

2025 CALIFORNIA LAND RECYCLING CONFERENCE
TRANSFORMING LAND, EMPOWERING COMMUNITIES

UNLOCKING OPPORTUNITIES: **Navigating the World of** **Alternative Grant Funding**

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OFFICE OF BROWNFIELDS
Department of Toxic Substances Control - Cleanup In Vulnerable Communities Initiative



Agenda

1. Introduction – 5 min
2. Reuse Planning with Brownfield and Other Sources of Grant Funding – 10 min
3. Community Development Funding Strategies for Environmental Cleanup – 10 min
4. New Markets Tax Credits Program – 10 min
5. Affordable Housing Funding Sources and Timing – 10 minutes
6. Discussion & Questions – 15 min

Introduction

- Alternative grant funding options
 - In addition to USEPA Multipurpose Assessment, RLF and Cleanup (MARC) Grants
- New and unique funding resources for organizations and municipalities to identify and revitalize Brownfield or environmentally blighted properties

Project Site:
Former Fertilizer
Site
800 G Street,
Tulelake, CA 96134

**Two Community-Wide Assessment
Brownfields
Grants have been used for this site:**

- ❖ **DTSC-ECRG for Phase I and Phase II ESA's**
- ❖ **EPA for Reuse Planning- Surveying**

City of Tulelake



GRANT SOURCE UTILIZATION

**Building 1 – Fertilizer Storage in
2018**



Building 1 – in 2023



City of Tulelake

GRANT SOURCE UTILIZATION

Building 2 in 2023



Building 2 – Inside



City of Tulelake

GRANT SOURCE UTILIZATION

Old Chemical Tanks, Chemicals, Batteries, Debris Piles, Tires



City of Tulelake

GRANT SOURCE UTILIZATION

**After ESA Phase I &
Phase II were
completed - 2024**



City of Tulelake

GRANT SOURCE UTILIZATION

Reuse Planning with EPA Brownfields Community-Wide Assessment Grant and other Sources of Grant Funding



City of Tulelake

LEVERAGING SOURCES OF GRANT FUNDING FOR ONE PROJECT

- ❖ City had to establish the vision, mission and goal of the project for more housing.
- ❖ Can it be both housing and commercial?
- ❖ What funding sources are available from start to finish for the project?
- ❖ A project was defined, a location was established, and pre-planning development for housing/commercial began in 2024.

GRANT SOURCE UTILIZATION

REUSE- Continued

City of Tulelake – Needs low to moderate income housing:

- ❖ Project came to fruition with the City of Tulelake applying and receiving the Permanent Local Housing Allocation (PLHA) grant for low to moderate income levels.
- ❖ The amount awarded will only cover a portion of the preplanning development costs and utility infrastructure installation for multifamily and single-family housing.

In 2017, Governor Brown signed a [15-bill housing package](#) aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the [Building Homes and Jobs Act](#) (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. [Permanent Local Housing Allocation Program \(PLHA\) | California Department of Housing and Community Development](#)

Funds from the PLHA grant project will cover the costs of the predevelopment engineering design, CEQA, a portion of the surveying, planning costs for rezoning from Planned Development to R-1 through R-3, and part of the utility infrastructure installation.

City of Tulelake

GRANT SOURCE UTILIZATION

Other Grant Funding Sources and Processes not covered by the Brownfields or PLHA grants are:

- ❖ State Transportation Improvement Project (STIP) grants will provide funding for street rehabilitations with new curb, gutter and sidewalks surrounding the project site;
- ❖ State Water Resources and USDA grants will be the likely sources of funding for additional utility infrastructure that may be needed for the project;
- ❖ The City is exploring working with private developers who have or will be applying for tax credits to build low to moderate income housing in Tulelake.



Community Development Funding Strategies for Environmental Cleanup

East Bay Case Studies

James Perez

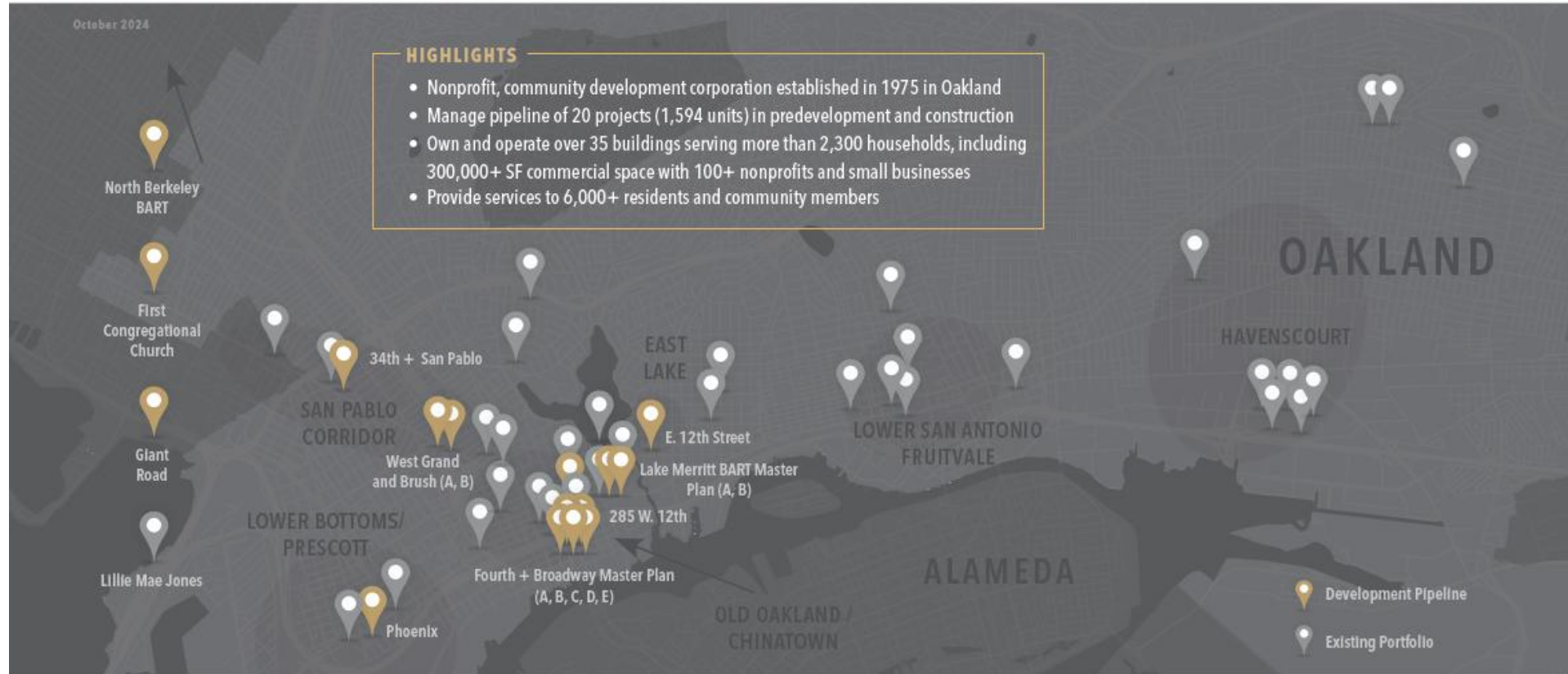
September 16th, 2025

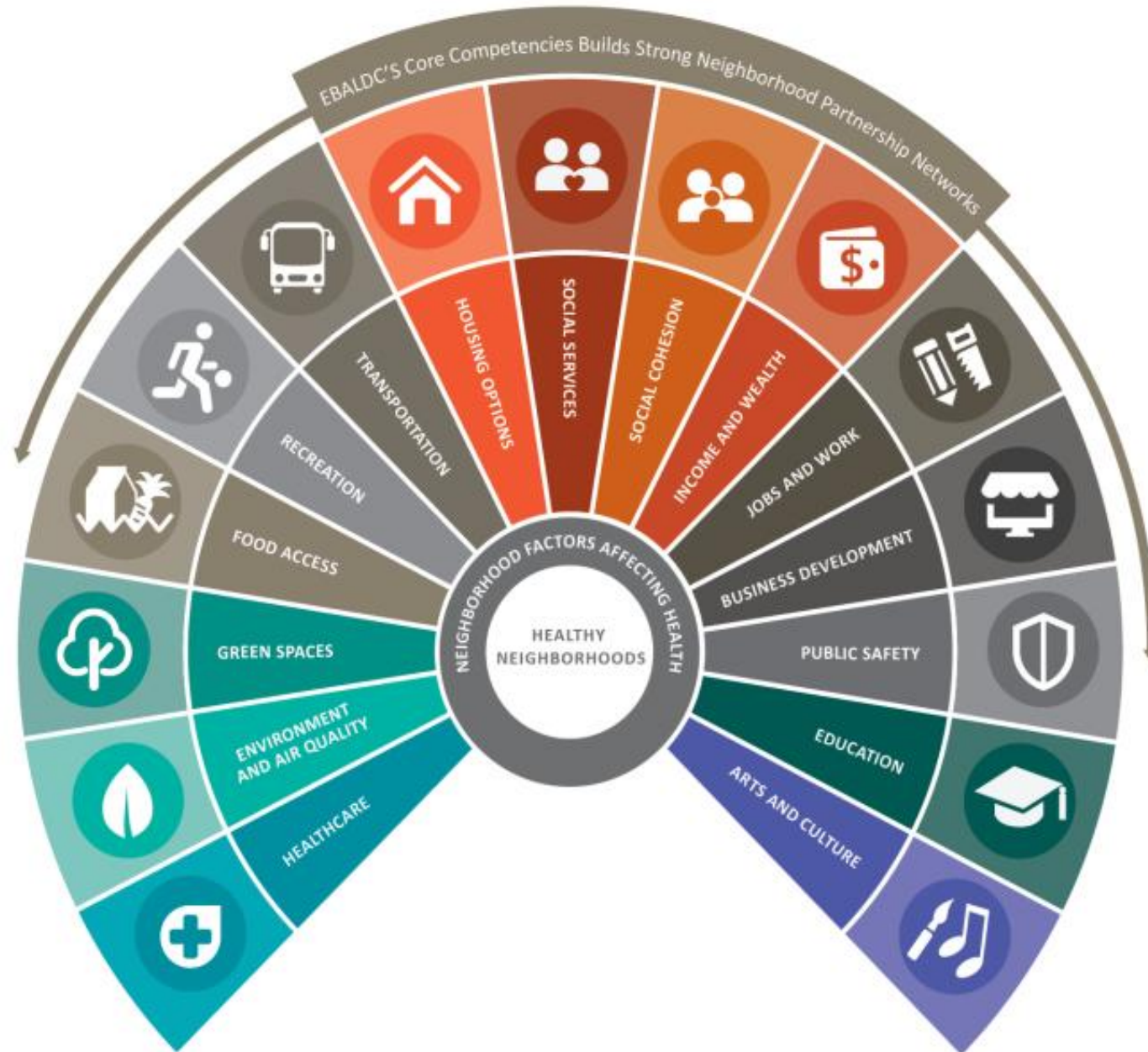
2024 Real Estate Snapshot

East Bay Asian Local Development Corporation

HUD QUICK FACTS

- 1,142 Project Based Vouchers
- 172 MTW-Subsidy Assisted Units
- HUD Programs Represented: CDBG, HOME, HOPE VI, HOPWA, HTF, RAD, S+C, VASH

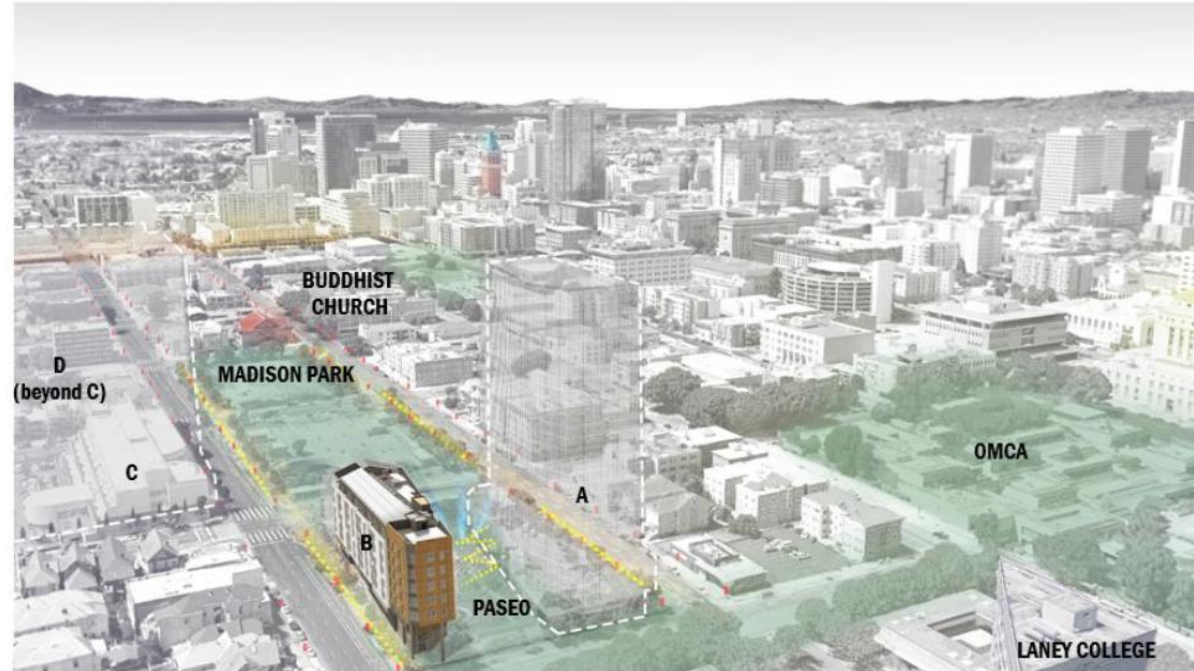




Agenda

- Case Study #1: Lake Merritt BART TOD
- Case Study #2: Ms. Margaret Gordon West Port
- Non-DTSC-ECRG Funded Projects + Other Lessons Learned

Case Study #1 – Lake Merritt BART TOD



Top Left: Construction of the original BART tunnels and Lake Merritt Station, 1960s
Top Right: Render of the future Lake Merritt BART TOD; EBALDC Senior Affordable Housing in color

Case Study #1 – Lake Merritt BART TOD



Case Study #1 – Lake Merritt BART TOD



Case Study #1 – Lake Merritt BART TOD



Case Study #1 – Lake Merritt BART TOD

- Over \$700K in Environmental-Related Costs (so far)

- Environmental Investigation & Oversight Costs
- Soil Excavation, Off-Haul, Disposal, and Backfill
- Standard Construction Monitoring (Dust and Groundwater)
- No Vapor Mitigation System (VMS)
- Some Surprises in Construction (UST discovery!)

- Funding Sources:

- DTSC-ECRG Grant - \$145 K
- (Portion of) IIG Grant - \$6.1 MM
- Many other Sources vetted (and procured) over course of predevelopment (2020-2024) - discussed in subsequent slides

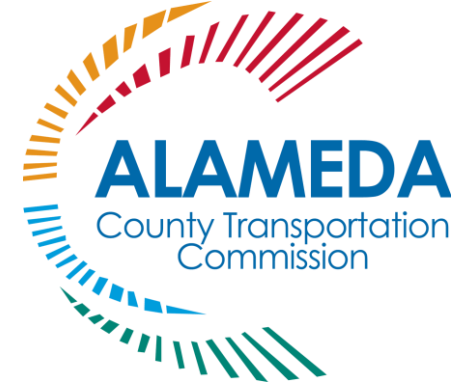
- Outstanding Needs:

- Potential for additional Construction-related mitigations (UST, RBMs, etc.)



Funding Example: Transportation Sources

- Grant Programs through County Congestion Management Agencies (CMA) or State Transportation Agencies
 - Most require Public Agency sponsor as Lead Applicant
- Focus on remediation for transportation-related improvements, including in the Public Right-of-Way (ex. Regulated Building Material (RBM) removal related to bicycle and pedestrian improvements)



Funding Example: State HCD Programs

- Programs such as Infill Infrastructure Grant (IIG) and Affordable Housing & Sustainable Communities (AHSC)
- Large competitive funding sources (\$2 MM - \$35 MM)
- AHSC - Need a Transit Agency partner to be competitive
- AHSC - Competitive Projects – High GHG Reductions:
 - Large, dense projects
 - Extensive transit & green building elements
- Both Programs – Extremely Oversubscribed; AHSC funding (via Cap-and-Trade program) future vulnerable



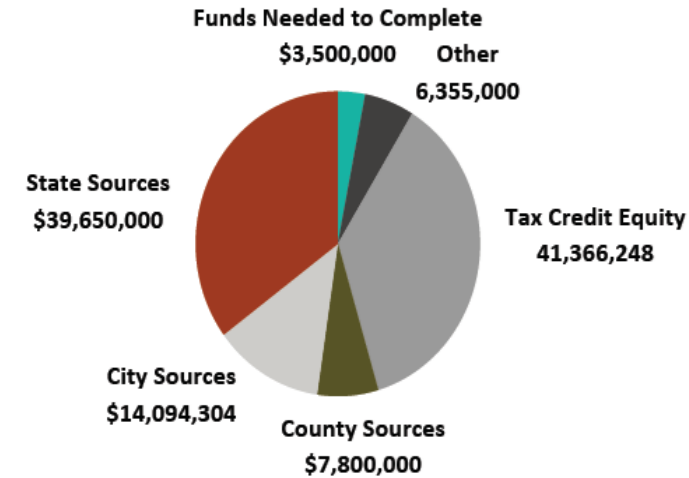
Funding Example: Tax Credits

- Generally can fund environmental activities via Tax Credit Equity
- Need to be mindful of **Eligible Basis** implications
 - Depending on nature of work, environmental activities may or may not be included as Eligible Basis
 - Less Eligible Basis = Less Tax Credit Equity \$\$
 - Consult with your Auditor and Tax Attorney early!



Request: \$3.5 Million Matched over 30:1

- Development of 100% affordable senior housing, which includes permanent supportive housing (PSH) and below-market ground floor commercial tenants
- Delivery of a new BART plaza and BART station access improvements for current and future Chinatown residents, BART riders, and other neighborhood visitors
- The project has already secured over \$109M and only needs **\$3.5 million to complete this transformative project** that will provide healing into the community



20+ Project Supporters Including Community, Government, and More

- | | | |
|--|--|---|
| -Alameda County Transportation Commission (ACTC) | -Oakland City Council President Nikki Fortunato Bas | -Oakland Chinatown Improvement Council |
| -California Department of Housing & Community Development (California HCD) | -Oakland City Councilmember Rebecca Kaplan | -Asian Pacific Environmental Network (APEN) |
| -California Department of Social Services (CDSS) | -Oakland Mayor Sheng Thao | -Friends of Lincoln Square Park |
| -California Department of Toxic Substances Control (DTSC) | -Buddhist Church of Oakland | -Oakland Museum of California |
| -Oakland Chinatown Coalition | -Oakland Asian Cultural Center | -TransForm |
| | -Oakland Chinatown Chamber of Commerce | -Oakland Housing Authority (OHA) |
| | -Metropolitan Transportation Commission (MTC)/Bay Area Housing Finance Authority (BAHFA) | -San Francisco Bay Area Rapid Transit District (BART) |

Funding Partners



Alameda County
Health Care Services Agency



CALIFORNIA
ENERGY COMMISSION



Oakland Housing
Authority



DTSC
Department of Toxic
Substances Control



CDSS



CALIFORNIA STATE TRANSPORTATION AGENCY



ALAMEDA
County Transportation
Commission

Alameda County
Transportation Commission

Case Study #2 – Ms. Margaret Gordon West Port



Case Study #2 – Ms. Margaret Gordon West Port



Case Study #2 – Ms. Margaret Gordon West Port



Case Study #2 – Ms. Margaret Gordon West Port



Case Study #2 – Ms. Margaret Gordon West Port

- Over \$1.5 MM in Environmental-Related Costs
 - Environmental Investigation & Oversight Costs
 - Iterations of Oversight Agency Requirements
 - Buildout of Vapor Mitigation System (VMS)
 - Soil Excavation, Off-Haul, Disposal, and Backfill
- Funding Sources:
 - CalReUse Grant (2012) - \$40K
 - DTSC-RLF Grant - \$350K
 - DTSC-ECRG Grant - \$1.05 MM
 - (Portion of) IIG Grant - \$3 MM
- Outstanding Needs:
 - Long-Term VIMS Monitoring Costs
 - Significant Operating Challenge for Affordable Housing Developments – pronounced if Supportive Housing



MISC. Other Sources – Lessons Learned

■ Coordination with Adjacent or Neighborhood

Projects

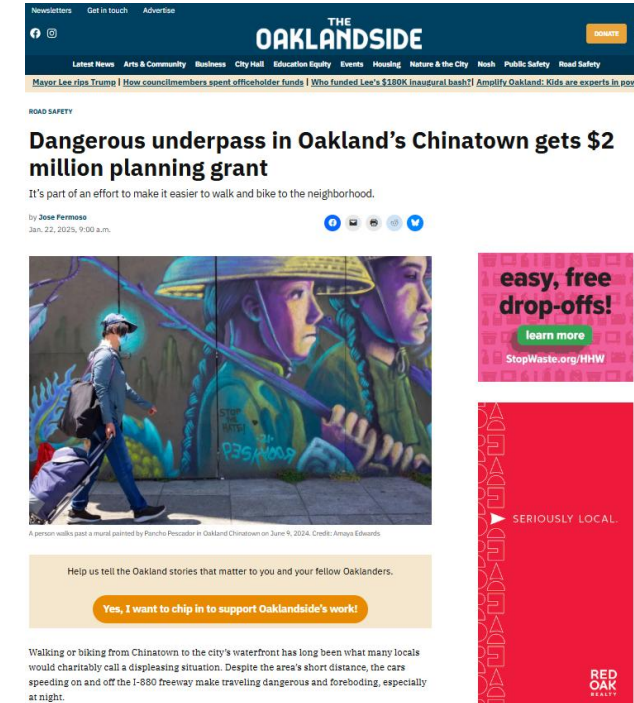
- City or County Roadway Improvement Projects (ex. 8th St. or ACTC OAAP or ACTC East Bay Greenway);
- Possible Inter-Agency Cost Sharing Arrangements.

■ Oakland Chinatown USDOT Grant:

- Status TBD based on current administration

■ Unsuccessful but Vetted Sources:

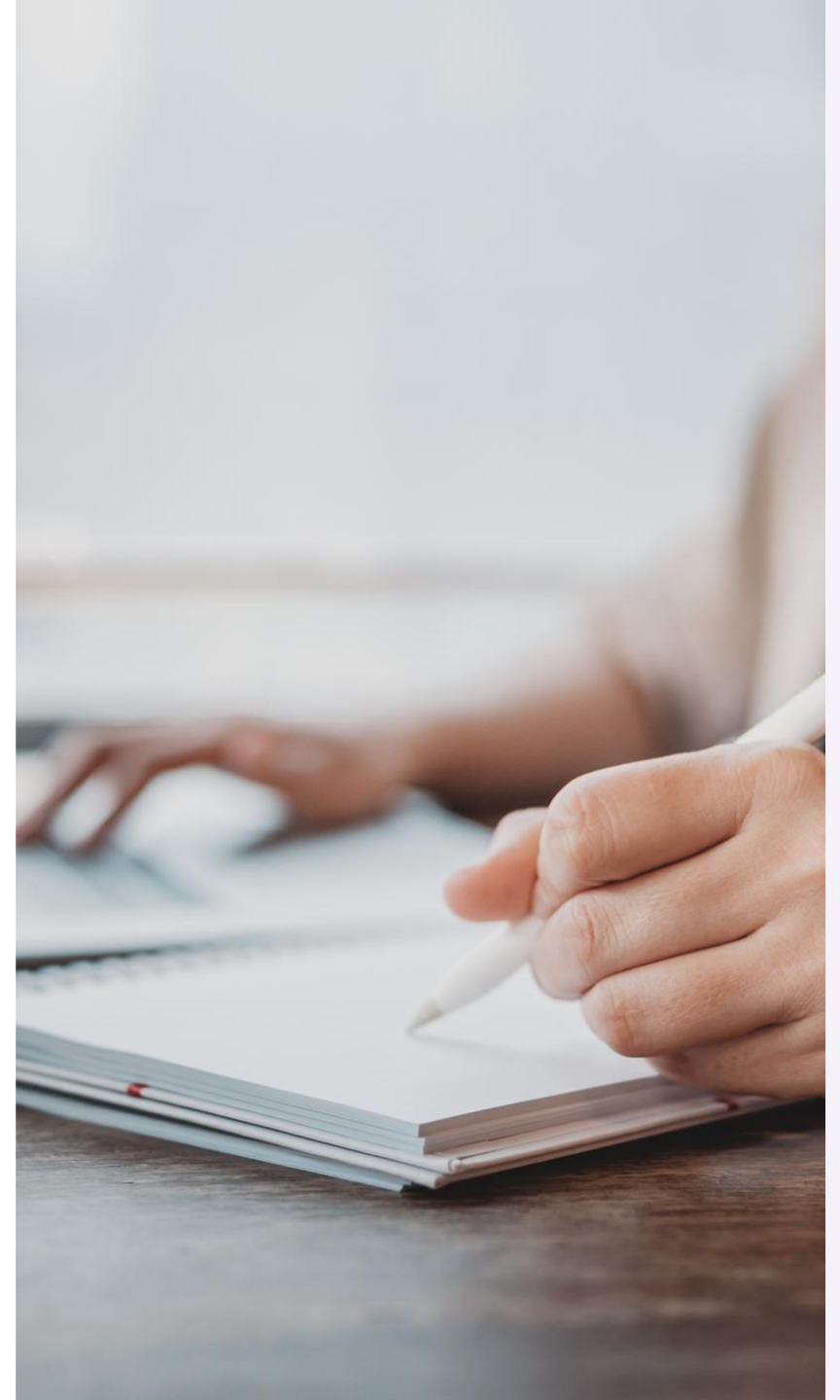
- US EPA Community Change Grant
- Strategic Growth Council (SGC) Transformative Climate Communities (TCC)





NMTC HISTORY

- Enacted on December 21, 2000
- Part of the Community Renewal Tax Relief Act of 2000
- Creates a tax credit for qualified equity investments (“QEIs”) in Community Development Entities (“CDEs”)

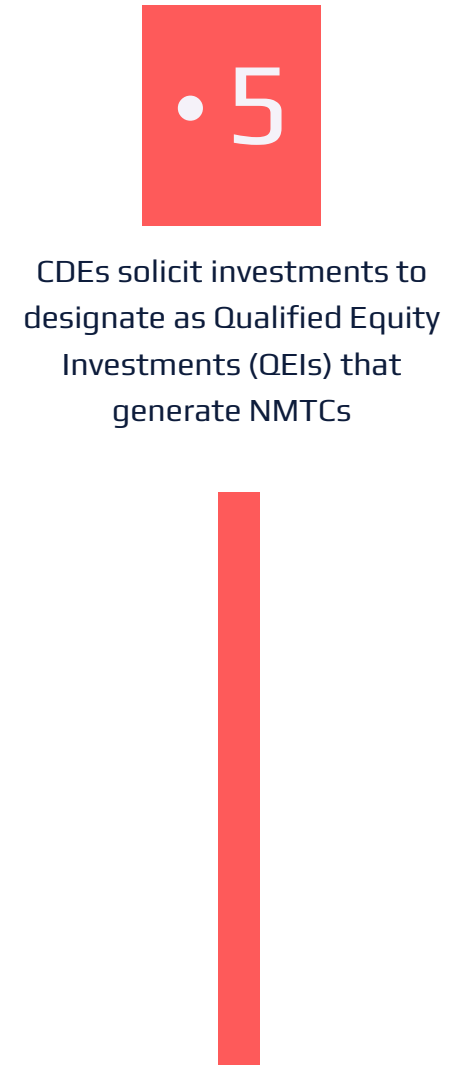


New Markets Tax Credit PROGRAM Benefits

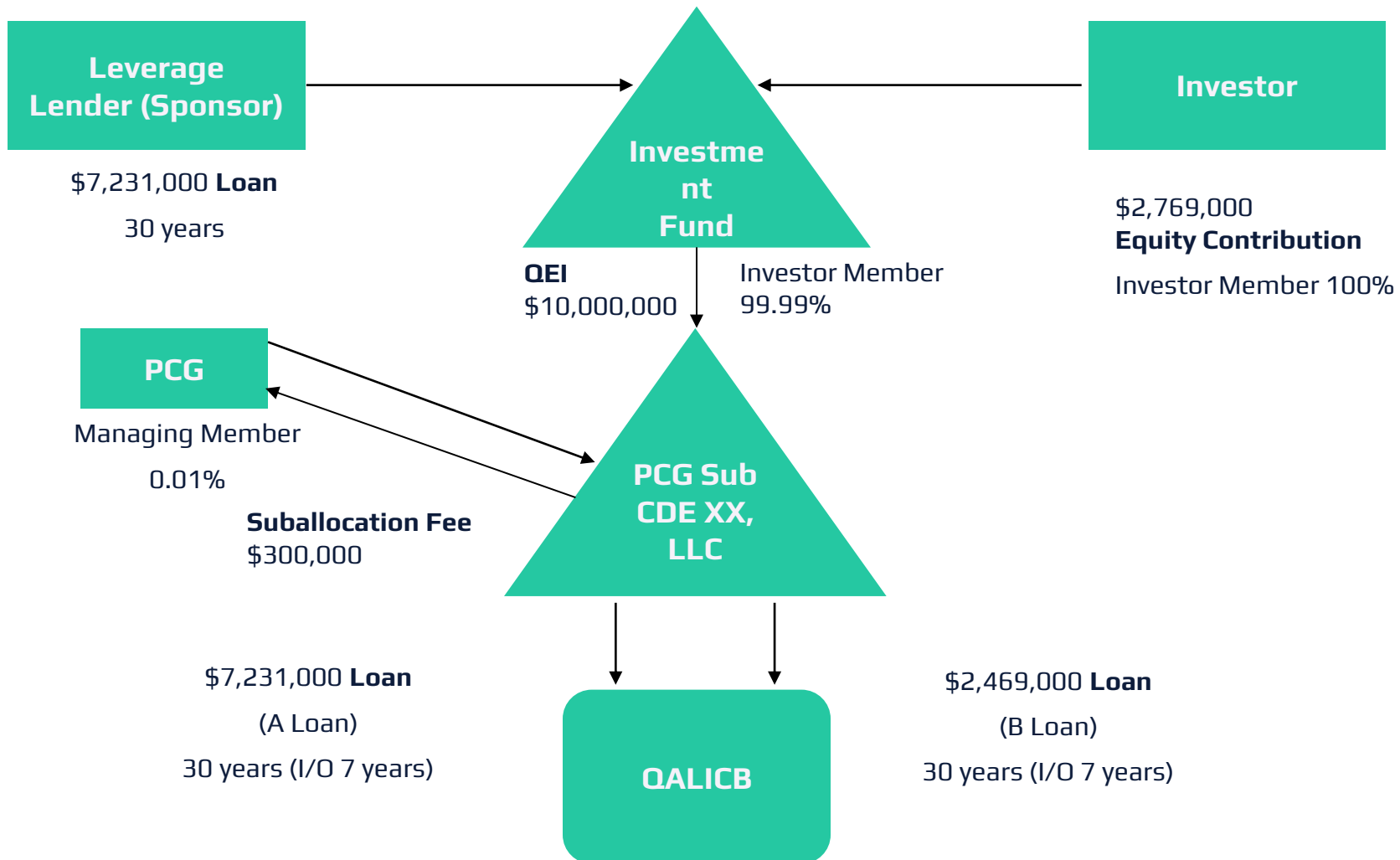
- New Markets Tax Credit Benefits*
 - The NMTC Program incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities. As of the end of FY 2023, the NMTC Program has:
 - Generated \$8 of private investment for every \$1 of federal funding
 - Created nearly 270 million square feet of manufacturing, office, and retail space
 - Creation/Retention of more than 888,200 jobs

(*CDFI website)

PROCESS OVERVIEW



Leveraged – Closing



QALICBs

- Can't be residential rental property

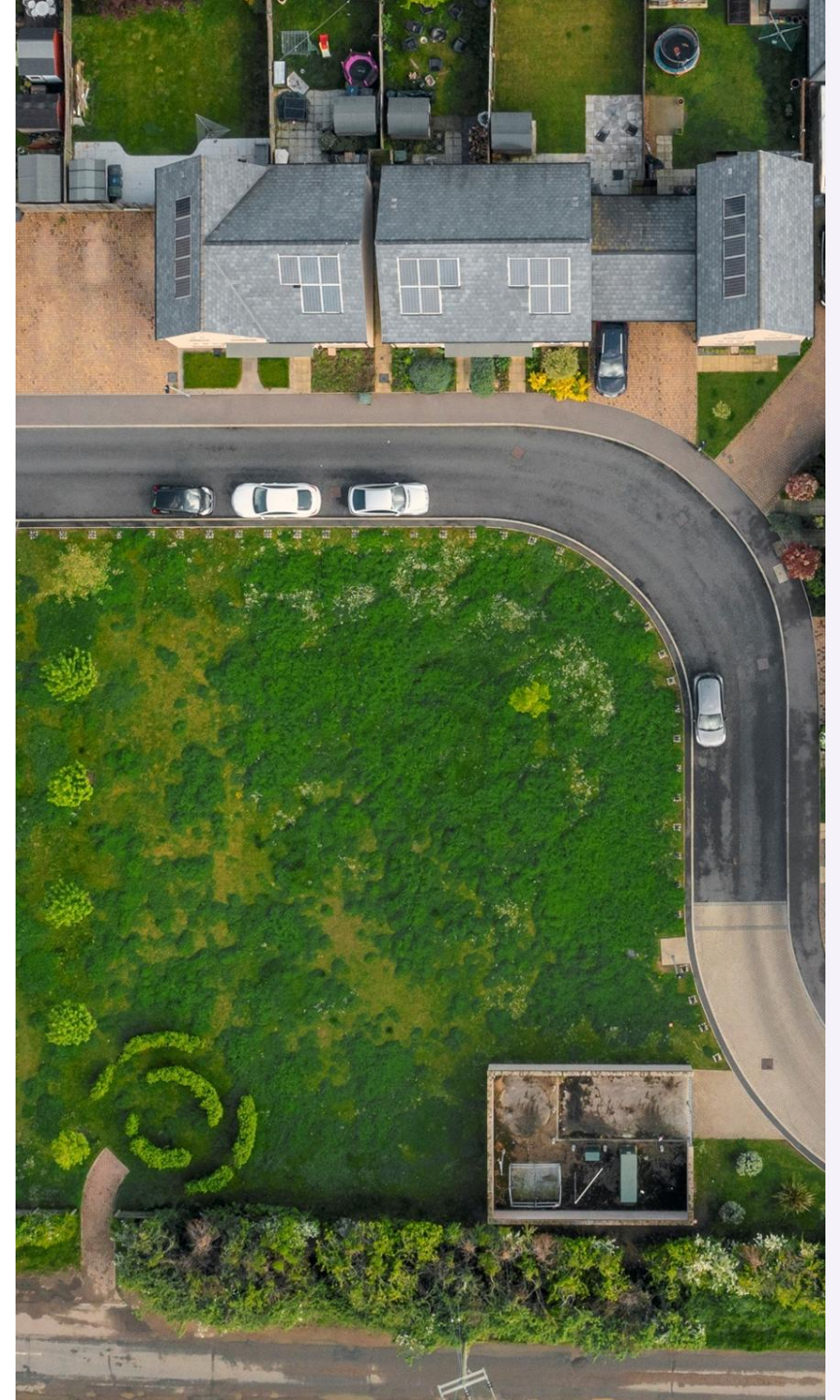


A mixed-use building will be treated as commercial (i.e., non-residential rental property) if 20% or more of the gross rental revenue for the building is derived from the rental of commercial units.



QALICBs

- Special rule for real estate QALICBs:
 - Substantial improvements must be located on the property (i.e. no raw land.)



Low-Income Communities are census tracts where:

- Low-Income Communities are geocoded census tracts where:
 - Poverty rate exceeds 20% OR
 - Median income is below 80% of the greater of:
 - Statewide median income or
 - Metropolitan area median income

Other credits

- Low-Income Housing Tax Credits
- Historic Tax Credits
- Renewable Energy Tax Credits
- Opportunity Zones

3050 International Oakland, CA



UNLOCKING OPPORTUNITIES: NAVIGATING THE WORLD OF ALTERNATIVE GRANT FUNDING

SEPTEMBER 16, 2025

2025 CALIFORNIA LAND RECYCLING CONFERENCE: TRANSFORMING LANDS, EMPOWERING COMMUNITIES

Project Name: Flicker
Bird Homes

Address: 3050
International Boulevard,
Oakland, California

Project Description:
3050 International is a mixed use development, with 76 affordable family housing units and NAHC's cultural community center, and health center offices to provide pediatric dental services, woman, infant, and children healthcare





Satellite Affordable Housing Associates (SAHA)

Mission

SAHA provides quality affordable homes and services that empower people and strengthen neighborhoods. SAHA begins from the idea that every person deserves a home.

Housing Development

- 50+ years of experience
- Serving 4,000+ low-income families, seniors and special needs households
- 65+ Bay Area affordable housing communities

Resident Services

- Service coordinators working on-site
- Community partnerships

Property Management





Native American Health Center (NAHC)

Mission

NAHC's mission is to provide comprehensive services to improve the health and wellbeing of American Indians, Alaska Natives, and residents of the surrounding communities, with respect for cultural and linguistic differences.

Services

- Organized in 1972 to open the first Native American Health Center in the Bay Area in response to Native peoples as well as the need for culturally-based care
- NAHC offers Holistic Care offering: medical, dental, behavioral health and social programs through the Community Wellness Department
- NAHC provides services in three counties with 15 sites (this includes 8 service sites and nine school based health clinics) and provides care in 53 Head Start Programs



An aerial photograph of a city block. A specific lot is outlined in red and labeled '3050 International' in red text. The lot contains a green field and some structures. The surrounding area is densely packed with residential and commercial buildings, streets, and parking lots.

3050
International

Vision for Proposed Development

1. Vibrant mixed-use development for families
2. Development that reflects the Native community (Weaving Communities Together)
3. Address the lack of affordable housing
4. Provide affordable and accessible healthcare, social, and dental services

Programming and Amenities

NAHC

Health Center

- Dental Clinic

Cultural Center

- Community Gathering Space
- All-Staff Space

Administrative Offices

- 52 New Jobs
- 20 Parking Spaces

SAHA

76 Units

- Family
- Extremely to Very Low Income
- 31 Units for Homeless Households

Amenities

- Community Room
- Computer Stations
- Services and PM Offices
- Play structure
- Manager's Unit







ENTRY LOBBY

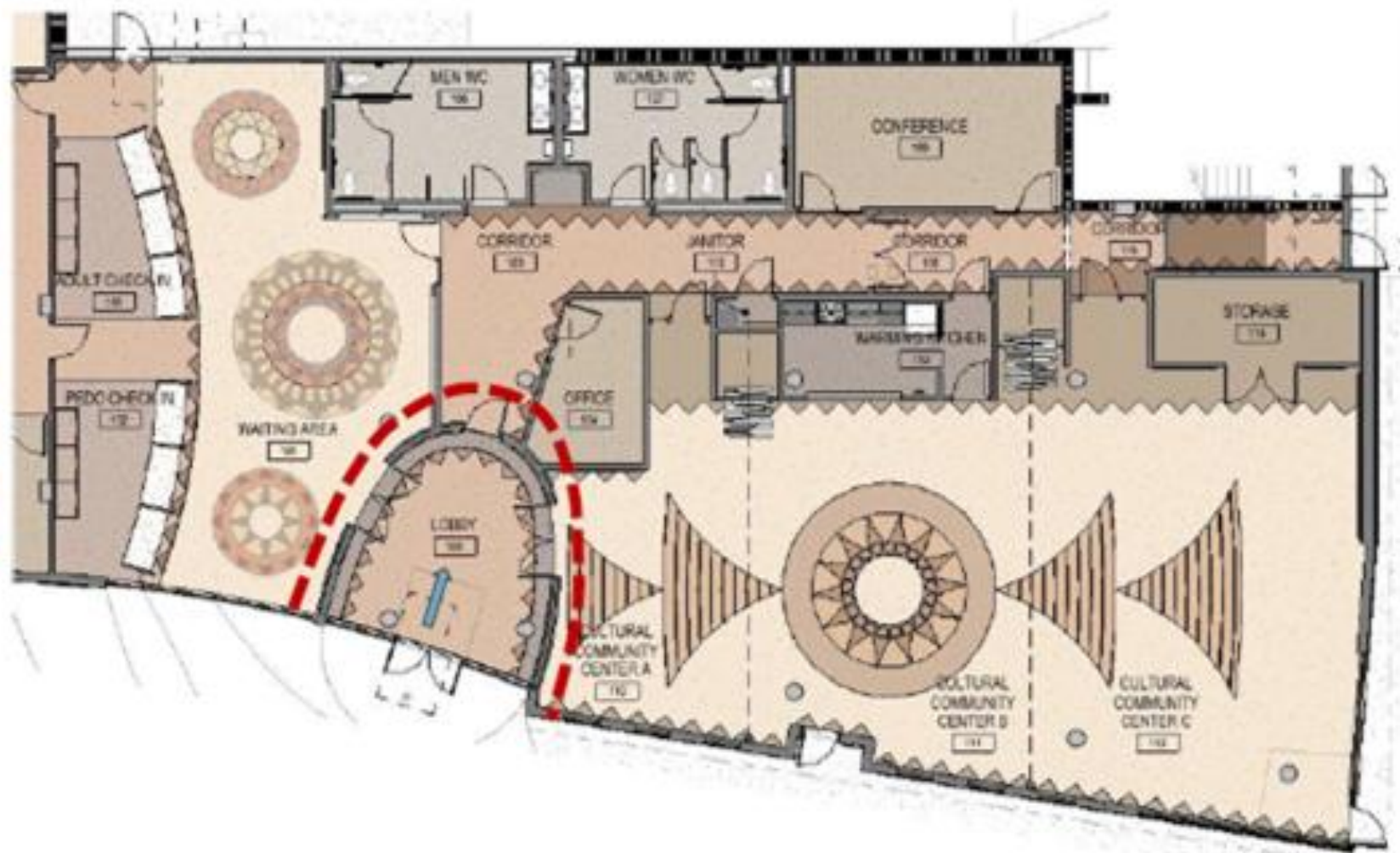
ENTRY LOBBY



LOBBY RENDERING



LOBBY ELEVATIONS



WAITING AREA

WAITING AREA AND CHECK-IN DESKS



WAITING AREA RENDERING



WAITING AREA ELEVATION



CHECK-IN ELEVATION

SERVICE DESK COUNTER OPTIONS



FRONT OF DESK
BURNISHED
CHESTNUT
RENSINGTON MAPLE
DESK
PANELS



COMMUNITY CENTER

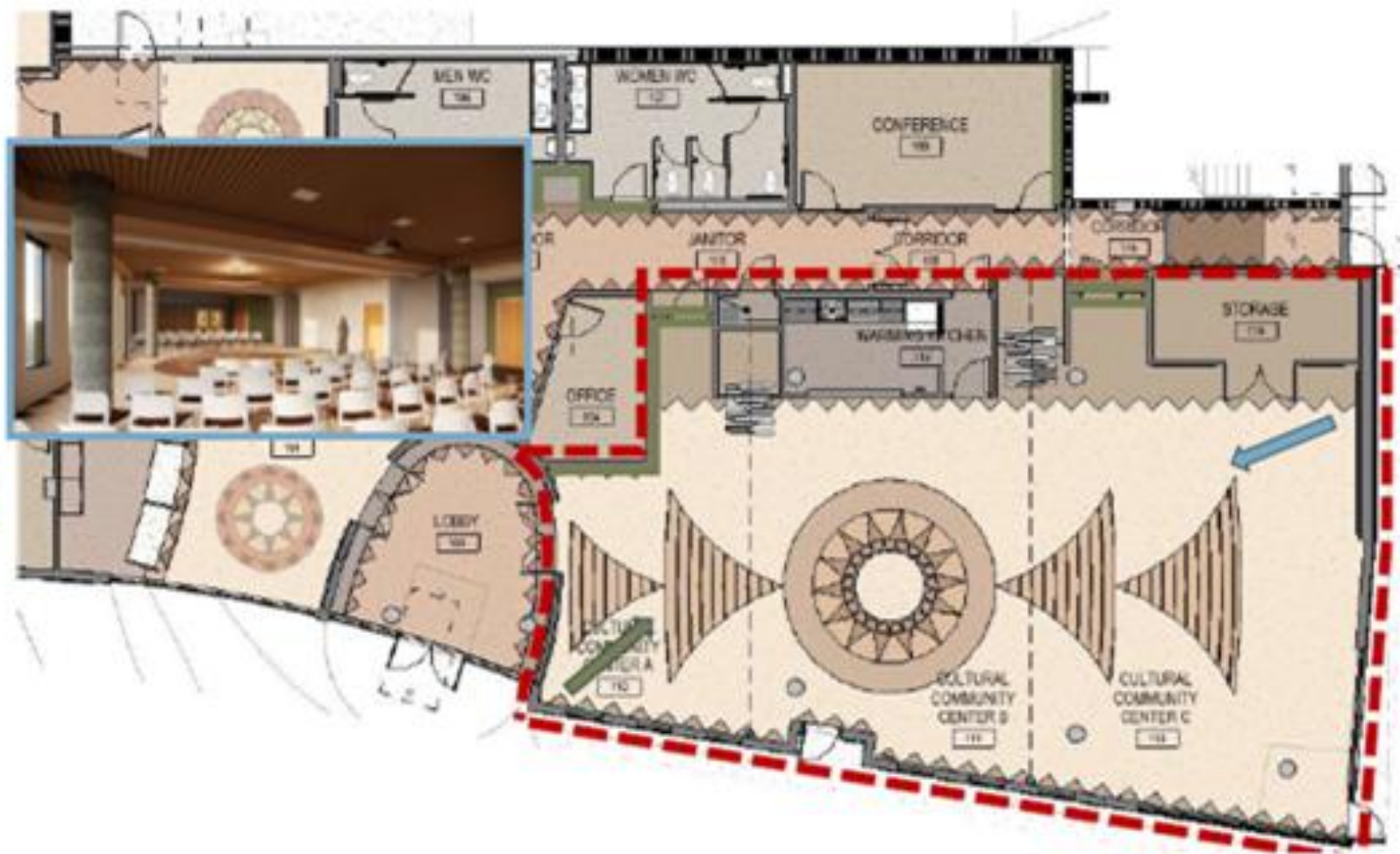
CULTURAL COMMUNITY CENTER



COMMUNITY CENTER RENDERING



COMMUNITY CENTER ELEVATIONS



Two Capital Stacks

1. Separate Financing
 - New Market Tax Credits
 - Low-Income Housing Tax Credits
 - Both need to close construction financing at the same time
 - Splitting predevelopment costs 85%/15%
2. Separate Parcels
 - Coordination on shared infrastructure
 - Joint Operating Reserves
 - Reciprocal Easement Agreement
3. Separate Owners
 - Intercreditor Agreement
 - Joint Development Agreement
 - Construction Management Agreement

Affordable Housing Sources Timing



Local Financing

- City of Oakland
- Oakland Housing Authority

State Financing

- California Department of Housing and Community Development - No Place Like Home
- California Department of Housing and Community Development - Infill Infrastructure Grant Super NOFA
- State Senate Bill 178
- Department of Toxic Substances Control Equitable Community Revitalization Grant

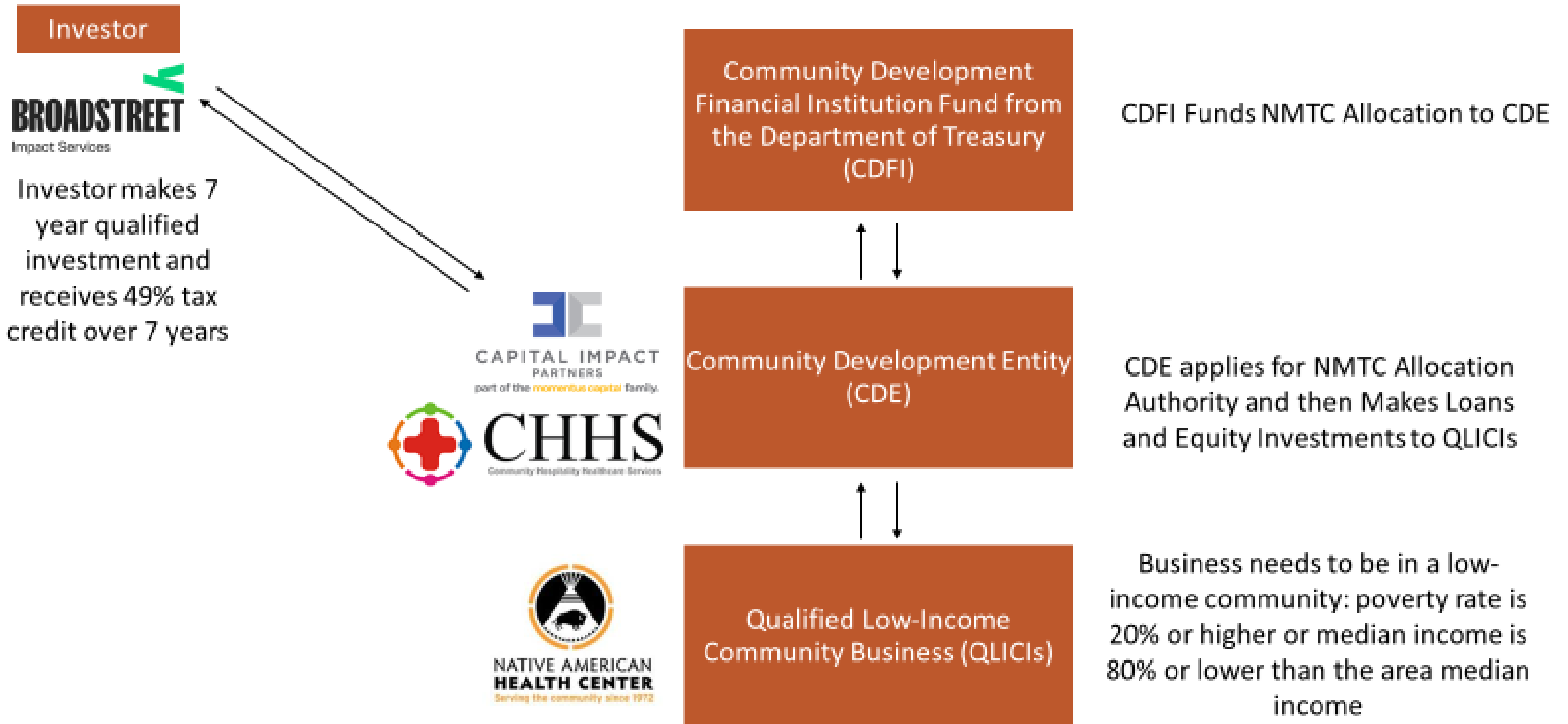
Low-Income Housing Tax Credits

- California Tax Credit Allocation Committee
- Community Debt Allocation Committee

RFP for Construction Lender and/or Low-Income Tax Credit Investor

- BMO for Construction Debt
- Raymond James for Tax Credit Equity

Health and Cultural Center Sources and Timing



Source of Funds

1. Tax-Exempt Bond: \$41,744,061
2. City of Oakland: \$29,200,000
3. City of Oakland CDBG: \$237,221
4. HCD – No Place Like Home (NPLH): \$6,653,422
5. HCD – Infill Infrastructure Grant: \$6,247,048
6. SB178 Budget Act of 2022 Grant: \$4,000,000
7. DTSC Equitable Community Revitalization Grant (ECRG) : \$1,360,592

Operating Subsidies

1. NPLH COSR: \$4,432,257
2. Oakland Housing Authority (OHA) Rental Assistance Subsidy: \$2,538,000



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE



CITY OF OAKLAND



California Department of
**Housing and Community
Development**



OFFICE OF BROWNFIELDS
Department of Toxic Substances Control - Cleanup in Vulnerable Communities Initiative

DTSC-ECRG Grant - Land Reuse Plans

- Cleanup planning and implementation
- Vapor mitigation system design and construction
- Soil excavation

Commitment Target Areas

- Job Creation
- Preventing Displacement
- Expanding Mobility and Connectivity
- Developing Healthier and Safer Communities
- Promotion of Environmental Justice



Thank you!

Contact Information:

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CALIFORNIA LAND RECYCLING CONFERENCE

Transforming Land, Empowering Communities
September 16-18, 2025 | Carson, CA



OFFICE OF BROWNFIELDS
Department of Toxic Substances Control - Cleanup in Vulnerable Communities Initiative



CENTER FOR CREATIVE
LAND RECYCLING
RECLAIM. CONNECT. TRANSFORM.

THANK
YOU!



**TOGETHER WE
EMPOWER
COMMUNITIES
THROUGH THE
TRANSFORMATION
OF BROWNFIELDS**

Join the conversation, use
#CALRC2025 to share your
photos, insights and highlights!

*We appreciate your feedback,
follow this QR code to submit an
evaluation form on Whova.*

QUESTIONS DISCUSSION