



CALIFORNIA LAND RECYCLING CONFERENCE

Imagine | Innovate | Implement
September 29 – October 1, 2026 | Foster City

The Brownfield Financing Blueprint

Funding Strategies and Stacking Mechanisms



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



CENTER FOR CREATIVE
LAND RECYCLING
RECLAIM. CONNECT. TRANSFORM.



CLAIRE WESTON
**CENTER FOR CREATIVE LAND
RECYCLING**



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DORIS NGUYEN
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SWRCB DEPT. OF FINANCIAL ASSISTANCE

SPEAKERS

And Special
Acknowledgement to
Tamarin Austin | Clean
Water Advisors

The Brownfield Blueprint - Agenda

Introduction + State and Federal Funding Sources Overview

- EPA Sources
- DTSC Sources
- Water Board Sources
- Other CA Funding Sources

Public, Private, and Philanthropic Financing Mechanisms

- Public and Private Funding Mechanisms
- Leveraging Philanthropic Funding – Tips and Best Practices

Stacking and Sequencing Exercise

Funding Stack Case Studies

- Water Board Case Studies - RD Brown, The Village at Century, Roseland Cleaners
- Dos Rios Light Rail Station
- India Basin Waterfront Park – 900 Innes
- 2700 International

Q&A

View the accompanying CA funding resources two-pager!



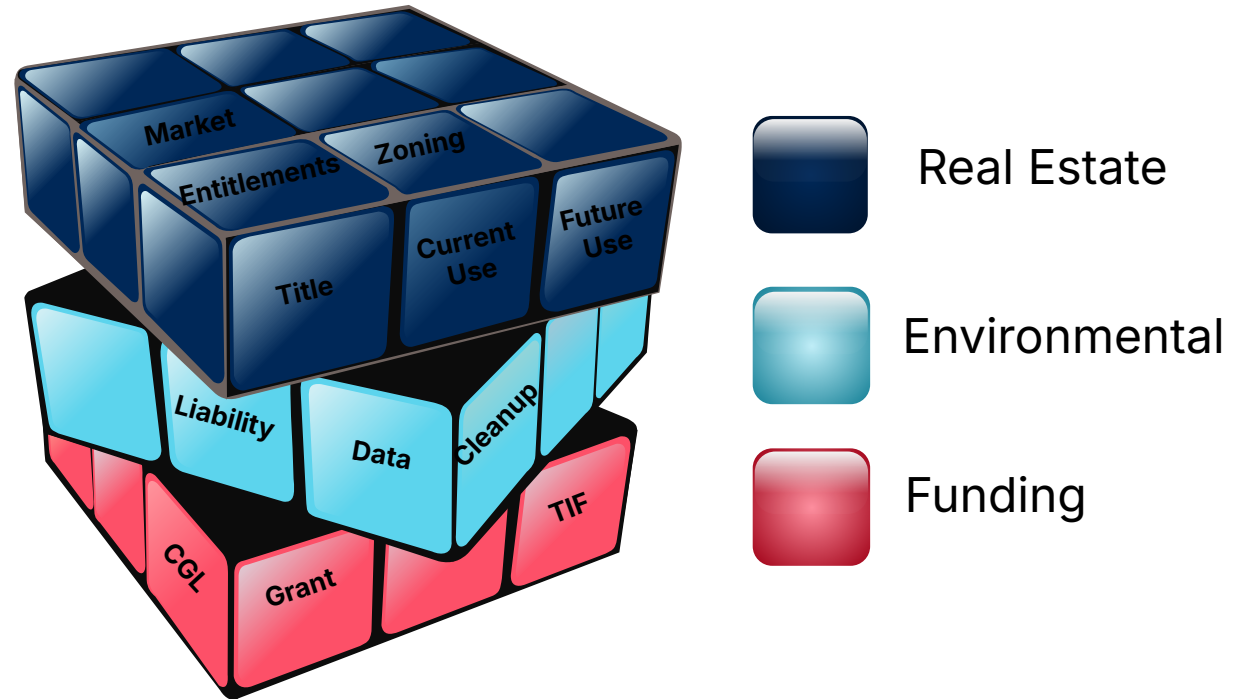
My Background and the Rubik's Cube of Brownfields



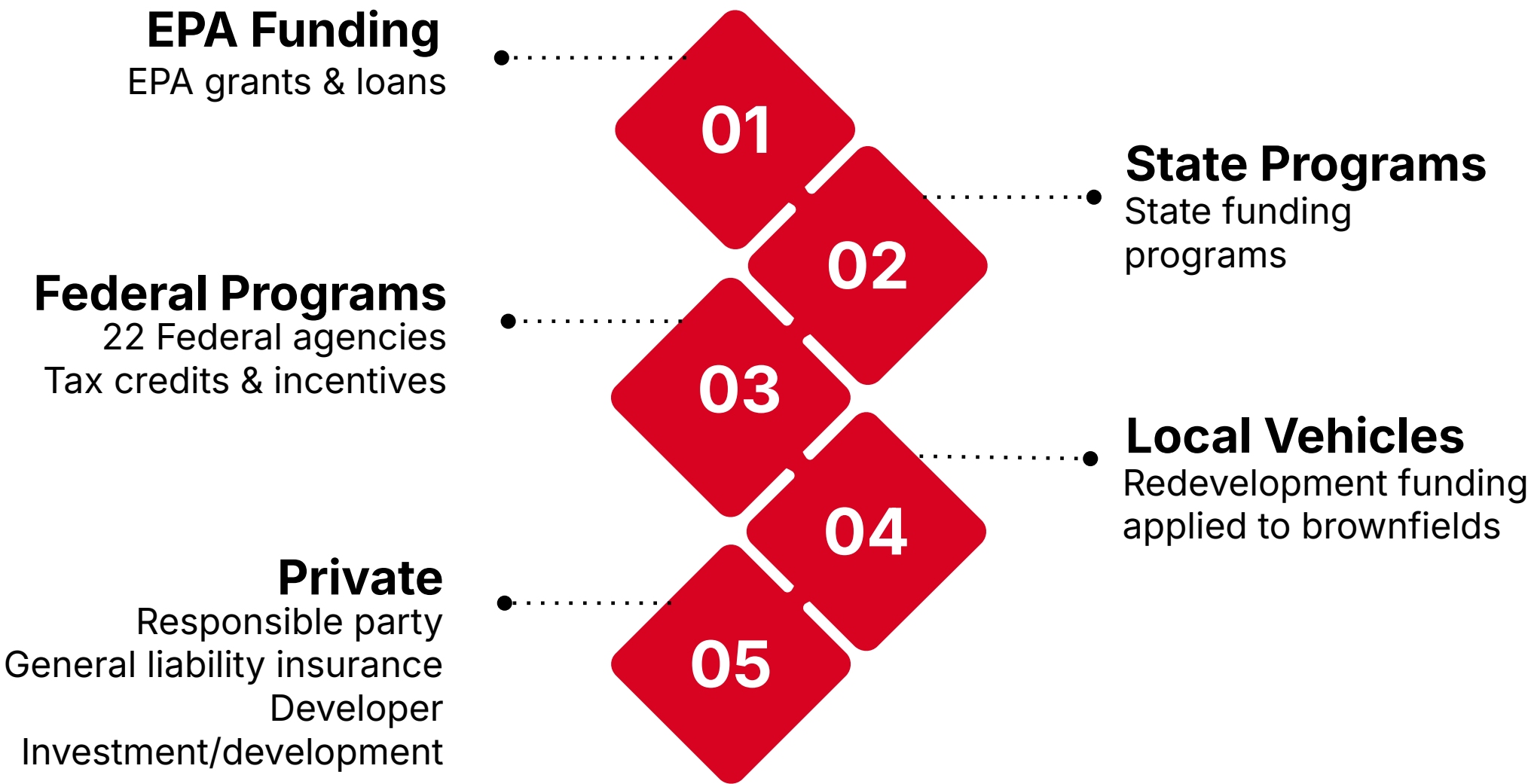
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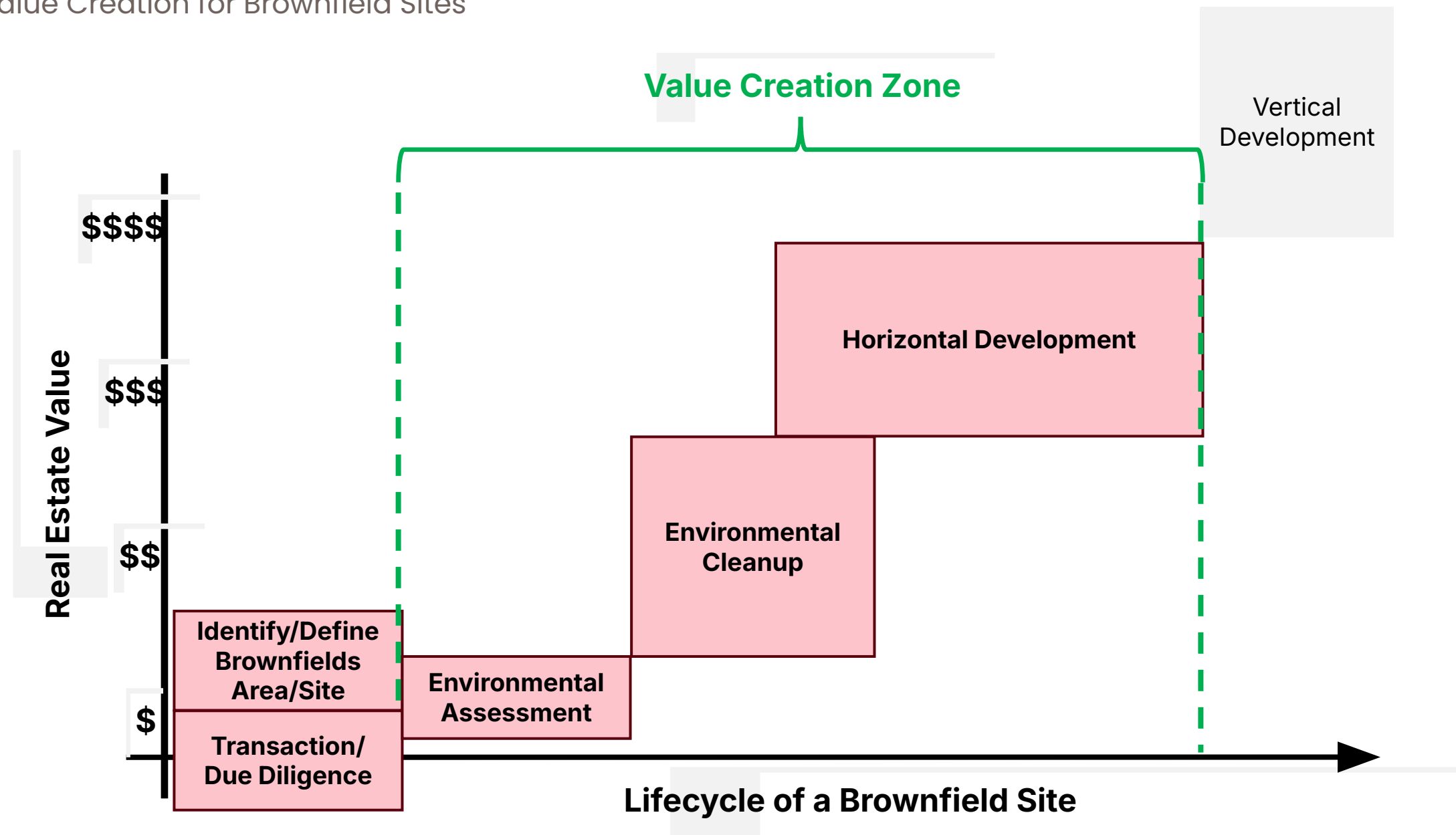
Categories of Funding Sources



Funding Sources for the Entire Brownfields Lifecycle



Value Creation for Brownfield Sites



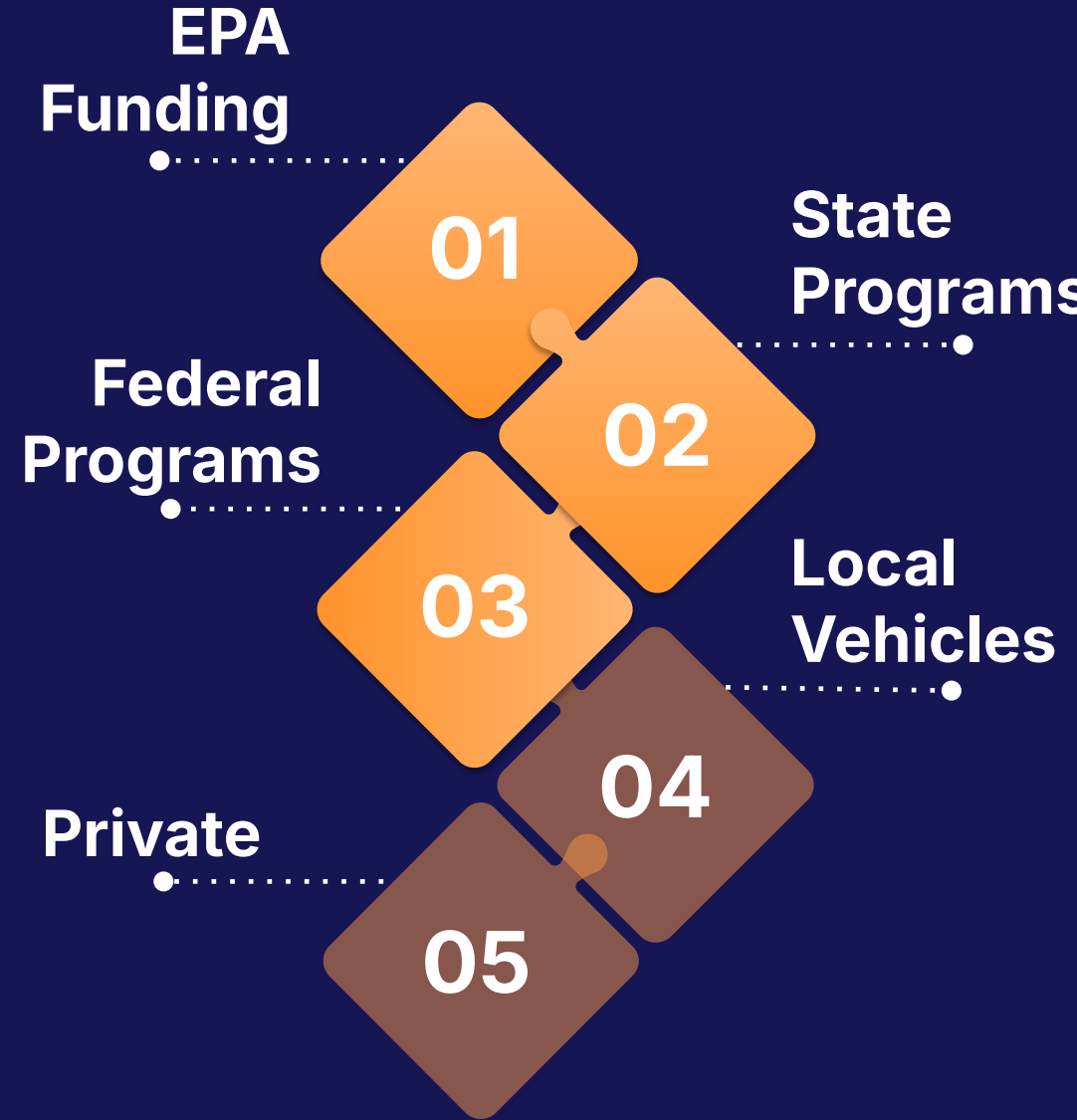


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State and Federal Funding

EPA, DTSC, Water Board, and More!



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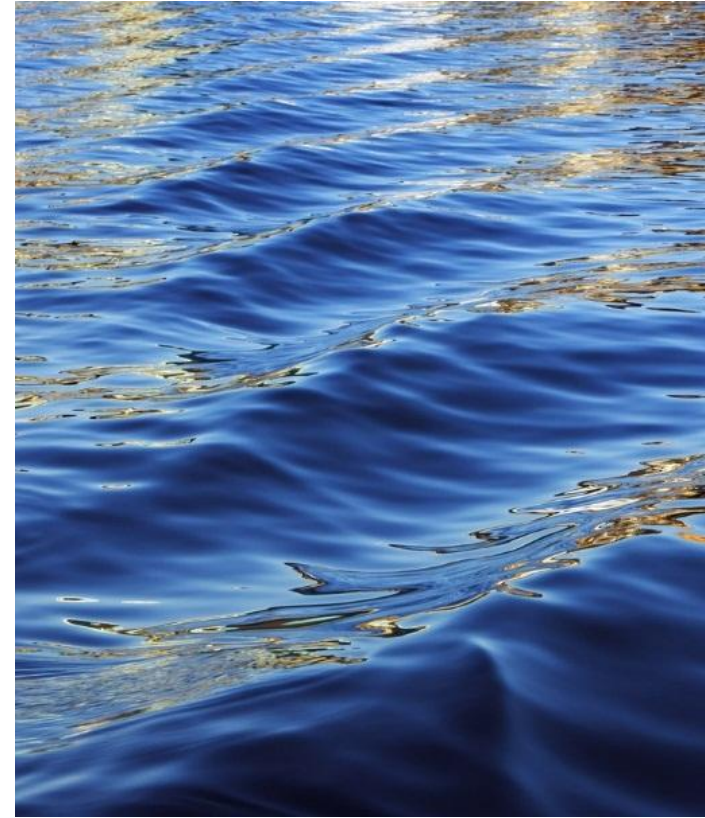


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Available EPA Brownfield Grants

Upcoming FY27 Funding opportunities



EPA Brownfield Funding Opportunities

- End of Fiscal Year 2026 will conclude BIL funding (IIJA)
- BIL allowed for EPA's funding to be close to 250 million and now will operate closer to 66 million
- Thus, EPA FY27 grants will have lower funding amounts from the previous 5 years



EPA Brownfield Funding Opportunities

**Funding amounts based on anticipated FY27 awards*

- **Community-wide Assessment Grants**

- For communities beginning to address their brownfield challenges
- May request up to \$500,000
- Period of performance up to 4 years

- **Assessment Coalition Grants**

- Designed for one “lead” entity to partner with 2-4 other entities
- May request up to \$1,000,000
- Period of performance up to 4 years

- **Community-wide Assessment Grants for States and Tribes (CWAGST)**

- Only available to states and Federally Recognized Tribal Nations
- May request up to \$1,000,000
- Period of Performance up to 5 years

EPA Brownfield Funding Opportunities

**Funding amounts based on anticipated FY27 awards*

- **Cleanup Grants**

- For communities to conduct cleanup activities at 1 or more contaminated brownfield sites
- May request up to \$500,000 to address
- Period of performance is up to 4 years
- *Grant recipients are required to provide a 20% match

- **Revolving Loan Fund (RLF) Grants**

- Funding in form of revolving loan
- May request up to \$1,000,000
- *Grant recipients are required to provide a 20% match

- **Multipurpose Grants**

- For communities to perform at least - one phase II ESA, one site cleanup, one reuse plan
- May request up to \$1,000,000
- Period of performance up to 5 years
- *Grant recipients must provide \$40,000 match
- ** **NOT BEING OFFERED FOR FY27 COMPETITION CYCLE**

EPA Brownfield Funding Opportunities

**Funding amounts based on anticipated FY27 awards*

- **Job Training Grants**

- Funding for communities to provide environmental training for residents impacted by brownfield challenges in their communities
- Entities can recruit, train and place unemployed and underemployed residents into full-time, sustainable employment
- May request up to \$300,000
- Period of Performance is up to 3 years



EPA Technical Assistance

• Land Revitalization (LRTA)

- Assistance given to local communities
- Help identify:
 - practical reuse options
 - remove barriers to site reuse
 - integrate sustainable and equitable approaches
- Helps communities understand local market conditions, financial feasibility, and site design reuse scenarios



• Targeted Brownfield Assessment (TBA)

- EPA provides contractor assistance to conduct environmental sampling
- May request up to \$100,000 worth of technical assistance
- Applications reviewed and accepted on rolling basis
- No cost for applicant



• Technical Assistance to Brownfields

- TAB provider for EPA Brownfields (CCLR) offers **free** technical assistance
 - Site assessment guidance
 - Remediation and reuse planning
 - Health/environmental impact information
 - Capacity building
 - Support for grant applications
- Critical resource for communities seeking to revitalize contaminated properties



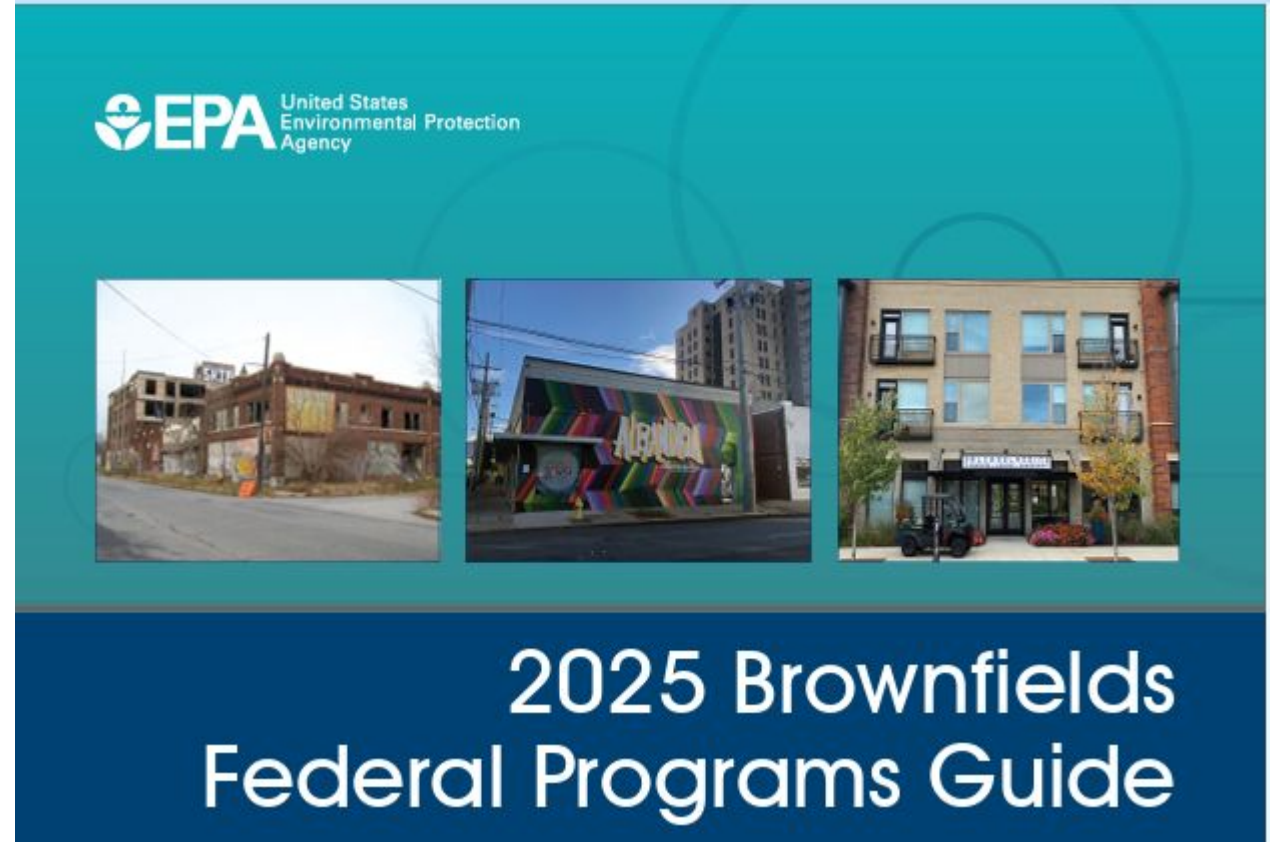
Other Federal Funding

22 Federal Agencies Have “Brownfield” Programs

- End-use incentives
- Tax-based

2025 Brownfields Federal Programs Guide – Updated every other year.

- A 2027 version should be available at the National Brownfields Conference – May 2027 in Salt Lake City



The background is a collage of four images: top-left shows people in hard hats at a construction site; top-right shows a multi-story building under construction with scaffolding; bottom-left shows a group of diverse children in a classroom setting; bottom-right shows a man and a woman walking a large white dog on a leash in a park.

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Department of Toxic Substances Control • Cleanup In Vulnerable Communities Initiative

The Brownfield Financing Blueprint: Funding Strategies and Stacking Mechanisms

September 2026

Community Wide Assessment Grant-States & Tribes (CWAG-ST)

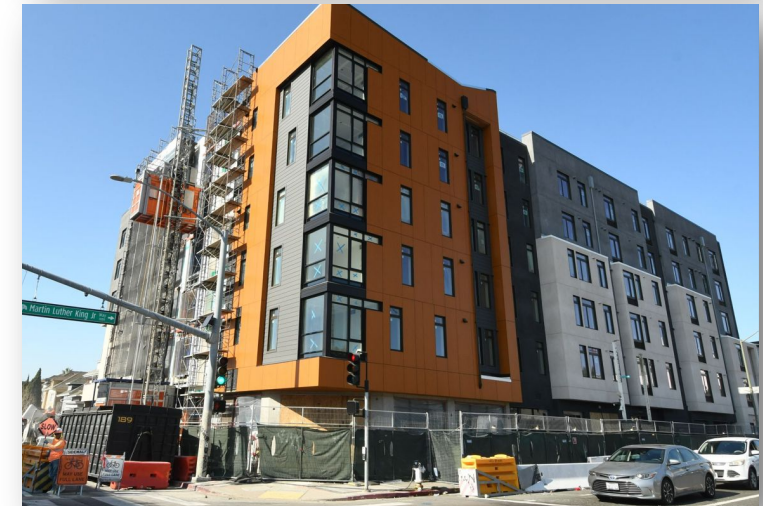
- Government entities, Nonprofits, Tribes
- Available now for sites in DTSC Region 4
- No federal or state-owned properties
- Investigations only, no cleanups
- Reuses with a purpose
- DTSC's contractor conducts the work
- DTSC oversight and project management
- Deliverables: workplans, data and/or reports
- Made possible by a USEPA grant to DTSC



National City

Assistance for DTSC Oversight Costs

- For DTSC voluntary agreements
- DTSC oversight costs to be covered
- Government entities, Nonprofits, Tribes
- Meaningful reuse and impactful projects
- High likelihood of implementation
- Currently supporting ECRG and MARC grantees
- Requests reviewed on a case-by-case basis
- Depends on project process and DTSC capacity
- Made possible by a USEPA grant to DTSC



Longfellow Corner, Oakland: Before and After

DTSC Low-Cost Loan Programs

- Open to property owners, developers, community groups and local governments
- Investigating Site Contamination Program and (ISCP) \$100,000
 - Preliminary Endangerment Assessment
- Cleanup Loans Environmental Assistance to Neighborhoods (CLEAN) up to \$2.5M
 - Cleanup plans and cleanup implementation
 - CLEAN Program Fact Sheet
- Below market interest rates (SMIF)
- Severely underutilized program
- For more information: <https://dtsc.ca.gov/brownfields/loans-and-grants/>

SWRCB - CLEANUP FUND PROGRAM OVERVIEW



State Water Resources Control Board, Division of Financial Assistance, Cleanup Fund Branch

DFA Cleanup Related Funding - Agenda

- Orphan Site Cleanup Fund – Petroleum UST focused
- Site Cleanup Subaccount Program
- Cleanup and Abatement Funding
 - Tier 1 Emergency
 - Tier 2
 - Regional Board Funding Allocations
 - Tribal and Environmental Justice Solicitation



Orphan Site Cleanup Fund (OSCF)

PROGRAM

The Orphan Site Cleanup Fund (OSCF) is a grant program designed to provide financial assistance for the remediation of sites contaminated by leaking petroleum underground storage tanks (USTs).

- Administered by the State Water Resources Control Board pursuant to statute and California Code of Regulation Title 23, Division 3, Chapter 18 (commencing with section 2814.20) of the California Code of Regulations (OSCF Regulations).
- Amended in 2014 to allow non-brownfields projects to qualify. The change let OSCF provide grants for a wider variety of projects.

KEY QUALIFICATIONS:

- Must not be eligible for the UST Cleanup Fund
 - The principal source of contamination is from a petroleum UST
 - Did not cause or contribute to the release of petroleum
 - Has no affiliation with the person(s) who caused or contributed to the release of petroleum
 - Must lack a financially responsible party
- 

OSCF PROGRAM - CONTINUED

GRANT TYPES:

- Assessment Grants: site investigation, remedy selection, pilot testing, UST removal (limited, situational)
- Cleanup Grants: Implementation of corrective action. The grantee must be the property owner to qualify for a cleanup grant

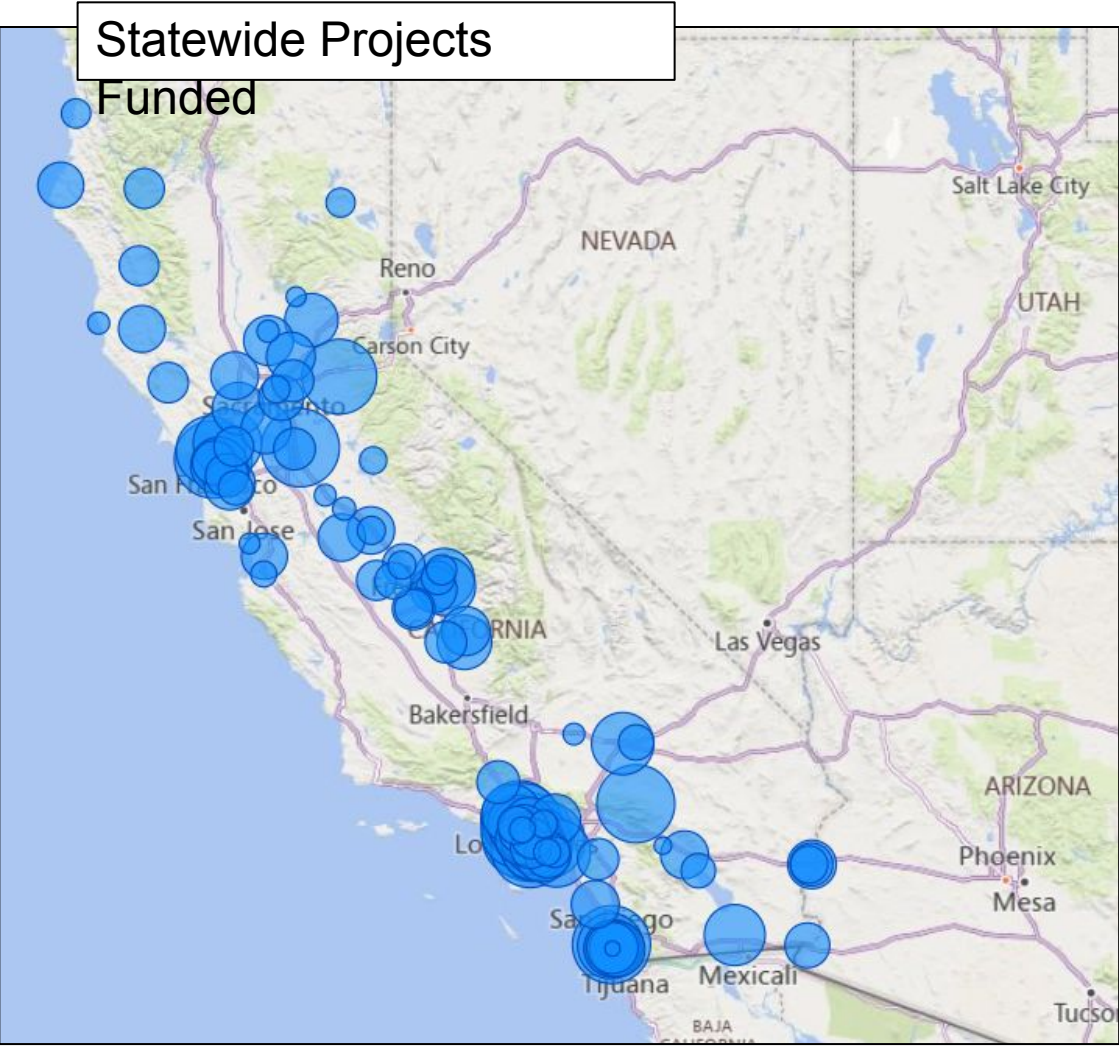
FUNDING TYPES:

- OSCF provides funding for assessment and remediation of a petroleum UST case
- OSCF also provides funding for response actions required due to site redevelopment at a closed former petroleum UST release site

IMPORTANT CONDITIONS:

- Costs must be incurred by/on behalf of recipient after January 1, 2005 and may not exceed \$1M for applications received after January 1, 2015. Application received before this date have a \$1.5M funding limit.
- Actions must be approved by a regulatory agency or required due to site redevelopment
- No double payment from other sources
- In general, to be reasonable and necessary, assessment and cleanup work must be done to meet the Low Threat Underground Storage Tank Case Closure Policy (LTCP or Policy) or be required due to site redevelopment

OSCF Funding Statewide



Statewide			
Fiscal Year	Awarded Funding	Grant Executed	Reimbursement
2023-2024	\$6,955,230	36	\$2,758,154
2024-2025	\$10,776,831	42	\$4,643,080
2025-2026	\$12,351,608	39	\$6,931,428
Total	\$29,599,261	117	\$14,332,661

Site Cleanup Subaccount Program (SCAP)

Overview

The Site Cleanup Subaccount Program (SCAP) is a funding program for investigating the source of surface water or groundwater contamination, or for remediating the harm or threat of harm to human health, safety and the environment caused by existing or threatened surface water or groundwater contamination through grant agreements or contracts.

- Administered following Health and Safety Code § 25299.50.6 and State Water Board Resolution 2024-0023.

ELIGIBILITY REQUIREMENTS:

- Issuance of an oral or written order, directive, notification, or approval pursuant to Section 25187, 25187.1, 25296.10, 78870, 79055, or 101480 of the Health and Safety Code or any section of the Water Code
 - All responsible parties must lack financial resources to pay for the required response actions
- 

SCAP Overview - Continued

AGREEMENT TYPES:

- Grants: site investigation, interim remedial measures and remedy selection, remedial action, monitoring, vapor intrusion mitigation, site restoration and closure
 - Not all grants will include all scopes of work. Multiple grants can be executed for a project, but only one can be active at a time
- Investigation Contracts: Phase I Environmental Site Assessment, site investigation, and vapor intrusion mitigation. These contracts are used to identify source areas and responsible parties.
- Remediation Contracts: remedial design investigation, interim remedial measures, remedial action, monitoring, vapor intrusion mitigation, site restoration and closure. These contracts are for orphan sites or for sites with recalcitrant responsible parties, and will result in liens placed against the property.

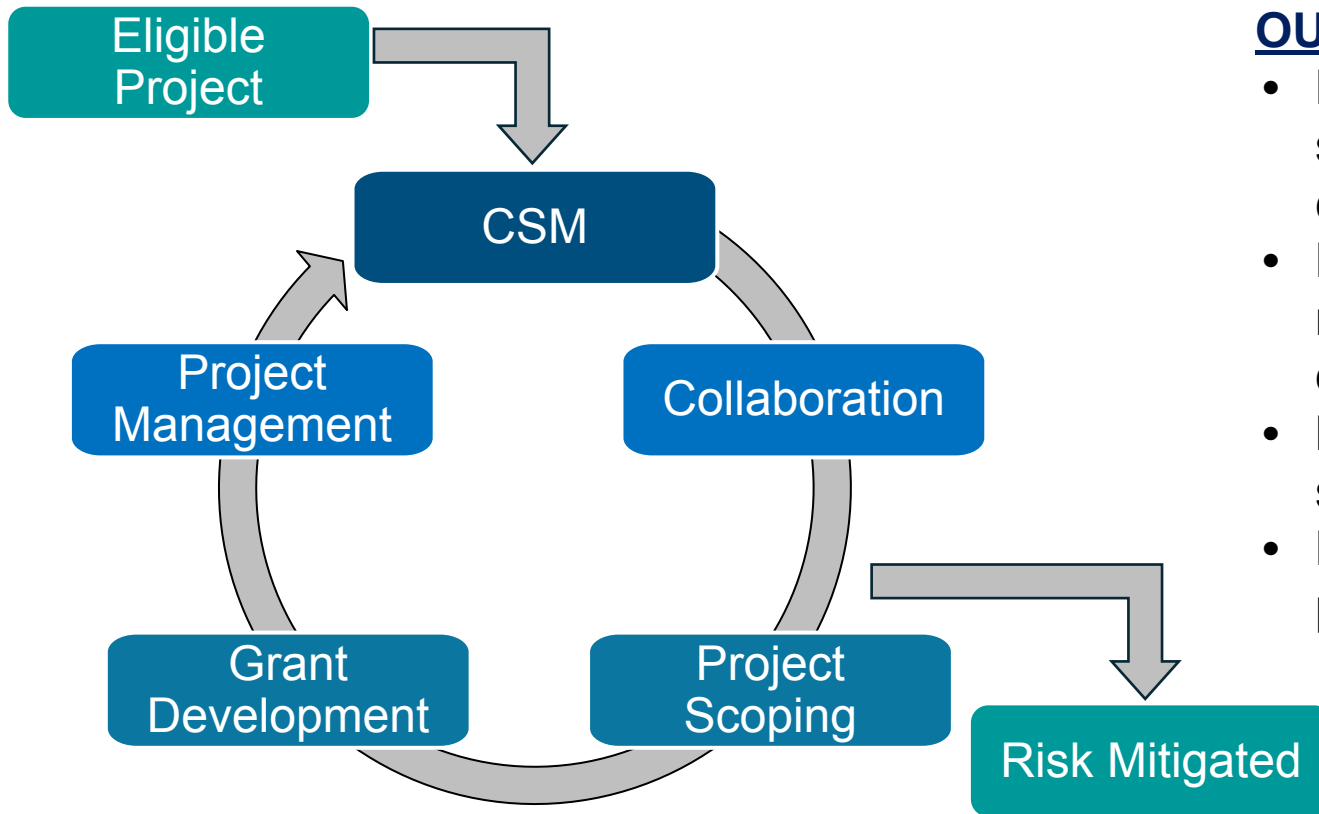
IMPORTANT CONDITIONS:

- Costs must be incurred after the eligible work start date and before the work completion date. No costs incurred outside this timeframe are eligible for reimbursement.
 - No double payment from other sources.
 - There are no limits on which contaminants can be cleaned, but all project must be scored following the methodology described in Resolution 2024-0023.
- 

SCAP Process

PROGRAM ALIGNMENT:

- Grant development and management processes are being aligned with ECAP and OSCF to further support the highly collaborative, solution-focused approaches SCAP takes.



OUTCOMES & LONG-TERM GOALS:

- Faster grant execution** by refining project scope, streamlining reviews, and enhancing cross-program communication.
- Project capacity increased** as SCAP's risk mitigation approach allows it to handle more sites efficiently.
- Improved transparency** through consistent, structured data collection.
- Better access** through upgraded data systems powering interactive dashboards.

SCAP Statewide Funding Update

Statewide Projects

Project Applications	Projects Funded	Amount Funded	Completed Projects	Completed Amount Funded	Active Projects	Active Amount Funded
446	92	\$209,171,697	36	\$49,240,186	56	\$159,931,511

Statewide Grant Agreements

Agreements Funded	Amount Funded	Completed Agreements	Completed Amount Funded	Active Agreements	Active Amount Funded
148	\$209,171,697	92	\$94,384,592	56	\$114,787,105

Statewide Contracts

Projects Recommended	Total Projects Funded	Total Amount Funded	Completed Projects	Completed Amount Funded	Active Projects	Active Amount Funded
136	27	\$21,441,914	10	\$12,944,071	17	\$8,497,843

CAA Program Overview

- Non-Drinking Water CAA funding is transitioning to the Cleanup Fund
 - Tier 1 projects
 - Tier 2 – Resolution 2026-0009
 - RB allocations – allocated to all regions based on percentage of fees collected. Can submit requests for eligible projects to DFA.
 - \$15,000,000.00 to Regional Boards and \$725,000.00 to DWQ.
 - Tier 2 grants and contracts consistent with the CAA statutes and Guidelines.
 - Tribal and EJ Grant Solicitation
 - Pilot program allocating \$5 million statewide for Tier 2 projects
 - Outreach Fall 2026

Regional Water Board	Total Amount
	(including \$850K Baseline)
Region 1	\$1,700,000
Region 2	\$1,710,000
Region 3	\$1,520,000
Region 4	\$2,550,000
Region 5	\$1,490,000
Region 6	\$1,180,000
Region 7	\$970,000
Region 8	\$1,230,000
Region 9	\$2,650,000
Total	\$15,000,000

Additional CA Funding Opportunities for Land Reuse

*Leveraging State Grants,
Planning Resources, and Infill
Programs for Community
Transformation*

Claire Weston | Program
Director | Center for Creative
Land Recycling





Affordable Housing and Sustainable Communities (AHSC) Program

Program Eligibility

Communities, and low-income households.

Funded Activities

development into existing built environments, facilitating transit-oriented infill, reducing Vehicle Miles Traveled (VMT), and redeveloping infill parcels near key destinations.

Availability

Application window is currently closed (Round 10 guidelines and intake reports issued). Track upcoming rounds via the HCD/SGC calendar.



Infill Infrastructure Grant (IIG) Program

Program Eligibility

Funded Activities

Directly financing site preparation, utility extensions, structured parking, and structural alterations needed to convert brownfields, vacant lots, and obsolete buildings into housing.

Availability

the Multifamily Finance Super NOFA.

Current Status: Application window currently closed for recent solicitation round.



Community Development Block Grant (CDBG) Program

Program Eligibility

funds.

- Non-federally recognized Native American communities and Colonias may apply in partnership with eligible jurisdictions.

Funded Activities

objectives to prevent or eliminate blight. CDBG funds can cover pre-development planning, site assessments, blighted infrastructure removal, and community facility redevelopment in rural areas.

Availability

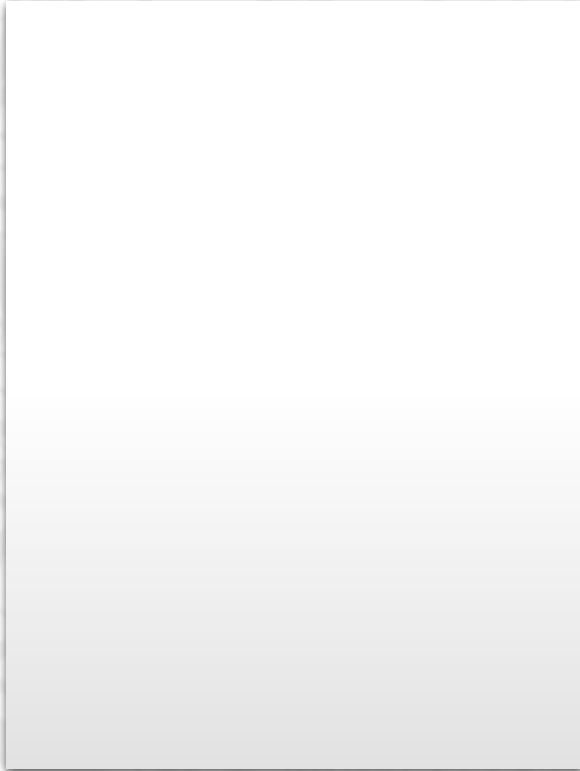
(April 3, 2026 deadline for recent cycle).



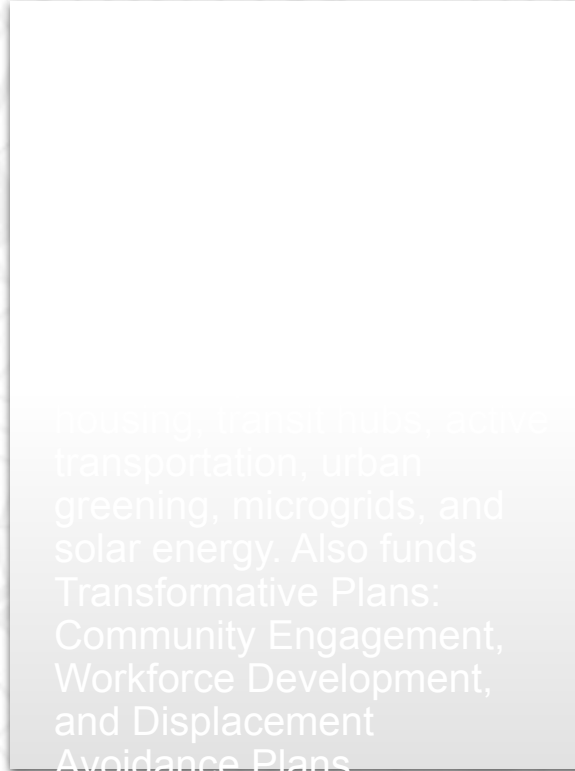
CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

Transformative Climate Communities (TCC) Program

Program Eligibility



Funded Activities



Availability





CALIFORNIA
**NATURAL
RESOURCES**
AGENCY

Environmental Enhancement and Mitigation (EEM) Grant Program

Program Eligibility

modifications, highways, rail lines, mass transit hubs).

Funded Activities

Converting impacted land or degraded parcels adjacent to transport corridors into restored natural buffers, wildlife crossings, or public green spaces.

Availability

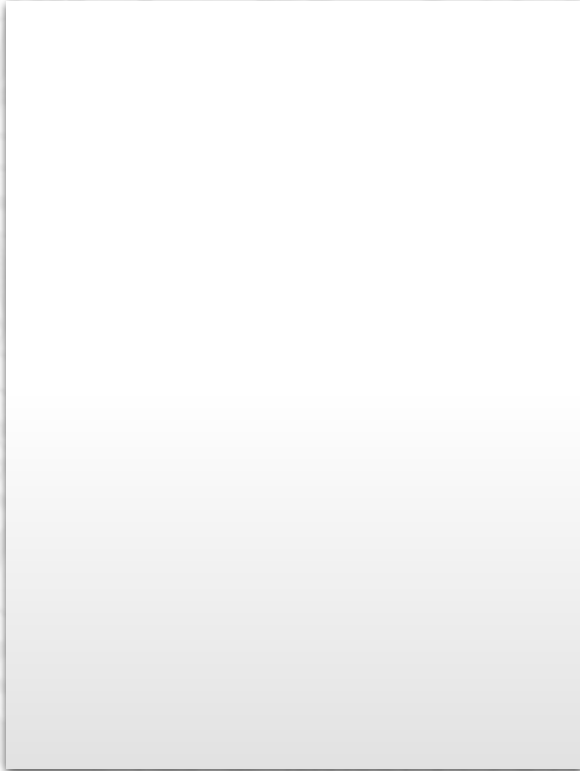
Current Status: No competitive solicitation in 2026 due to funding reductions; assessment later in 2026 will determine potential 2027 solicitation.



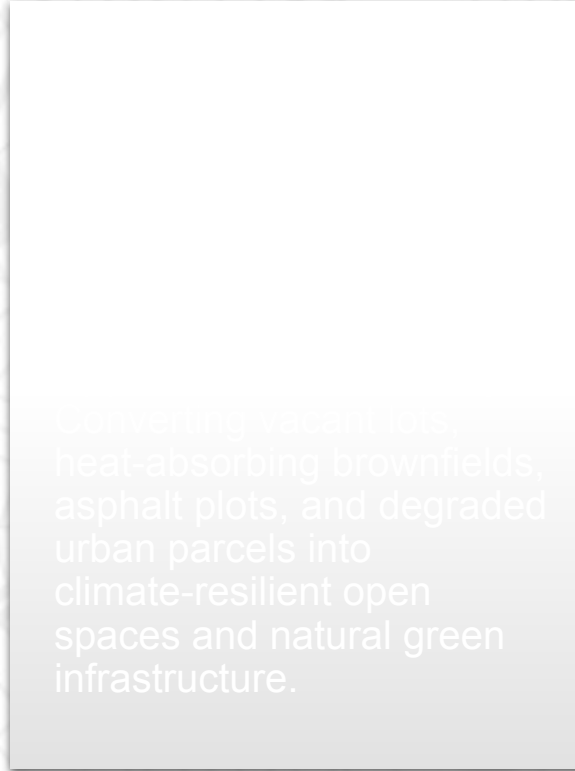
CALIFORNIA
**NATURAL
RESOURCES**
AGENCY

Urban Greening Grant Program

Program Eligibility



Funded Activities



Converting vacant lots, heat-absorbing brownfields, asphalt plots, and degraded urban parcels into climate-resilient open spaces and natural green infrastructure.

Availability



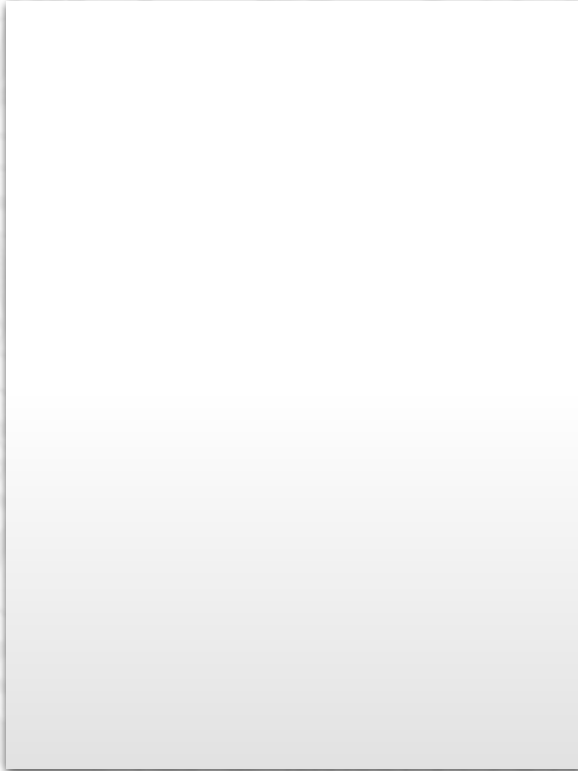
4, 2026; site evaluations in Oct 2026; Awards Announced December 2026.

Future Availability: Round 2 solicitation opening late 2027 or early 2028.



Sustainable Transportation Planning Grants

Program Eligibility



Funded Activities

Supports Land Reuse By:
Funding advance land-use planning, infill corridor re-design, transit-oriented development studies, and brownfield area master planning before capital investments occur.

Availability

2027-28 Call for
Applications released
August 18, 2026;
Application Deadline:
October 9, 2026 by 5 PM.

California Grants Portal | Centralized State Funding Hub

- Single central web platform operated by the **California State Library**.
- Aggregates all competitive and first-come funding opportunities across all California state agencies.
- Currently tracks over **170 active state grant opportunities** representing **\$16.8 billion** in available state funding.

Filter by Business, Nonprofit, Public Agency, Tribal Government, Individual, or Other Legal Entity.

Search by Environment & Water, Disadvantaged Communities, Housing, Community & Economic Development, Parks & Recreation, or Transportation.

FIND YOUR OPPORTUNITY

I am Any Applicant Type looking for funding in Any Grant Category sector with at least Any Timeframe until the application deadline.

Filter by remaining application window (1 month, 3 months, 6 months, 1 year).

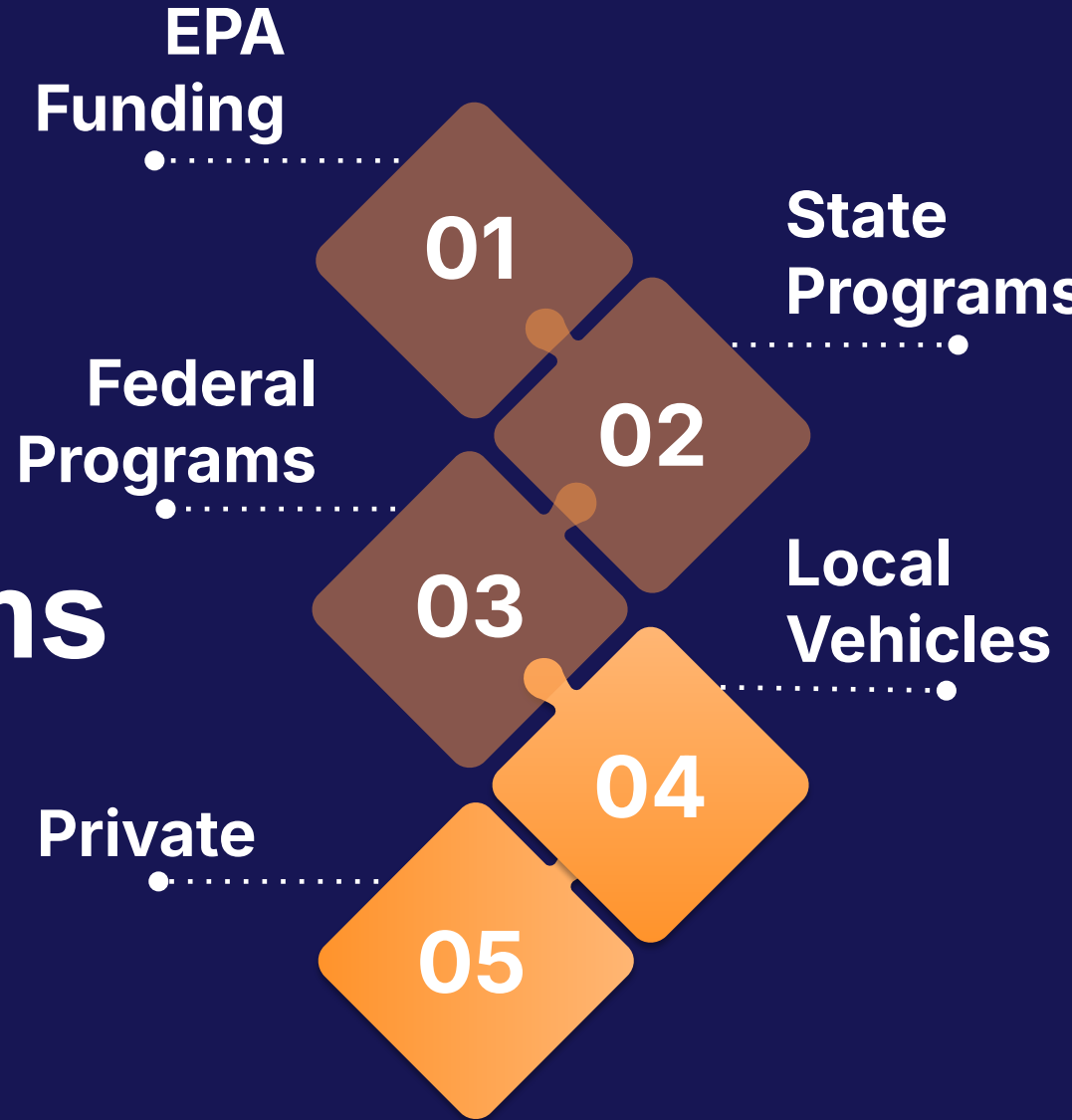


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Public and Private Financing Mechanisms

**TIF, Insurance, Private Investment,
Philanthropy**



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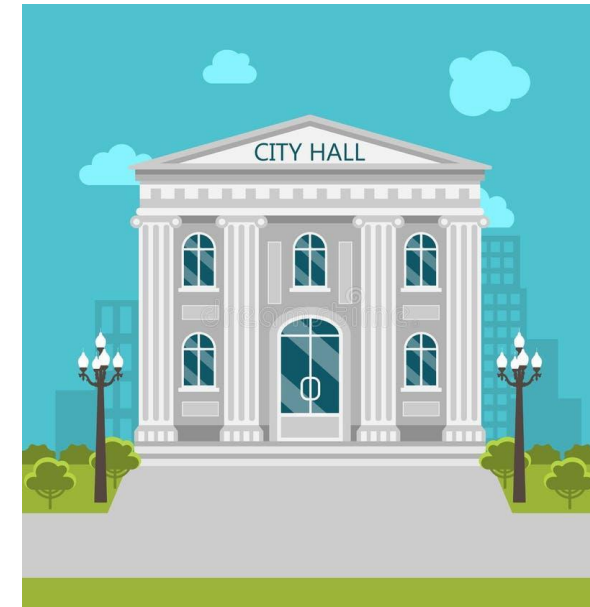
Traditional Local Government Redevelopment Funding Programs such as:

Tax Increment Financing*

- 49 States have TIF
- State law, local implementation

Specialty/Utility Districts

- Typically for utilities/infrastructure
- Tax/assessment based



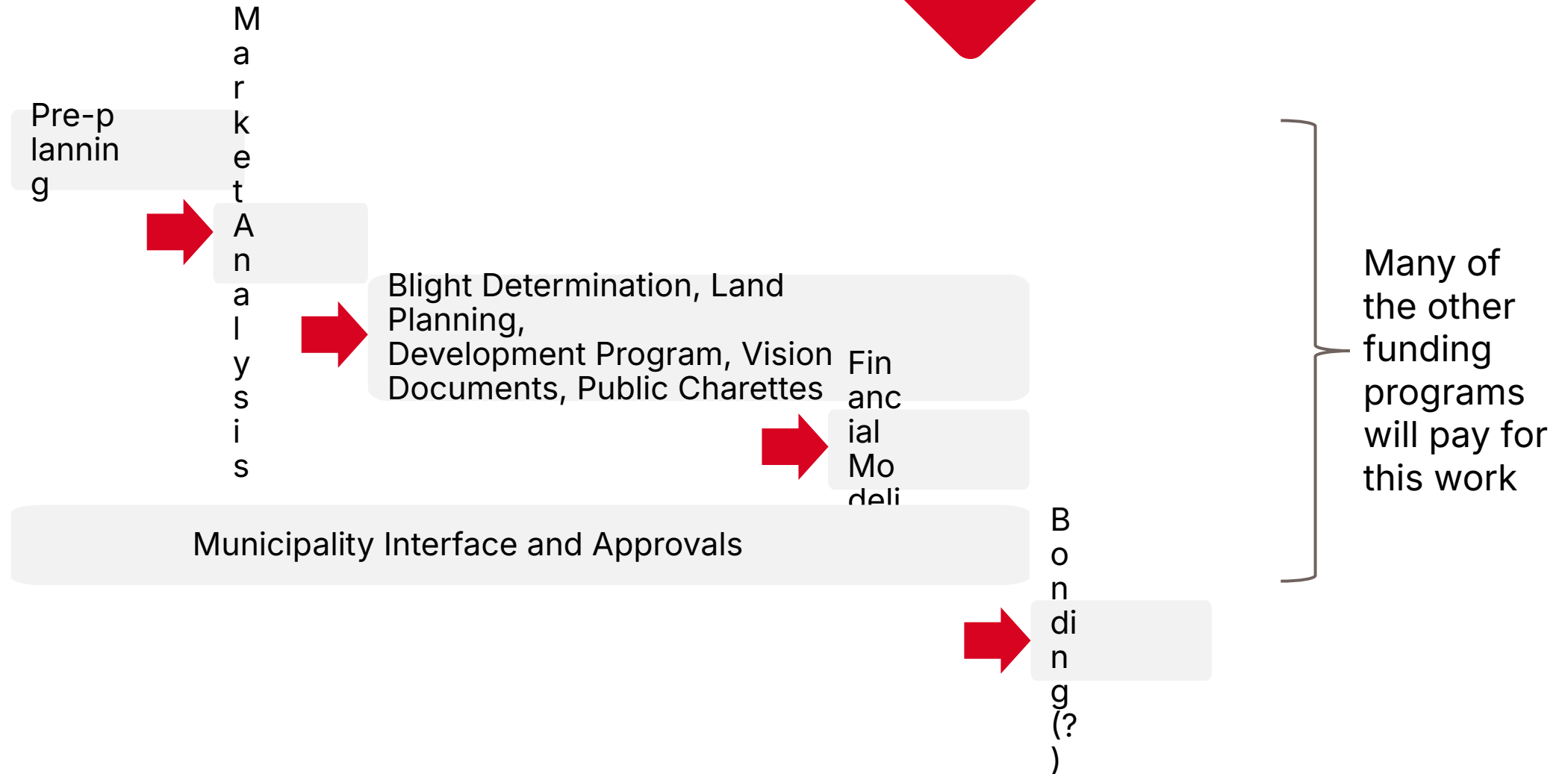


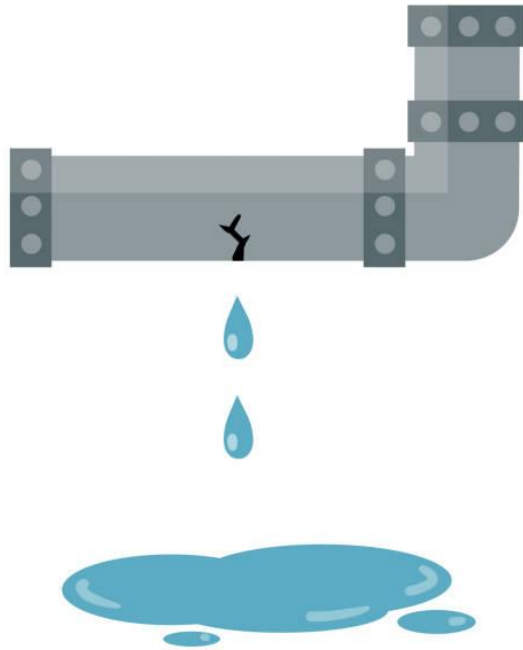
In California:

- Enhanced Infrastructure Financing Districts (EIFDs)
- Community Revitalization Investment Authorities (CRIAs)

- "Self-funding" to established TIF district
- Municipality forms or supports TIF (gives up future taxes)
- Future increment can be bonded in advance
- Money used for horizontal development costs – highly flexible uses
- Significant planning and set-up effort involved

$$\begin{array}{r} \text{Future Projected Property Tax} \\ - \\ \text{Current Property Tax} \\ = \\ \text{Increment} \end{array}$$



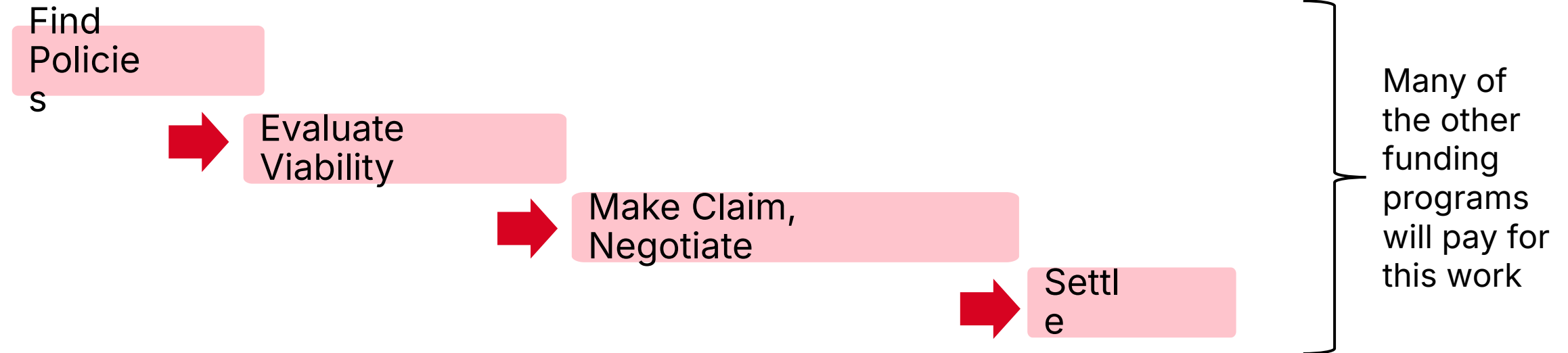


- Mostly pre-1986 All Pollution Exclusion
- Very common to have the policies
- Not easy, but often quite viable (and ignored)
- Cooperation by policy holder required
- Get help
 - Hire firm that specializes on spec (~40%), or
 - Hire attorney/consultant
- Reserve rights in transaction documents

Comprehensive General Liability Insurance

Private

05



Developers/Investors want 4 primary things:

1. Knowledge of environmental conditions
2. Reduction of environmental liability
3. Comfort in manageability
4. Financial help



Leveraging Philanthropy in Brownfields

A Strategic Framework for Bridging Pre-Development Gaps,
Cultivating Funder Relationships, and Stacking Capital

Presented by:

Claire Weston, CCLR



Acknowledgements



Sarah Fingerhood | Senior Program Associate | CCLR

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Lesly Melendez | Executive Director | Groundwork Lawrence

Content development and review support



Ann Blake | Executive Director | Jenifer Altman Foundation and CCLR Advisory Council Member

Content review support

Why now?

- **The Challenge:** Shrinking public grant budgets require flexible, innovative capital stacks
- **The Opportunity:** Philanthropic funding can unlock critical “pre-development” funds to build project momentum, community trust, and site activation
- **The Goal:** A 10-minute roadmap on when, where, and how to successfully engage foundation support.



Dr. Nina Scarido Park
Lawrence, MA
GroundWork Lawrence

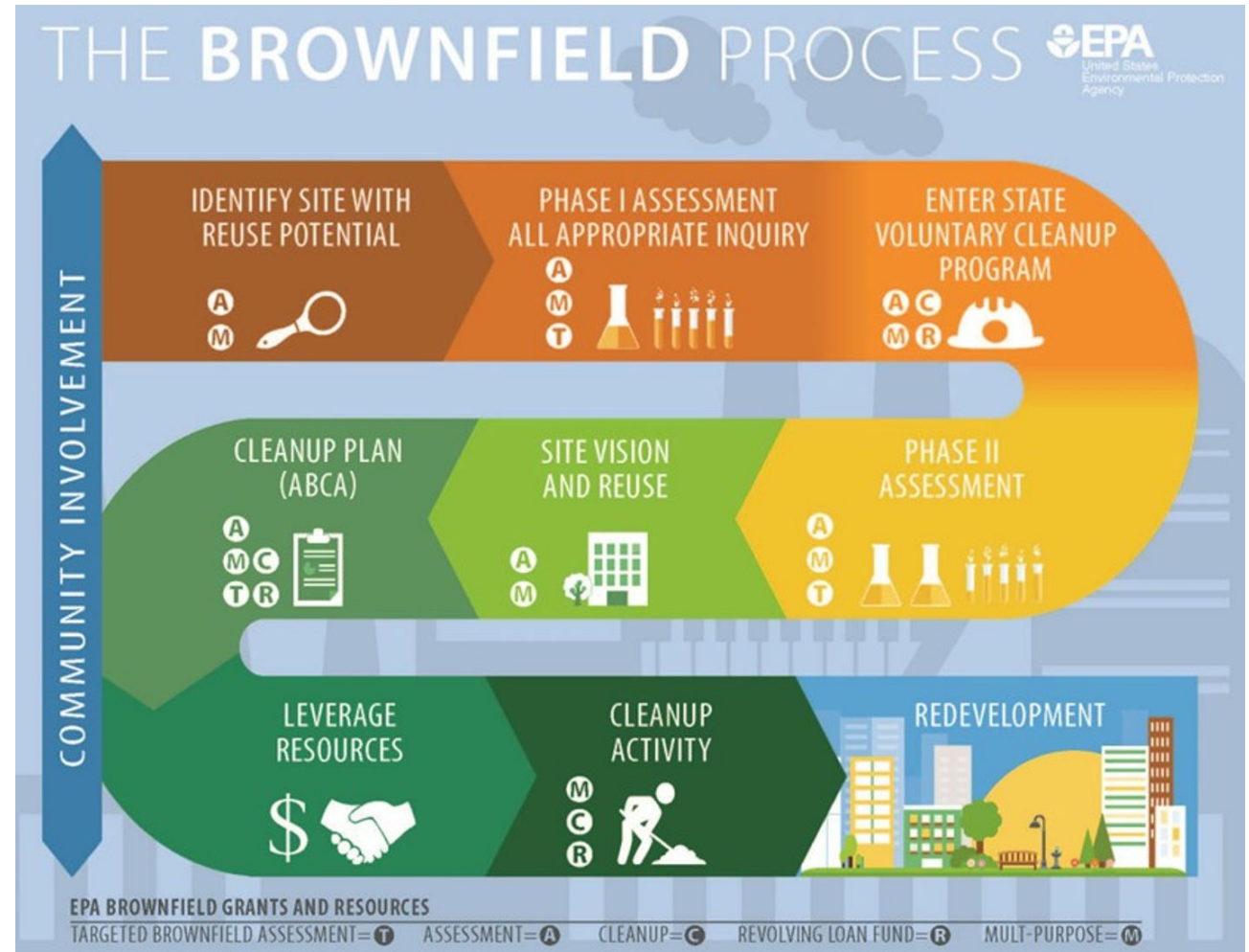
Funding Fit

Where do philanthropic dollars fit in the general brownfield redevelopment process?

Critical Difference

Philanthropy is strategic, focused on growing and strengthening a nonprofit's program in the long run

Charity is more short-term and focuses on urgent relief.



What Philanthropy Covers

(& What It Doesn't)

In brownfields, philanthropic dollars tend to support **pre-development work** that often happens years before construction*

- **Engagement/Trust Building Activities:** community engagement, visioning, planning, trust-building, and organizing
- **Continued engagement** between grant phases, like public-space or place-making projects (pop-up parks, interim site activation, programming)

Shovel-ready public assets: vertical construction of community hubs, open-space parks, or art centers

"We lovingly call it pre-development dollars, and that really does come from private foundations... They will fund the people end of the work—getting community together, having conversations, going door-to-door."

— **Lesly Melendez, Executive Director,**
Groundwork Lawrence

Philanthropic funds typically do not cover:

- Actual remediation/clean up costs (due to liability)
- Direct political lobbying

Municipal Eligibility

Most foundations only fund 501(C)(3)s as an internal policy, not a hard legal barrier.

Here are 3 common mechanisms municipalities use to receive private or foundational dollars:

Mechanism 1 – Direct Government Grants

Foundations can legally grant directly to a state, city, or government body as a “charitable gift” as long as it’s exclusively for a public purpose, per tax code 170(C)(1)

Mechanism 2 – Fiscal Sponsorship/ Nonprofit Intermediary

A 501(C)(3) intermediary receives and administers the grant on the city’s behalf

**Includes routing through a large specialized nonprofit intermediary, like Trust for Public Land*

Most common

Mechanism 3 – Standalone redevelopment authority/land bank

A city creates a separate, single-purpose legal entity– a redevelopment authority or land bank– that is itself treated as a government body (and sometimes also incorporates as a 501(C)(3), letting it receive foundation grants directly without routing through the general city government or an outside nonprofit partner.

India Basin

“Fulfilling a Promise” Campaign



	Goal	Total Secured	Remaining	% of Goal
Total	\$225,000,000	\$220,637,945	\$4,362,055	98%
Public Funding	\$140,000,000	\$141,078,412		
Private Funding	\$85,000,000	\$79,559,533		



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“The India Basin Waterfront Park Initiative represents the true power of inclusive philanthropy—everyone involved is committed to centering and uplifting the voices of community in decision-making. It has been a privilege to work with project partners to reimagine fundraising practices that both honor the unique diversity and history of the community and inspire philanthropists to make transformational investments. The lessons we take from this effort will undoubtedly become an example for many future placemaking campaigns to follow.”

An Nguyen, Senior Vice President, CCS Fundraising

Public Grants vs Foundation Dollars:

Relational vs. Transactional

	Public Grants (EPA/ State)	Philanthropic
Grantor/ Grantee Dynamic	Transactional & rules-bound	Relationship & partnership-driven
Application Narrative	Stricter/tightly limited narrative application	Allows for a fuller, flexible application narrative
Eligible Costs	Highly Prescriptive / Narrow Allowable Costs	Flexible / Creative eligible funding
Reporting Requirements	Heavy Bi-Monthly / Quarterly Compliance	Light Mid-Year/Final Reports & Financials/ Photos

Trust Philanthropy:

A grantmaking approach that redistributes power to create equity, offering nonprofits decision-making autonomy and multi-year, unrestricted funding.

Strategic Capital Stacking:

How to use philanthropic dollars effectively

1. **Bridging pre-development** (covering planning, engagement, etc.) before a site is far along enough to qualify for EPA/state funding
2. **Covering activities public funders won't** – philanthropic dollars can be connective and less restrictive
3. **Serve as local match** for federal/state grants
4. **De-risk to attract further investment** – demonstrate initial investment, community support, and diversified funding stack
5. **Place-making & community activation** that can increase neighborhood vibrancy, leading to investment, interest, and sustained community engagement

Brownfield Project Life Cycle Timeline

Early Pre-Development — Assessment/Cleanup — Interim Activation — Final Reuse/Buildout

Prospecting & Screening

Tools & Databases

- Candid Foundation Directory: Industry standard database covering 312,000+ grantmakers. (Tip: Access for free via local library Community Access Points).
- Community Foundation Locator: Essential tool via the Council on Foundations to find local/regional place-based funders.
- Free Subscriptions: Philanthropy News Digest and GrantStation Insider.
- **Relational Networking**

Narrow down prospects with the **LM9+1 Funder Screening Rule**:

Location – Geographic priority matches your specific neighborhood or municipality.

Mission Alignment – Foundation goals align with your end-use (e.g., climate, health, parks, youth).

990 – IRS 990 Analysis: Examine past tax filings for average grant size, repeat grantee trends, and discretionary funding.

+1 – Funders get a +1 if their grant applications won't take you countless hours to complete.

Prospecting Best Practices

- **Do your research** – target funders via Candid's Foundation Directory and the Council on Foundations' Community Foundation Locator
- **Build & leverage relationships** – board connections, peer nonprofits, conferences, community foundations; contact program officers directly before applying
- **Lead with end-use** (not the dirt) – frame proposals around the public benefit (housing, jobs, green space), not the cleanup itself
- **Demonstrate local commitment** – show matching funds, staff time, or in-kind resources as skin in the game
- **Maintain a live funding matrix** – track project line items against open funding windows and deadlines



Cooley Landing
East Palo Alto, CA
Received \$245K in philanthropic funds

Manchester Street Park

Groundwork Lawrence

A former trash incinerator burning ~5,000 tons of waste in a day in one of Lawrence, MA's densest neighborhoods was remediated and transformed into a public park.



*"There's these one-on-one conversations with neighbors that have to happen... those conversations take time. They don't happen overnight. You've got to build trust in those neighborhoods, and foundations typically are funding the larger aspect of it, not just the specific community engagement around Brownfields. **But what they're funding is the work that the organization is doing to build healthier neighborhoods.**" — Lesly Melendez*

What's Next?

3 Step Action Plan

1. **Find your local partners:** Confirm your eligibility mechanism – if you're a municipality, start identifying high-power, community-rooted nonprofits to partner with; if you're a non-profit, start building a relationship with your local municipality
2. **Build Relationships:** begin reaching out to your network to screen prospects and build relationships early.
3. **Be Vocal and Showy:** Share project progress publicly and maintain active relationships so foundations invite you when new funding priorities open.

How CCLR Can Help:

- **Resource Roadmaps & Funding Matrices:** Structuring custom capital stacks across federal, state, and philanthropic sources.
- **Cost-Free Grant Review:** Reviewing narrative proposals and technical alignment.

Contact Us!

www.cclr.org

Claire.Weston@cclr.org





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Stack & Sequence Exercise

**Strategically Using Multiple Funding Sources for
Brownfield Redevelopment**



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Department of Toxic Substances Control | Cleanup in Vulnerable Communities Initiative



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Stack & Sequence Concepts

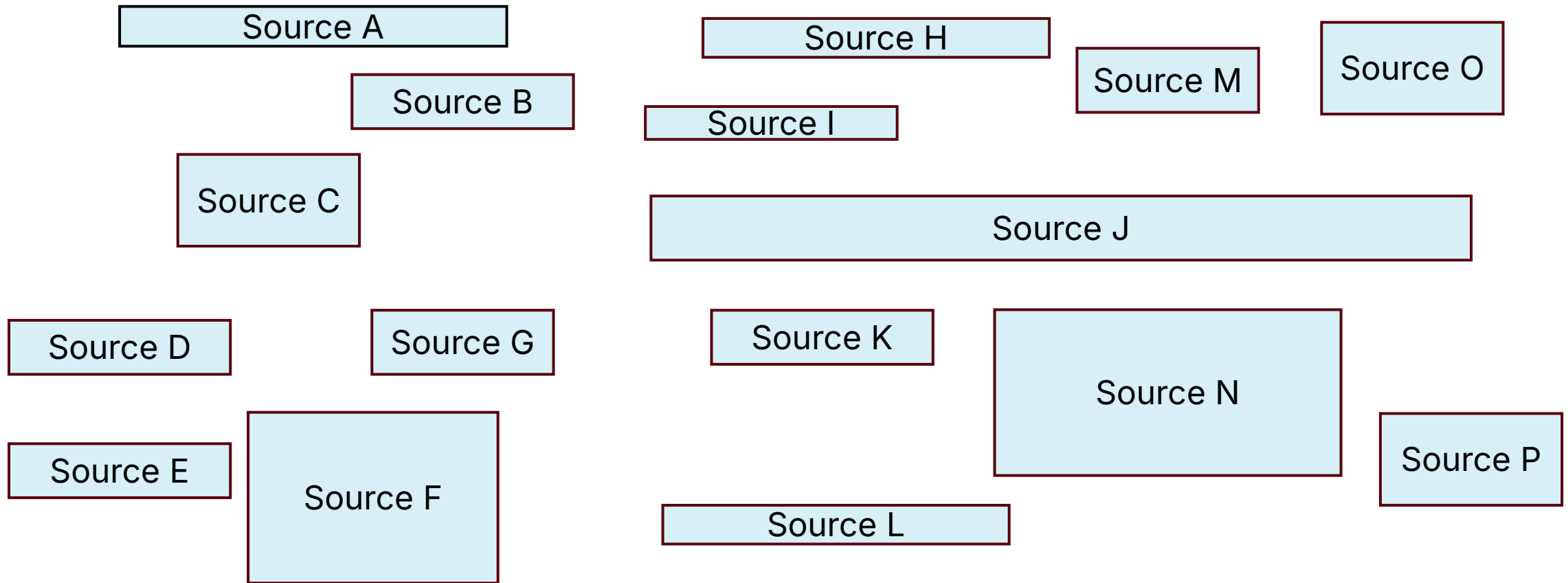
Stack { Multiple funding sources used concurrently

Sequence { Using funding sources in a specific order

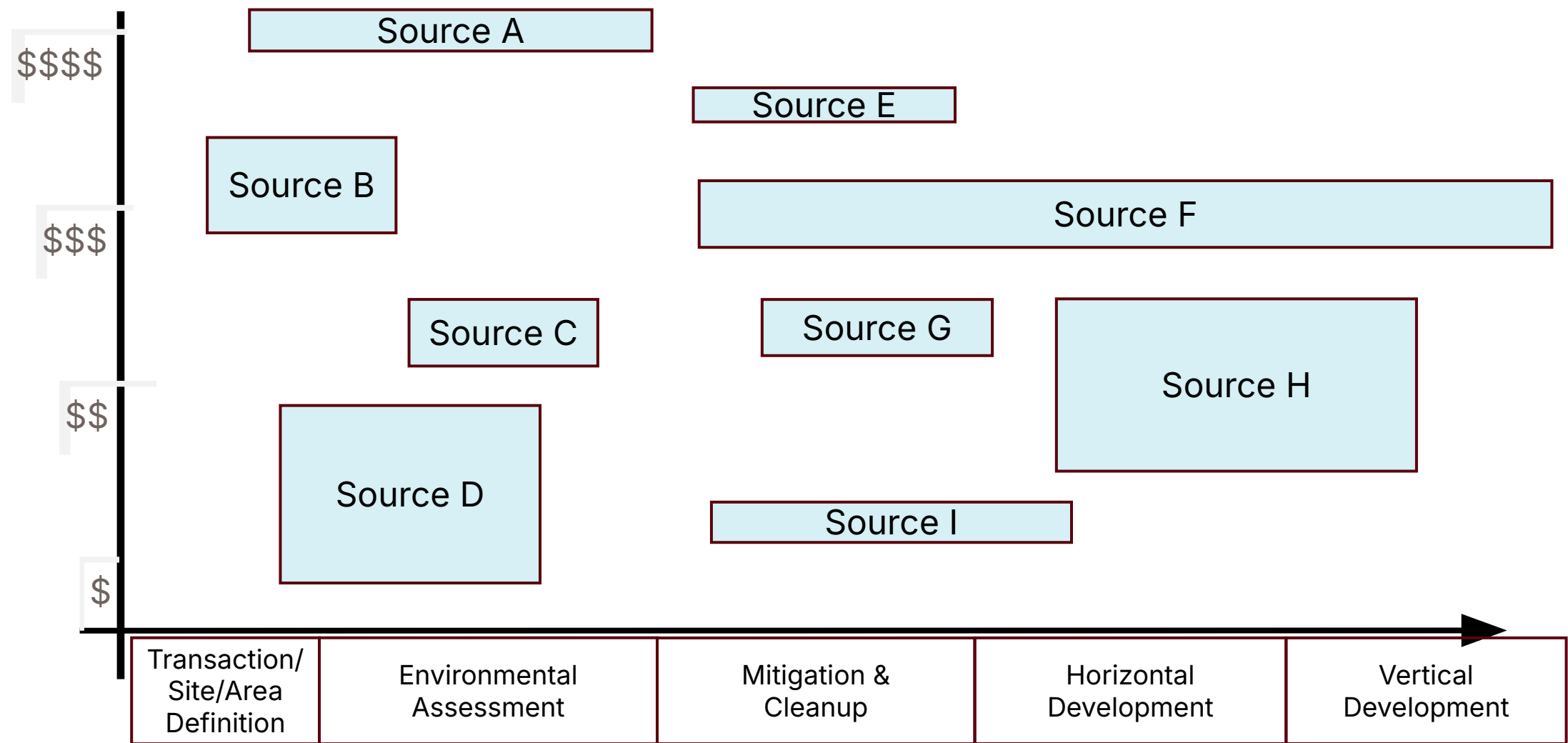
- Funding sources can and should be stacked
- Sequencing matters and requires planning and forethought
- Stack & Sequence applies to sites as well as broader areas
- Successful brownfield projects are look at all of horizontal development

Individual Funding Sources...

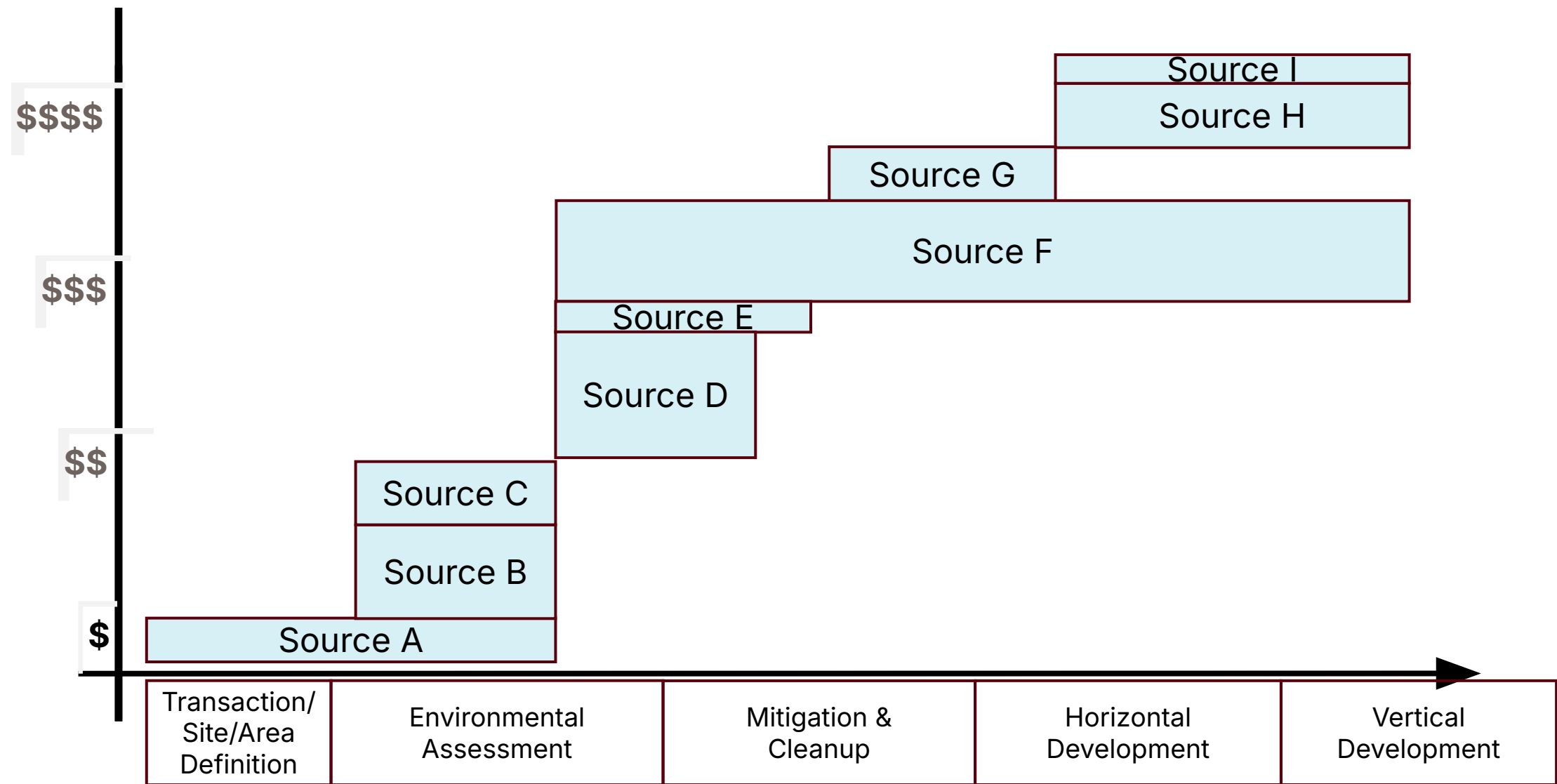
...are the Building Blocks of Stack & Sequence



Matching Funding Sources with a Project



Generic Stack & Sequence Chart



Example: Blighted Area, Municipality Lead

Potential Sources:

- A. Tax increment financing (EIFD)
- B. Comprehensive General Liability (CGL) Insurance proceeds
- C. Infill Infrastructure Grant (IIG)
- D. Local government investment
- E. EPA community-wide assessment (CWA) grant
- F. EPA cleanup grant
- G. Developer investment
- H. Revolving Loan Fund (RLF) loan
 - I. Community development block grant (CDBG)
- J. SWRCB Site Cleanup Subaccount Program (SCAP)

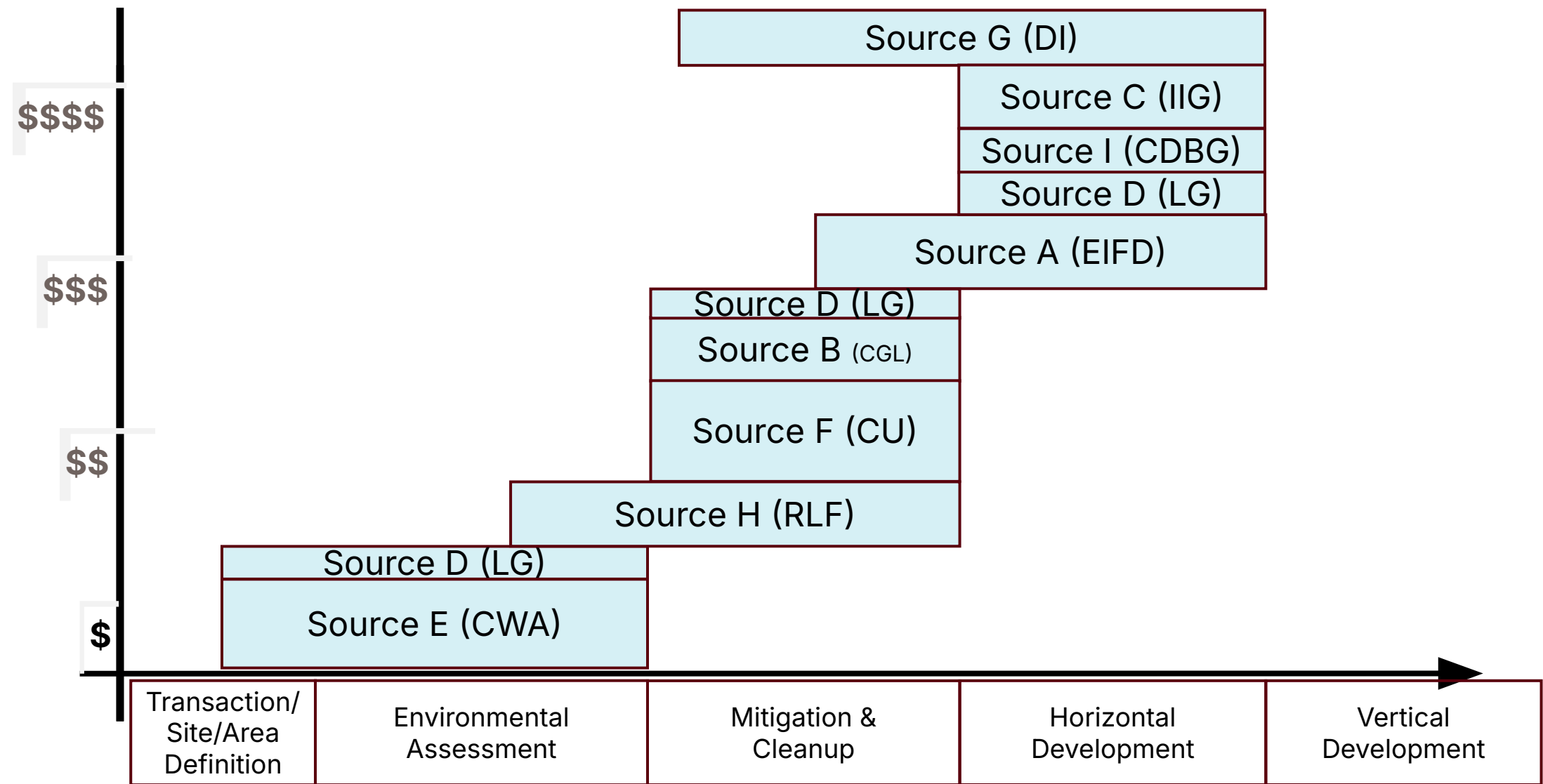
Example: Blighted Area, Municipality Lead

The city of Our Town USA has a blighted area with multiple properties suspected of being contaminated, but little is known about the property's environmental conditions. Some properties are abandoned. One of the major properties that anchors the area is the Acme manufacturing business that has been in operation for decades and is shutting down operations.

Our Town and the local community stakeholders wish to see the area cleaned up and redeveloped. The owner of the Acme manufacturing facility wishes to sell the property but is worried about their environmental liability. There has been heavy developer interest in the area, but they're concerned about inheriting environmental liability.

Our Town takes the lead on redevelopment of this area.

Generic Stack & Sequence Chart



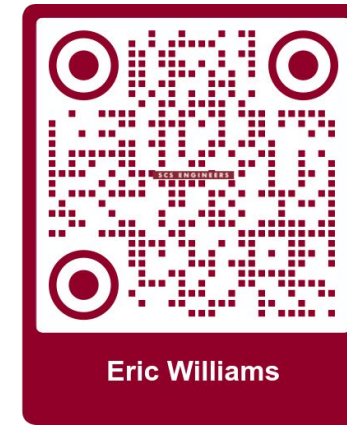
For More Help and Information...



ERIC WILLIAMS

EWilliams@SCSEngineers.com

858.463.0398



Tell Me Your Story...

Up to 1 hour consultation and advice session

- During the conference, text me to set up a time.
- After the conference, call or email me to set up a time.



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Funding Stack Case Studies

**Dos Rios Light Rail Station, India Basin Waterfront Park, 2700
International, and highlights from the Water Board**



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Division of Financial Assistance

Proposition 1, SCAP and OSCF Funding



CALRC September 2026

Agenda

- Proposition 1 Funding – LADWP Case Study
- Orphan Site Cleanup Fund – Project Success Story
- Site Cleanup Subaccount Program – Project Success Story

Proposition 1

One Basin — Complementary Investments, Multiple Benefits

Proposition 1 funded different parts of a connected local-water strategy.

CAPTURE + RECHARGE

Tujunga Spreading Grounds

- Increase stormwater intake
- Double infiltration/recharge capacity
- Increase basin storage and operational flexibility

CLEAN + RESTORE

Three groundwater treatment facilities

- Address 1,4-dioxane, TCE and other contaminants
- Restore impaired well fields
- Protect a critical local groundwater source

SUPPLY + RESILIENCE

San Fernando Basin

- Increase usable local supply
- Reduce dependence on imported water
- Preserve operational flexibility within LADWP water rights

MULTI-BENEFIT OUTCOME | Stormwater infiltration + groundwater cleanup + drinking-water supply

Proposition 1 Groundwater Grants — Restore an Impaired Drinking-Water Source

Planning and implementation grants support three response actions in the San Fernando Basin.

North Hollywood West

\$46M grant | \$46M match

\$92M total

13,760 AFY additional production potential

Restore well field to 38,178 AFY

North Hollywood Central

\$2M planning + \$117.4M implementation

\$5.2M + \$123.9M match

\$241.3M implementation cost

Restore Rinaldi-Toluca Well Field toward ~60,000 AFY

Tujunga

\$2M planning + \$131.2M implementation

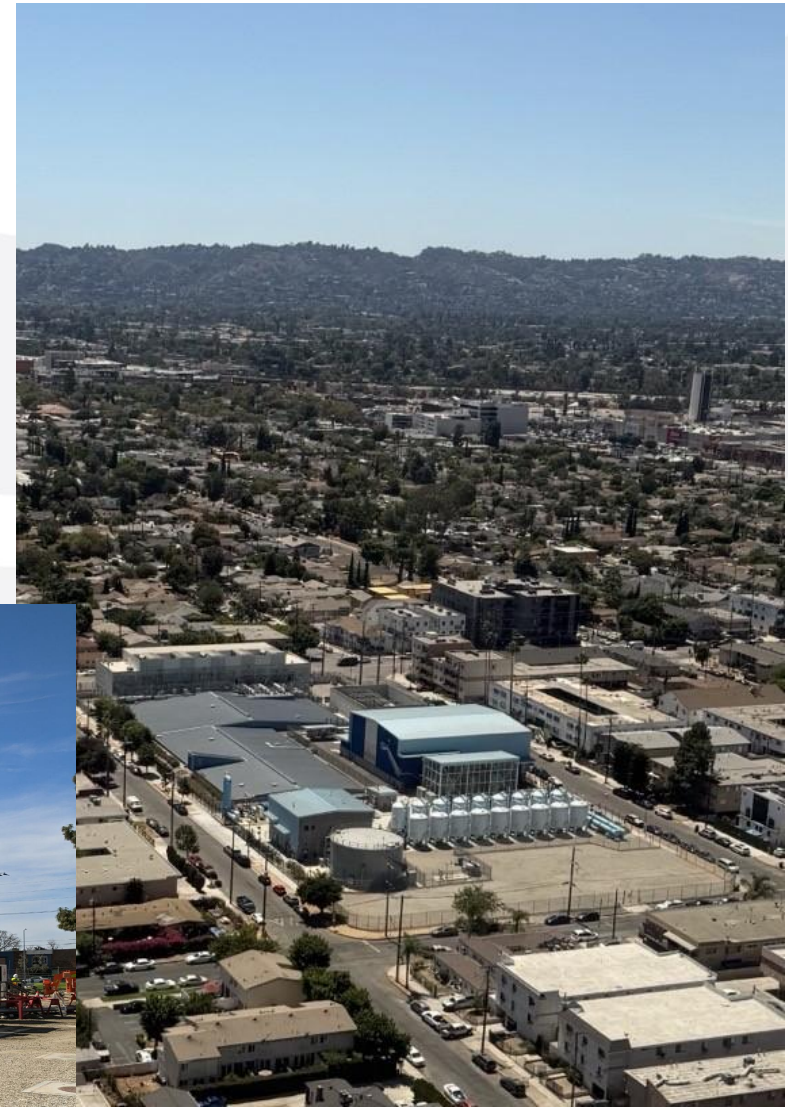
\$5M + \$136.2M match

\$267.4M implementation cost

~52,000 AFY production potential;
restore field to 71,100 AFY



Credit: Mark Holtzman – West Coast Aerial Photography, Inc.



From Planning to Implementation

Proposition 1 supported a sequence of planning, design, construction, and operation.

Planning grants established the technical foundation; implementation grants financed treatment infrastructure; the stormwater project was completed as a complementary recharge investment.



Financing Multi-Benefit Water Projects — Key Takeaways

- 1 Fund complementary functions**

Stormwater and groundwater grants can support different assets that contribute to the same basin-scale outcome.
- 2 Use grants to leverage local investment**

Large local and matching contributions multiplied the impact of Proposition 1 dollars.
- 3 Connect water quality to water supply**

Remediation converts an impaired resource back into a usable local drinking-water supply.
- 4 Build operational flexibility**

Added capacity improves resilience without requiring LADWP to exceed its annual water-rights allotment.

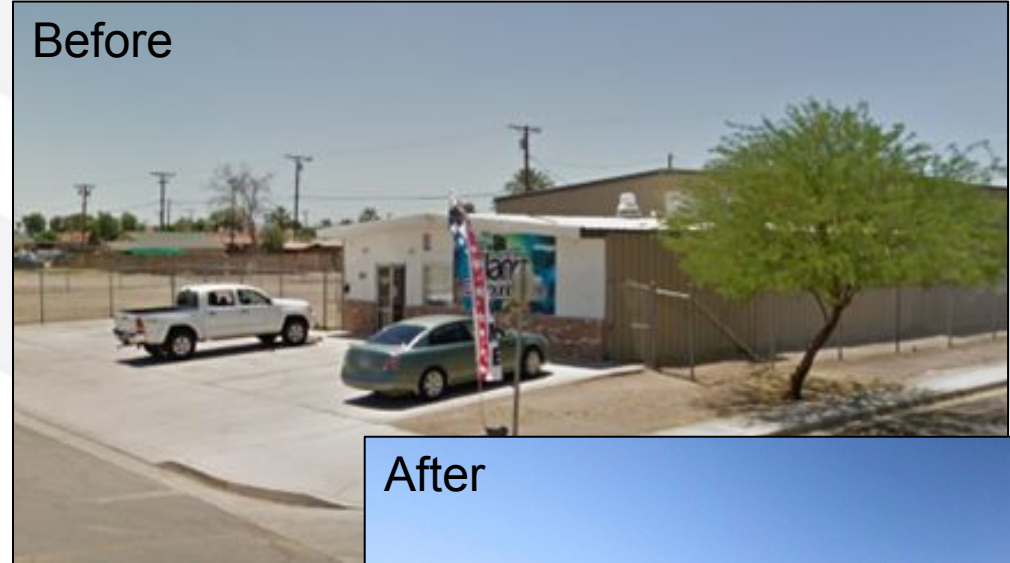
One basin • multiple funding programs • multiple public benefits

OSCF SUCCESS STORY – RD BROWN

307 N Imperial Ave, Imperial, CA

- The project was a former automotive repair shop located in Imperial, within a disadvantaged community.
- OSCF allocated \$1.5 million for the assessment and remediation of this project.
- Redevelopment commenced in 2023, with the construction of Imperial Village completed in 2024.
- Imperial Village offers 69 apartments featuring assisted living options for adults aged 62 and above, who earn between 30% and 60% of the local area median income.

Before



After



OSCF SUCCESS STORY – THE VILLAGE AT CENTURY

3350 W Century Blvd, Inglewood, CA

- The project was a service station and carwash which sat idle since 1991.
- OSCF contributed \$1.5 million in assessment and cleanup grants towards the \$32 million project.
- OSCF program funding influenced the decision of national retailers to commit to the project.
- The new retail center has created over 500 full time and part time jobs and is estimated to generate over \$600,000 to the City annually .



SCAP SUCCESS STORY – Roseland Cleaners

761 Sebastopol Road, Santa Rosa, CA

- Former Hill/Roseland/Payless Cleaners located in Santa Rosa, in a disadvantaged community.
- SCAP allocated \$2,460,700 for assessment and remediation of this cleanup site.
- Redevelopment began in Fall 2024 and is ongoing.
- The Casa Roseland development will include 75 affordable and market-rate high-density multi-family residential housing units, a public park, and a “mercado” food hall.





Dos Rios Light Rail Station Sacramento, CA

More Than a Stop—A Vital Connection

Sacramento Housing and Redevelopment Agency

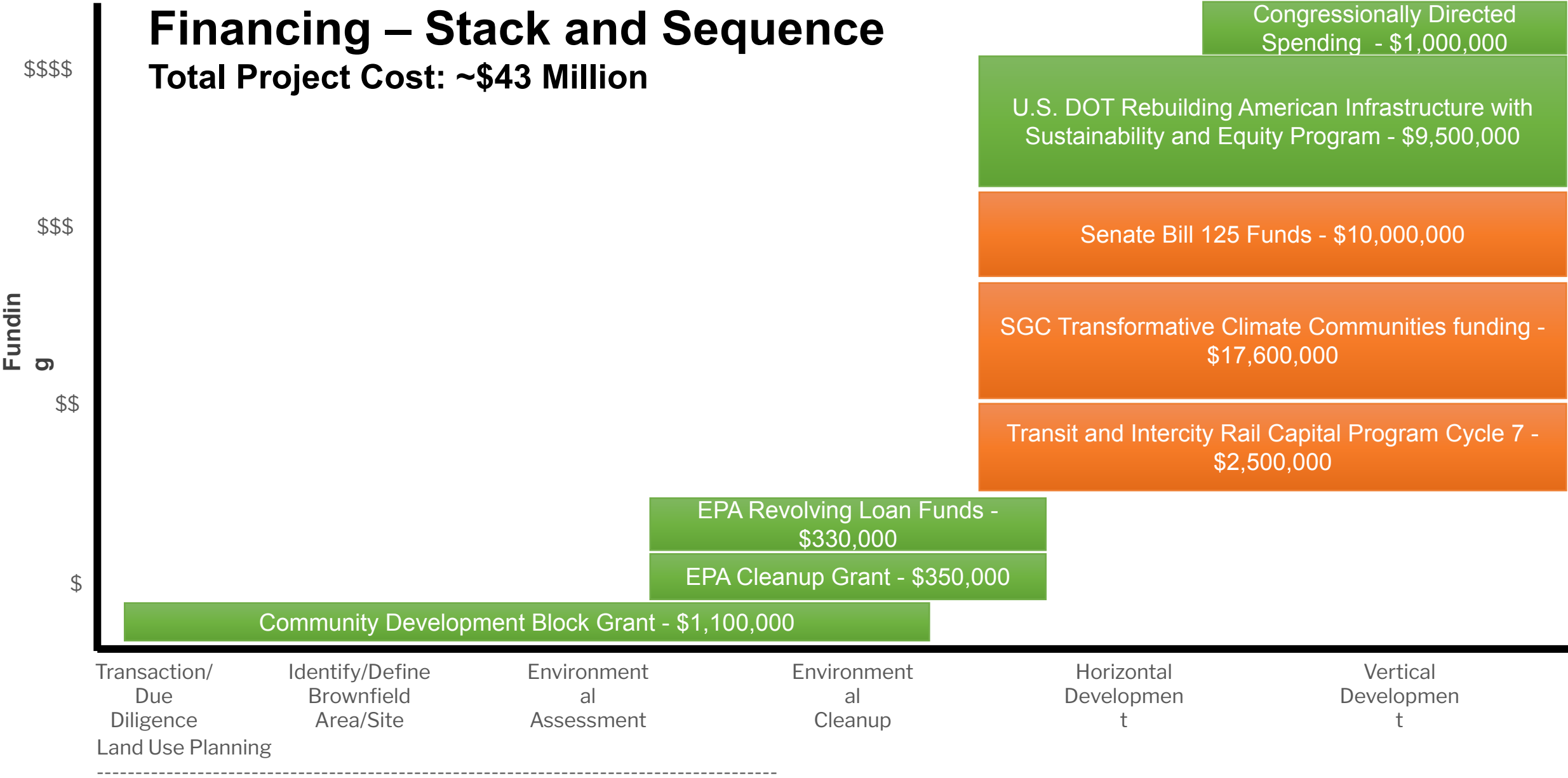
Anticipated Reuse Benefits



- **Overcoming Isolation:** Connects a historically isolated area directly to downtown Sacramento, employment centers, services, retail, and cultural landmarks
- **Promoting Equity and Mobility:** Provides residents with safe travel and direct access to jobs, education, healthcare, and essential services
- **Mirasol Village Integration:** Provides vital transit access to Mirasol Village, a 427-unit mixed-income housing community redeveloped by SHRA
- **Broader Neighborhood Revitalization:** Integrates with local quality-of-life improvements, including a 1.2-acre City park, community garden, and early childhood education center
- **Infrastructure Upgrades:** Supports surrounding neighborhood enhancements such as pedestrian facilities, the North 12th Street cycle track, public art murals, gateway sculptures, and wayfinding signs

Financing – Stack and Sequence

Total Project Cost: ~\$43 Million





India Basin Waterfront Park – 900 Innes San Francisco, CA

Industrial Legacy to Living Waterfront

San Francisco Recreation and Parks Department

Site History and Project Background

- **Century of Industry:** Boatyard at 900 Innes operated as a boat-building and vessel repair facility for over 100 years before closing and falling into disrepair in the 1990s.
- **Environmental Legacy:** Heavily contaminated with metals, total petroleum hydrocarbons (TPHs), polychlorinated biphenyls (PCBs), and polycyclic aromatic hydrocarbons (PAHs) at hazardous waste levels.
- **Public Acquisition:** In August 2014, the City of San Francisco acquired 900 Innes to unify adjacent public shorelines into one cohesive 10-acre waterfront park.
- **Collaborative Partners:** Led by the San Francisco Recreation and Park Department (RPD), in direct partnership with the Trust for Public Land (TPL), the A. Philip Randolph Institute (APRI), the San Francisco Parks Alliance, the San Francisco Foundation, and local Bayview Hunters Point (BVHP) residents





Anticipated Reuse Benefits

- **Community & Social Equity:** A \$200 million historic reinvestment in an underserved area, providing public access to basketball courts, fitness stations, a cookout terrace, kayak docks, and free rowing and swimming programs.
- **Local Jobs & Culture:** Prioritized neighborhood economic opportunity. Preserves local heritage by transforming the landmark Shipwright's Cottage into a museum.
- **Deep Environmental Remediation:** Remediation crews extracted 52,000 tons of contaminated material and installed a protective offshore sand cap over tidal mudflats.
- **Wetlands & Climate Resiliency:** Project restores soft-bottom shoreline habitats, salt marshes, and native landscaping to bolster biodiversity. The park's modern infrastructure is designed to protect the neighborhood against storm surges and sea-level rise.





Phase 1: Remediation | Completed (March 2021 – August 2022)

Construction contract awarded in December 2020; work commenced in March 2021.

Removed abandoned structures, dredged contaminated bay sediment, and established an inflatable cofferdam to safely excavate below the shoreline

Phase 3: India Basin Shoreline Park | In Construction (August 2025 – Early 2028)

Renovation of the existing 7.5-acre park (originally built in the 1990s).

Major Milestone (June/July 2026): Completed the installation of all 57 foundation piles for the signature future boathouse.

Next Steps: Construction of a new boat house, gravel beach, toddler playground, cycletrack, and major shoreline grading for early 2028 opening

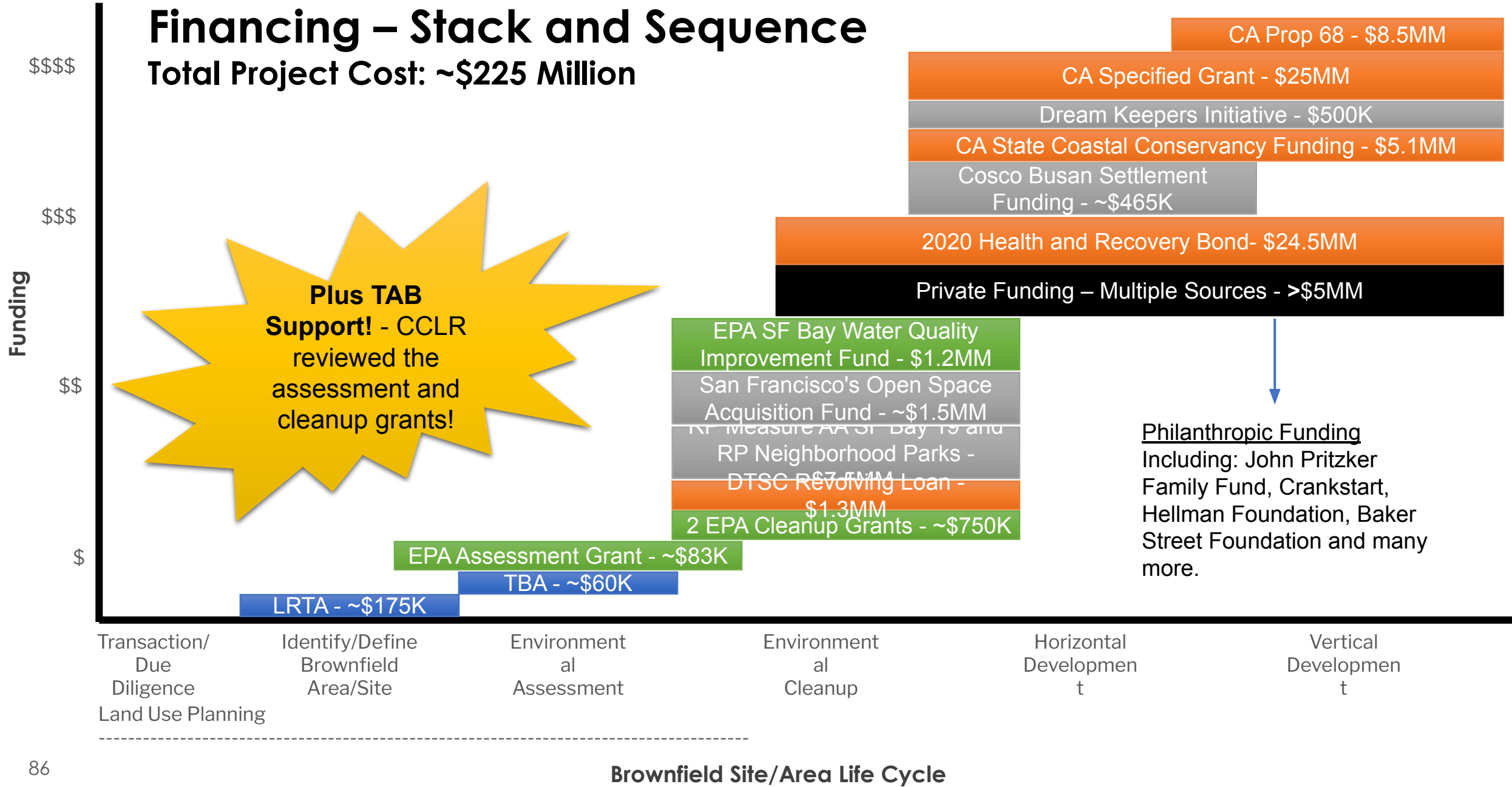
Phase 2: 900 Innes Park Development | Completed (Sept 2022 – October 2024)

Transformed the remediated shoreline into a new bayfront park that **opened in October 2024**.

Completed the Shipwright's Cottage restoration, built a food pavilion, makers' shop, and operations facility, and constructed two public piers and a key segment of the **San Francisco Bay Trail**

Financing – Stack and Sequence

Total Project Cost: ~\$225 Million





2700 International Fruitvale Corridor, Oakland, CA

From Contaminated Ground to Community Home

Unity Council and Eden Housing.

Site History & Project Background

- **Site History:** Reuse complicated by severe soil contamination that stalled development.
- **Redevelopment Vision:** Transformation into a vibrant mixed-use community featuring **75 permanently affordable homes** and ground-floor commercial space.
- **Big Project – Big Impact - Lots of Partners!**
 - **Co-Developers:** The Unity Council & Eden Housing.
 - **Architect & General Contractor:** PYATOK (Architect) & Branagh Inc. (General Contractor).
 - **Property Management:** The John Stewart Company (residential) & The Unity Council (commercial).
 - **Resident & Supportive Services:** The Unity Council (general resident services) & Insight Housing (veteran supportive services).
 - **Primary Funding Coalition:** City of Oakland, Oakland Housing Authority, CA Department of Toxic Substances Control (DTSC), CA HCD, CA Tax Credit Allocation Committee (9% Tax Credits), Housing Trust Silicon Valley, FHLBank San Francisco, Bank of America, Enterprise Community Partners, and Raza Development Fund



Anticipated Benefits of Reuse



- **Community & Social Impact:**
 - **75 Affordable Homes:** Serves low-income families earning **30%–60% Area Median Income (AMI)**.
 - **Veteran Supportive Housing:** **22 dedicated units** for formerly unhoused veterans, paired with supportive services from Insight Housing and 19 HUD-VASH vouchers.
 - **Neighborhood Amenities:** Features ground-floor commercial space, a community room, community kitchen, outdoor courtyard with a play area, community gardens, and bike parking.
 - **Corridor Stability:** Combats displacement pressures and expands housing stability in Fruitvale.
- **Environmental & Health Impact:**
 - **Brownfield Remediation:** Utilized **\$273,710 in DTSC ECRG funding** for site characterization, risk assessments, and a Removal Action Workplan under a Voluntary Cleanup Agreement.
 - **Green Building Certification:** Designed to achieve **GreenPoint Rated Gold certification**.
 - **Place-Based Regional Impact:** Anchors a coordinated corridor strategy remediating **5 brownfield sites** within 1 mile along International Boulevard



Pre-2026: Environmental Planning & Cleanup

DTSC awards **\$273,710 ECRG grant** to The Unity Council for site characterization, risk assessment, and Removal Action Workplan

February 2028: Estimated Project Completion:

Construction completion and opening of 75 affordable apartments and commercial spaces



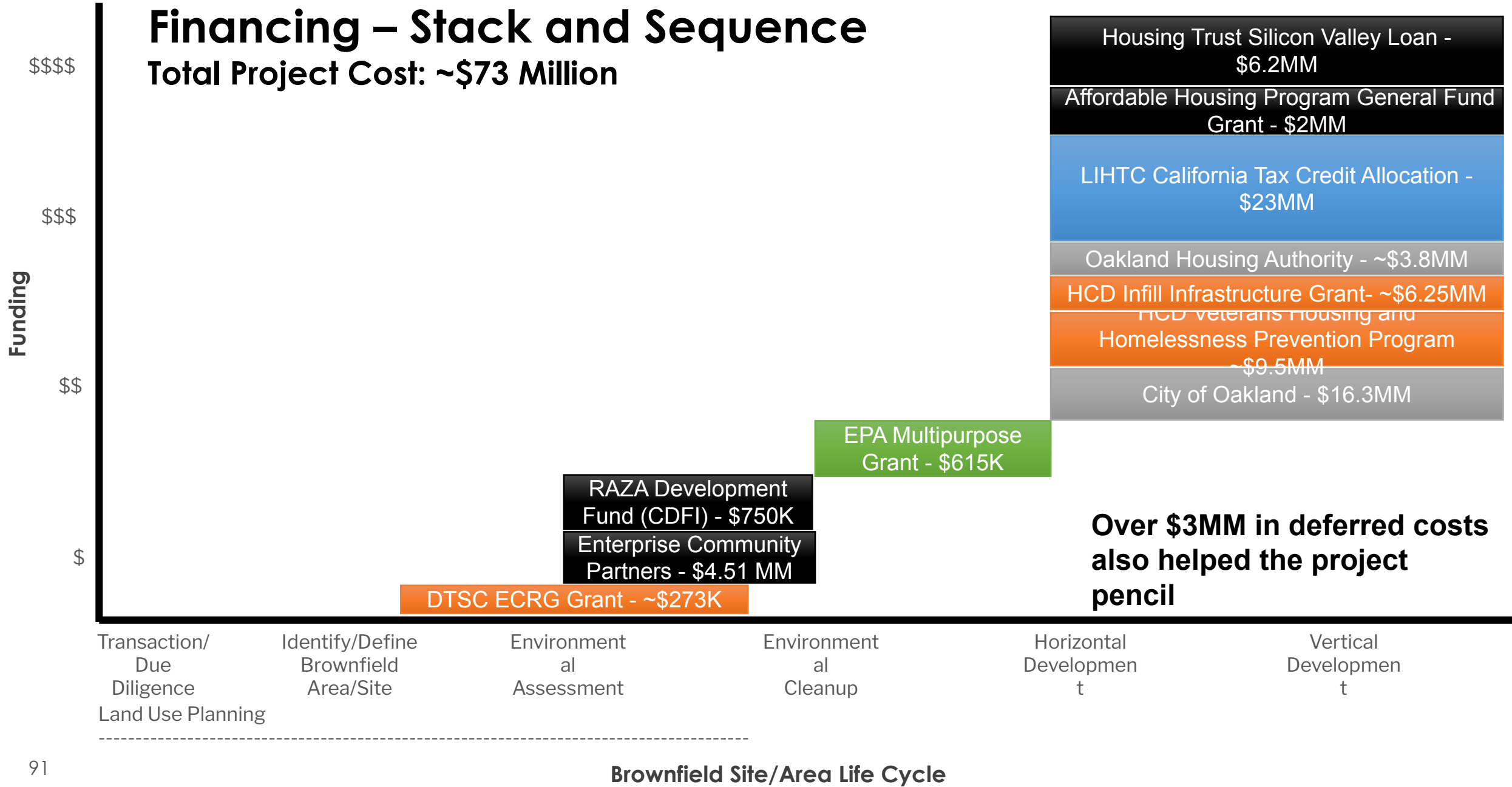
Spring 2026: Groundbreaking & Construction Start:

Construction officially begins in April/May 2026



Financing – Stack and Sequence

Total Project Cost: ~\$73 Million





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highlights!

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