

Howard Chan
City Manager

City Hall
915 I Street, Fifth Floor
Sacramento, CA 95814-2604
916-808-5704

November 15, 2017

Ms. Noemi Emeric-Ford
US Environmental Protection Agency
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Dear Ms. Emeric-Ford,

The City of Sacramento is pleased to present our proposal for grant funds to implement a Brownfields Revolving Loan Fund in the City of Sacramento with a focus on the North Sacramento Community as our Target Area. The majority of North Sacramento is located in the federally-designated Promise Zone and encompasses neighborhoods that have demonstrated need, but also have the capacity for positive neighborhood change due to the history and current levels of community engagement. The City of Sacramento has successfully managed a Brownfields Revolving Loan Fund for over 10 years as is evidenced by the projects in which we have invested including The Warehouse Artist Lofts, Powerhouse Science Center and Curtis Park Village.

The EPA funds will be used to cleanup contaminated properties throughout Sacramento focusing on the North Sacramento Target Area. The funds will assist the City in addressing blight and underutilized properties located in these economically distressed areas that could be redeveloped as commercial businesses, affordable housing developments or supportive open space.

Our City Council is committed to advancing brownfields remediation throughout the City of Sacramento a passed a motion on November 7, 2017 authorizing the City to apply for the U.S. EPA Brownfields Revolving Loan Fund grant.

Required information is presented below:

- a. Applicant:** City of Sacramento
915 I Street, 4th Floor
Sacramento, CA 95814-4009
- b. Funding Request:**
- i. Type: RLF
 - ii. Federal Funds Requested: \$750,000
 - iii. Contamination: Both - Hazardous Substances (\$500,000) and Petroleum (\$250,000)

c. **Location:** City of Sacramento, Sacramento County, California

d. **Contacts:** i. Project Director:

Denise Malvetti, Senior Project Manager
915 I Street, 4th Floor
Sacramento, CA 95814-4009
(916) 808-7064; fax (916) 808-8161
dmalvetti@cityofsacramento.org

ii. Chief Executive:

Howard Chan, City Manager
915 I Street, 5th Floor
Sacramento, CA 95814-4009
(916) 808-7488
hchan@cityofsacramento.org

e. **Population:**

i. General Population: 480,566 (City of Sacramento)

Target Area Population: 76,773 (North Sacramento-15 census tracts)

ii. Not applicable

iii. Sacramento County has not experienced "persistent poverty".

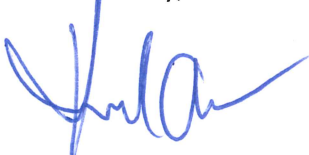
f. **Regional Priorities Form/Other Factors Checklist:** Attached

g. **Letter from the State of Tribal Environmental Authority:** Attached

Thank you for your review and consideration of our proposal. If you need additional information, please contact Denise Malvetti at (916) 808-7064 or by email at dmalvetti@cityofsacramento.org.

Please note, the City of Sacramento meets the Threshold Eligibility Criteria as described in more detail in the attachments.

Sincerely,



Howard Chan,
City Manager

RLF Other Factors Checklist

Name of Applicant: City of Sacramento

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 Factor	Page #
<i>None of the Other Factors are applicable.</i>	X
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant.	



Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

November 14, 2017

Ms. Noemi Emeric-Ford
US EPA Region 9 Brownfields Program
Southern California Field Office
600 Wilshire Blvd., Suite 1460
Los Angeles, California 90017

STATE OF CALIFORNIA LETTER OF ACKNOWLEDGEMENT FOR REVOLVING LOAN FUNDS FOR THE CITY OF SACRAMENTO

Dear Ms. Emeric-Ford:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) has received the City of Sacramento's request for funds through the United States Environmental Protection Agency (U.S. EPA) Revolving Loan Funds Program. DTSC is one of the lead regulatory Agencies with responsibility for overseeing the investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate Brownfields reuse and achieve cost-effective successful remediation, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California, assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our State.

DTSC fully supports the City of Sacramento efforts to apply for and obtain from the U.S. EPA Revolving Loan Funds for \$700,000. The loan would leverage additional funds by providing staff time from the City and loan recipients. DTSC understands if awarded the funds, the City of Sacramento will use the grant to cleanup sites identified in the City's EPA Assessment Grant that has been previously awarded.

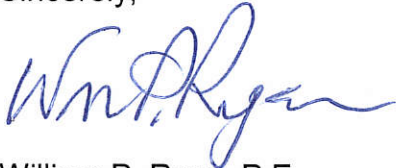
The target community for this Revolving Loan funding is the Promise Zone-North which is bound by the Sacramento city limits on the north, Auburn Boulevard on the east, Highway 160 and Business 80 on the south and Northgate Boulevard to the west. The area encompasses some of the economically hardest-hit neighborhoods in the City. This grant will allow the City of Sacramento to work with State Agencies in a productive manner that protects the environment, improves lives of the citizens of the area, and

Ms. Noemi Emeric-Ford
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improve the City of Sacramento. We appreciate the opportunity to support local agency programs because they play a critical role in California's effort to protect the environment and public health.

If you have any questions, please contact Ms. Leona Winner at (916) 255-6679, or by email at Leona.Winner@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "W.P. Ryan".

William P. Ryan, P.E.
Supervising Hazardous Substances Engineer II
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program

cc: Ms. Leona Winner (via email)
Senior Environmental Scientist
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826

1. COMMUNITY NEED

a. Targeted Area and Brownfields

i. Community and Target Area Description

Sacramento, the capital of California, comprises about 99 square miles with a culturally diverse population of almost 500,000. The city is located just north of the center of the state at the confluence of two major rivers, the Sacramento and the American, and the crossroads for two major interstate freeways, Interstate 5 (north/south) and 80 (east/west). This strategic location and its temperate climate made Sacramento a natural jumping off point for the 1849 Gold Rush, the starting point of the Transcontinental Railroad, and the center for food processing for agriculture. Sacramento was also the home to the now closed but converted Sacramento Army Depot, Mather Air Field and McClellan Air Force Base.

The last 10 years have been boom to bust for Sacramento. In 2007, the City seemed poised for tremendous growth with plans for two 40-story towers in Downtown and numerous housing projects in the works. However, that dream fell to dust when the recession hit the city. The Great Recession left the City with a drop in government revenue from \$697 million to \$521 million in just four years and an unemployment rate of almost 14%. The State of California, the with almost 80,000 employees in the County, cut jobs and instituted furloughs compounding the stagnation. Then in 2011, with the City grappling to stabilize its economy, the State killed one of local government's greatest tools for revitalization by eliminating Redevelopment tax increment. As each of these economic engines faltered, it left behind a trail of environmental issues on vacant and underutilized properties along commercial corridors, in business districts and in neighborhoods. The City has an estimated 290 Brownfield sites within its borders (Source: Communitywide Assessment Inventory, County of Sacramento, EPA Grant, 2007).

Although the City intends to make the Revolving Loan Fund (RLF) available to the entire City, the North Sacramento Community has been selected as a Target Area because it is one of the most economically distressed areas of the city and is the recipient of a 2017 Communitywide Assessment grant to identify and characterize brownfield sites. It will be critical to have a continuum of resources available to transition properties from characterized to ready-for-redevelopment. The North Sacramento Target Area is approximately 20 square miles bounded by Northgate Boulevard on the west, the American River to the south and the city limits to the north and east. The Target Area is largely contained within a 2015 federally-designated Promise Zone.

Built around military, manufacturing, and auto related industrial uses, the North Sacramento Community has struggled to gain a foothold in the modern economy. The 2001 closure of McClellan Air Force Base and the industrial and manufacturing decline in the 20th Century left numerous brownfields sites in their wake. It was among the communities hardest hit during the Great Recession and has yet to recover.

Over the years, the City has implemented revitalization projects, including commercial façade rebates, site consolidation and streetscape improvements using Redevelopment funds. These efforts frequently included environmental cleanup. Unfortunately, with the demise of Redevelopment financing, compounded by the reduction in federal Community Development

Block Grant (CDBG), most revitalization projects like these, already burdened by known and perceived environmental contamination, were brought to a virtual halt.

The City will use EPA Brownfield funds to make loans and subgrants to conduct cleanup activities in the City of Sacramento with priority given for the North Sacramento Target Area. With few other resources available for environmental cleanup, the RLF is an especially valuable source of funds to incentivize remediation. It is estimated the funds will cleanup 3 to 5 sites.

ii. Demographic Information and Indicators of Need

Sacramento’s diverse population includes 66.5% identified as a minority. Sacramento is proud of its cultural diversity; in fact, Time Magazine named Sacramento the most diverse and integrated City in America. Although Sacramento has a lot to be proud of, many of Sacramento’s residents are facing socioeconomic challenges. For instance, approximately 22% of residents live in poverty and 37% of adults do not have any education beyond high school.

There are 76,773 residents in the Target Area which is one of the economically hardest-hit neighborhoods in the city. CalEnviroScreen, created by the California Environmental Protection Agency (CalEPA) is a screening tool that evaluates the burden of pollution and ranks census tracts in California based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors and prevalence of certain health conditions. According to CalEnviroScreen, 14 of the 15 census tracts in the Target Area have a poverty rate that ranks in the 70th percentile or higher compared to the rest of the state and 13 of the 15 tracts have an unemployment rate in the 70th percentile or higher. The area’s residents are impacted by poverty, violence, and other social, and economic ills that directly and indirectly impact their health. They also bear the burden of brownfields. Their gateways, neighborhoods, and town centers are lined with blighted and vacant commercial properties from former uses that have left soil and groundwater contamination.

The Target Area’s poverty and unemployment rates reflect how these areas have fallen behind the rest of Sacramento economically. Nearly 35% of households in the North Sacramento Community have an annual income less than \$25,000. (source: ESRI Demographic and Income Profile dated November 22, 2016.) The unemployment rate for the area is over three times that of the city as a whole and the poverty rate is over twice that of the statewide rate.

Demographic Information	N. Sacramento Community	City of Sacramento	State of California	National
Population	76,773 ³	480,566 ¹	38,421,464 ¹	316,515,021 ¹
Unemployment	18.84% ⁴	4.9% ⁵	5.1% ⁵	4.6% ²
Poverty Rate:	31.3% ⁶	22% ¹	16.3% ¹	15.5% ¹
Percent Minority:	59% ³	66.5% ¹	61.3% ¹	37.7% ¹
Median Household Income:	\$36,375 ³	\$50,739 ¹	\$61,818 ¹	\$53,889 ¹
Sensitive Populations:				
<15 yrs. of age	24.1% ³	20.1% ¹	19.7% ¹	19.3% ¹
>64 yrs of age	9.3% ³	11.8% ¹	12.5% ¹	14.1% ¹

¹ 2015 American Community Survey and are available on American FactFinder

² Bureau of Labor Statistics and are available at www.bls.gov.

³ESRI Demographic and Income profile November 22, 2016.

⁴Promise Zone Application-HUD Second Round, 2014

⁵Cal EDD Labor Market Information Division, October 20, 2017

⁶ACS Population Summary, ESRI, November 22, 2016

iii. Description of Brownfields

According to Geotracker and Envirostor, the Target Area contains over 30 active brownfields under oversight. Through an EPA Communitywide Assessment grant awarded in 2017, brownfield sites will be identified and characterized in the Target Area. Because the City has an active program with on-call lists already in place, the City has been able to quickly launch the Communitywide Assessment Program. The RLF is a critical component of the City's Brownfields program as it will provide necessary funds to cleanup the characterized sites, thus providing a continuum of assistance to get those sites remediated and back in productive use. The City has already begun its work program for the Assessment grant, the first step of which is to conduct an areawide inventory. Once that information is available, focused outreach to affected property owners will begin. It is anticipated the Assessment inventory will be completed in the first quarter of 2018.

The Target Area neighborhoods were planned and developed before good planning principles separated industrial uses from residential communities, resulting in toxic sites mixed throughout the neighborhoods. Formerly polluting activities adjacent to residential areas, such as metal plating and finishing, battery sales, military installations, recycling plants, filling stations, and dry cleaners, have left dangerous levels of lead contamination, chemical processing sludge, and PCB contamination, and liability perceptions that deter investment. Many of these facilities mishandled toxic waste, such as the chemical sludge that was simply washed down the storm drain before the businesses learned proper environmental practices. Other registered toxic sites include illegal landfills and plastic manufacturers of military equipment. Furthermore, nearly every major intersection has at least one former gas station.

Two severe cases in the Target Area are the El Monte Triangle (Micheletti Property) and the Auto Wrecking Yard Property. The El Monte Triangle is a 23-acre site with multiple owners and ongoing industrial, commercial and residential land uses. The area has had industrial uses since 1916 including foundries, chemical companies, plating and automotive repair. In 1999 soil and groundwater investigations found contamination in a plume with trichloroethene that has impacted city water supply wells. Mitigation is ongoing (GeoTracker, Case SL0606762702). The Auto Wrecking Yard Property is inactive but requires additional evaluation. The 5-acre sites has been an automobile wrecking yard/junk yard with contaminants of concern including polychlorinated biphenyls (PCBS). Onsite burial of auto wreckage has contaminated the soils with heavy metals and PCBs to several feet below the ground surface (Enviorstor, Case 34170035). These are examples of the types of sites with real and perceived impacts that can benefit from the RLF.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

The North Sacramento Community's extreme socioeconomic challenges include high crime and unemployment rates, low education attainment levels and an overabundance of blight, vandalism and dumping. This portion of Sacramento contains approximately 16% of the city's

population yet it accounted for nearly 35% of the city’s robberies of person and domestic violence incidences and nearly 40% of the city’s assault with a deadly weapon as well as shooting (into vehicle or dwelling) cases in 2015 (source: Sacramento Police Dept.). In addition to the high crime rates, between May 1 and October 15, 2016, this area received over 60% percent of the city’s 311 calls for non-emergency and community service. The area also consistently receives the highest amount of complaints by citizens reporting code enforcement violations and dangerous buildings and housing violations. Furthermore, the North Sacramento Community has become a hotbed for illegal dumping. From 2012 to 2015, illegal dumping increased by nearly 50% with over 2,000 illegal dumping pick-ups by the City in 2015. The number of vacant buildings/sites riddled with environmental concerns continues the spiral of disinvestment adversely affecting the vitality and health of the community and residents. This, in turn, discourages investment by property owners, further impacting criminal behavior and neighborhood decay.

ii. Cumulative Environmental Issues

A 2017 study by the American Lung Association ranked Sacramento’s air quality the 8th worst in the United States. According to the Sacramento Metropolitan Air Quality Management District, poor air quality can cause chronic health problems including: respiratory disease, reduced resistance to infection, increased fatigue, irregular heartbeat, nonfatal heart and premature death in people with heart or lung disease. With Sacramento ranking in the highest 25% of the nation for coronary heart disease and having the 8th worst air quality in the nation, area residents are at extreme risk for compromised health.

The Target Area, defined by 15 census tracts, has been impacted for years by blight and neglect from former industrial uses. According to data from the CalEnviroScreen, the Target Area is far more impacted by both pollution and socioeconomic issues than most of the State. In fact, 13 of the 15 census tracts have a CES score in excess of 70% which means this area is more severely impacted by a combination of environmental conditions and socioeconomic condition than 70% of the state. The table below shows a few of the environmental impacts, most notably there are groundwater threats that are some of the most severe in the state.

Census Tract	Haz. Waste	Grndwtr. Thrts.	Cleanup Sites	Traffic	Overall CES %
6067007413	76.85%	99.98%	83.53%	90.86%	89.87%
6067007204	71.25%	2.23%	64.17%	15.19%	52.52%
6067007001	50.68%	69.48%	70.18%	68.44%	82.0%
6067006900	60.50%	95.65%	90.35%	33.38%	92.28%
6067006800	0.00%	70.24%	56.73%	25.67%	74.68%
6067006702	25.76%	21.88%	63.23%	81.88%	84.83%
6067006701	55.48%	0.00%	86.81%	79.65%	70.26%
6067006600	0%	54.37%	45.29%	27.97%	69.49%
6067006500	18.05%	32.03%	35.61%	62.19%	71.27%
6067006400	30.86%	98.36%	70.80%	71.40%	90.44%
6067006300	8.56%	71.67%	76.32%	30.12%	79.80%
6067006201	0%	81.99%	0.00%	81.80%	81.47%
6067005509	43.11%	0%	6.33%	62.25%	71.72%
6067005502	57.13%	81.28%	54.51%	49.13%	87.29%

Census Tract	Haz. Waste	Grndwtr. Thrts.	Cleanup Sites	Traffic	Overall CES %
6067005402	55.53%	8.85%	27.29%	49.52%	71.19%

iii. Cumulative Public Health Impacts

The Target Area has a high proportion of sensitive groups and minorities in the population. 9% of the population is over the age of 65, 9% is under the age of 5, and 24.1% are under the age of 15. The population is 37.3% Hispanic, 14.5% African American, 16.7% Asian or Pacific Islander (ESRI Demographic and Income Profile dated November 22, 2016).

According to the Centers for Disease Control, Sacramento County is in the highest 25th percentile in the country for coronary heart disease and stroke deaths and for incidences of adult asthma (<http://wwwn.cdc.gov/CommunityHealth/profile/currentprofile/CA/Sacramento/>). Sacramento has a childhood obesity rate of 39.9% (source: 2010 UCLA Center for Health and Policy Research). Furthermore, the school district that covers most of the Target Area reports an obesity rate around 50%. The exposure to the stressors in Section 1.c.iv. contributes to these impacts.

According to the federal Health Resources and Services Administration, low birth weight is the leading cause of infant mortality. Low birth weight can be caused by exposure of pregnant mothers to air pollution (both indoor and outdoor) and drinking water contaminated with lead, which are considered environmental risk factors (Center for Disease Control and Prevention). Correspondingly, the Target Area is plagued with public health issues including asthma, low birthweight and cardiovascular disease. According to CalEnviroScreen, the Target Area ranks among the highest in the state.

Cumulatively, these chemical exposures and Brownfields issues inhibit improving the health, welfare and livability conditions for the residents of the North Sacramento Community.

Census Tract	Asthma	Low Birth Rate	Cardiovascular Disease
6067007413	93.28%	29.23%	86.77%
6067007204	90.38%	31.35%	96.30%
6067007001	82.94%	37.05%	70.10%
6067006900	98.58%	67.72%	96.02%
6067006800	97.73%	49.89%	91.90%
6067006702	93.01%	89.07%	97.72%
6067006701	94.03%	66.10%	98.83%
6067006600	96.90%	50.45%	96.22%
6067006500	95.49%	86.06%	99.39%
6067006400	94.81%	99.00%	99.03%
6067006300	97.33%	32.86%	95.99%
6067006201	94.31%	89.63%	64.97%
6067005509	97.42%	97.07%	78.31%
6067005502	89.64%	86.47%	53.86%
6067005402	97.82%	50.45%	88.68%

c. **Financial Need**

i. Economic Conditions

With Redevelopment's elimination in California, over \$20.4 million in local resources was lost. CDBG funds have been cut by over 30%, further exacerbating efforts to revitalize distressed areas. The City already plans to ask citizens to vote for a one cent sales tax increase next fiscal year to pay for an anticipated \$20 million deficit and back fill an expiring local tax measure.

The Target Area has been particularly hard hit. First, the economic powerhouse of McClellan Air Force Base, a source of high wage employment for the area, was closed in the BRAC process. Then, Sacramento was hard hit during the Great Recession. As shown in the table in the Section 1.c.ii., below, property values, unemployment and poverty significantly trail behind the city as a whole and have yet to recover from these devastations.

While the City has leveraged financial assistance from the State Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), the EPA Region 9 TBA program and other in-kind programs, the scope of the problem in the North Sacramento Community requires a more systematic approach and a larger source of funds than is available with ever-shrinking local funds.

ii. Economic Effects of Brownfields

There are approximately 70 open underground storage tank sites listed on Geotracker for Sacramento and most are on major commercial corridors. Nine of these known sites are located in the Target Area, although it is suspected there are more yet to be identified. The economic effects of so many Brownfields sites in the Target Area has dramatically impacted market interest in development. As described earlier, the area is burdened with high unemployment rates, high poverty rates, and low education attainment. The commercial corridors are marked by decades-old buildings tainted by undefined environmental issues, a factor in vacancy rates for the North Sacramento Community. For example, once a thriving commercial corridor, Del Paso Boulevard in North Sacramento has a vacancy rate of over 30%.

These rates of economic distress are also mirrored in the area’s property values. Since the Great Recession, property values in the North Sacramento Community have remained depressed. Property values (see table below) remain well below pre-Recession levels.

Historical Taxable Property Values

	<u>2008/9</u>	<u>2014/15</u>	<u>Difference</u>	<u>% Diff.</u>
Del Paso Heights	\$435,302,464	\$331,552,712	(\$103,749,752)	-23.83%
North Sacramento	\$650,265,307	\$552,990,477	(\$97,274,830)	-14.96%
For both districts	\$1,085,567,771	\$884,543,189	(\$201,024,582)	-19.40%

Source: Fiscal Consultant Report, Fraser & Associates, July 2015

Currently, the median home value for the city is \$308,300 while it is only \$228,200 in the Del Paso Heights neighborhood within the Target Area (source: Zillow, 9/2017). A review of current foreclosure sales from four neighborhoods in the Target Area show a foreclosure rate in excess of 50% (source: Zillow, 9/2017) compared to the entire city where only 2% of the listed homes are in foreclosure (source: Zillow, 11/2017).

2. PROGRAM DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Program Description and Marketing Strategy

i. Program Description

The City of Sacramento’s Economic Development Department (now formally known as the Office of Innovation and Economic Development but referred to as Economic Development in

this application) has managed a successful Brownfields RLF since 2008 (prior to 2008 the RLF was managed by another City department). Under the Implementation Plan for the City's existing RLF, a detailed plan and a loan committee manual provide guidance and direction on operating a successful RLF program. These documents will be updated for a new RLF but are essentially complete allowing the City to commence activities promptly.

How to structure and maintain a competent team: Economic Development staff have experience marketing, underwriting and servicing loans. This experience is integral to the function of Economic Development. The Brownfields Program Director, Denise Malvetti, has been managing the City's RLF since 2011. Her backup on the Brownfields program is Rachel Hazlewood, who has been assisting since 2008.

How to select borrowers and subgrantees: Loans and subgrants will be generated through the engagement plan outlined in Section 3 with priority given to projects in the Target Area. Applicants must demonstrate they meet RLF eligibility requirements. Priority will be given to projects with the greatest impact to the protection of human health and safety.

How projects align with land use and revitalization plans: The projects arising out of this Brownfield grant program will be required to comply with City zoning and building codes and policies that encourage sustainable development and energy efficiency. Staff will confirm conformity with the City's Community Development Department. Furthermore, The EPA Brownfields RLF will assist in developing a consistent approach to Brownfields remediation within the North Sacramento Community and is aligned with the City of Sacramento's General Plan and Climate Action Plan and the 2010 Regional Plan for Sustainable Development.

Structure and administer loans, facilitate underwriting: The RLF Implementation Plan and the Loan Committee Manual provide detailed information on how the City will implement the RLF and underwrite loans. Eligible applicants will submit an application with supporting document to the Program Director. Project readiness, ability to repay, creditworthiness and project benefits are factors evaluated in the application process. The Loan Approval Process includes prequalification by the Program Director, a presentation and recommendation from the Loan Review Committee with approval by the Assistant City Manager.

Reasonable and prudent lending practices: Financial risk will be evaluated based on financial statements, tax returns, credit reports and other financial information. Underwriting standards will be consistent with industry standards and best practices. All borrowers from the City's current RLF are current and the City has not had any RLF loans default.

Maximize lending and provide gap financing: By targeting projects in the North Sacramento Community, financial resources will be prioritized for sites in a vulnerable community. The RLF will be maximized by providing gap financing and requiring match of borrowers, which will leverage EPA funds as well as ensure property owner commitment to the cleanup project.

Incorporate innovative approaches: The City has operated an RLF for over a decade and used innovative approaches such as structuring cleanup by combining an EPA Cleanup grant with a State RLF subgrant and a loan from the City RLF. Additionally, the City attends Brownfields conferences to take advantage of lessons learned from other cities with RLFs. City Brownfields

staff will also take advantage of relevant local training opportunities to ensure the City is using current and innovative practices in the operation of its RLF.

Reporting: The City is committed to completing quarterly reports and ACRES updates on time and accurately and has done so for its Brownfield grants over the last 10 years.

ii. Marketing Strategy

The City has had an active RLF program for over a decade and will continue to implement the marketing strategy which has already yielded program successes. The City will target stakeholders identified in the Geotracker and EnviroStor databases and prioritize properties identified in the Brownfields inventory being conducted under the 2017 Communitywide Assessment grant. The RLF program is already listed on the City's website, in City resource guides and discussed at public meetings with property owners.

The Sacramento Housing and Redevelopment Agency has already contacted the City about obtaining an RLF allocation for two sites that are located in the Promise Zone: one is the location of a transit oriented development adjacent to a light rail station that is part of the Choice Neighborhood Initiative and the other is a small infill housing project within a built out neighborhood. Both will be subject to affordability restrictions.

Ongoing marketing will have four main components: 1) community outreach to partners and neighborhood/community organizations (described in detail in Section 3), 2) social media, 3) engagement with the real estate brokers and environmental consultants, and 4) targeted outreach to property owners and non-profits.

The City will use social media including e-Newsletters, Facebook and its websites to solicit interest in the program and relay program progress to the entire community. The RLF will be listed on the Economic Development web page as a resource available to property owners and businesses. The City has successfully used on-line surveys to solicit responses from stakeholders and will investigate whether such a survey would work for the RLF program.

Sacramento Economic Development staff work closely with the real estate brokerage community, especially the industrial and commercial brokers. Additionally, Brownfields project staff work with an on-call list of environmental consultants that are local, experienced professionals who are experienced with the EPA Brownfields program and are a great resource for program referrals.

Lastly, but most importantly, City staff will follow up with all property owners, businesses and nonprofits that are identified in the Brownfields Assessment Inventory as having contaminated properties. Property owners will be contacted individually about the availability of cleanup funds, to answer questions and engage them.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1: Grant Oversight and Fund Management: Federal: \$29,550 (\$15,000 travel, \$3,000 per year for trainings and conferences; \$14,550 personnel and fringe, 194 hours at \$75/hour combined staff time and benefits), Cost Share: \$35,000 (467 hours at \$75/hour combined staff

time and benefits, approximately 93 hours per year). This task includes City staff labor and benefits to administer the program as well as travel to Brownfields conferences and trainings. City staff will be responsible for updating the program's Implementation Plan, reviewing loan applications, coordinating loan committee, underwriting financials, loan monitoring and required EPA reporting. Outputs include: Quarterly Reports, ACRES reports, conferences and trainings attended, Site Eligibility Forms and Applications processed.

Task 2: Community Engagement and Program Marketing: Federal: \$29,450 (199 hours at \$75/hour combined staff time and benefits and \$14,500 contractual), Cost Share: \$15,000 (200 hours at \$75/hour combined staff time and benefits. Based on the City's experience with the current RLF, ongoing engagement and marketing are critical to the program's success. In particular, identifying sites that are eligible for petroleum funds takes extensive research and outreach efforts. City staff will lead engagement and marketing efforts for the program but may also contract with an engagement expert to assist with development and implementation of the Marketing and Engagement Plan. Outputs include: Community meetings attended, property owner meetings and Community Engagement Plan.

Task 3: Cleanup Oversight: Federal: \$61,000. This line item is planned to be spent on consultants to develop cleanup plans and serve as the City's Site Manager and oversee cleanup. Based on recent experience, cleanup oversight costs are approximately 10% of the cleanup costs. This line item is approximately 10% of the loan and subgrant funds. Outputs include: environmental work plans and ABCA preparation and review; cleanup and labor monitoring.

Task 4: Loans and Subgrants: Federal: \$630,000 (\$430,000 loans and \$200,000 subgrant), Cost Share: \$100,000. 84% of the requested funds will be spent on loans and subgrants for cleanup. The City intends to provide at least two loans and one subgrant with the federal funds. The City will require a loan match which will account for \$100,000 of the grant's cost share. Outputs: Loan and subgrant agreements. Outcomes: remediated sites, job creation (permanent and construction), leveraged funds and businesses and/or housing created.

ii. Budget Table

	Program Tasks										Total
	Task 1	Task 2	Task 3	Task 4	Subtotal	Task 1	Task 2	Task 3	Task 4	Subtotal	
	Hazardous Substance					Petroleum					
Personnel	5,000	5,000	0	0	10,000	5,000	5,275	0	0	10,275	20,275
Fringe Benefits	2,250	2,250	0	0	4,500	2,300	2,425	0	0	4,725	9,225
Travel	7,500	0	0	0	7,500	7,500	0	0	0	7,500	15,000
Equipment	0	0	0	0	0	0	0	0	0	0	0
Supplies	0	0	0	0	0	0	0	0	0	0	0
Contractual	0	7,000	41,000	0	48,000	0	7,500	20,000	0	27,500	75,500
Loans	0	0	0	230,000	230,000	0	0	0	200,000	200,000	430,000
Subgrants	0	0	0	200,000	200,000	0	0	0	0	0	200,000
Fed Subtotal	14,750	14,250	41,000	430,000	500,000	14,800	15,200	20,000	200,000	250,000	750,000
Cost Share	20,000	7,500	0	100,000	127,500	15,000	7,500	0	0	22,500	150,000
Total Budget	\$34,750	\$21,750	\$41,000	\$530,000	\$627,500	\$29,800	\$22,700	\$20,000	\$200,000	\$272,500	\$900,000

c. Ability to Leverage

The City has had great success leveraging its funds. Most recently, the City provided a cleanup subgrant to the Housing Authority and they provided a dollar-for-dollar match. These funds will be further leveraged after the site is remediated and subsequently developed into affordable housing. Another successful example of leveraging the City's RLF funds is the Warehouse Artist Lofts. The City provided a \$450,000 cleanup loan for a \$41.5M project that created 116 affordable housing units and 13,000 square feet of commercial space for local businesses.

The City will continue to make strategic investments from the RLF and seek projects that significantly leverage funds. In addition to leveraging loan funds, the City intends to contribute one third of the cost share in staff time. The City recognizes that for the RLF to be successful, it is critical to dedicate staff to marketing, administering and monitoring the program.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

Economic Development has been partnering with neighborhood associations, property and business improvement districts, businesses, nonprofits, brokers and developers on its Brownfield efforts since 2008. The RLF Brownfields Community Engagement Plan will continue this pro-active approach. The City will inform residents, property owners and businesses about the availability of resources for Brownfields cleanup. These presentations will be held at the regularly scheduled meetings of the property-based improvement districts (PBIDs), neighborhood associations, chambers of commerce and other organizations in the North Sacramento Community and throughout the City. For example, a City staff member sits on the Del Paso Boulevard Business Partnership Board and provides regular updates on available resources including the Brownfield programs. These organizations will provide a channel of ongoing communication through which the Brownfields staff can keep communities informed, monitor results, and ensure community concerns are addressed on a timely basis.

All cleanup activities will be conducted with the safety of the public in mind, especially for sensitive groups. Beginning with proper notification of site activities and throughout the cleanup, the City will ensure use of signage with contact information, barricades, fencing and dust suppression techniques. The City will work with regulators to ensure all procedures are instituted at cleanup sites. Using best practices, the City will limit potential exposure for sensitive groups and mitigate health and safety risks.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The City will partner with the appropriate regulatory agency for oversight of all cleanup projects. The State DTSC is the principal State agency working with Brownfields sites in California, however, multiple agencies are currently assigned to oversee sites in Sacramento in addition to DTSC, including the Central Valley Regional Water Quality Control Board (RWQCB), and Sacramento County Environmental Management Department (SCEMD). The City has a good working relationship with these agencies, which currently provide oversight on several projects in the city including the Union Pacific Railyards, Jibboom Street Power Station, Purity Oil, A-1

Plating, and Curtis Park Railyards. The City will continue to seek the input of the designated lead oversight agency and enter into voluntary cleanup program when appropriate.

ii. Other Governmental Partnerships

The City partners with Sacramento Area Council of Governments on implementing Blueprint Principles of sustainable planning in daily project development. The Sustainable Growth Council has provided funding and training to the City to incorporate the latest sustainability practices in projects. The City is an active leader in the local American Public Works Association which provides best practices on infrastructure projects. The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Agency with the City and the County and owns property in the North Sacramento Target Area. SHRA also manages the Promise Zone and a Choice Neighborhood Initiative grant and the SHRA and the City are in partnership with HUD on these initiatives. The City has a long history of working with the EPA on Brownfield projects and has had an RLF program for which funds are fully committed.

c. **Partnerships with Community Organizations**

i. Community Organization Descriptions and Roles

Five Property and Business Improvement Districts (PBIDs) expressed a commitment to this project by committing to assist with program promotion and business engagement in their respective geographic areas. The **Del Paso Boulevard Partnership** meets monthly to direct the investments and facilitate revitalization efforts in North Sacramento in the Target Area. The **Franklin Boulevard Business Association** consists of approximately 640 business owners and 153 commercial property owners. The **Power Inn Alliance** is home to over 10,000 businesses and 29,000 jobs. **The River District** and its over 200 property owners, 300 businesses and numerous public agencies in one of the largest commercial districts in Sacramento. The **Mack Road PBID** represents the businesses and property owners in a low income, high crime area.

The North Sacramento Community is rich with community organizations such as the **Greater Sacramento Urban League (GSUL)** and the **Sacramento Employment and Training Agency (SETA)** which will assist with the workforce goals of the RLF grant. GSUL is dedicated to enhancing education, job development and management skills and promoting economic empowerment of underserved urban communities in Sacramento. GSUL has committed to providing “on-the-ground” outreach throughout the Del Paso Heights area and working to stimulate the redevelopment of the area’s Brownfields. SETA is a joint powers agency of the City and County of Sacramento that connects people to jobs, business owners to quality employees, education and nutrition to children, and assistance to refugees.

Several chambers of commerce will assist with grant efforts. The 150-member **North Sacramento Chamber of Commerce**, located in the North Sacramento Community, is a networking, marketing and outreach organization, and will tap into its decades of involvement in the community to assist with outreach to the businesses/land owners in North Sacramento and market the Brownfield program. The 600-member **Sacramento Hispanic Chamber of Commerce**, an outreach organization, will co-host information sessions on the Brownfield

program. The **Sacramento Asian Pacific Chamber of Commerce** and the **CalAsian Chamber of Commerce** give voice to thousands Asian-owned businesses in Sacramento. Both organizations can assist by marketing and public outreach for the program. The **Sacramento Black Chamber of Commerce** brings African American business owners and professionals together to create a solid economic structure with Sacramento's business community and will work with the City of Sacramento to continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them to a productive use.

Sacramento Housing and Redevelopment Agency (SHRA), home to the City's affordable housing programs and the Housing Authority, is lead on the Promise Zone and the Choice Neighborhood Initiatives and will participate in marketing as well as in identifying sites and additional resources to address toxic remediation and development funding. The **Sacramento Area Council of Governments (SACOG)** is the metropolitan planning organization and the council of governments for the six-county Sacramento region. SACOG provides important transportation and land use planning for the region. SACOG will be able to assist the City of Sacramento in identifying key transit-oriented development sites for the RFL Grant program.

The **California Capital Financial Development Corporation (California Capital)** is a non-profit corporation that administers the State of California Small Business Loan Guarantee Program which provides guarantees on bank loans for new and existing small business. California Capital will be able to assist in the marketing the RLF.

These groups will provide the main base for dissemination of information out to the community and will host special meetings seeking input and informing the public about key milestones. They are committed to serving as a conduit of information and a convener of public meetings to further the outreach and educational process. Their letters of commitment reflect their interest in being active partners in the cleanup activities and revitalization efforts.

ii. Letters of Commitment

Attached to this application please find the 15 letters of commitment referenced above.

d. Partnerships with Workforce Development Programs

The Sacramento Employment and Training Agency (SETA) is located in the North Sacramento Community and is a joint-powers agency between the City and County. SETA has been an effective partner in local first source hiring efforts with a recent example being the Priority Apprenticeship Program, assisted by the GSUL, whose mission is to provide undeserved youth and adults with educational, career training and employment opportunities. GSUL recruited, trained and hired 70 apprentices from high-need neighborhoods to work on the construction of the City's new basketball arena. Further, the City of Sacramento has a local business enterprise (LBE) program that provides a 5% preference to businesses located in the City and unincorporated county on all City procurement opportunities under \$100,000. The current on-call contract list for Brownfields implemented this provision during the selection process for the four approved contractors.

4. PROJECT BENEFITS

a. Welfare, Environmental and Public Health Benefits

As discussed in Section 1b. of this proposal, the North Sacramento Community residents suffer from increased incidence of asthma, cardiovascular disease and increased incidence of low birth weight. These health impacts are exacerbated by repeated and prolonged exposure to hazardous materials. As properties are assessed and cleanup is stimulated, the North Sacramento Community will benefit from lowered exposure to environmental contamination, improved air quality in the community and an improved and safer neighborhood.

In addition to the health benefits, there are numerous community welfare impacts. Remediating properties and making them available for development will reduce blight by stimulating development of vacant parcels, discouraging dumping and vandalism. Filling or removing vacant buildings will reduce crime and eliminate a dangerous playground for youth, leading to a safer, healthier environment in which to live.

The RLF will increase the number of viable infill opportunities and urban agriculture sites, leading to attraction of new retailers, such as grocery stores, which will provide access to healthy food choices thus reducing incidents of stroke, heart disease, obesity and asthma.

b. Economic and Community Benefits

The existence of Brownfields sites within the North Sacramento Community has significantly hampered redevelopment efforts and the economic vitality of the area. Brownfields sites have stalled affordable housing projects in North Sacramento and commercial/retail projects in Del Paso Heights. Marked by former industrial uses, older antiquated commercial buildings, and vacant lots, the revitalization efforts along these corridors have been limited without resources to address environmental contamination. By providing environmental remediation services, underutilized lots are more likely to be developed thus creating opportunities to provide jobs for residents and increase their incomes.

Efforts to redevelop the Target Area by implementing the planning documents such as the Swanston Specific Study and the Del Paso Heights AIA Sustainable Development Action Team's recommendations cannot be done without cleanup of the environmental contamination on commercial corridors. The award of a Brownfield RLF grant to the City for this community will allow a comprehensive approach to economic revitalization along these commercial streets. This project will help reverse the downward trend in property values in these areas. A restoration to pre-recession base values alone will bring in \$2.5 million in property tax, plus any additional business and sales tax revenue. The improved economic conditions will reduce the City's expenditures on code enforcement, dangerous building issues and police services.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

The City of Sacramento is in good standing with the U.S. EPA and has never had any adverse findings on its Brownfields grants.

b. Programmatic Capability

This grant will be managed by Economic Development, which has extensive experience and expertise in managing the EPA Brownfields grants and grants from other state and federal agencies. Economic Development has managed the City’s RLF since 2008. The Economic Development formerly had oversight over three former redevelopment areas so staff are trained in financial analysis and loan structuring and monitoring. Economic Development staff have strong connections to local businesses, associations and nonprofits. Two key staff will participate in this project: Denise Malvetti, Program Director and Rachel Hazlewood, Program Manager both currently manage the City’s Brownfields grants. Both are Senior Project Managers with extensive experience in economic and community development. In addition, program managers will carry out all phases of the scope of work, including marketing, underwriting, portfolio management and comply with reporting and procurement requirements specified in the Term and Conditions. Brownfield staff have full access to City Accounting, Legal, Procurement and Collections personnel, as necessary. The City and Economic Development have extensive and successful grant management, procurement and project delivery experience with federal and State funding for a wide variety of project types.

Economic Development currently has an on-call list of environmental professionals including Professional Engineers, Professional Geologists and Scientists who serve as the Qualified Environmental Professional on the city’s behalf. The list was competitively bid using Federal rules because of existing U.S. EPA Brownfields grants. Economic Development solicits bids and updates the list every three to five years.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City will measure the following Outputs: number of brownfield sites identified, number of applications processed, the number of loans executed, the number of subgrants executed, the number of sites cleaned up, number of community meetings held, number of individual property owner briefings, updated brownfield inventory, number of site eligibility forms submitted to EPA, number of Analysis of Brownfield Cleanup Alternatives, number of Sampling and Analysis Plans, number of ACRES reports.

The City will measure the following Outcomes: number of sites cleaned up, number of permit applications submitted, number of acres ready for reuse, number of permanent and construction jobs created, number of businesses created on sites, and dollars leveraged.

Quarterly reports and ACRES will be used to track and report on outputs and outcomes. The City is well prepared to commence work on a new RLF immediately upon award and will finish the scope within the five-year term.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments INCLUDE NUMBER OF SITES ASSESSED /CLEANED UP

The City has received seven EPA Brownfields grants since 1995, the most recent listed below:

Type Grant	Grant Number	Year start/end	Balance if any	Amount
Assessment	BF99T62801	2017/2020	\$300,000	\$300,000
Assessment	BF00T29301	2009/2016	Closed	\$400,000
Cleanup	BF00T57301	2010/2016	Closed	\$200,000
RLF	BF00955601	2007/2018	\$11,403	\$2,111,752

The City has successfully managed EPA Assessment, Cleanup and RLF grants, and these are all reported on ACRES. Most recently, in 2017, the EPA awarded the City a Communitywide Assessment grant for the Target Area.

RLF accomplishments include four loans and three subgrants, highlights below:

- Three, \$200,000 subgrants to the Housing Authority for the cleanup of sites located at the Rio Linda Superblock in Del Paso Heights a 3.82-acre site that has long been vacant because of serious environmental contamination resulting from illegal dumping and past uses including a gas station, auto body and trucking company. Remediation commenced several years ago, and the contaminated soils were stockpiled onsite; however, the cleanup was never completed due to lack of funds. The subgrants, coupled with other sources, are enabling the Housing Authority to complete remediation and make the site available for the development of affordable housing.
- Two loans totaling \$450,000 for cleanup of the CADA Warehouse, 0.89-acre site, now redeveloped with affordable housing for artists. Currently in repayment.
- \$900,000 loan for cleanup of Curtis Park Village, a 72-acre mixed-use project formerly owned by Western Pacific Rail. It is under construction and currently in repayment.
- Loan for cleanup work at the future Powerhouse Science Center, a shuttered 1912 Pacific Gas and Electric power station. This will be the site of a science center for children. The City also received an EPA Cleanup grant for the site.

Assessment accomplishments include eight Phase II ESAs and one Phase I ESA, highlights below:

- With Communitywide Assessment funds completed 7 Phase II ESAs along an old “auto row” that has suffered from exodus of many dealerships. The results were incorporated into the Florin Road Infill Strategy examining potential revitalization programs for the street.
- Conducted Phase I and Phase II ESAs at 2401 Fruitridge Road, 0.5-acre site, and 5107 Franklin Blvd, 0.16-acre site, located in disadvantaged communities.

2. Compliance with Grant Requirements

The City is in compliance with the workplans and US EPA requirements, has met timelines and milestones and is continuing to make progress on all current grants. ACRES and quarterly progress reports are submitted promptly. The City is currently wrapping up its open RLF grant, which will be fully expended by early 2018, and is starting to implement its Communitywide Assessment grant for the Target Area. Over the years, whenever the City has encountered difficulties or been unsure on steps to take to obtain results, staff has contacted its EPA representative. These representatives have been vital to the success of the Sacramento Brownfields program.



November 1, 2017

Mr. Howard Chan, City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: Letter of Commitment for the City of Sacramento Revolving Loan Fund
Grant Application

Dear Mr. Chan:

I am writing to express the Del Paso Boulevard Partnership's support for the City of Sacramento's application for an EPA Brownfield Grant, with the target area of North Sacramento.

The Partnership was formed over 15 years ago to help improve the commercial corridor district around Del Paso Boulevard in North Sacramento. The assessment levied on the 313 properties within the Del Paso Boulevard PBID provides funding for image enhancement, security and safety, business advocacy, and economic development initiatives above and beyond those currently provided by the City of Sacramento.

The Partnership has been active in trying to bring new development and business opportunities to the Boulevard but has been hampered by the perception that the area suffers from disinvestment and economic and environmental challenges. The receipt of a Brownfield's assessment grant will help us work with the City and the property owners to assess these properties and work to put them back into active use.

The Partnership's Board is a cross-section of business owners, property owners, and public agencies. The Board meets monthly and has been brief by City staff on the upcoming EPA Brownfield assessment opportunity.

We are pleased to be an active participant and commit to the following:

- Work with our membership to promote the Brownfields Revolving Loan fund.
- Have regular presentations by City staff at board meetings on the program benefits
- Publicize the availability of the program in our e-newsletter, website and at our community events.
- Do outreach to our property and business owners.
- Refer property owners and interested parties to the City to participate in the program.

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and further our economic development goals of revitalizing the underutilized parcels in our area.

I look forward to working with the City and the EPA on the delivery of this program.

Best regards,

David Plag

DAVID PLAG
Executive Director
Del Paso Boulevard Partnership





**FRANKLIN
BOULEVARD**
BUSINESS ASSOCIATION

*Franklin Blvd Business Association
5383 Franklin Boulevard,
Suite C Sacramento, CA 95820*

November 1, 2017

Howard Chan
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

On behalf of the Franklin Boulevard Business Association & Franklin Neighborhood Development Corporation, we are pleased to offer our support for the City of Sacramento's EPA Brownfield Assessment Grant application, with a target area of North Sacramento.

The Franklin Boulevard Business Association is a not-for-profit tax-exempt 501(c)6 corporation formed in 1985 by business owners and other stakeholders to make a great neighborhood even better – better for business and property owners, better for the residents, and better for visitors. Today, the Association includes both a Business Improvement Area (BIA) and a Property-Based Business Improvement District (PBID). The BIA consists of approximately 640 business owners and the PBID consists of approximately 153 commercial property owners on Franklin Boulevard between Sutterville Road and 47th Avenue.

Additionally, the Franklin Boulevard Business Association is focused on providing excellent maintenance and safety services; advocating for business-friendly public policies, increased economic development and enhanced public spaces; and promoting and marketing the area's culturally diverse businesses.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. This will help improve health outcomes in low income communities disproportionately negatively impacted by contaminated properties.

If the City is successful in obtaining a Brownfields RLF Grant, the Franklin Boulevard Business Association & Franklin Neighborhood Development Corporation is committed to assisting the effort through the following actions:

- Assist with the community outreach process
- Host community meetings to discuss the Brownfields Grant Program
- Advocate on behalf of the Brownfield Assessment Grant Program

We look forward to working with the City of Sacramento on the delivery of this program. If you have any further questions, please do not hesitate to contact me.

Nathan Ulsh
Executive Director



November 5, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing on behalf of the Power Inn Alliance to express our strong support for the City of Sacramento's application to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund (RLF) Grant. This grant will provide funding for cleanup activities at brownfield sites in Sacramento, with a target area of the North Sacramento Community which is located within the federally-designated Promise Zone.

Power Inn Alliance creates and strengthens the physical, business and economic conditions of the Power Inn community. This is achieved through a collaborative approach to advocacy, beatification, civic partnership, security, transportation, marketing and communication.

Power Inn Alliance is the property-based business improvement district (PBID), created in 2006 to "advocate for business, transportation and community". This district is in the southeastern quadrant of the city of Sacramento and is home to over 10,000 businesses which creates over 29,000 direct jobs and produce over \$3.2 billion in annual economic output. It serves as the city's manufacturing core with over 62% of the city's manufacturing base taking place in the 6.2-mile district area. It is also home to the future Sacramento Center for Innovation.

If the City is successful in obtaining a Brownfields RLF Grant, the Power Inn Alliance is committed to assisting the effort through the following actions:

- Co-host a community meeting to discuss the Revolving Loan Fund program.
- Have a presentation by City staff at a board meeting to inform them of the funding opportunity.
- Advocate the RFL Program with businesses, government agencies and commissions.

We hope that the City's application will be given full consideration. Please do not hesitate to contact us if additional information is required.

Sincerely,

A handwritten signature in black ink that reads "Tracey Schaal". The signature is written in a cursive, flowing style.

Tracey Schaal
Executive Director



November 6, 2017

Howard Chan
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: City of Sacramento EPA Revolving Loan Fund Grant Application

Dear Howard:

On behalf of The River District business association, I am writing to express our support and commitment for the City of Sacramento's application for an Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant. The grant's purpose to provide funding for brownfield cleanup in Sacramento is important to our area with a long history of heavy commercial activity and is located within the northern part of Sacramento in the federally-designated Promise Zone.

The mission of The River District is to manage and promote programs designed to strengthen the economic and cultural well being of the area. The association holds monthly meetings that are open for public participation. Representing a more than 200 property owners, 300 businesses and various public agencies located in our district, we will commit to become an active participant in this program through the following:

- Include regular presentations on the program benefits in our monthly meetings;
- Provide program information in newsletters, notifications and at community events;
- Conduct outreach to qualifying property owners.
- Direct interested parties to the City of Sacramento for participation in the program.

The successful award of this grant will assist us in delivering on our mission and on the mission of the Promise Zone by revitalizing underutilized parcels in our city, particularly in the northern part of the City. I look forward to working with the City of Sacramento and EPA on the delivery of this program.

Sincerely,

A handwritten signature in blue ink that reads "Patty Kleinknecht". The signature is fluid and cursive.

Patty Kleinknecht
Executive Director



November 14, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing on behalf of the Mack Road Partnership to express our strong support for the City of Sacramento's application to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund (RLF) Grant.

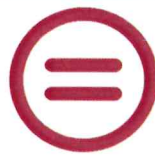
The Sacramento City Council approved the Mack Road Property and Business Improvement District (PBID) in July 2010 and we have been a driver of positive change in our community ever since. This assessment district is a public-private partnership with support from the City of Sacramento, Sacramento County, Sacramento Police Department and other various public agencies. Governed by a Board of Directors representing businesses and property owners, our purpose is to promote Mack Road businesses through various efforts including image enhancements, the development and operation of programs, initiatives and forming strong community partnerships.

Through a self-imposed assessment, The Mack Road Partnership is poised to take aim at safety and security issues on the corridor, as well as economic development, marketing, advocacy and beautification projects. Since its formation and subsequent renewal, the Partnership will continue to work with the active community and business leaders to drive and sustain prosperity in the district.

Please do not hesitate to contact us if additional information is required. We look forward in assisting the City of Sacramento with this important grant!

Sincerely,

Bill Knowlton
Executive Director
Mack Road Partnership



**Greater Sacramento
Urban League**

3725 Marysville Blvd.
Sacramento CA 95838

P 916.286.8600
F 916.286.8620

www.gsul.org
info@gsul.org

November 1, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to express the Greater Sacramento Urban League's (GSUL) commitment to the City of Sacramento's (City) application for a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant. This grant will provide funding for cleanup activities at brownfield sites in Sacramento, with a target area of North Sacramento Community located within the federally-designated Promise Zone, for sites contaminated with hazardous substances and/or petroleum.

GSUL was formed in 1968 to help improve the lives of economically disadvantaged individuals in the Sacramento region. Through unique community, corporate and civic relationships we help people find jobs and access services, providing training and educational opportunities, promote neighborhood revitalization and grow business.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. This will help improve health outcomes in low income communities disproportionately negatively impacted by contaminated properties.

If the City is successful in obtaining a Brownfields RLF Grant, the GSUL is committed to assisting the effort through the following actions:

- Co-host community meeting to discuss the Revolving Loan Fund program.
- Have regular presentations by City staff at community and leadership meetings on the program benefits.
- Refer property owners and interested parties to the City to participate in the program.

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and revitalizing underutilized parcels in our city, particularly in the north part of the City. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,


Cassandra H.B. Jennings
President and CEO

*Empowering Communities.
Changing Lives.*

Board of Directors

Cassandra H. B. Jennings
President & CEO

Sandra Davis Houston
Dignity Health, *Board Chair*

Erica Manuel
SMUD, *Vice Chair*

Robert Cathey
VSP, *Treasurer*

Elmar Aslami
JP Morgan

Barry Broome
Greater Sacramento Area
Economic Council

Kellie Todd Griffin
California Health & Wellness

Christine Lovely
California State University
Sacramento

Ranon Maddox
Rabobank

Yen Marshall
AT&T

Kenneth Maxey
Comcast

Pam Maxwell
US Bank

Eugene Asare-Mensah
Intel

Laura Murrell
GSUL Young Professionals

Dr. Rahim Reed
UC Davis

Todd Trotter
Kaiser Permanente

Edith Tsui
Nationwide

...Be Empowered



Sacramento
Employment and
Training
Agency

November 1, 2017

GOVERNING BOARD

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Councilmember
City of Sacramento

PATRICK KENNEDY
Board of Supervisors
County of Sacramento

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County of Sacramento

JAY SCHENIRER
Councilmember
City of Sacramento

SOPHIA SCHERMAN
Public Representative

KATHY KOSSICK
Executive Director

925 Del Paso Blvd., Suite 100
Sacramento, CA 95815

Main Office
(916) 263-3800

Head Start
(916) 263-3804

Website: <http://www.seta.net>

Mr. Howard Chan, City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: Letter of Commitment for City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing on behalf of the Sacramento Employment & Training Agency (SETA) to express support for the City of Sacramento’s application for an EPA Brownfields Grant, with a target area of North Sacramento.

SETA, located in North Sacramento, is a joint powers agency of the City and County of Sacramento that was formed in 1978. From its inception, SETA has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope to many Sacramento area residents. SETA’s main funding sources are federal grants, and we appreciate how federal grants can have a transformative effect in our community.

We are pleased to be an active participant and commit to publicizing the availability of the revolving loan grant opportunity on our website if the City is awarded the grant.

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and further our mutual economic development goals of revitalizing the underutilized parcels in our area.

I look forward to working with the City and the EPA on the delivery of this program.

Best regards,

Kathy Kossick
Executive Director

“Preparing People for Success: in School, in Work, in Life”



**North Sacramento
CHAMBER
OF COMMERCE**

Chamber President:

Shane Curry
Casa Bella Galleria

Chamber Vice President:

Paul Davis
Spectre

Chamber Vice President of Finance

Priya Sharma Langley
SAFE Credit Union

Chamber Executive Director/ Secretary

Franklin Burris
NewVision Realty Group

Steve Amstutz

Les Schwab Tire Stores

James Alkons

Northern CA Art Conservators

Bob Poole

DOMÉ Printing, Inc.

Patrick Magnani

Edward Jones

Tod Strain

Arden Fair Mall

Felipe Trevino

Wells Fargo Bank

Rob Kerth

Habitat for Humanity

Marcia Shell

Cal Expo / State Fair

Jim Alves

Sacramento Municipal Utility District

Ray Tretheway

Sacramento Tree Foundation

Bev Rager

McClellan Park

Kevin Lutz

Stoney's Rockin Rodeo

Since 1923...

Leading Businesses, Building Community

PO Box 15468

Sacramento, CA 95851

www.NorthSacChamber.org

@N_SacChamber

November 1, 2017

Howard Chan City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

On behalf of the North Sacramento Chamber of Commerce, we are pleased to offer our support for the City of Sacramento's EPA Brownfield Assessment Grant application, with a target area of North Sacramento.

The North Sacramento Chamber of Commerce stands at the forefront of North Sacramento's revitalization and future. Since 1923, the Chamber has been a unique and trusted organization where members and the community come together to exchange ideas, seize opportunity, and foster our own community prosperity.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. This will help improve health outcomes in low income communities disproportionately negatively impacted by contaminated properties.

If the City is successful in obtaining a Brownfields RLF Grant, the North Sacramento Chamber of Commerce is committed to assisting the effort through the following actions: Assist with the community outreach process, Host community meetings to discuss the Brownfields Grant Program and Advocate on behalf of the Brownfield Assessment Grant Program.

Since 1923, The Mission of the North Sacramento Chamber of Commerce is to promote a strong local economy resulting in business growth, employment opportunities, and improving the quality of life for all citizens. The Chamber is a membership-based, business driven, non-profit corporation focused on business advocacy, networking, community building, and equipping businesses to prosper. The Chamber represents 128 businesses in a nearly 53 square mile area of Northern Sacramento County and City representing more than 5,000 employees.

We look forward to working with the City of Sacramento on the delivery of this program. If you have any further questions, please do not hesitate to contact me.

Yours in service,

Franklin Burris

Executive Director
North Sacramento Chamber of Commerce

cc: Allen Warren, City Council Member

October 25, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to express the commitment by the Sacramento Hispanic Chamber of Commerce (SHCC) to the City of Sacramento's application for a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant.

The Mexican American Chamber of Commerce was founded in 1972 to address California's changing population, its economy and the impact each had on the local Hispanic community. It focused on educational and economic opportunities in California and the United States. The Chamber worked tirelessly to:

- 1) Promote business, industry, commerce and culture within the Sacramento community for all minority groups
- 2) Increase better understanding between Spanish-speaking businesses and the community
- 3) Encourage the full development of resources in Sacramento as a city and county, as well as the surrounding regions, enhancing the welfare of the local economic community

In 1985, the Mexican American Chamber became the Sacramento Hispanic Chamber of Commerce to reflect the growing population of a diverse Mexican/Latino community. The SHCC has grown to a membership of over 600 members, and we are still committed to the goals set forth 45 years ago. The past success and the future of the SHCC are directly related to the commitment and dedication of past and current Chamber members, volunteers and our past and current Board of Directors.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. This will help improve health outcomes in low income communities disproportionately negatively impacted by contaminated properties.

If the City is successful in obtaining a Brownfields RLF Grant, California SHCC is committed to assisting the effort through the following actions:

- Co-host an information session on the Brownfields Revolving Loan Fund program
- Inform RUST participants of the Brownfields Revolving Loan Fund program

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and revitalizing underutilized parcels in our city, particularly in the north part of the City. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,



Cathy Rodriguez
President & CEO



sacramento
ASIAN PACIFIC
chamber of commerce

sacasiancc.org

2331 Alhambra Blvd. Suite 100, Sacramento, CA 95817 - Phone: (916) 446-7883 - Fax: (916) 446-7098

November 3, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to express the Sacramento Asian Pacific Chamber of Commerce's support to the City of Sacramento's (City) application for a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant.

The Sacramento Asian Pacific Chamber of Commerce is the largest ethnic chamber in the region. Formed in 1993, its mission is to build sustainable communities through economic development. The Sacramento Asian Pacific Chamber of Commerce represents the interests of the 6,000 Asian owned businesses within the Sacramento region. Our focus is Asian owned businesses, but we impact the over 37,000 small businesses that reside here. The Asian owned business sector is the fastest growing segment of The demographics of the region have changed and as a majority-minority community, we have the opportunity to increase capacity in the ethnically diverse small business community to help build a sustainable region to further economic growth.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. We are eager to see this grant come to fruition as it will help serve the Sacramento Asian Community.

I look forward to working with the City and EPA on the delivery of this program.

Sincerely,

A handwritten signature in black ink that reads "Pat Fong Kushida".

Pat Fong Kushida
President and CEO
Sacramento Asian Pacific Chamber of Commerce

November 3, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to express the CalAsian Chamber of Commerce's support to the City of Sacramento's (City) application for a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant.

In 2010 the CalAsian Chamber was founded to give a voice to the over 600,000 Asian Pacific Islander (API) owned businesses in California. Today, the CalAsian Chamber is the largest statewide ethnic chamber in California, with the mission to grow and empower the API business community throughout California. California's over 600,000 API-owned businesses generate over \$181 billion in annual revenue and employ over 910,135 Californians with an annual payroll of over \$26 billion. CalAsian Chamber advocates for policies, legislation and programs that will help California's API-owned businesses community reach new markets and provide growth opportunities. CalAsian Chamber works consistently on creating sustainable communities through economic development and focuses on providing access, education and opportunities for California's API and small business community.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. We are eager to see this grant come to fruition as it will help serve the Sacramento Asian Community.

I look forward to working with the City and EPA on the delivery of this program.

Sincerely,



Pat Fong Kushida
CalAsian Chamber of Commerce



November 6, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to express the commitment by the Sacramento Black Chamber of Commerce to the City of Sacramento's application for a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant.

Established in 1985, the Sacramento Black Chamber of Commerce (SBCC) was organized to bring African American business owners and professionals together to create a solid economic structure within Sacramento's business community. The SBCC is a network of dedicated, high-energy business professionals working together to improve the economic, cultural, and civic well-being of the African American community.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. This will help improve health outcomes in low income communities disproportionately negatively impacted by contaminated properties. The EPA Grant will assist us in our goal to achieve sustainability in our community. We define sustainability as "equal distribution of resources and opportunities while living in balance-in health, environmentally, socially, and economically. This is achieved by focusing on and connecting key aspects of the community."

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and revitalizing underutilized parcels in our city, particularly in the north part of the City.

Sincerely,

A handwritten signature in blue ink that reads "Azizza Davis Goines".

Azizza Davis Goines
President/CEO



November 9, 2017

Howard Chan
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfields RLF Grant Application for the North Sacramento Area

Dear Mr. Chan:

I am writing to express our support for the City of Sacramento's application for an EPA Brownfield RLF Grant for the north Sacramento area. This grant will provide a continuum of resources in support of their recently awarded EPA Assessment Grant. This area, a federally designated Promise Zone, is one of the most burdened and vulnerable communities impacted by brownfields in California. The high concentration of brownfields in Del Paso Heights has driven away potential investors.

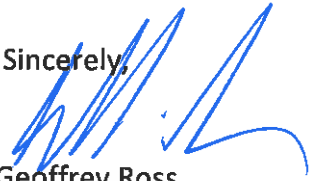
The City's current RLF funds have already made an impact in this community. We were recently awarded an RLF grant to address soil contamination at a 3.82 acre vacant infill site and one of the largest infill sites in the area. The RLF funds helped leverage approximately \$600,000 in additional SHRA funds. The project is expected to be completed by the end of the year and the site is planned for affordable, single-family homes.

SHRA has two additional brownfield sites that could potentially benefit from the use of RLF cleanup funds. The first site, 1224 D Street, is an infill site located in the historic Alkali Flat neighborhood was recently the recipient of a U.S. EPA Brownfields TBA grant. The second site, the 3.2 acre Dos Rios Transit-Oriented Development Site, is part of the Twin Rivers Choice Neighborhoods Initiative and is planned for a new light rail station and 100 new housing units.

The successful award of this grant would build on the City's current success in utilizing their current EPA assessment and RLF grants to address blighted and contaminated sites in our communities. We look forward to supporting the City and EPA on successful delivery of this grant.



Sincerely,



Geoffrey Ross
Assistant Director, Development
Sacramento Housing and Redevelopment Agency



November 5, 2017

Howard Chan, Interim City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment – City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to you to express my support on behalf of the Sacramento Area Council of Governments (SACOG) for the City of Sacramento's (City) application for the U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant. The grant will provide funding for cleanup activities at the brownfield sites in Sacramento, with an emphasis in the northern part of the City, most of which is located within a federally-designated Promise Zone. We fully support the City's efforts to provide environmental assessments and reuse planning in the northern part of the City.

SACOG is the metropolitan planning organization and the council of governments for the six-county Sacramento region. In addition to providing transportation planning and funding for the region, SACOG's Board undertook the Blueprint visioning project in 2002 to study the future land use patterns and their potential effects on the region's transportation, air quality, housing, agricultural lands, open space and other resources. In 2004, the SACOG Board of Directors adopted the Preferred Blueprint Scenario. The Blueprint was embraced by the region because it defined a future of diverse housing and transportation choices, revitalized communities, more efficient development patterns, cleaner air, preserved natural resources, and enhanced quality of life. Implementation has been both regional and local. Regionally, SACOG uses its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) to identify, in collaboration with cities, counties, transit agencies, the nearer term (20, not 50 years) growth and transportation investment priorities. Locally, cities and counties have been updating general plans and development codes to allow and encourage Blueprint-friendly development and transit districts. City of Sacramento has been a regional leader in adopting a general plan, specific plans and zoning code designed to fully implement the Blueprint.

Infill development is essential to successful implementation of the Blueprint and the MTP/SCS and their respective goals of compact development, using existing assets, preserving natural resources, providing housing and transportation choice for all residents of the region, reducing vehicle miles traveled and improving air quality. With the award of the Brownfields Revolving Loan Fund Grant, the City of Sacramento can continue their efforts to link jobs, housing and retail by assessing underutilized infill sites and taking steps towards bringing them back into service. North Sacramento has several sites, including the land surrounding Regional Transit's Swanston Station, that are prime for transit-oriented development.

Additionally, SACOG has recently partnered with the City of Sacramento and community business organizations in the North Sacramento area on community visioning and enhancement activities. Most of the North Sacramento area is in Promise Zone, designated by the U.S. Department of Housing and Urban Development to create a partnership between federal, state, and local agencies to

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

community business organizations in the North Sacramento area on community visioning and enhancement activities. Most of the North Sacramento area is in Promise Zone, designated by the U.S. Department of Housing and Urban Development to create a partnership between federal, state, and local agencies to give local leaders proven tools to improve the quality of life in some of Sacramento's most vulnerable neighborhoods. This grant application is part of a larger coordinated effort to leverage available state and federal funds to provide maximum opportunity for implementing the regional and local goals noted above in this area.

If the City is successful in obtaining a Brownfields Assessment Grant, SACOG is committed to assisting the effort through the following actions:

- Work with the City to identify key transit-oriented development sites that should be targeted for the RLF Grant program.
- Work with the City to publicize the availability of the program.
- Notify City of funding opportunities that could advance the revitalization efforts in North Sacramento.

I look forward to working with the City of Sacramento on the successful delivery of this program. If you have questions about this support letter, please contact Jennifer Hargrove at (916) 340-6216 or jhargrove@sacog.org.

Sincerely,



James Corless
Chief Executive Officer



CaliforniaCapital

Financial Development Corporation

"Capital and Capacity to Serve Communities"

October 25, 2017

Howard Chan, City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Letter of Commitment: City of Sacramento Revolving Loan Fund Grant Application

Dear Mr. Chan:

I am writing to express California Capital's commitment to the City of Sacramento's (City) application for a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant. This grant will provide funding for cleanup activities at brownfield sites in Sacramento, with a target area of North Sacramento Community located within the federally-designated Promise Zone.

California Capital was chartered in 1982 as a 501(c)(3) non-profit corporation to administer the State of California Small Business Loan Guarantee Program (SBLGP), providing guarantees on bank loans for new and existing small businesses. In 2012, California Capital was awarded designation as a Women's Business Center, by the U.S. Small Business Administration and in 2014, California Capital was designated as a Procurement Technical Assistance Center, by the Defense Logistics Agency. Most recently California Capital was designated as the Lead Economic Development Implementation Partner for the Sacramento Promise Zone, under the U.S. Housing and Urban Development. In addition to these designations, California Capital also administers the RUST (Replacing, Removing or Upgrading Storage Tanks) Program for the State of California Water Board.

With the award of the Brownfield RLF, the City of Sacramento can continue its efforts to link jobs, housing and economic development by cleaning up contaminated properties and bringing them back into productive use. This will help improve health outcomes in low income communities disproportionately negatively impacted by contaminated properties.

If the City is successful in obtaining a Brownfields RLF Grant, California Capital is committed to assisting the effort through the following actions:

- Co-host an information session on the Brownfields Revolving Loan Fund program
- Refer property owners and interested parties to the City to participate in the program
- Inform RUST participants of the Brownfields Revolving Loan Fund program

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and revitalizing underutilized parcels in our city, particularly in the north part of the City. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,

Deborah Lowe Muramoto
Director, Women's Business Center

Threshold Criteria for RLF Grants

1. Applicant Eligibility
Not Applicable, applicant is the City of Sacramento.
2. Description of Jurisdiction
The city limits of the City of Sacramento.
3. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund
 - a. All cleanup projects will be conducted with oversight of the appropriate oversight agency, either State of California Department of Toxic Substance Control (DTSC), State of California Water Resources Control Board or Sacramento County Environmental Management. The City will also contract with environmental consultants to oversee cleanup work conducted with the grant funds.
 - b. Attached.
4. Statutory Cost Share
See Budget Table on Page 9 of the Narrative Proposal.

City of
SACRAMENTO
Office of the City Attorney

MEMORANDUM

DATE: November 7, 2017

TO: Denise Malvetti, Senior Development Project Manager

FROM: Matthew D. Ruyak, Interim City Attorney
Michael T. Sparks, Senior Deputy City Attorney *MTS*

SUBJECT: U.S. EPA Brownfields RLF Grant Application
Matter ID: 17-2435
Document No.: 678563

The U.S. Environmental Protection Agency's FY18 Guidelines for Brownfields Revolving Loan Fund Grants require the City of Sacramento ("City") to provide a legal opinion from the City's counsel that demonstrates:

- (1) The City has the legal 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) The City has the legal authority to perform the actions necessary to manage a revolving loan fund. At a minimum, legal authority must include the ability to hold funds, make loans, enter into loan agreements, and collect repayment.

I. Legal authority to access and secure sites.

The Sacramento City Code provides the City with the legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant. The threatened or actual release, discharge, deposit, abandonment, improper storage or improper use of any hazardous substance or waste is declared to be a public nuisance subject to summary abatement by the City under the Sacramento City Code. (City Code, §8.60.010.A.) Furthermore, under City Code section 8.60.010.B., the City's fire chief "is authorized to clean up or abate the effects of any hazardous substance or waste unlawfully released, discharged, deposited or abandoned upon or into any property, water or facilities within the city or within any other area where the city is the primary provider of fire protection services, or to take necessary steps to prevent a threatened release, discharge, or deposit."

In addition to these legislative grants of authority, the City includes the following provisions in its Brownfields revolving loan funds grant and subgrant agreements:

Grants:

- **SECURE SITE.** In the event of default, BORROWER shall secure the Site. The cost of securing the Site is the responsibility of the BORROWER. If BORROWER fails to secure the Site within 24 hours, CITY may do so at the BORROWER's sole cost.
- **CITY ACCESS.** In the event of default or failure to complete the Work Plan, BORROWER grants the CITY site access for any purpose the CITY deems appropriate.

Subgrants:

- **SECURE SITE.** If there is an Event of Default, the SUBGRANTEE shall secure the Site. The cost of securing the Site is the responsibility of SUBGRANTEE. If SUBGRANTEE fails to secure the Site within 24 hours, the CITY may do so at the SUBGRANTEE's sole cost.
- **CITY ACCESS.** If there is an Event of Default or failure to complete the Work Plan, SUBGRANTEE hereby grants the CITY access to the Site, at the CITY's discretion, to complete the Work Plan.

II. Legal authority to perform the actions necessary to manage a revolving loan fund.

The City is a California municipal corporation and charter city. The City's charter takes advantage of the provisions of Article XI, Section 5, of the California Constitution giving cities home rule as to municipal affairs. (City Charter, §10). Under Section 10 of the City Charter, the City can take any lawful action and enter into any lawful contract unless the action or contract is restricted by the City charter or preempted by state law. The City has the legal authority to take the actions necessary to manage a revolving loan fund, including the ability to hold funds, make loans, enter into loan agreements, and collect repayment, because neither the City charter nor state law restricts or preempts these actions.

MTS/mts

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="11/14/2017"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Sacramento"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-6000410"/>	* c. Organizational DUNS: <input type="text" value="0295621590000"/>	
d. Address:		
* Street1: <input type="text" value="915 I Street, 4th Floor"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Sacramento"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="95814-2619"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="City Manager's Office"/>	Division Name: <input type="text" value="Innovation and Economic Dev."/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Denise"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Malvetti"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Senior Project Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(916) 808-7064"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="dmalvetti@cityofsacramento.org"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-17-08

* Title:

FY18 GUIDELINES FOR BROWNFIELDS REVOLVING LOAN FUND GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

US EPA Brownfields Revolving Loan Fund Grant-City of Sacramento

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="750,000.00"/>
* b. Applicant	<input type="text" value="150,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="900,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: