reduce lead and asbestos exposure potential.

Developments near transit stops will increase walkability, decrease vehicle usage and emissions and improve air quality. Because brownfields are served by existing infrastructure, this reduces use of raw materials and air emissions from construction. A City ordinance limits vehicle idling thereby reducing the redevelopment’s carbon footprint. Our best management practices for decreasing the cleanup footprint will include using our solar trailer to power machinery and reduce greenhouse gas emissions; crushing concrete onsite for use with permeable driveways and walkways; installing raingardens for stormwater management; and grinding brush and trees onsite to create mulch for the site to reduce evaporation and increase infiltration of rainwater.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

i. Policies, Planning or Other Tools: The *Imagine Austin* 30-year comprehensive plan requires the incorporation of livability and sustainability principles into all City planned activities, such as redeveloping brownfields. Reusing brownfields prevents urban sprawl, reuses infrastructure and places developments near transit and services. Our redevelopments will incorporate stormwater management, grey water reuse, green infrastructure and solar energy use. A recently passed ordinance requires diversion of up to 50% of the construction and demolition waste from landfills. Our new (re)manufacturing hub attracts businesses to recycle building materials and

equipment, which will decrease the amount of waste sent to landfills from each of our sites and by the City by up to 17% annually. Austin Energy provides rebates for sustainable and energy saving products for redevelopments and technical assistance through the Austin Energy Green Building Program (AEGBP): the nation’s first green building program. For our GNDC project and other affordable housing developers, AEGBP has donated solar panels which will assist with the City’s goal of carbon neutrality by 2050. Our carbon neutrality ordinance will encourage the reduction of the environmental footprint of the cleanup efforts by reusing materials onsite, using our solar energy trailer to power equipment and not idling vehicles. In November 2015 the City passed a *Fair Housing Resolution* requiring that low-and moderate-income residents have the opportunity to live in “rapidly gentrifying areas.” This resolution will support RLF efforts to create affordable housing. The capitalization of the RLF will help create affordable housing and compact, connected developments assisting with carbon reduction and air quality improvements using the policies and tools mentioned above.

ii. Integrating Equitable Development or Livability Principles: The City seeks to recover abandoned and idle sites, remove contaminants and reuse building materials to improve air, soil and water quality, reduce toxicity and revitalize blighted property. Providing affordable housing close to transportation and services will enable current residents to remain and thrive and will promote mobility and equitable access to services. Removing contamination at our target sites in East Austin will promote environmental justice and develop healthier and safer communities. Promoting local businesses will advance economic opportunity, provide community-serving establishments to benefit current residents and increase the number of living-wage jobs. Working closely with our partner community-based organizations and community members to guarantee meaningful community engagement will preserve and strengthen neighborhoods while building cultural competence among all stakeholders. Parks and community gardens will complement the developments, while improving access to recreation and healthy affordable food. More compact and affordable housing and commercial development near current transit stops will provide more transportation choices and reduced carbon emissions. Providing affordable housing, businesses with living-wage jobs and parks and gardens will support community residents and reduce health, social and economic disparities.

c. Economic and Community Benefits:

i. Economic Benefits: The provision of more compact affordable housing and businesses near transit will ensure that all members of the population are able to benefit from redevelopment by providing living-wage jobs, clean and safe homes, and access to healthy food. Housing built near transit and services can reduce transportation costs by 32-57%.¹³ A report on results from the 2008 Affordable Housing Bond documents the average economic impact of 90 affordable housing units is as follows¹⁴: In East Austin, construction provided 76 jobs, \$3,849,742 in wages, and \$10,214,324 in sales; the average resident sees an increase in annual income of \$1,714. Operating and maintaining housing units produces 6 jobs, \$262,193 in wages, and total impacts are \$648,117 (this includes businesses providing services to the project and resulting effects from increased household spending). Supportive services to residents of the units provide 5 jobs per year, with an economic impact of \$294,599 per year. Our planned projects are expected to create 465 units of affordable housing, which based on the results reported above, would produce 450 jobs, create \$21,244,998 dollars in wages and leverage an additional impact of \$57,644,707. With affordable housing, each resident can afford their rent and has \$1,714 in added income.

¹³ http://www.epa.gov/brownfields/sustain_plts/factsheets/air-water-fs-032811-508.pdf

¹⁴ http://www.housingworksaustin.org/docs/HousingWorks_Economic_Impact_Study_2012.pdf

Infrastructure Savings: The average new greenfield residential construction costs the City \$26,523 for infrastructure for school facilities, roads, water, wastewater, storm drainage and park facilities, which does not take into account the necessary and substantial costs for fire stations, emergency medical services, police, libraries, government facilities, trash or electricity.¹⁵

- ii. **Job Creation Potential: Partnerships with Workforce Development Programs**: Many local job seekers use the Goodwill Industries, which has job centers in East Austin. They provide job placement and extensive job training opportunities and certifications related to brownfields work. They are also open to adding new courses as needed. We partner with the Texas Workforce Commission via the Workforce Solutions, which has a vast array of available services including job placement and job training. There are no Brownfields job training grantees in the vicinity.

5. **Programmatic Capability and Past Performance**

- a. **Programmatic Capability**: Our team consists of brownfields-experienced and RLF-experienced staff able to manage all aspects of the revolving loan fund. The team meets regularly and reports to one director ensuring accountability and coordination. **Staff**: Christine Whitney, Brownfields Program Manager, worked in the TCEQ Remediation Division for 11 years, and managed sites in the Leaking Petroleum Storage Tank, Voluntary Cleanup and Industrial Hazardous Waste programs, and managed the TCEQ Brownfields Program for 5 years and at the City for 2 years. Ms. Whitney is the program and project manager and oversees technical assistance, reporting, grant administration and grant closeout. She is accredited as a LEED Green Associate. Mary Fear, Grant Fund Manager, worked for 15 years in public financing at Texas Water Development Board where she managed EPA-funded Drinking Water and Clean Water State Revolving Funds. She has extensive revolving loan management and portfolio management skills. (Grant awards were routinely in excess of \$100 million annually.) The Brownfields lending advisor, Xavier Zarate, MBA, is a former commercial lender who manages the City's HUD small business revolving loan program. A Qualified Environmental Professional will be procured to determine site eligibility; review workplans, ABCAs and reports, assist with community engagement; ensure adherence with appropriate laws; and monitor cleanup compliance. The City's Legal Advisor, Attorney David Sorola, prepares and reviews terms and conditions of the program documents including the loan closing documents. Susanne Harm, Public Information Officer will oversee outreach, marketing, and community engagement for our team. Our Finance Division is responsible for the accounting, drawdowns, cash management and use internal budget controls. **Staff Continuity**: The City expects to maintain the program management team for the 5-year term of the grant and beyond. Staff will have specific responsibilities and standard operating procedures that will help to minimize disruption, should turnover occur. Staff vacancies are filled by our Human Relations (HR) department who posts, screens, and vets all candidates according to skill sets we establish. If additional expertise or staff is necessary, HR will ensure that knowledgeable, experienced, qualified staff are hired.
- b. **Audit Findings**: We have successfully managed all aspects of five EPA grants (\$1,450,000). We were audited by EPA in 1997 and again in 2007 without any adverse audit finding.
- c. **Past Performance and Accomplishments**:
- i. **EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grants**:
1. **Compliance with grant requirements**: Our only open grants are the 2014 Assessment Grants. All others were drawn down to \$0; program income was returned, as required. We successfully

¹⁵ http://www.fodorandassociates.com/Reports/Cost_of_Res_Infrastructure_in_Austin_Exec_Sum.pdf

complied with all grant requirements. All reports and documents were submitted to the EPA per the terms and conditions of the Brownfields Cooperative Agreements. Progress towards goals, milestones, workplans, expenditures, successes, and challenges were met and submitted as required. Final close-out reports and required forms were submitted at the end of each grant. Site information was entered in ACRES database for the 2005 and 2014 grants; however, the other grants precede ACRES. We are making sufficient progress to ensure full utilization of the newly awarded Hazardous and Petroleum Assessment Grants.

The City has successfully managed five grants and one supplemental award:			
Award Year:	Award Type:	Amount:	# Assigned:
1998/2001	Hazardous Assessment /Supplement	\$350,000	BP 98609301
1999	Pilot RLF Hazardous	\$500,000	BL 98632801
2005	Petroleum Assessment	\$200,000	BF 96600601
2014	Hazardous Assessment	\$200,000	BF 00F90901
2014	Petroleum Assessment	\$200,000	BF 00F91001

The Hazardous Assessment Agreement: BF-00F91001 - Of the \$200,000, \$50,935 has been encumbered, all but \$756 on assessments. We conducted Five Phase I ESAs and one cleanup plan at five different sites and leveraged \$35,327,936 in public/private funds and will create 142 jobs on 19.26 acres. Two sites need cleanup and will be shovel-ready for the RLF.

The Petroleum Assessment Agreement: BF-00F90901 - Of the \$200,000, \$66,145 has been encumbered, all but \$2,518 on assessments. We have assessed one site to undertake a Phase I, Field Sampling Plan and Phase II ESA on a 1-acre property. This leveraged \$3,471,700 in public and private funds and will create 2 jobs and 12 units of affordable housing for seniors.

- 2. Accomplishments:** For the past 17 years we have provided assistance with assessments, cleanup planning, and cleanups of 64 properties spanning 511 acres. Public-private partnerships leveraged another \$244,207,180 million. These projects are responsible for the creation of 364 local, full-time jobs. The Pilot RLF grant alone assisted 15 Austin sites.

Examples of our work: The City remediated a 25-acres unregistered landfill and leveraged \$7.3 million in cleanup funding to create a public park. It is home to an Olympic-sized swimming pool and 30 acres of open space. We turned the Grove Municipal Landfill, once an open-pit dump, into a 10-acre park, Circle Acres. Circle Acres leveraged hundreds of volunteers who removed more than 10 tons of trash and 700 tires. Plaza Saltillo is an 11-acre tract in East Austin, formerly a rail yard. We leveraged \$400,000 in various funding sources to help redevelop this project, and Capital Metro Transit Authority received a Department of Transportation, Surface Transportation Program - Metropolitan Mobility grant of \$5.9 million for the track relocation. The redevelopment will leverage \$175 million and create 700 jobs once the 300 affordable housing units, mixed-use development, and a full-service grocery store are built. More examples include the El Sapo Y Cantina is a former gas station turned restaurant with our funding. The East Village affordable housing project in East Austin leveraged \$2.9 million in HUD HOME funding. The East Village’s mixed-use development provided 20 affordable residential units: 80% of the commercial space is owned by minorities or women and provides 32 locally sourced jobs.

Capitalizing this RLF will help stabilize and transform East Austin with developments that benefit residents for generations to come allowing them to live, work, learn and thrive in their socially connected vibrant community, East Austin.

Attachment A: Threshold Eligibility Documentation

Attachment A

Threshold Eligibility:

1. Applicant Eligibility:

The City of Austin is eligible to apply as a unit of local government defined under 2 CFR 200.64. The City of Austin is a Home Rule City.

2. Description of Jurisdiction:

The boundary for the Revolving Loan Fund is the city limits of the City of Austin, Texas. The target area for the application is East Austin as defined by the following zip codes: 78702, 78721, 78722, 78723, 78741, and 78742.

3. Letter from the State or Tribal Environmental Authority:

Attachment B is a from Ms. Kristian Livingston of the Texas Commission on Environmental Quality acknowledging that the City of Austin is applying for a federal grant for the purpose of capitalizing a revolving loan fund.

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:

a. Oversee Cleanups at Sites:

The City will ensure that the loan recipients or subgrantees, using EPA RLF funding to conduct cleanup activities, will perform the cleanup under the oversight of a formal state remediation program, such as the Texas Commission on Environmental Quality's Voluntary Cleanup Program. We will procure the professional services of a Qualified Environmental Professional (QEP) correctly according to 2 CFR 200.317 through 326. The QEP will work in concert with the state program staff to review the workplans for environmental cleanup, ensure the adequacy of the cleanup activities and oversee cleanups. Other City departments' staff qualified environmental professionals able to provide assistance to the RLF if necessary.

b. Legal Opinion from the City's Legal Counsel:

1. See Attachment C for the opinion that the City has the authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant; and
2. See Attachment C for the opinion that the City has the authority to make loans and accept payment of fees, interest and principal.

5. Cost Share:

a. Statutory Cost Share:

The Austin RLF will pass on the required 20% cost share to the borrowers. The contribution will be documented and can be in the form of money, labor, materials or service. The City will ensure that the 20% cost share meets the EPA's definition of eligible and allowable expenses. In the event that an applicant cannot meet the cost share, the City may choose to document its allowable programmatic costs as match for the project. We are not requesting a cost share waiver.

Attachment B: Letter from State of Authority

Texas Commission on Environmental Quality

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



Attachment B

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 14, 2015

Ms. Christine Whitney, Brownfields Program Manager
Austin Resource Recovery
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: City of Austin's Proposals for a U.S. Environmental Protection Agency FY16
Revolving Loan Fund Grant

Dear Ms. Whitney:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's (COA) proposals to the U.S. EPA for a FY16 Brownfields Revolving Loan Fund Grant. The TCEQ believes that the grant will significantly benefit COA by enhancing the local economy, increasing the tax base and improving the environment.

COA has been active in identifying priority sites and establishing partnerships with community organizations, state, and federal government entities. In 2014-2015 TCEQ has, on behalf of COA, performed work for:

G156 Festival Beach at approximately \$50,000;
G157 South Central Waterfront at approximately \$7,000;
G158 Restore Rundberg at approximately \$35,000;
G164 Bluebonnet Studios at approximately \$12,000; and
G166 East Austin Inventories at approximately \$21,000.

COA has also been active in the TCEQ's Voluntary Cleanup Program (VCP). VCP is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$2,000 worth of services, with an estimated value of approximately \$12,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$1,000 in services, for the review and technical support for a total of \$5,000 over the grant period. Currently COA has a previous TCEQ Brownfield site, Plaza Saltillo Railyard, in VCP. The historic property in the Plaza Saltillo District is being redeveloped to include a mixed use retail, housing, and transportation corridor between 4th and 5th Streets on the east side of Interstate Highway 35. While in the Brownfield program, TCEQ performed Phase I and Phase II work on behalf of COA. The TCEQ Brownfields Program utilized \$51,508.16 in contractual funds for the assessment

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

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Ms. Christine Whitney
City of Austin
Page 2
December 14, 2015

of this property. The Guadalupe Saldana Net Zero Subdivision on the east side of Interstate Highway 35 is another successful redevelopment which was a TCEQ Brownfield site that entered VCP. The eleven acres of land where historical dumping had occurred has been redeveloped into a multi-unit single-family and townhouse subdivision which uses solar panels to produce power for the residents. This success story entitled *From Contamination to Rejuvenation* was featured in the November 2015 edition of the TCEQ publication, Natural Outlook.

We look forward to working with COA in our continued partnership. The TCEQ may provide additional services to assist with meetings, trainings, technical and programmatic assistance. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,



Kristy Mauricio Livingston, Brownfields Program Manager
VCP-CA Section
Remediation Division

KML/mdh

cc: Ms. Mary Fear, Austin Resource Recovery, City of Austin, P.O. Box 1088, Austin, Texas 78767
Ms. Amber Perry, EPA Region 6, Brownfields Section, perry.amber@epa.gov

Attachment C:

Not Applicable

Attachment D: Legal Opinion, Applicants Authority

City of Austin's Legal Office

Attachment D



City of Austin

City Hall, 301 West 2nd Street, P.O. Box 1088
Austin, Texas 78767-8828
(512) 974-2175

November 5, 2015

Environmental Protection Agency
Attention: Mr. Paul Johnson
1445 Ross Avenue, Ste. 1200 (6SF-VB)
Dallas, Texas 75202-2733

Re: City of Austin Authority to Manage E.P.A. Brownfield Revolving Loan Fund

Dear Mr. Johnson:

I am an assistant city attorney with the City of Austin, Texas. I provide legal advice to the City Council and various City departments including Austin Resource Recovery, the department submitting the application referenced above. I am writing to confirm that the City of Austin has the authority to manage brownfield cleanup projects through a revolving loan fund granted by the U.S. Environmental Protection Agency (EPA). Prior to preparing this opinion, I reviewed the related EPA guidelines and program conditions. I also reviewed the City Charter and Code of Ordinances as well as relevant constitutional and statutory provisions and court decisions.

The City has ample authority to enter into and secure brownfield sites in the event of an emergency, default of a loan agreement, or non-performance of a sub-grant agreement. Under Texas Local Government Code Section 217.042, the Texas Legislature has granted cities the authority to prevent and summarily abate nuisances. Further, Chapter 342 of the Texas Health and Safety Code authorizes cities to enter and inspect private property in order to regulate impure or unwholesome matter, including but not limited to hazardous materials. Chapter 342 also authorizes a city to do work to abate the above conditions and to expend funds in doing so. Consistent with this statutory authority, Chapter 10-5 of the City Code authorizes the City Manager and City staff to regulate unwholesome and unsafe matter on private property and to abate any unsafe or unsanitary condition, including but not limited to the summary abatement of those conditions that present an emergency situation.

The City also has ample authority to hold funds, make loans, and enter into loan agreements and collect repayments with respect to brownfield cleanup efforts. Under Article XI, Section 5 of the

Letter to Paul Johnson
EPA Brownfield Revolving Loan Fund
Page 2

Texas Constitution, home-rule cities possess the full power of self-government. Austin is a home-rule city, and consistent with the above constitutional provision, the citizens of Austin have adopted a charter that provides in Article I, Section 3 that the City Council may contract, may be contracted with, and may cooperate with the state and federal government. This same Charter provision also provides that the City may acquire property (e.g., grant funds) in any lawful manner and use the property for a lawful purpose. Still further, the Texas Supreme Court has ruled that a city's making of loans to a private party to accomplish a public and municipal purpose is a legitimate use of the city's police power. See *Barrington v. Cokinos*, 161 Tex. 136, 145 (Tex. 1960).

Finally, the City of Austin adopted a new comprehensive plan in 2012 known as *Imagine Austin*. That plan, adopted by Ordinance No. 20120614-058, sets forth on pages 228 and 237 that brownfield cleanup and redevelopment are a City goal to be addressed and realized under this new comprehensive planning effort. Consequently, the City Council has already decided that brownfield cleanup and redevelopment, and the funding of efforts to meet these goals, serve a valid public and municipal purpose.

Based on my careful and detailed review of all of the documents and law that I reference above, it is my professional opinion that the City of Austin has ample authority and is fully authorized to perform the functions necessary to manage a revolving loan fund, oversee brownfield cleanup projects, and to access and secure sites in the event of an emergency or non-performance under a sub-grant or loan agreement. If you have any questions or need to contact me, please feel free to e-mail me at david.sorola@austintexas.gov or to call my direct extension at (512) 974-2175.

Sincerely,



David V. Sorola
Assistant City Attorney
State Bar No. 00797757

cc: Mary Fear, Brownfields Grant Coordinator
Austin Resource Recovery, City of Austin

Attachment E: Letters of Community Leveraging

1. Sierra Club
2. Austin Raza Roundtable
3. PeopleFund Community Development Financial Institution
4. Frameworks Community Development Council
5. Ecology Action
6. People Organized in Defense of Earth and Her Resources (PODER)
7. Sustainable Food Centers
8. Springdale Airport Neighborhood Association
9. Goodwill Industries, Incorporated
10. Austin Neighborhoods Council EAST

Attachment E1



December 11, 2015

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for an EPA Brownfields Revolving Loan Fund Grant

Dear Ms. Whitney:

The Sierra Club was founded by legendary conservationist John Muir in 1892 and is the nation's largest grassroots environmental organization. Two million people support us nationwide. We have made history by leading the charge away from dirty fossil fuels that cause climate disruption and toward a clean energy economy. Our Austin Sierra Club Regional Group has very active campaigns to get more Austinites outside, to increase clean energy solutions, and to bring more working class communities of color into important environmental discussions and planning processes.

Austin Sierra Club and the City's Brownfield program share the goal of improving the lives of East Austin resident's by reducing the daily exposure to environmental contamination. Our organization understands all too well the health problems that are directly attributable to toxic living conditions. We very much see the issue of brownfields in East Austin as an issue of environmental justice, as many of the communities most at risk and with most to gain from cleanups are communities made up of working class people of color.

The City's Brownfield program has been working to remediate these effects with their EPA and City funded environmental site assessments to promote affordable housing, parks and small businesses. We support the program's application for a \$1 million revolving loan fund which will provide money to clean up contaminated sites in East Austin.

We have been working with community members, the Springdale-Airport Neighborhood Association (SANA), People Organized in Defense of Earth and her Resources (PODER),

and thinkEast on redevelopment plans for the former tank farms site, which is a 50+ acre brownfields site in East Austin. We frequently attend community meetings relating to environmental issues and go to door to door to engage community members.

The Sierra Club will work with the City's program and can offer strong support with our grassroots organization of volunteers. We can provide the City with access to our strong community organizing networks that will work to cultivate an informed and engaged community. Our website, social media, and grassroots networks can be used to form ad-hoc teams of activists interested in prioritization of sites and reuse scenarios.

The Sierra Club looks forward to working with the City on the projects supported through this loan fund. We can provide meeting space for community meetings, assist in facilitation of meetings with stakeholders and key partners in our community, announce and post community meetings on our website and other media sources. These in-kind services represent thousands of dollars in contributions. If you have any questions, please feel free to contact us, and good luck with your application.

Sincerely,



Dave Cortez
Senior Organizing Representative
Texas Sierra Club
David.cortez@sierraclub.org

Roy Waley
Conservation Chair
Austin Sierra Club Regional Group
rwaley@hotmail.com

Attachment E2



Austin Raza Round Table
December 7, 2015

Ms. Christine Whitney
City of Austin Brownfields Revitalization Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for an EPA Brownfields Revolving Loan Fund Grant

Dear Ms. Whitney:

Raza Roundtable of Austin is a coalition of individuals and organizations in Austin that work together on issues of concern to local Mexican American and other Latino neighborhoods. We meet weekly to advance issues of concern to our members. In total the roundtable members promote civic engagement and represent the concerns of thousands of East Austin residents. Our solidarity allows us to leverage these voices and affect local policy for the benefit of residents of East Austin.

We understand that with EPA's Brownfields Revolving Loan Fund (RLF) Grant the City of Austin's Brownfields Revitalization Office (ABRO) will make loans and provide sub-grants to conduct cleanup activities at brownfield sites. We strongly support this effort. Raza Roundtable works with grassroots' environmental justice organizations in East Austin who have helped remove and clean up major damages to our local environment in concert with ABRO. We understand that these grassroots' organizations intend to continue to work with ABRO to remediate contamination in East Austin. Sites such as dumps, power plants, foundries and tank farms have polluted our neighborhoods and continue to impact our lives. These grant funds will provide money for needed cleanup activities at brownfield sites, and will benefit the residents' quality of life through community based equitable development.

We, the members of Raza Roundtable, want to see such efforts continue to clean up the many environmental hazards that still exist in our neighborhoods. **The Raza Roundtable is offering to form an advisory committee to discuss East Austin contamination sites and potential projects that will both clean up the sites and provide equitable, beneficial projects such as affordable housing options, living wage jobs, community gardens and open space.** With our extensive network, we are able to ensure our community is engaged in the redevelopment process. We know some important solutions to the gentrification, displacement

and lack of affordability are more affordable housing units, well-paying jobs and community serving small business. We want to retain more of the money spent in the neighborhood in East Austin.

Please contact me via email: janehrivera@austin.rr.com with any questions. We look forward to working with ABRO and continuing our work advancing East Austin's needs starting at the grassroot level and we will help ensure the projects that use Environmental Protection Agency funding provide the most benefit to those in need.

Sincerely,

Dr. Jane Rivera

Raza Round Table of Austin:

Susana Almanza	Rosa Maria Gonzalez	Gilbert Rivera
Larry Amaro	Monica Guzman	Dr. Jane Rivera
Dan Arellano	Lydia Hernandez	Pete Rivera
Edward Arevalo	Tom Herrera	Vera Rivera
Daniel Baladez	Harish Kotecha	Richard Roberts
Miguel Barbosa-Martinez	Daniel Llanes	Justin Rodriguez
Skylar T. Bonilla	Griselda Lopez	Santo J. (Buddy) Ruiz
Ernesto Calderon	Liz Lopez	Celeste Ruiz
Ruby Calderon	Dr. Patricia Lopez	Dionisio Salazar
Fred Cantu	Jayne Mathias	Eli Santiago
Mario Cantu	Valerie Menard	Alfredo Santos
Remi Carbajal	Chris Milk	Marcelo Tafoya
Diana Castaneda-Herrera	Gloria Moreno	Teofilo Tijerina
Marylou Castillo	Amaru Necuametl	Rachel Torres
Ricardo A. Chavira	Ernesto Nieto	Juan Antonio Tovar, Jr.
Viola Cobos	Geneva Olivia	Jose Uriegas
Dave Cortez	Robert R. Ojeda	Cynthia Valadez
Leonard Davila	Juan Oyervides	Cynthia Valadez-Mata Jr.
Gloria Espitia	Alicia Perez-Hodge	Dr. Angela Valenzuela
Caly Fernandez	Teresa Perez-Wisely	Peggy Vasquez
Mike Florez	Anita Quintanilla	Alicia E. Villarreal
Gabriela Fullin	Jill Ramirez	Roberto M. Villarreal
Arturo Garcia	Antonio Ramos	Carl Webb
Manuel Ray Garcia	Charles Rand	Manuel Zamarripa
Rosendo Gomez, Jr.	Rene Renteria	Jessica Zamarripa
Alberto C. Gonzalez	Isabel Rios	Dr. Emilio Zamora

November 30, 2015

Ms. Christine Whitney
Brownfields Program Manager
Austin Resource Recovery
City of Austin
PO Box 1088
Austin TX 78767-1088

Subject: PeopleFund's Leverage Commitment for the City of Austin's Application for an
EPA Revolving Loan Fund Grant

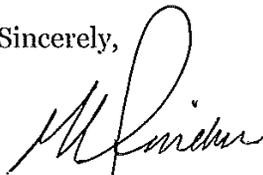
Dear Ms. Whitney:

PeopleFund is a Community Development Financial Institution founded in East Austin over 20 years ago with a goal of helping low-income neighborhoods access the capital market. During that time we helped create thousands of jobs and empowered an even greater number of Texans on a path to financial stability and independence. Our 501(c)(3) programs provide underserved small businesses and nonprofits with loans for equipment purchases, permanent working capital term loans, revolving lines of credit, and real estate. We also offer business assistance and education including educational workshops and one-to-one mentorships through a network of professional volunteers and partner organizations.

PeopleFund is pleased to support Austin's Revolving Loan Fund Program and your mission to create affordable housing, community gardens and small businesses to improve the lives of East Austin residents. Our experienced financial professionals have underwritten thousands of small business loans and we will underwrite the RLF loan applications to the City's specifications at no cost to your program. We estimate the value of this underwriting serviced to be \$750 per loan.

PeopleFund is pleased to partner with the City on this important revitalization effort and look forward to working together to help clean up East Austin properties.

Sincerely,



Gary Lindner, President & CEO
PeopleFund

2921 East 17th Street
Building D, Suite 1
Austin, TX 78702
512.472.8087
512.472.8191 fax
www.peoplefund.org

Attachment E4



A HUD-Approved Housing Counseling Agency

November 6, 2015

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Re: Support for the City of Austin's Application for an EPA Brownfields Revolving Loan Fund Grant

Dear Ms. Whitney:

Frameworks is a Community Development Corporation providing affordable housing, financial education and counseling. We offer rehabilitated homes and intervene with foreclosure prevention counseling. The knowledge and skills gained through our Financial Literacy program help to fight poverty and allow families to manage their credit and debt issues. We share the City's goals of increasing affordable housing in East Austin by reusing and revitalizing property that is now vacant or underused. We have a very well developed financial literacy program with classroom facilities. We are happy to provide our financial literacy training for the future residents of your redeveloped sites. We can help the Austin Brownfields Redevelopment Office by allowing you to use our classroom located in a central, accessible East Austin area for your community meetings. You are welcome to use our space as you roll out your workplan and as you hold community relations meetings for proposed properties. We can post notices of meetings for you on our website as well as in our well-trafficked office space. Should there be a need, we are happy to provide you with translation services for their meetings. We have a very successful track record of community engagement and offer that experience and expertise to the Brownfield program too. We estimate that this support to be worth \$20,000.00 per year.

We expect that in the next year or so we will be purchasing more properties in East Austin. With the industrial past of East Austin, the assessments are necessary, and often cleanups are too. We will work with your program for environmental site assessments and the cleanup of those properties. One site assessment that we don't have to pay for can mean one more unit of affordable housing that we can provide. I hope that you continue your work on assessing contaminated properties in East Austin and that you will receive the loan funding to help with environmental clean ups. Nonprofit housing developers, like ourselves, struggle to leverage multiple sources of funding to create affordable housing in a very expensive market and having a flexible cleanup loan fund will help us achieve our shared goals.

701 TILLERY STREET, SUITE A-7B, BOX 15 | AUSTIN, TX 78702
512.385.1500 | WWW.FRAMEWORKSCDC.ORG

We wish you the best of luck with this grant application and are hopeful you will be funded so that we can partner on creating affordable, infill properties in East Austin. If you or the EPA have any questions, or require any addition information, please feel free to contact Donald Degollado, Director of Operations at 512-385-1500.

Sincerely yours,



Donald Degollado
Director of Operations
Frameworks Community Development Corporation

701 TILLERY STREET, SUITE A-7B
AUSTIN, TX 78702



November 11, 2015

Ms. Christine Whitney
Brownfields Program Manager
Austin Resource Recovery
City of Austin
PO Box 1088
Austin TX 78767

Subject: Ecology Action's Leverage Commitment for the City of Austin's Application for an EPA Revolving Loan Fund Grant

Dear Ms. Whitney:

Ecology Action is a 501(c)3 non-profit whose mission is to create a healthier environment through resource recovery operations, brownfield remediation services and zero waste initiatives. Ecology Action (EA) is also the steward of a former brownfield tract in East Austin, now the Circle Acres Nature Preserve, which was remediated with EPA Brownfields funding, City of Austin assistance and a Voluntary Cleanup Program Certificate of Completion.

Over the last several years, EA has worked to develop Circle Acres as a model of sustainable, community-involved brownfield redevelopment showcasing opportunities for wasted urban land to be recycled in to natural, education-focused green spaces. Working closely with the residents of the surrounding neighborhood and other relevant stakeholders, EA continues to find new ways for Circle Acres to make an impact. For example, we recently entered into a partnership with Myco Alliance, a local mushroom-focused permaculture group, who plans to develop an on-site workshop and demonstration space experimenting with mushroom mycelium and other filtration techniques as cleaning mechanisms for the large quantities of stormwater runoff that permeate our site.

As we continue to develop programming for Circle Acres, we are planning a second community and stakeholder input session for 2016, hoping to bring other important groups, like the nearby Austin Community College campus, into the conversation. Additionally, there is ongoing dialogue regarding the adjacent property, owned by the City of Austin. If given the opportunity, EA would still like to work with the City of Austin's Brownfields Redevelopment Office (ABRO) consider the property adjacent to Circle Acres for potential reuse as additional park space.

In support of ABRO's application for the revolving loan fund grant, Ecology Action is willing to provide:

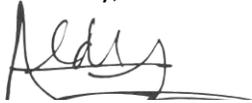
- Coordination of volunteer groups for surface-level litter abatement/sorting activities at brownfields sites to prepare site for reuse such as the Guadalupe Saldana Subdivision Net-Zero home sites. (And other sites determined through Phase II assessment results not be contaminated to ensure volunteer safety);
- Coordination of volunteers/partner organizations/tools for habitat restoration activities for community parks and greenspace, such as thinkEAST, the former tank farm site ;
- Facilitating meetings with stakeholders and key partners within the community regarding brownfields assistance;
- Providing remediation workshops demonstrating techniques and lessons learned through the Circle Acres project for interested parties –\$500 for half-day program
- Providing meeting space for educational presentations on Brownfields programs –\$500 event space rental;
- Advertising or marketing of ABRO's services or events such as workshops in Austin with our organizational monthly newsletter and website;
- Providing assistance with Spanish translation as needed;

EA works with all local court systems, surrounding county's court systems, and area schools to log volunteer hours. By our estimation, we are able to generate approximately 10,000 volunteer hours per year. EA will dedicate 4,000 hours of those 10,000 to brownfields revitalization projects. At a volunteer rate of approximately \$22.00, this correlates to \$88,000 worth of brownfields services which will be provided in one year.

Ecology Action has extensive history of community engagement in East Austin, and will provide support to the City of Austin to ensure the successful completion of brownfields redevelopment projects in the community.

If you have any questions regarding Ecology Action's support of the City of Austin's Brownfields Redevelopment Program application, please do not hesitate to contact me.

Sincerely,



Alden Larrick
Ecology Action of Texas
512-322-0000



Printed with soy ink on recycled paper



707 East 9th Street
Austin, Texas 78701
Phone: (512)322-0000
Fax: (512)322-0625
www.ecology-action.org



People Organized in Defense of Earth and her Resources

November 17th, 2015

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for an EPA
Brownfields Revolving Loan Fund Grant

Dear Ms. Whitney:

PODER is a grassroots environmental justice organization in East Austin, led by women of color that defines the "environment" as the place we live, work, learn, play and pray: and for that reason we address multiple social and environmental issues affecting our communities as basic human rights. In 1993, through PODER's community organizing, a 52-acre Tank Farm was forced to relocate out of East Austin and the companies agreed to remediation. Over the following 20+ years the properties were rezoned, with half of the land cleaned to residential standards. That half of the tank farm is now being redeveloped by thinkEAST and its affordable housing partners to mixed-use residential. Soon, 300 units of affordable housing will be built on this former tank farm. PODER promotes affordable, equitable housing and is proud of these accomplishments.

With EPA's Brownfields Revolving Loan Fund (RLF) Grant, the City of Austin's Brownfields Redevelopment Office (ABRO) will make loans and provide subgrants to conduct cleanup activities at brownfield sites, like the tank farm. ABRO has worked extensively in East Austin and seeks to assist with creating community-based equitable development. We know that ABRO will work with communities to provide needed funds for cleanup activities at brownfield sites to benefit residents' quality of life.

PODER looks forward in working with the City on this loan fund. We can provide meeting space for community meetings, assist in facilitation of meetings with stakeholders and key partners in our community, announce and/or post community meetings on our website and other media sources. These in-kind services represent thousands of dollars in contributions. If you have any questions, please call me.

Sincerely,
Susana Almanza
Susana Almanza, Director

P.O. Box 6237 Austin, Texas 78762-6237 512/401-3311
Email: poder.austin@gmail.com website: www.poder-texas.org



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Dr. Eduardo Sanchez, M.D.
American Heart Association
Eric Schlosser
Author
Eugene Sepulveda
Entrepreneurs Foundation
Jennifer Vickers
Community Investment Corp.
Alice Waters
Chez Panisse

November 23, 2015,

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Re: Leveraging and Support for the City of Austin's Application for an EPA Brownfields Revolving Loan Fund Grant

Dear Ms. Whitney:

Sustainable Food Center (SFC) gives our enthusiastic support for the City of Austin's application for a loan fund to remediate and revitalize East Austin brownfield properties in a fashion that supports the quality of life for working class residents. With community partners, the City of Austin plans to create brownfields redevelopment opportunities in East Austin for community-serving assets like community gardens, open green spaces, and affordable housing.

For 40 years, SFC has cultivated a healthy community by strengthening the local food system and improving access to nutritious, affordable food. Because of our relationships with area farmers, our interactive cooking and organic gardening classes, and our support for school, community, and home gardeners, children and adults alike have increased access to locally grown food. We are helping Austinites improve their long-term health while promoting practices that protect our environment.

We have worked closely with the Austin Brownfields Office in the past, helping to organize soil testing at community, school and home. Recently, arsenic contamination was discovered at a SFC-sponsored community garden located across from a daycare; the City has been planning the remediation.

This grant could provide necessary funds to assist with cleanup of potential gardens at affordable housing sites such as the Guadalupe Neighborhood Development Corporation's Net Zero homes, and others. We are excited for the opportunity to collaborate with housing residents and partner nonprofits to develop community gardens; offer free seeds, plants, and compost; and teach cooking and gardening classes. SFC's six-week The Happy Kitchen/*La Cocina Alegre*® cooking class has a value of \$2,685, and our two-week Grow Local Intro to Food Gardening/*Cultivo de Comida* class has a value of \$1,095. Our four-hour Community Garden Leadership Training has a value of \$595. Together, these services would provide residents with the space, knowledge, and resources to grow and prepare their own fresh food.



A grant from the Environmental Protection Agency for cleanup funds will help the Austin Brownfields Office and SFC reach our mutual goal of increasing food security and improving health and wellness by access to fresh, affordable food. Please let us know as soon as you hear if your grant is funded. We have many years of exciting projects ahead.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronda Rutledge', with a long horizontal flourish extending to the right.

Ronda Rutledge
Executive Director



SANA

Springdale-Airport Neighborhood Association



November 6, 2015

City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for an EPA Brownfields Revolving Loan Fund Grant

Dear Ms. Whitney:

The Springdale-Airport Neighborhood Association (SANA) is writing this letter in strong support for the City of Austin's application for a revolving loan fund grant for East Austin. The SANA is a very active community group involved in issues of great community concern including gentrification, affordable housing, traffic, litter and the safety of our youngest neighbors. We share the City of Austin's Austin Brownfields Revitalization Office (ABRO) goal of reusing brownfield properties in our community as community gardens, parks, affordable housing, or other reuses that would benefit our community.

The SANA have been very involved in all aspects of the reuse of the former tank farm in East Austin. The tank farm was about 55 acres and had five oil companies operating on properties right in the middle of our neighborhood. About half the former tank farm is about to be redeveloped for housing and commercial spaces by a development group called thinkEAST. Most of the remaining acreage is for sale now. However, it's only been certified for commercial/industrial use and our neighborhood needs affordable, equitable housing and thriving small business. If the ABRO gets the revolving loan fund grant they can help, either in the thinkEAST project (which may need more remediation once they start turning dirt), or with the other half of the tank farm by re-designating that land as Residential.

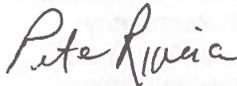
East Austin is littered with hundreds of brownfields and this is just one example of the work that we need done in our community to help reverse some of the damage done by environmental injustice and the neighborhood has suffered.

Daily we lose our neighbors to gentrification; they simply can't afford to live where they were born. I was born and raised in this neighborhood, and I live with the sad state of affairs caused by gentrification and economic injustice. (I used to cut through the tank farm with my friends on the way to school. During those days the fumes hugged the ground and we walked through clouds of chemicals.)

Our role in ABRO's grant funded project is to assist with identifying brownfields sites in our neighborhood, discuss community goals for potential redevelopment projects, advertise the neighborhood meeting through our mailing list and very-active SANA Facebook site, and assist with outreach for projects in our neighborhood. ABRO comes to our monthly meetings and is committed to helping our neighborhood. We can help them with outreach assistance to the neighborhood. Each month our volunteers go door-to-door getting the word out about our meetings and community concerns. Some of these neighbors speak only Spanish; some of them want to be involved but don't have internet access. **That's why we go door-to-door. We will help ABRO with their community outreach for the grant projects in both English and Spanish. We estimate that the volunteer time to be worth about \$1,300 a year.**

Please help clean up East Austin brownfields by funding this grant for \$1 million dollars. If you have any questions, please contact me at 512-363-3649.

Sincerely,



Pete Rivera, Sr.
Springdale-Airport Neighborhood Association
512-363-3649



Attachment E9

10 December 2015

Ms. Christine Whitney
Brownfields Program Manager
Austin Resource Recovery
City of Austin
PO Box 1088
Austin TX 78767-1088

Subject: Support for the City of Austin's Application for an EPA Revolving Loan Fund Grant

Dear Ms. Whitney:

I write on behalf of Goodwill Central Texas (GCT) to convey our strong support for the City of Austin's application for an EPA Revolving Loan Fund Grant. The City Brownfields Program seeks to transform East Austin through assessment, cleanup and redevelopment of blighted properties. This grant funded project will improve the livability of the community and provide opportunities for economic growth in East Austin.

Goodwill Central Texas is a non-profit organization that has been in operation since 1958. GCT programs are designed to build independence, support healthy families and create strong communities. We currently have eight job help centers across our 15 county service area. Several of our Job Help Centers are located in East Austin, including the Rosewood Job Help Center in 78702, Palm Square Job Help Center in 78701, and the Goodwill Resource Center in 78744. Services offered through the job help centers include career readiness training, financial literacy, digital literacy, certification training in high demand occupations, job placement and retention, and case management. Through our Goodwill Career and Technical Academy initiative in partnership with Austin Community College, GCT clients have earned industry credentials and increased employment skills through several of our certification training programs such as HVAC, Apartment Maintenance, OSHA 10, Commercial Driver's License endorsements, Forklift, and basic construction.

In 2015, Goodwill Central Texas has provided intensive job training and placement services to approximately 6,000 unique individuals to date. Of those served, approximately 1,777 were East Austin residents living in 78702, 78721, 78722, 78741, and 78742 zip codes.

Goodwill and the City are discussing partnering for an application for the EPA Job Training grant in order to provide additional employment opportunities specific to brownfields assessment, green remediation, and waste diversion through materials recycling, upcycling and re-fabrication. We have experience with developing other



training programs from our former Department of Labor grant funded program, and are confident we would be able to develop and provide additional training with a new Brownfields Job Training Grant Program. We are looking into partnering with the City of Austin for that grant opportunity.

Our role in this grant funded project would be to continue with services and training we currently provide, and to help place local workers in jobs created during the assessment, cleanup and redevelopment of blighted brownfields sites in East Austin.

The City of Austin's Brownfields Program has worked extensively in East Austin and seeks to work with communities to prioritize and pursue redevelopments that benefit current residents and enhance resident's quality of life. We hope your application for this Revolving Loan Fund obtains EPA grant funding.

Please feel free to contact me if you have any questions.

Sincerely,

DeWayne Street
Vice President of Workforce Advancement
Goodwill Central Texas

AUSTIN NEIGHBORHOODS COUNCIL EAST
“STENGTH THROUGH UNITY”

December 12, 1015

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin’s Application for an EPA
Brownfields Revolving Loan Fund Grant

Ms. Whitney,

I am writing to let you know that the ANC EAST Table of Neighborhoods is in support of, and will participate with the City in any way we can to help educate and facilitate the participation of our Neighborhood Association members in the identification and clean-up of any Brownfields sites in our area of Austin. ANC East is a coalition of 30 neighborhood associations, and we exist to protect the interests of the residents of East Austin neighborhoods. Some of our priorities are to promote affordable neighborhoods, preserve neighborhood character, and protect the environment.

Your goal of removing contaminated properties from East Austin and supporting affordable housing, creating additional parks and greenspace is something we can support.

Please feel free to contact us with any questions or comments or how we can further ensure that Austin is able to capture these funds.

Thank you,

Daniel Llanes
Daniel Llanes, facilitator
ANC EAST
512-431-9665

Attachment F: Letters of Commitment of Leveraged Funds

1. Guadalupe Neighborhood Development Corporation (GNDC)
Saldana Net Zero Homes email
2. GNDC Community Land Trust Brochure
3. EPA Building Blocks for Sustainable Communities
4. HUD/DOT/EPA Sustainable Communities Regional Planning Grant
5. Environmental Protection Agency Hazardous Assessment Grant
6. Environmental Protection Agency Petroleum Assessment Grant
7. Environmental Protection Agency additional leveraging email
8. Environmental Protection Agency Soil Kitchen leveraging email
9. Texas Commission on Environmental Quality
10. Upper Boggy Creek email
11. Austin Film Society Bond
12. HUD Section 108 Small Business Loan Grant
13. City of Austin Affordable Housing Bond
14. City of Austin Housing Trust Fund
15. Kansas State University Technical Assistance to Brownfields
16. East Austin Environmental Initiative – *Eastside Environmental News*

Attachment F1

Fear, Mary

From: Whitney, Christine
Sent: Thursday, December 03, 2015 10:51 AM
To: Fear, Mary
Subject: FW: Guadalupe Saldaña - Leverage email

Mary,

Here is the email from Mark Rogers

Thanks,

Christine
(512) 974-6085



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

From: GNDC [<mailto:gndc@sbcglobal.net>]
Sent: Tuesday, November 10, 2015 2:17 PM
To: Whitney, Christine
Subject: Re: Guadalupe Saldaña

Hi Christine,
I'll try to help. Here's a stab at answering your questions:
At this time there has been \$3,642,617 invested in the entire 11-acre site. *Note that ABRO did work on both the 7-acre parcel and the 4-acre parcel.
\$1,250,310 is in land acquisition.

The Project Cost are as follows:
Environmental Remediation \$227,023
Site Work \$427,466
Infrastructure: roads, water, waste water, electrical, etc. \$1,967,315
Engineering & Architectural Design \$790,055
Soft Costs: taxes, insurance, mowing, etc. \$64,073.

Of course, these numbers do not include costs the ABRO covered or the donated solar arrays and equipment from Austin Energy.

So, when you use the term "leveraged" I'm assuming you mean, ABRO invested x dollars into the project and how much other money was invested. The quick answer is "Over \$3,642,617 to date and much more to come."

You really should add to this figure \$863,629 for the 4 homes recently moved from Rainey Street in downtown Austin onto the 4-acre side of the subdivision.

So, maybe a more accurate figure is: \$4,506,236.

We will break ground on the Jeremiah Program Moody Campus ceremonially on November 18th and officially on December 14th. That is an additional \$7,000,000 investment. A 35-unit facility with a licensed child development center.

So, by next August we will have invested at least \$11.5 million in the property.

At full build out, we will be adding about 75 more units, for a total of 126 units. As a rough estimate of an additional \$12 million dollars in housing and \$2.5 million in infrastructure still needed.

A conservative estimate of total build out cost of about \$26 million.

Jobs? Not sure what you're thinking about on this.

Lots of jobs/work was provided by Chasco Constructors, easily 3 or 4 dozen workers, on the infrastructure work. 4 Architectural firms have done work. Two engineering firms, a house mover, 2 home builders with dozens of employees.

Jeremiah Program will have about 7 to 10 employees on site. GNDC will have one.

Hope that helps.

Congratulations on the quick turnaround on the Phase I ESA!
Mark

Mark C. Rogers, Executive Director
Guadalupe Neighborhood Development Corporation
p 512-479-6275 x3
guadalupendc.org

On Monday, November 9, 2015 2:18 PM, "Whitney, Christine" <Christine.Whitney@austintexas.gov> wrote:

Hi Mark,

I hope you are doing well. I need to report out on our successes to the EPA. We need to know how much money leveraged at Guadalupe Saldaña for the 4 acre portion of the site already remediated and 7 acre site yet to be cleaned up. Do you have the numbers for that? How much will your project cost when it is all done and do you have the info for the Jeremiah Project as well since that is on the 4 acre property.

Also, do you know how many jobs will be there?

Any help is appreciated.

Christine Whitney
Brownfields Program Manager
Austin Resource Recovery | City of Austin
Office (512) 974-6085
Cell (512) 560-8955
Email christine.whitney@austintexas.gov
austintexas.gov/brownfields
austinrecycles.com



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

WHAT IS A COMMUNITY LAND TRUST?

In January of 2012, Senate Bill 402 became effective, enabling non-profits like the Guadalupe Neighborhood Development Corporation (GNDC) to become community land trusts in order to expand home ownership opportunities to low-to moderate households. A Community Land Trust (CLT), is a non-profit organization that retains ownership of land and sells the improvements—the house-- to buyers with low-to-moderate incomes. The "house-buyer" typically leases the land from the non-profit through a 99-year ground lease. This benefits the home buyer because it significantly reduces both the mortgage amount they will need to buy the property and because it reduces the annual tax burden since only the improvements get taxed. This is especially significant in GNDC's East Austin service area where land values have skyrocketed, becoming unaffordable to the families that have lived here for generations. A CLT is beneficial to both GNDC and the City of Austin because it ensures long-term affordability, thereby bringing the highest return on the investment of public dollars in the project. If the homeowner decides to sell the home, it must be sold to another household with a low-to-moderate income that meets the income qualifications as defined by HUD. But, as with "regular" home ownership, the community land trust home owners are able to pass the home and the 99-year ground lease on to their heirs.

1313 WILLOW STREET AUSTIN, TX 78702

GNDC is excited to develop the first CLT home (new construction) in the State of Texas. Ms. Mary Ybarra, the future home buyer, has lived her entire life in the Willow Street area of East Austin. Over a decade ago she became a GNDC renter at the former home at 1313 Willow where she raised her children as a single mom. When the opportunity arose to become a home owner through a community land trust, it was a dream come true for Mary because in her mind home ownership in Central East Austin seemed out of financial reach. She is excited to make this home her own and looks forward to creating a "loving, comfortable, Godly home where barbecue, football, and family will fill my heart full of love and a lifetime of memories."



About GNDC:

GNDC is a 501(c)(3) non-profit that celebrates over 30 years of service to its community as an affordable housing provider to families from East Austin. Since its inception in 1981, GNDC has rehabilitated over 50 homes, enabled over 40 families to purchase homes, developed over fifty single-family rental units and in 2008 completed La Vista de Guadalupe - a 22-unit multi-family project that is prominently located near the historic French Legation and downtown Austin.

GNDC Mission:

GNDC is dedicated to use its resources exclusively for charitable and educational purposes related to the development and rehabilitation of high quality affordable housing for low to moderate income families. GNDC also works for the improvement, revitalization and preservation of the residential neighborhood. GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. GNDC gives the highest priority to families with generational ties to the target neighborhoods.

HOW YOU CAN GET INVOLVED

We are always looking for new partners, supporters, and volunteers. Please visit our website at www.guadalupegcd.org to learn more about the work we do. Please consider making a tax deductible donation to GNDC. Your generous assistance will help ensure many more years of quality service to East Austin.



GUADALUPE -SALDANA NET ZERO SUBDIVISION

The cornerstone of the GNDC Community Land Trust will be the Guadalupe-Saldana Net Zero Subdivision. This 110-unit subdivision is currently under development and will transform an existing brownfield into a mix of rental and ownership housing for households with low-to-moderate income. This subdivision will have a “net zero” designation in which sixty units will produce as much energy as they consume over the year resulting in a “net-zero” energy bill. All homes in this subdivision have a ninety-nine year affordability restriction.

The Guadalupe-Saldana Net Zero Subdivision is located near the intersections of Goodwin Avenue, Webberville Road and Tillery Street in East Austin. The site has numerous amenities located within walking distance including Oak Springs Elementary, the Austin Community College - East View campus, Oak Springs Library, Oak Springs Nature Preserve, public recreational areas, Capital Metro transportation stops, banking, a grocery store and various restaurants. This subdivision will be operated as a Community Land Trust. Most, if not all, of the individual homes slated for home ownership will be placed into a trust.

GNDC plans to start construction on the first phase of housing, including six units for sale, by Fall of 2012. GNDC gives priority to applicants with ties to GNDC’s East Austin service area. Log onto GNDC’s website (www.guadalupependc.org) to learn more about these housing opportunities as they develop.

GNDC, as a contractor of the City of Austin/Austin Housing Finance Corporation, is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-479-6275 (voice) or Relay Texas at 1-800-735-2989 (TDD) for assistance. GNDC, the City of Austin, and the Austin Housing Finance Corporation do not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalez has been designated as the City’s Section 504/ADA Coordinator. Her office is located at 505 Barton Springs Road, Suite 600. If you have any questions or complaints regarding your Section 504/ADA rights, please call Section 504/ADA Coordinator at 512-974-3256 (voice) or 512-974-2445 (TTY).



FIRST IN THE STATE OF TEXAS!

**GUADALUPE NEIGHBORHOOD
DEVELOPMENT CORPORATION**

CONTACT INFORMATION

813 East 8th Street
Austin, Texas 78702
Phone: 512-479-6275
Fax: 512-478-9949
www.guadalupependc.org

Attachment F3

From: [Dale, Sarah](#)
To: [Klepadlo, Nicole](#); [Leak, Erica](#); [Todd, Jennifer](#); [Tomko, Jonathan](#); [Joe.Clemens@capmetro.org](#); [Whitney, Christine](#); [Leon Guerrero, Sylvia](#); [Perea, Suzanna](#); [K Rooney](#); [hannah.twaddell@icfi.com](#); [Dale, Sarah](#)
Cc: [Katharine Ange \(kange@ciesthatwork.com\)](#)
Subject: EPA Building Blocks Austin: scheduling kick-off call
Date: Thursday, April 30, 2015 4:17:30 PM

Hello everyone!

We are finally ready to begin work on the Austin, TX EPA building blocks equitable development project. We'd like to begin by setting a date for our first meeting, which we refer to as our kick-off call. Please see the doodle poll (link below) to pick the times that work best for you. The call will last around 90 minutes, but it would be helpful to allow for a 2 hour window in case it runs long. Once we set the date, a full agenda and dial-in information will follow.

If you'd like to invite others to participate in this kick-off call, feel free—this meeting will help us lay the groundwork for the workshop by discussing roles and responsibilities, the pre-workshop self-assessment (which we'll distribute after the call), workshop invites, logistics, and a lot of other details. We'll also get a chance to share any changes that have happened in Austin since the application was submitted, and talk through some of the expected workshop outcomes.

Thanks so much, and please let me know if you have questions.

Link to poll: <http://doodle.com/rz4dm2yruyi75km4>

sarah dale
US environmental protection agency

direct: [202-564-6998](tel:202-564-6998)
mobile: [202-384-6996](tel:202-384-6996)
email: dale.sarah@epa.gov



Capital Area Council of Governments

6800 Burleson Road, Building 310, Suite 165 Austin, Texas 78744-2306
(p) 512.916.6000 (f) 512.916.6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

November 3, 2015

Ms. Christine Whitney
Program Manager
City of Austin, Brownfields Program
Austin, TX 78757

Dear Ms. Whitney:

I am delighted to learn that the City of Austin is pursuing a revolving loan fund grant from the Environmental Protection Agency to fund efforts to cleanup brownfields in East Austin. I am particularly pleased to learn that the City of Austin intends to model and analyze redevelopment scenarios for these brownfields using a suite of planning analytics tools developed through CAPCOG's 2010 HUD Sustainable Communities Regional Planning Grant. CAPCOG continues to use these tools and has most recently examined redevelopment impacts in rapidly transitioning corridors in East Austin. Building on that analysis to examine brownfield redevelopment in the same area would create deeper and richer knowledge of potential outcomes and would leverage the cross-organizational alignment that exists in this region.

In addition to noting its support for the analytical approach proposed by the City of Austin for this project, CAPCOG would like to contribute its available meeting space in support of the project with the intent of hosting informational sessions on brownfield redevelopment programs in the area. CAPCOG values this contribution to the project at \$250 for each use. So that the program will become proficient with Envision Tomorrow, CAPCOG would also be willing to meet with the City and provide an introduction to the tool's capabilities and potential applications.

Please feel free to contact me for any further explanation of CAPCOG's support for this effort.

Sincerely,

Chris Schreck
Economic Development Manager

cc: Mary J. Fear



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

March 18, 2011

RECEIVED
MAR 25 2011
CAPCOG

Ms. Sheila Jennings
Capital Area Council of Governments
6800 Burluson Road, Bldg., 310 Suite 165
Austin, TX 78744-2325

Dear Ms. Jennings:

The U.S. Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to provide you with your ratified cooperative agreement. The final cooperative agreement package includes:

- HUD Form- 1044
- Cooperative Agreement Terms and Conditions
- Final Approved Budget
- National Environmental Policy Act – Categorical Exclusion Document
- Resource Page

We would like to alert you to a favorable adjustment to the terms and conditions. The document sent to you previously included reporting requirements for grantees under the American Recovery and Reinvestment Act of 2009, which are more stringent reporting requirements and are not applicable to you. Consequently, we made the appropriate corrections to the document enclosed. Specifically, the reporting requirements will be in compliance with 24 CFR Part 84 and/or 85, which states that semi-annual reports are due 30 days after the end of the reporting period and the final report will be due 90 days after the end of the period of performance.

The cooperative agreement requires you to submit a Workplan and Logic Model Form within 60 days of the effective date of your grant and a final Consortium Agreement within 120 days of the effective date of the grant. To assist you developing your Work Plan and Consortium Agreement we have enclosed guidance for both elements. Unfortunately, the final Sustainable Initiatives Logic Model has not been released therefore we determined that a change of the submission date is appropriate. Per this letter, the completed Logic Model Form is due 60 days after the release date of the final form. We will notify you via email once the form is posted on our website.

www.hud.gov

espanol.hud.gov

If you have any questions regarding this letter, please call your Government Technical Representative, Salin Geevarghese, at 202-402-6412 or by email Salin.G.Geevarghese@hud.gov. We look forward working with you in implementing your Sustainable Communities Regional Plan grant program.

Sincerely,



Zuleika K. Morales-Romero, Director
Grants and Budget Division

Encl:

- Cooperative Agreement Terms and Conditions
- Final Approved Budget
- National Environmental Policy Act – Categorical Exclusion Document
- Resource Page
- Work Plan Guidance
- Consortium Agreement Checklist

cc:

Sheila Jennings
Salin Geevarghese

**Assistance Award/
Amendment**

**U.S. Department of Housing
and Urban Development**

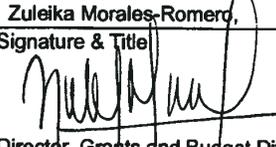
Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number TXRIP0034-10	4. Amendment Number	5. Effective Date of this Action February 15, 2011	6. Control Number TXRIP0034-10
7. Name and Address of Recipient Capital Area Council of Governments 6800 Bureson Road, Bldg. 310 Suite 165 Austin, TX: Texas 78744-2325 Phone: 512-916-6000 Fax: 512-916-6001		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, SW Room 10180 Washington, DC 20410	
10. Recipient Project Manager Betty Voights, Executive Director		8a. Name of Administrator James C. Norsworthy	8b. Telephone Number 202-402-6827
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		9. HUD Government Technical Representative Salin Geevarghese, 202-402-6412, Salin.G.Geevarghese@hud.gov	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearing House		13. HUD Payment Office CFO Accounting Center Administrative Accounting Division, 6AFF P.O. Box 901013 Fort Worth, TX 76101	
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount	\$ 0.00	15a. Appropriation Number 860/20162	15b. Reservation Number TXRIP0034-10
HUD Amount this action	\$ 3700000	Amount Previously Obligated	\$ 0.00
Total HUD Amount	\$ 3700000	Obligated by this action	\$ 3700000
Recipient Amount	\$ 1578894	Total Obligated	\$ 3700000
Total Instrument Amount	\$ 5278894		

16. Description
Employer Identification Number: 74-1689381 Program: SCRPG
This instrument sets for the agreement between the parties as to all terms and conditions, amounts, tasks, and period of performance. By signing this award document, the Grantee certifies that it is in compliance with all administrative and financial provisions of this award. This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within work plan are considered deliverables)
6. OMB Circular A-87, A-133 and A-102, which is incorporated at 24 CFR Part 85
7. Notice of Funding Availability (75 FR 37458, Doc No. FR-5396-N-03, Doc No. 2010-15717)

Period of Performance is from February 15, 2011 to February 15, 2014 (36 months)

17. Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office. <input checked="" type="checkbox"/>	18. Recipient is not required to sign this document. <input type="checkbox"/>
19. Recipient (By Name): Betty Voights Signature & Title  Executive Director, CAPEOG	20. HUD (By Name): Zuleika Morales-Romero, Signature & Title  Director, Grants and Budget Division Date: 2/14/11

Previous editions are obsolete form HUD 1044 (8/90)
ref. Handbook 2210.17

Attachment F5

BF - 00F90901 - 0 Page 1

	U.S. ENVIRONMENTAL PROTECTION AGENCY Cooperative Agreement	GRANT NUMBER (FAIN): 00F90901 MODIFICATION NUMBER: 0 PROGRAM CODE: BF	DATE OF AWARD 09/23/2014
		TYPE OF ACTION New	MAILING DATE 09/30/2014
		PAYMENT METHOD:	ACH#
	RECIPIENT TYPE: Municipal		Send Payment Request to: Las Vegas Finance Center
RECIPIENT: City of Austin 1520 Rutherford Lane Austin, TX 78754 EIN: 74-6000085		PAYEE: TX AUSTIN - City of Austin 1520 Rutherford Lane Austin, TX 78754	
PROJECT MANAGER Christine Margaret Whitney 1520 Rutherford Lane Austin, TX 78754 E-Mail: christine.whitney@austintexas.gov Phone: 512-974-6085		EPA PROJECT OFFICER Paul Johnson Superfund Division, 6SF-VB E-Mail: Johnson.Paul@epa.gov Phone: 214-665-2246	EPA GRANT SPECIALIST Lisa Kapsh Grant Programs Section, 6MD-CG E-Mail: Kapsh.Lisa@epa.gov Phone: 214-665-7335
PROJECT TITLE AND DESCRIPTION City of Austin Brownfields Hazardous Assessment Grant This is a Brownfields Assessment Cooperative Assistance Agreement because it will assist the City of Austin, a municipality, to develop and establish a local Brownfields Program that is in accordance with the Brownfields Revitalization Act of 2002 and EPA Brownfields Program National Guidance. This cooperative agreement will enable the recipient to meet EPA Strategic Goal Number 4 by supporting the City of Austin in identifying/inventorying brownfields properties; to conduct environmental site assessments on brownfields properties; and to conduct outreach activities to inform citizens and communities about its Area Wide Brownfields Program. This cooperative agreement will also assist the City of Austin in obtaining information and tools the City of Austin needs to carry out their responsibilities in connection with assessment and cleanup of brownfields properties to move properties towards reuse/redevelopment. This is a cooperative agreement because EPA will be substantially involved with the cooperative agreement recipient in making site eligibility determinations based on ownership and environmental contamination constituents-limited to the definition under Brownfields Revitalization Act of 2002 - before expending cooperative grant funds on environmental site assessments.			
BUDGET PERIOD 10/01/2014 - 09/30/2017	PROJECT PERIOD 10/01/2014 - 09/30/2017	TOTAL BUDGET PERIOD COST \$200,000.00	TOTAL PROJECT PERIOD COST \$200,000.00
NOTICE OF AWARD			
Based on your Application dated 07/02/2014 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$200,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS Grant Programs Section, 6MD-CG 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733		ORGANIZATION / ADDRESS U.S. EPA, Region 6 Superfund Division (6SF) 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official: Donna Miller - Chief, Grant Programs Section			DATE 09/23/2014

EPA Funding Information

BF - 00F90901 - 0 Page 2

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$	\$ 200,000	\$ 200,000
EPA In-Kind Amount	\$	\$	\$ 0
Unexpended Prior Year Balance	\$	\$	\$ 0
Other Federal Funds	\$	\$	\$ 0
Recipient Contribution	\$	\$	\$ 0
State Contribution	\$	\$	\$ 0
Local Contribution	\$	\$	\$ 0
Other Contribution	\$	\$	\$ 0
Allowable Project Cost	\$ 0	\$ 200,000	\$ 200,000

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 104(k)(2)	40 CFR PART 31

Fiscal									
Site Name	Req No	FY	Approp. Code	Budget Organization	PRC	Object Class	Site/Project	Cost Organization	Obligation / Deobligation
TX AUSTIN	1406BFG002	14	E4	0600AG7	301D79	4114	G600NY00		200,000
									200,000

Attachment F6

BF - 00F91001 - 0 Page 1

	U.S. ENVIRONMENTAL PROTECTION AGENCY Cooperative Agreement		GRANT NUMBER (FAIN): 00F91001 MODIFICATION NUMBER: 0 PROGRAM CODE: BF	DATE OF AWARD 09/23/2014
			TYPE OF ACTION New	MAILING DATE 09/30/2014
			PAYMENT METHOD:	ACH#
	RECIPIENT TYPE: Municipal		Send Payment Request to: Las Vegas Finance Center	
RECIPIENT: City of Austin 1520 Rutherford Lane Austin, TX 78754 EIN: 74-6000085		PAYEE: TX AUSTIN - City of Austin 1520 Rutherford Lane Austin, TX 78754		
PROJECT MANAGER Christine Margaret Whitney 1520 Rutherford Lane Austin, TX 78754 E-Mail: christine.whitney@austintexas.gov Phone: 512-974-6085		EPA PROJECT OFFICER Paul Johnson Superfund Division, 6SF-VB E-Mail: Johnson.Paul@epa.gov Phone: 214-665-2246	EPA GRANT SPECIALIST Lisa Kapsh Grant Programs Section, 6MD-CG E-Mail: Kapsh.Lisa@epa.gov Phone: 214-665-7335	
PROJECT TITLE AND DESCRIPTION City of Austin Brownfields Petroleum Assessment Grant This is a Brownfields Assessment Cooperative Assistance Agreement because it will assist the City of Austin, a municipality, to develop and establish a local Brownfields Program that is in accordance with the Brownfields Revitalization Act of 2002 and EPA Brownfields Program National Guidance. This cooperative agreement will enable the recipient to meet EPA Strategic Goal Number 4 by supporting the City of Austin in identifying/inventorying brownfields properties; to conduct environmental site assessments on brownfields properties; and to conduct outreach activities to inform citizens and communities about its Area Wide Brownfields Program. This cooperative agreement will also assist the City of Austin in obtaining information and tools the City of Austin needs to carry out their responsibilities in connection with assessment and cleanup of brownfields properties to move properties towards reuse/redevelopment. This is a cooperative agreement because EPA will be substantially involved with the cooperative agreement recipient in making site eligibility determinations based on ownership and environmental contamination constituents-limited to the definition under Brownfields Revitalization Act of 2002 - before expending cooperative grant funds on environmental site assessments.				
BUDGET PERIOD 10/01/2014 - 09/30/2017	PROJECT PERIOD 10/01/2014 - 09/30/2017	TOTAL BUDGET PERIOD COST \$200,000.00	TOTAL PROJECT PERIOD COST \$200,000.00	
NOTICE OF AWARD				
Based on your Application dated 07/02/2014 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$200,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.				
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)			AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS Grant Programs Section, 6MD-CG 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733			ORGANIZATION / ADDRESS U.S. EPA, Region 6 Superfund Division (6SF) 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY				
Digital signature applied by EPA Award Official Donna Miller - Chief, Grant Programs Section				DATE 09/23/2014

EPA Funding Information

BF - 00F91001 - 0 Page 2

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$	\$ 200,000	\$ 200,000
EPA In-Kind Amount	\$	\$	\$ 0
Unexpended Prior Year Balance	\$	\$	\$ 0
Other Federal Funds	\$	\$	\$ 0
Recipient Contribution	\$	\$	\$ 0
State Contribution	\$	\$	\$ 0
Local Contribution	\$	\$	\$ 0
Other Contribution	\$	\$	\$ 0
Allowable Project Cost	\$ 0	\$ 200,000	\$ 200,000

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 104(k)(2)	40 CFR PART 31

Fiscal									
Site Name	Req No	FY	Approp. Code	Budget Organization	PRC	Object Class	Site/Project	Cost Organization	Obligation / Deobligation
TX AUSTIN	1406BFG003	14	E4	0600AG7	301D79XBP	4114	G600NY00		200,000
									200,000

Attachment F7

From: [Peycke, Karen](#)
To: [Whitney, Christine](#)
Cc: [Fear, Mary](#); [Johnson, Paul](#); [Kemp, Mary](#); [Welch, Roxanne](#); [Perea, Suzanna](#)
Subject: RE: Leveraged Funds for City of Austin
Date: Thursday, December 03, 2015 2:53:12 PM

Christy and Mary,

Hi! Below are the estimated costs for Targeted Brownfields Assessment assistance on the Holly Shores Food Forest completed by October 2014; and the Austin Kitchen Soil Event in April 2015

Holly Shores TBA:

Phase II environmental site assessment (ESA) estimated cost was \$65,000
Tulsa District Corps of Engineers staff time to manage ESA and contractor- \$5,840 (80 hours @ \$73.00 per hour = \$5,840)
EPA TBA staff time to manage project- \$2,920 (40 hours @ \$73.00 per hour = \$2,920)

Total leveraged cost = \$73,760

Austin Kitchen Soil Event:

Travel costs – \$3,074 (\$1,074 Brownfields staff from Dallas + \$2,000 three Houston Lab staff)
ESAT Contract Support \$1,200
Staff Time to support project - \$4,380 (60 hours @ \$73.00 per hour = \$4,380)

I will send you separately costs for the Equitable Development Workshop and Greening America's Capital after visiting with Office of Sustainable Communities.

Karen Peycke
Targeted Brownfields Assessment & Land Revitalization Coordinator
US EPA Region 6
214-665-7273

From: Whitney, Christine [mailto:Christine.Whitney@austintexas.gov]
Sent: Wednesday, December 02, 2015 10:30 AM
To: Peycke, Karen
Cc: Fear, Mary
Subject: Leveraged Funds for City of Austin

Hello Karen,

Just touching base with you to see if you have had a chance to add up the assistance EPA has provided us over the last two years.

Your assistance is greatly appreciated.

Attachment F8

From: [Peycke, Karen](#)
To: [Whitney, Christine](#); [Fear, Mary](#)
Cc: [Kemp, Mary](#); [Humphrey, Marvelyn](#); [Williams, Denise](#); [Johnson, Paul](#)
Subject: FW: Austin Soil Kitchen - Houston Lab Costs
Date: Wednesday, December 09, 2015 1:22:03 PM
Attachments: [image.png](#)

Christy and Mary Fear,

Hi! Below is the Houston Mobile Lab Costs breakdown for support on Austin Kitchen Soil Event held in April 2015. These are funds/resources leveraged from EPA on behalf of City of Austin's Brownfields Program.

Thank you.

Karen Peycke
TBA & Land Revitalization Coordinator
US EPA Region 6
214-665-7273

From: Humphrey, Marvelyn
Sent: Wednesday, December 09, 2015 12:52 PM
To: Peycke, Karen
Cc: Kemp, Mary
Subject: Austin Soil Kitchen - Houston Lab Costs

Per your request.

Austin Soil Kitchen Project (April 2015)
Houston Lab Costs

Houston Staff	Cost ¹ (Analysis)	Cost (Travel)	Cost ¹ (Method Dev. ²)	Total (all activities)
Mobile Lab Team (XRF Metals)				
Mngr Technical Oversight, Sample Log-In	\$1,419.33	\$241.25		
Metals Analysis	\$1,196.40	\$439.18		
Sample Results Reporting, LIMS, Driver	\$1,439.80	\$433.93	\$575.92	
Houston Lab (Pesticides & SVOA Analyses)				
Pesticides Analysis	\$2,689.92		\$597.76	
SVOA Analysis	\$1,211.36		\$302.84	
Team Leader Review & SV Analysis	\$2,753.28		\$430.20	
Peer Review & Sample Prep	\$1,515.99		\$322.55	
Mngmt Review & Reporting				
QA Review	\$298.76			
Sample Mngmt. (log-in & reporting)	\$294.20		\$220.65	
Lab Mngr, Technical Review	\$88.94			
Subtotal	\$12,907.98	\$1,114.36	\$2,449.92	
ESAT Sample Prep (Buy-in)	\$1,189.00			
Total	\$14,096.98	\$1,114.36	\$2,449.92	
	Analysis	Travel	Method Dev.	
TOTAL Costs (analysis, travel, method development)				\$ 17,661.26
1. Cost: Hourly rate with fringe used in calculation.				
2. Method Development: LIMS set-up, sample prep/screen testing, etc.				

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



Attachment F9

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 14, 2015

Ms. Christine Whitney, Brownfields Program Manager
Austin Resource Recovery
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: City of Austin's Proposals for a U.S. Environmental Protection Agency FY16
Revolving Loan Fund Grant

Dear Ms. Whitney:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's (COA) proposals to the U.S. EPA for a FY16 Brownfields Revolving Loan Fund Grant. The TCEQ believes that the grant will significantly benefit COA by enhancing the local economy, increasing the tax base and improving the environment.

COA has been active in identifying priority sites and establishing partnerships with community organizations, state, and federal government entities. In 2014-2015 TCEQ has, on behalf of COA, performed work for:

G156 Festival Beach at approximately \$50,000;
G157 South Central Waterfront at approximately \$7,000;
G158 Restore Rundberg at approximately \$35,000;
G164 Bluebonnet Studios at approximately \$12,000; and
G166 East Austin Inventories at approximately \$21,000.

COA has also been active in the TCEQ's Voluntary Cleanup Program (VCP). VCP is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$2,000 worth of services, with an estimated value of approximately \$12,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$1,000 in services, for the review and technical support for a total of \$5,000 over the grant period. Currently COA has a previous TCEQ Brownfield site, Plaza Saltillo Railyard, in VCP. The historic property in the Plaza Saltillo District is being redeveloped to include a mixed use retail, housing, and transportation corridor between 4th and 5th Streets on the east side of Interstate Highway 35. While in the Brownfield program, TCEQ performed Phase I and Phase II work on behalf of COA. The TCEQ Brownfields Program utilized \$51,508.16 in contractual funds for the assessment

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

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printed on recycled paper using vegetable-based ink

Ms. Christine Whitney
City of Austin
Page 2
December 14, 2015

of this property. The Guadalupe Saldana Net Zero Subdivision on the east side of Interstate Highway 35 is another successful redevelopment which was a TCEQ Brownfield site that entered VCP. The eleven acres of land where historical dumping had occurred has been redeveloped into a multi-unit single-family and townhouse subdivision which uses solar panels to produce power for the residents. This success story entitled *From Contamination to Rejuvenation* was featured in the November 2015 edition of the TCEQ publication, Natural Outlook.

We look forward to working with COA in our continued partnership. The TCEQ may provide additional services to assist with meetings, trainings, technical and programmatic assistance. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,



Kristy Mauricio Livingston, Brownfields Program Manager
VCP-CA Section
Remediation Division

KML/mdh

cc: Ms. Mary Fear, Austin Resource Recovery, City of Austin, P.O. Box 1088, Austin, Texas 78767
Ms. Amber Perry, EPA Region 6, Brownfields Section, perry.amber@epa.gov

Attachment F10

From: [Richard deVarga](#)
To: [Barrera, Nadia](#)
Cc: [Peter Rivera Sr.](#); [maria alonso](#); [Fear, Mary](#); [Dave Cortez](#); [Gilbert Rivera](#); [Jane Rivera](#); [roy waley](#); [Robert Summers](#)
Subject: Re: Upper Boggy Creek Trail Update
Date: Thursday, November 12, 2015 4:33:27 PM
Attachments: [2015-09-23-Upper-Creek-Trail-Update-V5.pdf](#)

Nadia:

Thank you for responding. Could you please explain the process again in layman terms. And most importantly, what can we do on our end to assist.

And special thanks for keeping the Green Line Rail-Trail in the conversation.

For you that have not been briefed on the rail-trail, this element (attached) is part of the neighborhood connectivity proposal to be included in the thinkEAST Master Plan study funded by our ArtPlace America national grant. Just as we are trying to link the SANA neighborhood to Johnston Terrace, the rail-trail links SANA/JT to the Govalle neighborhood and continues to the Livestrong Bikeway/Plaza Satillo and downtown. Think long linear park safely separated from cars and trains.

Thanks again,
Richard deVarga

On Thu, Nov 12, 2015 at 1:34 PM, Barrera, Nadia <Nadia.Barrera@austintexas.gov> wrote:

All,

Quarter Cent projects were chosen to be "construction ready" and facilitate access to both transit and schools. An example of a project that would have qualified are the sidewalks on Airport between Bolm Road and Springdale (a project the Public Works Sidewalk Program is actively working to complete within the next 12-18 months).

Current Urban Trail funds are prioritized for Tier I (high priority) active urban trail projects. Examples of these include: Country Club Creek Trail, Austin to Manor Trail Phase II, and a portion of the YBC Trail (pending recommendations from [the draft PER](#)).

I believe that we landed on the need for a Preliminary Engineering Report (PER) for the Lower Boggy Creek Trail connector (over/under rail line and connecting to the East Boggy Creek Greenbelt, ThinkEAST, the Southern Walnut Creek Trail, and possibly a "Green-Line" Metrorail trail). A PER would be a great way to get neighborhood feedback, to understand the physical and environmental constraints of the area, and to develop an approach to making the connection a reality.

The Urban Trail Program is actively seeking funds to build out the Tier I and Tier II network of trails. Please note that **this** connector is already identified as a Tier II Urban Trail in the Urban Trail Master Plan. We anticipate putting together a package of potential projects for the next bond cycle; including projects such as the Lower Boggy Creek Trail connector.

Thank you for your continued interest and efforts in connecting your neighborhood.

Nadia M. Barrera, AICP, PMP

Urban Trails Program Manager

City of Austin Public Works | Community Services Division

[512.974.7142](tel:512.974.7142)

Interested in learning more about the Urban Trail Master Plan?

Find more information here: <http://www.austintexas.gov/urbantrails>

From: Peter Rivera Sr. [mailto:atxdrywallandpainting@yahoo.com]

Sent: Monday, November 09, 2015 2:27 PM

To: Barrera, Nadia; maria alonso; Fear, Mary; Richard DeVarga; Dave Cortez; Gilbert Rivera; Jane Rivera

Subject: Fw: Upper Boggy Creek Trail Update

Hi Nadia I forwarding this to you ,I'm just wondering if our lower side of Boggy Creek will benefit from this. Pete Rivera

From: Peter Rivera Sr. <atxdrywallandpainting@yahoo.com>;

To: Roy Waley <rwaley@hotmail.com>;

Subject: Re: Upper Boggy Creek Trail Update

Sent: Mon, Nov 9, 2015 5:55:04 PM

Thanks Roy ,no I had not heard about this before ,Nadia Barrera De Ramirez is a member of our SANA Neighborhood Association I'll study this and stay in touch with Nadia on this projects progress. Pete Rivera

From: roy waley <rwaley@hotmail.com>;

To: Peter Rivera Sr. <atxdrywallandpainting@yahoo.com>;
Subject: Fw: Upper Boggy Creek Trail Update
Sent: Mon, Nov 9, 2015 3:31:07 PM

Pete

Figure you already know a bout this but want to make sure, If you have info or insight to share on this please do. Let me know how I can support if you are onboard with this plan.

Roy Waley

[512-657-9578](tel:512-657-9578)

Barbara Hilliard Realtors

From: Barrera, Nadia <Nadia.Barrera@austintexas.gov>
Sent: Monday, November 9, 2015 9:02 AM
Cc: Bruton, Alexandria; Cramer, Chad; Monroy, Marissa
Subject: Upper Boggy Creek Trail Update

As many of you know, the **Upper Boggy Creek Trail** was awarded \$1.2 million in Federal funding for construction. These funds will be available by September 2016. The project also needs to provide matching funds to complete construction, this includes:

- \$240,000 in local match funding;
- \$200,000 in project management, inspection, and other fees;
- Approximately \$250,000 in design fees to meet current watershed and environmental requirements; and
- \$200,000 for contingency costs.

This brings total project costs to an estimated \$2.1 million. **As the Upper Boggy Creek Trail was originally completely funded by Quarter Cent Funds, staff is requesting that Quarter Cent funds be used to pay for those construction-related costs of the trail not currently covered by Federal funding.**

Quarter Cent funds stem from an agreement between the Capital Metropolitan Transportation

Authority (Cap Metro) and the City of Austin. In 2001, Cap Metro agreed to share 25 percent of its annual revenue—money previously allocated toward light rail—with the City to fund transportation projects. To receive these funds, projects must meet one or more of the following criteria: enhances regional mobility; supports public transit; provides leverage for Federal or private funds; adds to an existing program; and expedites a critical mobility project. Approximately \$21.8 million remains in the Quarter Center fund.

Over the coming weeks, City of Austin staff is presenting recommendations for prioritized projects for Quarter Cent funding to the Urban Transportation Commission and to the Mobility Committee. These recommendations include the Upper Boggy Creek Trail as well as other transportation and infrastructure projects throughout Austin. Both meetings are open to the public and for public comment.

Presentation to Urban Transportation Committee

Date: Tuesday, November 10 at 6 p.m.

Location: Austin City Hall – Boards and Commission Room

Presentation to Mobility Committee

Date: Monday, November 16 at 9 a.m.

Location: Austin City Hall – Council Chambers

Once approved by the Mobility Committee, staff will seek Council approval on the allocation of the Quarter Cent Funds.

Finally, the Urban Trails Program would like to meet to with you or your group to discuss elements of the trail’s design such as wayfinding, lighting and other trail amenities. To learn about the next steps in this exciting project, contact Urban Trail Program Manager Nadia Barrera at nadia.barrera@austintexas.gov.

Nadia M. Barrera, AICP, PMP
Urban Trails Program Manager
City of Austin Public Works | Community Services Division
[512.974.7142](tel:512.974.7142)

Interested in learning more about the Urban Trail Master Plan?
Find more information here: <http://www.austintexas.gov/urbantrails>

--
Richard J deVarga, Manager



MAKE WATCH LOVE FILM



- MEMBERSHIP
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- AUSTIN STUDIOS
- TEXAS FILM AWARDS
- SPONSORSHIP
- ABOUT
- DONATE



AUSTIN STUDIOS
Aerial view of Stages 2, 3, 4 and the "Red Building"

- LOGIN/REGISTER
- AUSTIN STUDIOS OVERVIEW
- FACILITY RENTALS
- VENDORS, TENANTS & RESOURCES
- ABOUT
- EXPANSION
- CONTACT
- WORK ORDERS

ECONOMIC IMPACT

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ECONOMIC IMPACT:

Since it was founded in 2000, Austin Studios has been the home to more than 235 media productions, which includes over 80 feature films and television shows. These productions have had an economic impact of \$1.35 Billion on the Austin economy, creating more than 8,000 jobs for local residents and providing a solid tax base for the city. This economic engine manifests itself across a wide range of film and production-related services, including casting, carpentry, transportation, catering, equipment rentals and wardrobe, just to name a few. This industry puts hundreds of real people to work year-round, driving the Austin economy.

In 2006, Austin Studios received \$5 Million in City of Austin bond funding and another \$1 Million from Austin Energy, which was used to convert airplane hangers into sound stages by installing HVAC, electrical and soundproofing upgrades. As a result of these facility improvements, productions like TRUE GRIT and "The Lying Game" were lured to Austin. Since the improvements were completed in 2009, Austin Studios has generated \$300 million in economic impact from that \$6 Million bond.

The City of Austin continues its support of Austin Studios today, as evidenced by two strategic initiatives that align with key goals in the [Create Austin Cultural Master Plan](#). First, City of Austin voters approved a \$5.4 Million bond package in November 2012, which will help renovate Austin Studios' facilities into even more productive space for film and creative media. Second, Austin Studios extended its space portfolio in March 2013 through the acceptance of the 75,000 square foot former National Guard Amory Building (NGB) as part of its lease with the City of Austin.

As Austin Studios grows, so will its economic impact. Read more about Austin Studios Expansion plans [here](#).



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Tweets Follow

Austin Film Society @afs1985 14h

(12/16) Last chance! THE WONDERS – a stunning film about a rural Italian beekeeping family ow.ly/VSzcd pic.twitter.com/9JooEXgTC7

Tweet to @afs1985

Attachment F12



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

JAN 23 2012

The Honorable Lee Leffingwell
City of Austin
301 W. 2nd Street
Austin, Texas 78701

REC'D MAR 08 2012

Dear Mayor Leffingwell:

Please be informed that the City of Austin's (hereafter, the "City") request for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, has been approved. Such assistance is to consist of the guarantee of notes or other obligations in the principal amount of \$8,000,000, plus interest thereon, which shall be issued to finance activities, described in application B-10-MC-48-0500 for The Family Business Loan Program/Salttillo Neighborhood.

This offer of commitment ("Commitment") is subject, however, to the conditions specified in Item 8 of the Funding Approval (Form HUD-7082).

The first condition provides that in the event the City fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development (HUD) before March 31, 2013 the Commitment will expire as of such date.

The second condition provides that the repayment schedule for the indebtedness evidenced by the notes or other obligations (the "Guaranteed Loan") must be acceptable to HUD.

The third condition provides that the City shall provide additional security for the Guaranteed Loan and such additional security must be acceptable to HUD. The additional security shall be identified in the Contract for Loan Guarantee Assistance ("Contract"), specified at 24 CFR 570.705(b)(1), which will be executed at the time the guaranteed obligations are issued. The City's application and other supporting material identify the following additional security for the Guaranteed Loan: the assignment of interests in third party loans secured by real property, personal guarantees, equipment, accounts receivable, or inventory. Note that any property and/or assets offered as security shall be subject to loan to value ratios to be identified in the Contract and its value shall be supported by an appraisal acceptable to HUD.

In addition, the Contract shall provide that HUD may use existing pledged grants to prepay (or defease) the Loan Guarantee if HUD determines that the standard pledge of future Community Development Block Grant funds is insufficient to assure payment of amounts due thereunder. HUD reserves the right to require further security upon evaluation of the foregoing security arrangements and the City may substitute other collateral security for such arrangements, subject to HUD's approval of such substitution.

The fourth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on form HUD-2880 to HUD's San Antonio Field Office. A copy of Form HUD-2880 is enclosed for this purpose.

The fifth condition provides that the City shall not incur any obligations to be paid with guaranteed loan funds prior to the receipt of a written determination from the HUD San Antonio Field Office that each individual activity to be undertaken or supported with loan guarantee funds meets the eligibility requirements of 24 CFR 570.703, the national objective requirements of §570.208 and, if applicable, the public benefit standards of §570.209(b) and the Uniform Relocation Act. In addition, the Borrower is required to follow its citizen notification process for each activity being assisted. Lastly, the Borrower is required to comply with HUD's Environmental Review Procedures for each activity being assisted.

Please be aware that any amount of this commitment that is not received by the City as an Advance under the Guaranteed Loan by **September 30, 2017**, will be canceled in compliance with 31 U.S.C. 1552(a).

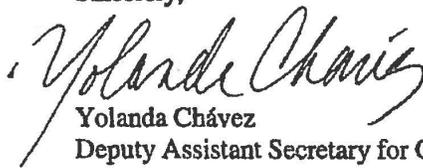
Please furnish us, at the address specified below, your timetable for execution of the activities described in your application. These activities will be financed through a public offering of Section 108 obligations. If you need funds prior to the next public offering, please notify HUD at the address below and instructions for obtaining interim financing will be provided.

In addition to the special conditions cited above, the release of funds for the project to be carried out with loan guarantee assistance is conditioned upon compliance by the City with all applicable provisions of the HUD Environmental Review Procedures (24 CFR Part 58). The City is reminded that these Procedures include limitations on the commitment of HUD and non-HUD funds on an activity or project prior to HUD's approval of the request for release of funds and related certification of compliance with environmental requirements. Please refer to 24 CFR 58.22 for a description of the limitations and the entities to whom they apply.

Please execute the three enclosed copies of the Funding Approval (Form HUD-7082) and return two copies to the Department of Housing and Urban Development, Financial Management Division, Room 7180, 451 Seventh Street, S.W., Washington, D.C. 20410. One copy should be retained for your files. The Funding Approval amends the Grant Agreement authorized by HUD on October 1, 2010, under the Funding Approval for grant number B-10-MC-48-0500 to include loan guarantee assistance. The Grant Agreement thereby incorporates this Funding Approval, the loan guarantee application, and Subpart M of the Community Development Block grant regulations governing loan guarantees, as well as such agreements, schedules, and other documentation required for submission or execution in connection therewith.

If you have any questions with respect to this letter, please contact Paul D. Webster, Director, Financial Management Division at (202) 708-1871.

Sincerely,

A handwritten signature in cursive script that reads "Yolanda Chávez". The signature is written in black ink and is positioned above the printed name and title.

Yolanda Chávez
Deputy Assistant Secretary for Grant Programs

Enclosures

Attachment F13

ORDINANCE NO. 20130808-007A

AN ORDINANCE ESTABLISHING BOND PROPOSITION LANGUAGE FOR THE NOVEMBER 5, 2013, SPECIAL BOND ELECTION; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council establishes that the following bond proposition language be presented to the voters at a special bond election on November 5, 2013:

PROPOSITION

Shall the City Council of the City of Austin, Texas be authorized to issue general obligation bonds and notes of the City for the public purposes of constructing, renovating, improving, and equipping affordable housing facilities and related infrastructure for low income persons and families; acquiring land and interests in land and property necessary to do so; funding affordable housing programs as may be permitted by law to provide for those purposes; and all matters necessary or incidental thereto; with the bonds and notes to be issued in one or more series or issues, in the aggregate principal amount of \$65,000,000, to mature serially or otherwise and bear interest at a rate or rates not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at the price or prices as the City Council determines and shall there be levied and pledged, assessed, and collected annually ad valorem taxes on all taxable property in the City in an amount sufficient to pay the annual interest on the bonds and notes and to provide a sinking fund to pay the bonds and notes at maturity?

PART 2. The Proposition will appear on the official ballot in substantially the following form:

PROPOSITION

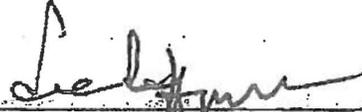
The issuance of \$65,000,000 affordable housing bonds and notes for constructing, renovating, improving, and equipping affordable housing for low income persons and families; acquiring land and interests in land and property necessary to do so; and funding affordable housing programs as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

PART 3. The Council finds that the need to immediately begin required preparations for this election constitutes an emergency. Because of this emergency, this ordinance takes effect immediately on its passage for the immediate preservation of the public peace, health, and safety.

PASSED AND APPROVED

August 8, 2013

§
§
§



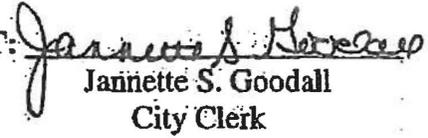
Lee Jeffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

RESOLUTION NO. 20131118-001

WHEREAS, on November 5, 2013, a municipal special election was held to present to the voters one proposed bond proposition for which voters were given the option of voting "for" or "against," and

WHEREAS, the returns of the special election have been made to the Council and show that the votes for and against the proposition were cast as follows:

Proposition No. 1

For 39,932

Against 26,192

WHEREAS, a majority of all votes cast in the special election were cast for Proposition No. 1; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council finds that the recitals contained in this resolution are true and adopts them as findings of fact;

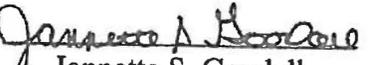
The Council finds that the results of the special election as tabulated and canvassed reflect the votes cast at the election; and

The Council accepts and approves the returns for the special election, as tabulated and canvassed, and declares that Proposition No. 1 is adopted.

With this canvass, Council is only making official the precinct returns received from the counties and taking no other action.

ADOPTED: November 18, 2013

ATTEST:


Jannette S. Goodall
City Clerk

City of Austin Fiscal Year 2011-12 Action Plan Chapter 2 Funding and Resources

CITY OF AUSTIN LOCAL FUNDING SOURCES

Sustainability Fund (SF)

The Sustainability Fund was created in FY 2000-01 to provide resources for projects that will help the City of Austin build a sustainable economic, environmental, and equitable infrastructure. The Sustainability Fund is generated from transfers from the City's major enterprise operating funds, including Solid Waste Services (SWS), Drainage Utility, Transportation, and the Austin Water Utility (AWU) funds. The Neighborhood Housing and Community Development (NHCD) Office began receiving Sustainability Funds in FY 2009-10. Previously local funds were transferred to NHCD from the General Fund.

General Obligation (G.O.) Bonds

City of Austin voters approved a \$55 million bond package for affordable housing in November 2006. The bonds were apportioned into \$33 million for rental and \$22 million for homeownership programs over seven years. The City has obligated about 90 percent of the G.O. Bond funds and anticipates committing the remaining funds in FY 2011-12.

Housing Trust Fund (HTF)

The Austin City Council dedicates 40 percent of all City property tax revenues from developments built on City owned lands to affordable housing. In FY 1999-2000, the Austin City Council pledged \$1 million annually for three years to establish of a Housing Trust Fund (HTF). Each fiscal year since FY 2008-09, the Austin City Council continued to contribute general fund dollars to the Housing Trust Fund.

University Neighborhood Overlay (UNO) Housing Trust Fund

The University Neighborhood Overlay (UNO) Housing Trust Fund generates funding for the development of new affordable housing in a targeted near the University of Texas. The City Council adopted the University Neighborhood Overlay (UNO) District Housing Trust Fund in FY 2004-05. The fund was established as part of the UNO zoning district, which was created to implement some of the goals, including affordable housing, in the Combined Central Austin Neighborhood Plan.

Austin Energy - Holly Good Neighbor Program

The Holly Good Neighbor program provides repairs to properties surrounding the former Holly Power Plant area. Austin Energy funds the program, and it is administered and facilitated by Austin Housing Finance Corporation (AHFC).

Ms. Christine Whitney
City of Austin Brownfields Revitalization Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

November 25, 2015

Subject: Letter of Commitment and Support
Technical Assistance to Brownfields (TAB) Program at Kansas State
University (KSU)
City of Austin Revolving Loan Fund (RLF) Grant Application

Dear Ms. Whitney:

It is my pleasure to provide this letter documenting our partnership with the City of Austin, and our strong support of your RLF grant application to the U.S. EPA. The TAB Program at KSU will continue to provide technical and programmatic assistance as a partner in your RLF team and with other ongoing brownfields efforts.

For the past two years, TAB at KSU provided assistance: in co-hosting a brownfields workshop with the City and the Texas Commission on Environmental Quality (TCEQ), reviews of Assessment and RLF proposals, a Request for Qualifications for procuring an Assessment Grant consulting firm, resources posted to our website, and a number of other specific technical questions. TAB also plans to assist with a spring 2016 Soil Kitchen workshop, and if this RLF proposal is funded, will: review the community relations plan, help with community outreach for development of the priority point system, advise on implementation of RLF program steps, and review a number of related technical documents.

To date, we have expended approximately \$15,000 of leveraged effort toward the City's brownfields efforts and if this RLF proposal is awarded, TAB will expend at least another \$15,000 (total) during the grant period.

We look forward to continuing to work with the City of Austin and especially look forward to assisting with implementing your RLF program. We work with over 100 local governments and tribes each year and the level and quality of work you do is among the best. Your RLF will most certainly be very successful if EPA funds this proposal!

Sincerely,



Blase A. Leven
TAB Program Coordinator



Eastside Environmental News

A City of Austin Newsletter from the East Austin Environmental Initiative

Spring/Summer 2015

thinkEAST: “Tank Farm” Revival

Plans to renovate the once infamous “Tank Farm” property are underway, which will transform a formerly contaminated and reviled property into a highly anticipated mixed-use development. Six of the largest oil companies operated petroleum storage and distribution facilities on this property (between Airport Boulevard, Bolm Road, and Shady Lane) for decades until the early 1990s. Contamination migrated into the surrounding neighborhoods, degrading natural areas, making residents sick, and stagnating economic growth in the area. In the early 1990s, six neighborhood residents formed a grassroots environmental organization, PODER (People Organized in Defense of Earth and her Resources), to lead the fight for environmental justice and remove the Tank Farm from east Austin. This pressure from the community led governmental officials to investigate the property. The State ordered an assessment and clean-up, and fuel storage ended in 1993.

In 2012, developers Richard deVarga

and Robert Summers purchased and re-zoned the 24-acre property and formed thinkEAST, a model for sensitive development. The developers solicited input from community leaders and residents, earning their trust and support. Last year, thinkEAST joined forces with Austin nonprofit arts organization Fusebox to design an 18-month planning process for the community that prioritizes the needs of the immediate neighborhood, the arts, and creative industries. The inclusive and participatory planning process was awarded a \$400,000 grant from the ArtPlace America consortium of federal agencies, private foundations, and financial institutions.

At the midpoint of that process, and as part of the 2015 Fusebox Festival held in April, Fusebox invited the entire community to participate directly in the planning and visioning of the former Tank Farm. Community members contributed ideas for the site’s renovation during four days of performances, installations, talks, workshops, and planning activities.

continued on page 2



Oscar Garza

Field Notes...

It's amazing to see the major shifts that continue to occur in east Austin, both physical and philosophical. In this newsletter, we feature inspiring evidence of both.

One change to the physical landscape is the renovation of the former “Tank Farm” property. Once populated with petroleum storage tanks, this site incited frequent protests from nearby residents due to the emission of sickening fumes. Currently, thinkEAST is planning to redevelop this property into a multi-use, creative hub, with a design inspired by input from neighborhood groups and citizens.

As for philosophical transformation, we are witnessing an enthusiastic and ever-widening embrace of sustainable environmental practices. One shining example of new leadership in this direction comes from a student-led organization at Huston-Tillotson University, “Green is the New Black.” This recently formed group of young leaders is already attracting national attention.

I hope you'll enjoy reading about some of the exciting changes in East Austin. As always, please feel free to contact me with your feedback and ideas:

Oscar Garza
512-974-1893
Oscar.Garza@austintexas.gov

If you would like to receive this information electronically twice each year, please visit www.austintexas.gov/PollutionPrevention – in the Public Awareness Programs section (middle of page), click the “Subscribe to the biannual newsletter” tab.

(left) thinkEAST plans to offer lower-cost apartments and affordable spaces for creative industries

PROPOSED CONCEPTUAL SITE

thinkEAST
UP TO 217.5 ACRES
EAST AUSTIN



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Linea de la contaminación, atiende 24 horas al día

EASTSIDE ENVIRONMENTAL NEWS

continued from page 1

The proposed development includes affordable living units and flexible work studios for a range of creative industries. The property is enhanced by its park-like location, near the City's new East 7th Gateway Corridor and adjacent to the Boggy Creek Priority Woodlands, Govalle Park, the Southern Walnut Creek Hike and Bike Trail, and the planned Green Line metro rail.

For more information, visit www.thinkeastaustin.com.

Bright Green Future Grants

Schools can be an amazing instigator of creative action among students; however, finding the funds to implement project ideas can be challenging. The City of Austin has created a Bright Green Future Grants program to help fill this void and support innovative projects that help students in grades K-12 develop a lifelong passion for environmental protection.

Since the program's inception in 2012, Austin-area students, teachers and parents have implemented a variety of projects on school campuses to support a "bright green future," including composting systems, earth-friendly stormwater infrastructure, rainwater harvesting systems, organic gardens, bike academies, outdoor classrooms, and wildlife habitats.

"A green mindset, coupled with problem-solving skills, is critical for our youth," says the City's Chief Sustainability Officer, Lucia Athens. "The creative thinking and evident passion and enthusiasm behind these projects give me great hope for our community's future."

Projects funded by the Bright Green Future Grants have already achieved impressive results, including:

- saving more than 65,000 gallons of water
- traveling 17,000 miles by bikes in place of cars
- decreasing waste more than 25% on four campuses through composting and recycling
- producing more than 2,500 pounds of vegetables
- growing 19 native species of plants

This competitive program provides funding for sustainability projects through sponsorships from the City's Office of Sustainability, Austin Resource Recovery, Watershed Protection, and the Public Works Department. Applications are accepted each year from September 1 through October 31.

For more information, visit www.austintexas.gov/bright-greenfuture, or contact the grants program coordinator, Mary Priddy, at mary.priddy@austintexas.gov or (512) 974-2539.



Eastside Memorial High School students show off their new garden.

2

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Green is the New Black

For environmental protection to gain momentum in all parts of Austin, sustainability messaging must appeal to a diverse constituency, including communities of color. Green is the New Black (GITNB) is one of the leaders in a movement to infuse outreach and activism with an often-neglected perspective on race, culture, and community. GITNB, a student-led organization based at Huston-Tillotson University in east Austin, targets an African-American and Hispanic audience to widen the appeal of environmental conservation and foster “new shades of green” at the university and in the community.

In just its first year, GITNB has achieved notable success. Members competed against some of the most prestigious Historically Black Colleges and Universities (HBCU) in the country to win the \$75,000 top prize in the Ford HBCU Community Challenge in December. They won the honor of “Best Booth” at the 2014 Austin Earth Day Festival. At the 2014 SXSW festival, they led a panel discussing sustainability education, connections between student-led engagement and activism. They are now working with the City of Austin’s Transportation Division to expand student transportation options.

The organization has a strong presence both on-campus and beyond, working with community groups to open up a broader dialogue about sustainability, affordability, and environmental justice. Members also have reached out to a younger audience, working with students at nearby Blackshear Elementary School to build vegetable gardens on campus.

In recognizing that communities of color are too often left out of the “green” conversation, GITNB is not only making Austin more environmentally-friendly, but making our community more everybody-friendly.

For more information, visit <http://greenisthenewblack.org>.



Green is the New Black receives the “Best Booth” award at Austin’s 2014 Earth Day Festival.

austin materials marketplace

Businesses and entrepreneurs in Austin and Travis County have a new resource to help find uses for unwanted materials. The Austin Materials Marketplace is a new public-private partnership that aims to reduce waste going to landfills by connecting businesses that have unwanted materials with businesses that can use those materials. In August 2014, the US Business Council for Sustainable Development (US BCSD), together with Ecology Action of Texas and Austin Resource Recovery, launched this innovative program, in which one company’s waste becomes another company’s raw material.

As of mid-April, 64 businesses and organizations have signed up to participate, and the number is growing steadily. The marketplace has helped find new homes for items ranging from unneeded office furniture and obsolete electronics to plastic chart holders.

“We are excited to introduce this resource to the Austin business community so that today’s waste products can become tomorrow’s new revenue source,” said Bob Gedert, director of Austin Resource Recovery. “The launch of the Austin Materials Marketplace is an important step toward achieving Austin’s Zero Waste goal.”

Since 1995, US BCSD has successfully implemented similar business-to-business material reuse projects in many other U.S. cities, as well as other countries. To implement the project, the business council teamed up with Austin-based Ecology Action of Texas, a nonprofit organization with deep roots in Austin’s recycling community.

continued on page 4

3

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EASTSIDE ENVIRONMENTAL NEWS



Where to Call for Pollution Information & Assistance

CITY OF AUSTIN NUMBERS

General Non-Emergency
311

Health & Human Services Department
512-972-5600

Austin Enviro Mechanics Program
512-974-2550

East Austin Environmental Initiative
512-974-1893

Pollution Hotline (24 Hr.)
512-974-2550

Household Hazardous Waste program
512-974-4343

Public Information Office
512-974-2220

Austin Resource Recovery Customer Service
512-494-9400

Stormwater Drainage/Erosion Complaints
512-974-3355

Austin Water
(Sewage complaints 24 Hr.)
512-972-1000

Zoning and Building Use Complaints
512-974-2875

Austin Brownfield Revitalization Office
512-974-6085

OTHER NUMBERS

Texas Commission on Environmental Quality
512-339-2929

Lower Colorado River Authority
512-473-3307

CITY OF AUSTIN ELECTED OFFICIALS

Mayor Steve Adler 512-978-2100
Mayor Pro Tem & District 9
Council Member Kathie Tovo 512-978-2109

COUNCIL MEMBERS

District 1: Ora Houston 512-978-2101
District 2: Delia Garza 512-978-2102
District 3: Sabino Renteria 512-978-2103
District 4: Greg Casar 512-978-2104
District 5: Ann Kitchen 512-978-2105
District 6: Don Zimmerman 512-978-2106
District 7: Leslie Pool 512-978-2107
District 8: Ellen Troxclair 512-978-2108
District 10: Sheri Gallo 512-978-2110



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continued from page 3

"This collaboration stimulates innovative and business-friendly solutions. As a 21-year member of the Austin business community, the US BCSD is excited to bring our work home to Austin," said Andrew Mangan, executive director of the US BCSD.

"Ecology Action is thrilled to be a part of bringing the practices and principles of landfill diversion that we have developed over the last 44 years into the mainstream of the Austin business community and business culture. This project is an incredibly significant milestone in our community's path toward Zero Waste," said Joaquin Mariel, former co-director of Ecology Action.

To find out more about current participants, available materials, and wish list materials, visit <http://austinmaterialsmarketplace.org>.



Congratulations to Keep Austin Beautiful Dell Youth Achievement Award winner Carlos Venegas, a 7th grader at Martin Middle School (pictured above), and finalist Lorenzo Sanchez, a senior at Eastside Memorial High School. Recipients earn this award for implementing or maintaining an outstanding youth project or activity to clean, beautify, or restore an area or promote environmental stewardship.

Current Opportunities!

FREE Clean Creek Camp: Youth ages 9-13, accompanied by an adult guardian, can enjoy trails, creeks, and springs this summer while learning! For more information and to register, visit <http://www.austintexas.gov/CleanCreekCamp>.

FREE Groundwater to Gulf Summer Institute for Texas Educators: Go caving, canoeing, hiking, and splashing in creeks while earning 22 continuing education credits! For more information and to register, visit <http://tinyurl.com/py2zmsm>.

REBATES for Business Waste Reduction: Qualifying Austin companies can save up to \$1,800 by starting, expanding or improving recycling, composting or other waste diversion programs. Funding is limited – apply now! For complete details, visit <http://austintexas.gov/zwbizrebate>.

4

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Attachment G: Justification of Cost Share Waiver

Not Applicable

Attachment H: RLF Coalition Member Letter

Not Applicable



The City of Austin is represented by six federal congressional districts they are:

10, 17, 21, 25, 31, 35