



RE: FY2022 EPA Brownfields Assessment Grant Application

The City of Bakersfield is pleased to submit this proposal for FY2022 Brownfields Assessment Grant funding. Requested information is provided below.

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| 1. Applicant ID | City of Bakersfield | |
| 2. Federal Funds Requested | a) <u>Assessment Grant Type</u> : Community-wide b) <u>Federal Funds Requested</u> : (i) Requested Amount = \$500,000; (ii) Site Specific Waiver = not applicable. | |
| 3. Location | City of Bakersfield, Kern County, California | |
| 4. Target Area and Priority Site/Property Information | The Downtown/Urban Core Target Area is comprised of all or portions of census tracts 6, 7, 12.02, 13, 14, 15, 16, 17, 19.01, 19.02, 20, 21, 22, & 23.02. Priority sites include the Former Calcot Property (1900 E. Brundage Lane), the Bakersfield Senior Center (530 and 610 4 th Street), and City-owned properties located at 16 Milham Drive, 121 Milham Drive, 29 Augusta Street, Virginia Avenue & Owens Street (two parcels), 220 S. King Street, 1213 Murdock Street, 333 Augusta Street, and 2412 Hale Street (all addresses in City of Bakersfield). | |
| 5. Project Contacts | Project Director | Chief Executive |
| Name and Title | Cecelia Griego, Economic Development Principal Planner | Karen Goh, Mayor |
| Address | Community Development Department, 715 Chester Avenue, Bakersfield, CA 93301 | City Hall South 1501 Truxtun Avenue, Bakersfield, CA 93301 |
| Phone Number | (661) 326-3788 | (661) 326-3770 |
| Email Address | cgriego@bakersfieldcity.us | mayor@bakersfieldcity.us |
| 6. Population | 403,455 (City of Bakersfield), 70,367 (target area census tracts – combined). | |

7. Other Factors Checklist

| Other Factors | Page # |
|---|---------------|
| Community population is 10,000 or less. | N/A |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | N/A |
| The priority brownfield site(s) is impacted by mine-scarred land. | N/A |
| The priority site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 2 |
| The priority site(s) is in a federally designated flood plain. | N/A |

| | |
|--|------------|
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures. | 3 |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 3 |
| 30% or more of the overall project budget will be spent on eligible reuse/area wide planning activities for priority site(s) within the target area. | N/A |
| The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing. | N/A |

N/A = Not applicable

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| 8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the California Department of Toxic Substances Control is attached. |
| 9. Releasing copies of applications: Not applicable – application does not contain confidential, privileged, or sensitive information. |



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

November 19, 2021

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 BROWNFIELDS GRANT APPLICATION FOR THE CITY OF BAKERSFIELD

Dear Ms. Emeric-Ford:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) acknowledges and supports the City of Bakersfield's application for a U.S. Environmental Protection Agency (U.S. EPA) Community-Wide Assessment Grant. DTSC is one of the lead regulatory Agencies responsible 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 brownfield reuse and achieve cost-effective remediation solutions, 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 Bakersfield's efforts to apply for and obtain one Community-Wide Assessment Grant for \$500,000 to build on the Brundage Lane Navigation Center success by assessing properties in key locations to expand homeless relief services and to further advance redevelopment efforts for distressed brownfield sites.

This grant will allow the City of Bakersfield to work with State Agencies in a productive manner that protects the environment, improves the lives of the citizens of the area, and enhances the distressed brownfield sites. 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.

Ms. Noemi Emeric-Ford
November 19, 2021
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If you have any questions, please contact Ms. Leona Winner at (279) 895-5275, or via email at Leona.Winner@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Becker".

Steven Becker, P.G., Chief
Santa Susana Field Laboratory Branch
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Ms. Leona Winner
Senior Environmental Scientist
Site Mitigation and Restoration Program
Department of Toxic Substances Control
Leona.Winner@dtsc.ca.gov

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a. Target Area & Brownfields

1.a.i. Background & Description of Target Area

The City of Bakersfield (City) is located in Kern County in California's San Joaquin Valley. Incorporated in 1873, the City grew as farmers discovered the Valley's tremendous agricultural potential. Discovery of the Kern River Oil Field north of the City in 1899 created an oil boom. Oil and agriculture have driven the City's growth from a population of 26,015 in 1930 to 403,455 today, and the continued importance of oil and agriculture is reflected in Kern County's distinction of being not only the largest oil producing county in the United States (US) but also its 4th largest agricultural producing county.¹

Bakersfield is at a crossroads of challenges and opportunities. Growth throughout the City's history has been largely unplanned and dominated by sprawl over the past 50 years resulting in the City's current land area of >150 square miles. This sprawl has drawn investment away from the City's downtown and older neighborhoods, resulting in economic decline and concentration of poverty and brownfields. Over 120 years of oil production has resulted in a significant legacy of petroleum impacted brownfields, and some of the worst air quality in the US. The City's fiscal year 2017 USEPA brownfields assessment grant was instrumental for establishing the City's brownfield revitalization program and creating an inventory of over 200 underutilized brownfield sites. As described herein, the City has selected nine of these priority sites that are primed for redevelopment, will maximize the use of leveraged funding, and development of which will provide immediate and lasting benefit to populations that have historically borne more than their share of environmental and economic hardship.

California (CA) has some of the most expensive housing in the US, a condition which has translated into a critical lack of affordable housing and homeless support services in Bakersfield. US Environmental Protection Agency (EPA) Fiscal Year (FY) 2022 Community-Wide Assessment (CWA) grant funding, if awarded, will be used to accelerate the development of affordable and transitional housing for homeless residents in the City. Grant assistance will be provided to communities in need throughout the City, and will be focused in the **Downtown/Urban Core Target Area (TA)** which includes 14 census tracts (CTs)² within nine square miles that together encompass the oldest developed areas of Bakersfield and its commercial center/downtown.

Brownfields and a lack of affordable housing are impacting TA neighborhoods where the per capita income is approximately one-half that for the US as a whole and where residents carry a housing burden as high as the 98th percentile in the state of California. During the City's most recent (2020) annual 'point in time' homeless count, the number of people experiencing homelessness increased 27% from 2019, a figure that likely represents an undercount due to the effects of COVID 19 in conducting outreach to homeless persons. Over 85% of residents in the TA are minorities (including 66% who are Hispanic and 11.1% who are African American). These residents are exposed to potential contamination on brownfields, in addition to struggling with high relative levels of economic distress and significant health, welfare, and environmental justice challenges. FY2022 CWA funding, if awarded, will facilitate redevelopment of underutilized properties to provide housing opportunities for people at risk of homelessness and those unable to afford stable housing, and reduce exposure to contaminants frequently present at abandoned properties such as lead and asbestos in shallow soil. Reuse of development sites within the urban core will also encourage use of alternative transportation (such as transit and bicycle) resulting in improved air quality for the residents of Bakersfield.

1.a.ii. Description of Priority Brownfield Site(s): Descriptions of nine priority brownfield sites in the TA are provided below.

Former Calcot Property (1900 E. Brundage Lane): This 17-acre site (vacant since the 1990s) was formerly the headquarters for California Cotton (Calcot), a cotton growers cooperative, and was purchased by the City in 2020. Initial environmental assessment (including regulated building materials [RBM] surveys) was completed under the City's FY2017 EPA Brownfields CWA Grant. The first redevelopment phase consisted of converting the facility's 35,000-square-foot (sf) former office building into the **Brundage Lane Navigation Center (BLNC)** – a 150-bed shelter and services hub for residents experiencing homelessness. The BLNC provides "low-barrier" transitional housing and partners with Kern County to provide onsite medical, mental health, and social services to at-risk populations. In its first year of operation, the Center successfully transitioned 85 people from homelessness into stable housing.

The eastern 10 acres of the site are vacant and considered a prime location for development of affordable housing, including projects specifically focused on homeless residents or those at risk of becoming homeless. The site is unpaved and was historically used for agricultural purposes. Environmental concerns include a former chemical storage area with surface staining; pesticides and other chemicals associated with agricultural use; and potential high levels of polynuclear aromatic hydrocarbons (PAHs) and lead in surface soil due to the site's location in an older industrial area adjacent to a major highway. FY2022 CWA Grant funding, if awarded, will be used to perform a Phase II environmental site assessment (ESA) and reuse planning for this 10-acre area. This site and project are priorities for the City based on the continued urgent need for homeless support services, including housing, and the demonstrated success of the BLNC in addressing these needs.

Bakersfield Senior Center (530 4th Street and 610 4th Street): This 2-acre site includes the current **Bakersfield Senior Center**

¹ <http://www.visitbakersfield.com/media/facts-and-information/>

² The target area includes Kern County census tract numbers 6, 7, 12.02, 13, 14, 15, 16, 17, 19.01, 19.02, 20, 21, 22, and 23.02.

(BSC) facility (at 530 4th Street) and an adjacent lot with a vacant 1-story 1,832 sf building (610 4th Street). The BSC building was constructed circa 1952 and has been used for social services since that time. The building at 610 4th Street was constructed in 1950 and has been used primarily by not-for-profit organizations and has been vacant since 2010. Initial assessment activities were completed as part of the City's FY2017 CWA Grant and included a Phase I ESA and RBM survey. Additional assessment and reuse planning activities are needed to advance plans for redevelopment of a portion of the site for affordable housing for seniors. Known or potential environmental liabilities include RBMs within the buildings, pesticides and other chemicals in soil associated with past agricultural use, and potential undocumented fill materials placed during construction of the adjacent Kern Island Canal. The site is a priority because of the importance to the BSC to the community and the services it provides to Bakersfield seniors, and the active redevelopment plans that will include affordable housing.

Former Residential Lots/Infill Development Sites: Seven sites are priority City-owned properties for small infill affordable housing developments: 29 Augusta Street (0.14 acres); 333 Augusta St. (0.07 acres); 220 S. King St. (0.12 acres); 16 Milham St. (0.22 acres); 121 Milham St. (0.23 acres); 1213 Murdock St. (0.15 acres); and Virginia Ave./Owens St. (0.07 acres). The sites are vacant residential lots where houses were previously demolished. Potential environmental concerns include past illegal dumping and camping, the potential presence of RBMs in shallow soils (associated with demolition of the former residences), and PAHs and lead in shallow soils due to the sites' locations within older urban neighborhoods and adjacent to arterial roads where there are potentially high levels of background contamination in shallow soil. Based on existing zoning and planning standards, the sites could collectively provide up to 27 units of affordable housing if redeveloped. The sites are priorities for the CWA grant due to their current ownership by the City, their prioritization for affordable housing development under recent planning efforts, and their eligibility for funding under the American Rescue Plan Act (ARPA).

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: As documented in the City's Making Downtown Bakersfield Vision Plan (2015), expanding the availability of affordable housing is a key element in activating portions of downtown and the TA. The City's draft Transformative Climate Communities (TCC) Plan (November 2021), the geographic extent of which includes the TA, included an extensive public outreach component that identified equitable housing and neighborhood development as a top community priority. Reuse strategies and specific plans for the priority sites are summarized below.

Former Calcot Property: The projected reuse of the vacant eastern area of this brownfield is development of affordable housing (in particular, housing for homeless residents or those at risk of becoming homeless). This use aligns with established use of the western area of the site as the BLNC shelter and leverages the shelter's wraparound social services for adults (i.e., onsite medical and mental healthcare, job training, and educational opportunities) designed to break the cycle of homelessness and provide residents a path to permanent housing. It is anticipated that that up to 200 units of affordable housing could be developed on the site. The FY2022 CWA grant, if awarded, would be used to assess potential residual environmental impacts, refine the specific reuse plans, and optimize the layout for development of the property.

Bakersfield Senior Center Site: The senior center has been operating at or beyond capacity for some time. Plans for the site include demolition and/or renovation of the existing 14,000 sf BSC building to support its expansion to a larger 20,000 sf facility. The vacant 1,832 sf building at 610 4th Street was recently demolished to make way for additional parking. Current plans include construction of an 80-unit apartment building on the north portion of the property that would provide housing for low-income seniors. Project goals include units reserved for homeless women and families with children and construction of a walkway/promenade along the adjacent Kern Island Canal that will serve as an amenity for both tenants/users of the facility and neighborhood residents. The BSC project ranked second for community support out of 32 community projects identified in the City's TCC plan.

Vacant City-Owned Lots Allocated for Affordable Housing: The City owns and controls many vacant lots throughout Bakersfield, including seven in the TA that have been identified in the TCC project plan as priority sites for small infill affordable housing developments. The City's Equitable Housing and Neighborhood Development strategy defined in the TCC plan emphasizes policies that can improve housing opportunities and leverage City-owned sites for development of affordable housing. The eight vacant sites in the TA have been identified as priority brownfields based on their ability to meet eligibility requirements for various funding sources including ARPA and Affordable Housing Sustainable Communities (AHSC).

1.b.ii. Outcomes & Benefits of Reuse Strategy: Redevelopment of the nine priority sites referenced in Sections 1.a.ii and 1.b.i will result in the construction of an estimated 306 units of affordable housing. Based on development cost of \$287,000 per unit incurred by the Housing Authority of Kern County on a recent affordable housing project completed in 2021, it is anticipated that developments at the priority sites alone will result in >\$87M in development. Based on an affordable housing development study by the National Association of Home Builders (NAHB), each 100 units of affordable housing development results in creation of 122 jobs related to construction activity, and 30 ongoing (indirect) jobs related to purchases made by residents in the local economy (equivalent to 372 construction and 92 indirect jobs for the 306 units at the priority sites alone). As detailed in Section 3.a, it is anticipated that FY2022 grant funding will advance assessment of additional brownfield sites beyond the nine priority sites, and the actual number of housing units developed (and the

economic impact) will be significantly greater. With these brownfield project sites already owned by the City and eligible for a large number of established funding programs, these reuse plans (and associated economic impacts) are ripe for completion. With apartment vacancy rates in Bakersfield at 1%, the lack of affordable housing (or any available units) is impacting Bakersfield's regional competitiveness, and the ability of local employers to attract and retain employees. Chronic homelessness puts a significant strain on local social service providers, including the City, and providing permanent housing for these residents will reduce these burdens. As described further in Section 2.a.i and 2.a.ii.1, TA residents bear a disproportionate share of economic distress. Expansion of affordable housing, including increasing availability of housing for those experiencing homelessness and for low-income senior citizens, will directly benefit disadvantaged populations in the TA.

Renewable Energy/Energy Efficiency: Current brownfield reuse plans for the **Bakersfield Senior Center** include electric vehicle charging station powered by on-site solar photovoltaic arrays. Each of the planned affordable housing projects on the priority sites will be subject to California's new green building energy standards (Title 24) requiring energy efficiency measures for new residential and non-residential buildings.³ These standards apply to building envelopes/insulation, indoor and outdoor lighting, HVAC systems, water heating, and solar energy system readiness.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: As a large city, Bakersfield is eligible for a broad array of funding sources to support revitalization of neighborhoods and development of affordable housing and other project goals for the FY2022 grant. Because FY2022 grant funding will be allocated to supporting development of affordable housing, the City has acquired and will continue to pursue funding sources aligned with and supportive of affordable housing. Following is a summary of funding sources which will directly support development of the priority sites for affordable housing.

- **Measure N:** The Bakersfield Public Safety and Vital City Services Measure, a locally controlled one-cent sales tax measure, provides up to \$58 million (M) annually to address top community priorities including reducing homelessness and bolstering economic development activities. For FY2022, the City has allocated \$5M of Measure N funds to support affordable housing. Proposed reuse strategies at each of the priority sites will benefit from Measure N funding.
- **Home Investment Partnership Program (HOME):** The City receives approximately \$1M per year in HOME funds from the US Department of Housing and Urban Development (HUD). Approximately \$700,000 is available to develop and support affordable rental housing and home ownership affordability. Eligible activities include acquisition, rehabilitation, and construction, and funding will be applied to redevelopment activities at the **Bakersfield Senior Center**.
- **Permanent Local Housing Allocation (PLHA):** For the next five years, the City will receive \$1,730,902 in California Building Homes and Jobs Act (SB2) funding for the construction of new affordable housing and accessory dwelling units. Eligible activities include acquisition, construction, subawards for assisting persons experiencing or at risk of homelessness, and fiscal incentives to prioritize development of affordable housing.
- **Local Housing Trust Fund (LHTF):** The City has applied for a \$5M match from the California Department of Housing and Community Development to \$5M in local funding the City has placed in a local Affordable Housing Trust Fund for the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters.
- **American Rescue Plan Act (ARPA):** The City has developed a framework which has set aside \$16M for development of affordable housing and \$2M to support local business revitalization and development of infill housing projects.
- **HUD Community Development Block Grant (CDBG) Funds:** The City of Bakersfield is an entitlement city that receives approximately \$4.5M from the federal government annually. The City utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, and public facilities services. Proceeds from those activities are deposited into a revolving loan fund established from low-interest loans for rehabilitation and are used to retain subsidized housing projects whose federal assistance is expiring. (The **Bakersfield Senior Center** project has an application pending for CDBG funding).

Environmental assessment performed using FY2022 grant funding will be used to characterize environmental impacts and liabilities at the nine priority brownfields. If remediation is required, the City will apply for **Equitable Community Revitalization Grant (ECRG)** funding offered by the California Environmental Protection Agency. In its inaugural cycle, the program is offering \$200M in three-year grants for assessment and cleanup of underutilized brownfields in the state's most vulnerable communities. Environmental assessment and cleanup planning can be completed using FY2022 grant funding, and the target area's social demographics are well-aligned with the program's environmental justice requirements. The City anticipates applying for ECRG funding as early as FY 2023. If appropriate based on site-specific cleanup and reuse strategies, the City may also apply for USEPA cleanup grants and/or targeted brownfield assessments.

³ https://www.energy.ca.gov/sites/default/files/2021-06/CEC-400-2018-020-CMF_0.pdf

1.c.ii. Use of Existing Infrastructure: The **Downtown/Urban Core TA** includes the oldest developed areas of the City and is therefore well served by existing infrastructure (water, sewer, electric, natural gas, etc.). The TA and priority brownfield sites have been selected because their reuse will promote centralized infill development and adaptive building reuse (in the case of the **Bakersfield Senior Center**). Each of the ten priority sites are located on major roads with sidewalks and other infrastructure in place. The **Former Calcot Property** has nearly one-half mile of frontage on two roads; redevelopment of this property will use existing infrastructure that is currently “servicing” vacant lots. Due to their locations within existing neighborhoods, redevelopment of City-owned vacant lots will leverage existing infrastructure (utilities and circulation) servicing the existing neighborhoods. The full value of this existing infrastructure will be unlocked through redevelopment of the these now vacant priority sites. No critical infrastructure needs have been identified for the priority sites referenced in Section 1.a.ii.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: As shown on **Table 1**, the TA is comprised of low-income neighborhoods with per capita income approximately one-half that of the US as a whole. The effective spending power of these communities is further impacted by their location in a state with some of the highest living costs in the US. The TA has an average childhood poverty rate of 50.2% and an unemployment rate of 9.5%, rates about three times higher than those in the US as a whole. Therefore, residents in the TA neighborhoods lack the financial resources to assess and advance the cleanup and redevelopment of blighted properties without outside funding.

Table 1. Economic Distress Data for the City and Target Areas (ACS 2019 5-Year Estimates⁴)

| Data Type <i>(see footnote 4 for an explanation for notes A-C)</i> | Downtown/Urban Core TA ^A | City of Bakersfield | Kern County | State of California | United States |
|---|-------------------------------------|---------------------|-------------|---------------------|---------------|
| Median household income ^B | \$37,514 | \$69,014 | \$59,464 | \$85,837 | \$77,263 |
| Per capita income ^B | \$16,240 | \$27,060 | \$23,326 | \$36,955 | \$34,103 |
| Median value of owner-occupied housing units | \$143,928 | \$247,000 | \$213,900 | \$505,000 | \$217,500 |
| Poverty rate (for individuals 18+ yrs) | 35% | 14.9% | 17.6% | 11.9% | 11.9% |
| Child/youth poverty rate (<18 yrs) | 50.2% | 23.2% | 29.1% | 18.1% | 18.5% |
| 5 -Year unemployment rate ^C | 9.5% | 5.4% | 5.7% | 3.8% | 3.4% |

The City of Bakersfield faces significant financial challenges limiting its ability to draw on existing sources of funding for use in completing assessments, cleanup, and reuse planning needed to support the redevelopment of brownfields. The City’s low incomes and home values translate to low tax revenues for reinvestment in brownfield revitalization. The City’s high poverty rates translate to residents with minimal spending power and subsequent low sales and business tax revenues. In 2011, the CA legislature approved dissolution of the state’s >400 redevelopment agencies (RDAs). This measure eliminated the City’s tax increment financing capabilities that for over 60 years were a primary tool for acquiring blighted properties and supporting redevelopment in declining neighborhoods. Like many cities, during recovery from the “great recession” revenue growth was largely stagnant, so while the city grew in population and size, City staff and resources were not able to keep up with demands in service. Increased service demands include calls for emergency service (average 24,000 calls per year/per dispatcher); homelessness support (27% increase in the number of unsheltered homeless individuals from 2020 to 2021); 57% population increase since 2000; and fewest employees to population ratio out of 107 cities analyzed (2013). Responding to the COVID pandemic has required the City to shift more staff time and resources away from redevelopment projects to focus on business assistance, rental assistance, and homeless services programs such as outreach, emergency housing, and food banks.

2.a.ii.1 Threats to Sensitive Populations – Health or Welfare of Sensitive Populations

As shown on **Table 2** below, the TA has disproportionately high numbers of disadvantaged populations including residents who are minorities, speak English as a second language, and are female single-parent heads of household with children.

Table 2. Disadvantaged Populations (ACS 2019 5-Year Estimates⁵)

| Data Type <i>(see footnote 5 for an explanation for note A)</i> | Downtown/Urban Core TA ^A | City of Bakersfield | Kern County | State of California | United States |
|--|-------------------------------------|---------------------|-------------|---------------------|---------------|
| Percent minority | 85% | 32.3% | 25.6% | 40.3% | 27.5% |
| Speak English ‘less than very well’ | 20.4% | 13.9% | 18.3% | 17.8% | 8.4% |
| Female head of household with children | 14% | 7.2% | 6.9% | 4.8% | 5.3% |
| Black and Hispanic population | 77.1% | 57.8% | 58.8% | 44.8% | 30.7% |

Food insecurity is a problem with 34.2% of households in the TA receiving food stamps (compared to 15.4% in the City as a whole, and 16.8% in CA as a whole)⁶. Crime and gang violence are a major problem, with the City as a whole ranked as the

⁴ Notes for Table 1. Data downloaded on 11/10/2021. All data are American Community Survey (ACS) 5-year estimates for 2015-19. A) Average of values for City of Bakersfield CTS 6, 7, 12.02, 13, 14, 15, 16, 17, 19.01, 19.02, 20, 21, 22, and 23.02. B) In 2019 inflation adjusted dollars. C) Rate for civilian population in labor force 16 years and over.

⁵ Notes for Table 2. Data downloaded on 11/10/2021. All data are American Community Survey (ACS) 5-year estimates for 2015-19. A) Average of values for City of Bakersfield CTS 6, 7, 12.02, 13, 14, 15, 16, 17, 19.01, 19.02, 20, 21, 22, and 23.02.

⁶ ACS 5 year data for 2015-2019. Data downloaded on 11/10/2021.

7th most unsafe of 263 CA cities in 2020 by the National Council for Home Safety and Security⁷. Health concerns in the TA (as detailed in Section 2.a.ii.2, below) include high asthma and lead poisoning rates, obesity, and poor mental and physical health. Thirteen of the 14 CTs forming the TA meet one or more of the four current United States Department of Agriculture (USDA) definitions for limited food access areas (i.e., food deserts)⁸. Additional welfare concerns include blight, significant populations of people experiencing homelessness, high unemployment rates, and a lack of quality affordable housing.

The FY2022 assessment grant will directly benefit the most vulnerable populations in the TA – homeless residents and those experiencing housing insecurity. The grant will be used in part to expand transitional housing and wraparound social services offered by the BLNC, which in its first year of operation demonstrated exceptional success in transitioning 85 residents to stable housing. The grant will provide environmental assessment and reuse planning to vacant City-owned properties earmarked as affordable housing sites, unlocking additional funding sources to transform these underutilized brownfields into greatly-needed affordable housing. Expansion of the **Bakersfield Senior Center** will significantly expand the availability of affordable housing to low-income seniors who lack stable, affordable housing. Aside from redevelopment of the target sites, identification and assessment of additional brownfield sites in the TA will set the stage for cleanup (if needed) and reuse of these properties, reducing the environmental exposure of residents to contaminants (such as lead and asbestos) frequently found in shallow soils at abandoned properties. Revitalized properties will be significantly less likely to be used for illegal purposes (such as drug use and illegal dumping), reducing crime rates and improving the overall quality of life for existing residents.

2.a.ii.2 Greater than Normal Incidence of Disease & Adverse Health Conditions: Table 3 below summarizes prevalence rates for 12 chronic disease and health indicators for residents living within the 14 CTs comprising the TA, compared to the average prevalence for the state of California, based on estimates developed by the Centers for Disease Control and Prevention (CDCP) and published in 2020⁹.

Table 3. Health Measure Estimates for Target Area Census Tracts (CTs)^{10 A}

| Health Measure (see footnote 10 at bottom of this page for explanation of notes A-D) | Average Prevalence in Target Area CTs ^B | Average Prevalence in California ^C | Health Measure (see footnote 10 at bottom of this page for explanation of notes A-D) | Average Prevalence in Target Area CTs ^B | Average Prevalence in California ^C |
|--|--|---|--|--|---|
| Arthritis ^D | 25.3 % | 20.5 % | Kidney Disease (chronic) ^D | 3.9 % | 2.8 % |
| Asthma ^D | 11.9 % | 9.1 % | Poor Mental Health ^D | 19.4 % | 13.3 % |
| High Blood Pressure ^D | 33.5 % | 27.4 % | Obesity ^D | 39 % | 26.7 % |
| High Cholesterol ^D | 32.5 % | 31.1 % | Poor Physical Health ^D | 21.3 % | 13 % |
| Diagnosed Diabetes ^D | 14.9 % | 10.3 % | Obstructive Pulmonary Disease ^D | 8.7 % | 5.4 % |
| Coronary Heart Disease ^D | 7.6 % | 5.3 % | Stroke ^D | 4.3 % | 2.9 % |

Residents of the TA CTs on average score significantly worse (i.e., have higher prevalence rates) for all 12 health measures compared to residents of the state as a whole. Kern County is ranked 57th of 58 counties in CA¹¹ for overall health factors such as self-reported poor health, number of poor mental health days, premature death and low birthweight. Lead poisoning data were not provided by CDCP study but are available for 546 of the more populous zip code areas in CA in which a minimum 250 children were tested in 2012¹². In the four zip code areas that encompass the TA (93301, 93304, 93305, and 93307), 2.06 to 3.35% of children <6 years old tested had blood lead levels of ≥4.5 micrograms per deciliter (indicative of lead poisoning). The rates in these zip codes areas were in the top 15 to 30% of the zip code areas in CA for which data were reported.

Identification of lead-impacted soils at priority brownfield sites, and subsequent capping and/or remediation prior to reuse of these brownfield sites, and construction of new housing free of lead paint will reduce or eliminate lead exposure risks. The grant will help to activate underutilized brownfield sites that are having the greatest negative impact on the health and well-being of residents in the TA neighborhoods. The cleanup and reuse of these properties will eliminate the threats to public health, safety, and welfare presented by these properties in their current condition. The cleanups will eliminate potential sources of airborne contaminants which may contribute to high asthma rates.

2.a.ii.3. Promoting Environmental Justice: Data documenting the high level of economic distress in the TA are provided in **Table 1**. Low-income and minority populations in the TA are at significantly higher risks of being exposed to a broad range of cumulative pollution sources. EPA's EJSCREEN Tool was used to evaluate the 14 CTs located partially or wholly within the TA for 10 environmental justice (EJ) indices, results of which are summarized in **Table 4** below.

⁷ <https://www.alarms.org/safest-cities-in-california/>

⁸ Food Access Research Atlas (<https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>).

⁹ <https://chronicdata.cdc.gov/500-Cities-Places/PLACES-Census-Tract-Data-GIS-Friendly-Format-2020-/yikw-uj5s>

¹⁰ Notes for Table 3. A) Data accessed from the CDCP website on 11/1/2021. B) City of Bakersfield CTs 6, 7, 12.02, 13, 14, 15, 16, 17, 19.01, 19.02, 20, 21, 22, and 23.02. C) Calculated based on data for all 8,057 CTs in CA. D) Model-based estimate for crude prevalence among adults aged ≥18 years, 2018.

¹¹ <https://www.countyhealthrankings.org/reports/state-reports/2020-california-report>

¹² https://www.cdph.ca.gov/Programs/CCDCPHP/DEOD/CLPPB/CDPH%20Document%20Library/zip_code_2012_250_tested.pdf

Table 4. EJ SCREEN Summary for Target Area Census Tracts ¹³

| EJSCREEN Environmental Justice Indices | TA Prevalence Percentile Among All US CTs | EJSCREEN Environmental Justice Indices | TA Prevalence Percentile Among All US CTs |
|--|---|--|---|
| Particulate Matter (PM 2.5) | 91.8 | Traffic Proximity and Volume | 92.1 |
| Ozone | 91.9 | Lead Paint Indicator | 92.1 |
| NATA Diesel PM | 86.9 | Superfund Proximity | 78.8 |
| NATA Air Toxics Cancer Risk | 88.6 | Proximity to Risk Mgmt. Plan Sites | 90.3 |
| NATA Respiratory Hazard Index | 93.2 | Hazardous Waste Proximity | 92.6 |

NATA = National-Scale Air Toxics Assessment

A similar analysis was performed for all 8,035 California CTs using CalEnviroScreen¹⁴. In the June 2018 update, each of the 14 CTs in the TA ranked above the 75th percentile, and four CTs (16, 17, 19.01, and 19.02) ranked above the 95th percentile among all CTs in CA in terms of their residents’ disproportionate burden and vulnerability to sources of pollution including ozone, particular matter (PM 2.5), and diesel exhaust. According to the American Lung Association’s State of the Air Report for 2021¹⁵, Bakersfield has the worst overall air quality among the 199 largest metro areas in the US and ranks second-worst for high ozone days and third for 24-hour particle pollution. Residents within eight of the 14 CTs in the TA carry a housing burden between the 90th and 98th percentile in the state of California, reflective of California’s high housing costs and an important environmental indicator of overall housing security and how regional housing costs disproportionately affect low-income and at-risk populations. FY2022 assessment grant funding will expand access to housing for those experiencing homelessness, low-income seniors, and residents within the TA that are impacted by limited accessibility to affordable housing. Adaptive reuse of City-owned vacant sites will reduce residents’ exposure to potential pollutants such as lead-impacted soils and chemicals introduced by illegal dumping. The project will support redevelopment initiatives to provide new and safe affordable housing and green spaces. The EPA grant will support these types of developments while also advancing projects that will eliminate blight and eliminate potential exposure of residents to contaminants associated with priority brownfield sites.

2.b. Community Engagement

2.b.i/ii Project Involvement and Project Roles: The FY2022 grant, if awarded, will continue a significant goal shared with the City’s FY2017 grant of supporting development of affordable housing projects. To effectively enhance this effort, the City has identified key project partners with aligned interests in addressing homelessness and increasing access to affordable housing. Additional information for key project partners is provided on **Table 5**. Each of the key project partners will participate in the Brownfields Advisory Committee (BAC), which will be formed to solicit feedback from community members and provide a forum for updating the community on the progress of the City’s brownfields revitalization program.

| Table 5. List of Organizations/Entities/Groups, Contacts, and Roles/Involvement in Project or Assistance Provided |
|--|
| Housing Authority of the County of Kern (HACK), 601 24th St, Bakersfield, CA 93301-442, www.kernha.org, (Stephen Pelz, Executive Director, 661-631-8500, spelz@kernha.org): HACK’s formal mission is to provide safe, affordable housing for Kern County residents via a network of special programs serving the housing needs of nearly 20,000 low income Kern County residents. The alignment of HACK’s existing outreach network with the City’s goals under the FY2022 grant will serve to amplify City efforts in expanding affordable housing to residents of the TA. Hack will also be a key partner and technical/funding resource for the Bakersfield Senior Center and other priority sites targeted for development of affordable housing. |
| Habitat for Humanity Golden Empire, 1500 E 19th St, Bakersfield, CA 93305-5406, www.habitatkerncounty.org (Ron White, Director, rwhite@habittatbakersfield.org, (661) 861-8449): Habitat for Humanity has proposed construction of affordable single family units on City-owned sites. The City will support HFH efforts to construct housings on lots that have sat vacant for many years. |
| Bakersfield Senior Center, 530 4th St, Bakersfield, CA 93304, Phone: (661) 325-1113 (Lilli Parker, Director, lparker530@sbcglobal.net): Identified as a priority site in this funding application, the Bakersfield Senior Center is proposing new affordable housing on a neighboring site for seniors. The site had an abandoned building for many years that was recently demolished and will be redeveloped with senior support services. |
| Downtown Bakersfield Development Corporation (DBDC), 1675 Chester Ave., #110, Bakersfield, CA 93301, www.bakersfielddbdc.com, (Melanie Farmer, President/CEO, 661-326-3788): DBDC is a 501(c)3 organization formed in 2013 in part to counter the loss of redevelopment agencies statewide in 2012. It works to “ <i>inspire community leaders to unite community resources, to explore Bakersfield’s unique role in oil, agriculture and arts, and to develop its Downtown as a pre-eminent California community.</i> ” They will serve a key partner for advancing reuse of priority sites located within the Downtown/Urban Core TA and support business reuse and redevelopment in the TA. |
| Kern County Public Health Services Department (KCPHSD), 2700 M St., Suite 300, Bakersfield, CA 93301, www.kernpublichealth.com, (Amy Rutledge, Director, Environmental Health Division, 661-862-8776, |

¹³ Source: <https://www.epa.gov/ejscreen>. Accessed 11/15/21. EJSCREEN Report for City of Bakersfield Census Tract Nos. 6, 7, 12.02, 13, 14, 15, 16, 17, 19.01, 19.02, 20, 21, 22, and 23.02.

¹⁴ <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>

¹⁵ <https://www.stateoftheair.org/city-rankings/msas/bakersfield-ca.html#pmann>

rutledgea@kerncounty.com): KCPHSD will review environmental testing results and provide input regarding appropriate measures to inform the public and address site conditions that represent a public health threat. They serve as the local agency for hazardous materials reporting, UST permitting and inspections, and hazardous waste generator oversight.

2.b.iii. Incorporating Community Input: The project will build on effective community outreach efforts implemented under the City’s FY2017 Grant. The City will continue to convene meetings with the Brownfields Advisory Committee (BAC), a group of community members and stakeholders, to solicit input on expenditure of grant funds and to provide updates on the status of the City’s brownfields revitalization program. Although BAC meetings were suspended in 2020 due to COVID, the City will prioritize in-person BAC meetings at a variety of venues intended to maximize the community outreach effort. A dedicated webpage for the City’s Brownfield and Site Reuse Program¹⁶ was created for the FY2017 grant and will continue to be used as one method to communicate project progress and solicit input during the FY2022 grant, if awarded. Other methods currently in use as well as planned for the FY2022 grant include posting of information on public notice boards at City buildings, project fact sheets, comment cards, public meetings, website updates, and press releases and articles in local publications to communicate project progress. To accommodate the City’s large Spanish-speaking population, both English and Spanish language versions will continue to be created for project fact sheets and site nomination forms. Notices will be published in Spanish through a local Spanish language newspaper and on-line publication named El Popular (www.elpopularnews.com). Furthermore, public literature will include a statement that citizens may request alternative formats or special accommodations. In-person community meetings will be held at ADA-compliant facilities and locations to ensure access complete access. Extensive outreach for the key reuse planning project completed as part of the FY2017 grant was performed in its entirety during the period of COVID-19 meeting and travel restrictions. Zoom and other virtual meeting software proved to be effective in meeting with a wide range of stakeholders in particular those with access to computer for whom relevant documentation could more readily be shared than at a typical public meeting. In addition, an ArcGIS StoryMap was created and posted on the City’s Brownfield and Site Reuse Program webpage and proved to be an extremely effective method presenting key planning concepts and strategies for stakeholder and public input, in particular, those that benefit significantly from detailed graphic illustrations. Some of the methods refined during this process as well as those implemented on other City planning efforts during the COVID-19 pandemic will be adopted for use if travel or meeting restrictions related to COVID-19 remain in effect when the project begins in October 2022.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs: Proposed project activities and tasks, the anticipated schedule, task leads, and project outputs are summarized in **Table 6** below.

Table 6. Summary of Tasks, Schedule, Leads, and Outputs

| |
|--|
| <p>Task 1: Cooperative Agreement Oversight and Reporting</p> <p>i. Implementation: This task includes: 1) quarterly progress reporting, 2) annual disadvantaged business enterprise (DBE) reporting, 3) Property Profile Form submission and updates in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES), 4) preparation of a final report, and 5) expenses associated with grantee attendance at two brownfield (BF) training conferences.</p> <p>ii. Anticipated Schedule: It is anticipated that a contract will be executed with the environmental consultant prior to the anticipated 10/1/2022 start date. Quarterly progress reports (QPRs) will be submitted by January 30th, April 30th, July 30th, and October 30th each year. Annual DBE reports will be submitted by October 30th each year. Initial information on sites will be entered into ACRES as eligibility is confirmed and updated upon completion of key outputs or other milestones.</p> <p>iii. Task/Activity Lead: The City (Cecelia Griego) will lead this task and be responsible for completing grant-eligible programmatic and administrative requirements under the cooperative agreement (CA). The City will track project outputs and the budget to ensure funds are expended in accordance with the CA and the approved work plan. The City’s environmental contractor will assist with reporting.</p> <p>iv. Outputs: a) 12 QPRs; b) 3 DBE reports; c) ACRES updates; d) 1 final closeout report; e) attendance at 2 BF conferences.</p> |
| <p>Task 2 – Inventory Update and Site Selection</p> <p>i. Implementation: The City will update the inventory of brownfield sites completed as part of the City’s FY2017 CWA grant. The inventory will include additional CTs in the TA not inventoried as part of the FY2017 CWA grant.</p> <p>ii. Anticipated Schedule: It is planned that the inventory update will be completed by 12/31/2022.</p> <p>iii. Task/Activity Lead: The consultant will lead the task with assistance from the City’s geographic information system (GIS) staff and input from project partners for prioritization of sites.</p> <p>iv. Outputs: a) GIS files; b) Inventory report (w/ narrative, tables, maps); c) prioritization update memorandum.</p> |
| <p>Task 3 – Phase I and II ESAs</p> <p>i. Implementation: This task includes completion of 16 Phase I and 8 Phase II ESAs at the priority sites identified in Section 1.a.ii, and at other sites prioritized for assessment by project partners and the BAC. Phase I ESAs will comply with the All Appropriate Inquiry (AAI) Final Rule and the ASTM E1527-19 standard. Sites prioritized for assessment may contain buildings that will be renovated or demolished. Therefore, budget is included for completion of up to 10 RBM surveys for</p> |

¹⁶ https://bakersfieldcity.us/gov/depts/development_services/economic_and_community_development/brownfield_n_site_reuse_program.htm

buildings at priority sites. This task also includes: 1) preparation of eligibility determination (ED) forms for each site, 2) securing access agreements, 3) preparation of a quality assurance project plan (QAPP) to be approved by EPA prior to any Phase II ESAs or RBM surveys, 4) preparation of sampling and analysis plans (SAPs) and Health and Safety Plans (HASPs) for Phase II ESAs and RBM surveys, and 5) completion of National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) submittals, as required.

ii. **Anticipated Schedule:** The QAPP will be completed by 12/31/2022. EDs, Phase I ESAs, SAPs, and Phase II ESAs will be completed as access is secured and eligibility confirmed.

iii. **Task/Activity Lead:** The City will coordinate work by the consultant, secure access agreements, and complete review of all reports and plans. The consultant will complete the EDs, Phase I and II ESAs, the QAPP, SAPs, and RBM surveys.

iv. **Outputs:** a) 1 QAPP; b) 16 ED forms and 16 Phase I ESAs; c) 8 SAPs and 8 Phase II ESAs; d) 5 RBM surveys.

Task 4 – Remedial Planning

i. **Implementation:** Analysis of Brownfield Cleanup Alternatives (ABCAs) or Remedial Action Workplans (RAWs) will be completed for an estimated 4 priority sites.

ii. **Anticipated Schedule:** Remedial planning will begin in 2023 as Phase I/II ESAs are completed, or sooner for priority sites for which assessment activities were completed as part of the FY2017 CWA grant.

iii. **Task/Activity Lead:** The City’s environmental consultant will prepare the ABCAs or RAWs. The City will coordinate work by the consultant and review the draft and final plans. The BAC (including the project partners identified on **Table 5**) will provide input on evaluated/recommended cleanup options.

iv. **Outputs:** a) 4 ABCAs or RAWs.

Task 5 – Community Outreach

i. **Implementation:** A detailed description of the planned methods for involving and informing the public is provided in Section 2.b. This task includes: 1) updating the Public Engagement Plan used for the FY2017 grant, 2) organizing and hosting up to 9 meetings of the BAC, 3) hosting additional public outreach meetings in the TA neighborhoods, 4) conducting meetings with individual property owners, as appropriate, 5) preparation of fact sheets and press releases, and 6) regular updates to the City’s Brownfield and Site Reuse Program webpage¹⁷.

ii. **Anticipated Schedule:** BAC meetings will be held approximately every 4 months. Other outreach meetings will occur as needed to facilitate activities at individual priority sites. Updates to the webpage will be completed as needed.

iii. **Task/Activity Lead:** City staff will participate in and help coordinate all outreach activities. The environmental consultant will assist with preparing materials and presentations for the meetings, participate in meetings, and help prepare fact sheets, press releases, and materials released via the webpage. BAC members will participate in the BAC meetings, as well as in other outreach meetings, as appropriate.

iv. **Outputs:** a) an updated Public Engagement Plan; b) 9 BAC meetings; c) 8 additional outreach meetings; d) meeting agendas, notes, sign-in sheets; e) project webpage, with updates; f) project fact sheets and press releases.

Task 6 – Reuse Planning

i. **Implementation:** Each of the priority sites listed in Section 1.a.ii may benefit from completion of site-specific reuse plans. Other sites could benefit from market studies that document demand for housing, commercial or other desired uses. Budget is included for completion of up to 4 site-specific reuse plans and/or market studies.

ii. **Anticipated Schedule:** Reuse planning will begin as specific reuse planning needs are identified for priority sites.

iii. **Task/Activity Lead:** The City’s environmental consultant will complete the site-specific reuse plans and market studies. The City will direct the work and have significant involvement in scoping, conducting outreach, and reviewing deliverables.

iv. **Outputs:** a) 4 reuse plans and/or market studies.

3.b. Cost Estimates: A summary of the overall proposed budget for grant funded activities is provided in **Table 7** below, followed by an explanation for how cost estimates were developed and applied, including unit costs as applicable. **As shown below, a total of \$334,000 (or 67% of the total project budget) is allocated for Phase I and II ESAs under Task 3.** An additional \$80,000 (or 16% of the project budget) is allocated to remedial or reuse planning at priority sites.

Table 7. Budget Summary for Grant Funded Activities by Task and Budget Category

| Line # | Budget Categories | Task 1 | Task 2 | Task 3 | Task 4 | Task 5 | Task 6 | Totals |
|--------|---------------------|--------------------------|----------------------------|-------------------|-------------------|--------------------|-----------------|------------------|
| | | CA Oversight & Reporting | Inventory & Site Selection | Phase I & II ESAs | Remedial Planning | Community Outreach | Reuse Planning | |
| 1 | Personnel | \$12,000 | \$8,000 | \$0 | \$0 | \$6,000 | \$6,000 | \$32,000 |
| 2 | Travel | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| 3 | Supplies | \$0 | \$0 | \$0 | \$0 | \$3,000 | \$0 | \$3,000 |
| 4 | Contractual | \$12,000 | \$24,000 | \$334,000 | \$32,000 | \$16,000 | \$42,000 | \$460,000 |
| 5 | Total Direct Costs | \$29,000 | \$32,000 | \$334,000 | \$32,000 | \$25,000 | \$48,000 | \$500,000 |
| 6 | Indirect Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 7 | Total Budget | \$29,000 | \$32,000 | \$334,000 | \$32,000 | \$25,000 | \$48,000 | \$500,000 |

¹⁷ https://bakersfieldcity.us/gov/depts/development_services/economic_and_community_development/brownfield_n_site_reuse_program.htm

Descriptions for how the cost estimates for each task and budget category were developed (including unit costs, where applicable) are provided in **Table 8** below. All costs were developed based on the City's experience in completing similar tasks and activities as part of its FY2017 CWA Grant.

Table 8 – Summary Cost Basis and Assumptions

| |
|--|
| <p>Task 1 – Cooperative Agreement Oversight and Reporting: Total Budget = \$29,000 Cost Basis and Assumptions: Personnel Costs of \$12,000 are budgeted for an estimated 240 hours (hrs) of work by City staff (@ \$50/hr) in completing various CA oversight and reporting activities. Travel Costs of \$5,000 are budgeted for 2 City staff to attend 2 EPA/State brownfields (BF) conferences. Costs are estimated at \$2,500/person/conference based on costs incurred by staff attending other recent BF conferences. Contractual Costs of \$12,000 are budgeted for an estimated 96 hrs (@ \$125/hr) of work by the City's consultant to provide assistance in completing various required reports.</p> |
| <p>Task 2 – Inventory & Site Selection: Total Budget = \$32,000 Cost Basis and Assumptions: Personnel Costs of \$8,000 are budgeted for an estimated 160 hours of work by City staff (@ \$50/hr) in assisting with completion of the inventory update and prioritization activities. Contractual Costs of \$24,000 are budgeted for an estimated 192 hrs (@ \$125/hr) of consultant time assisting with the inventory update and site prioritization.</p> |
| <p>Task 3 – Phase I and II ESAs: Total Budget = \$334,000 Cost Basis and Assumptions: Contractual Costs of \$334,000 include costs for the environmental consultant to complete 1 QAPP (\$8,000); 16 ED forms (\$500 each = \$8,000); 16 Phase I ESAs (\$4,500 each = \$72,000); 8 SAPs (\$3,000 each = \$24,000); 8 Phase II ESAs (\$24,000 each = \$192,000); 5 RBM surveys (\$6,000 each = \$30,000).</p> |
| <p>Task 4 – Remedial Planning: Total Budget = \$32,000 Cost Basis and Assumptions: Contractual Costs of \$32,000 are based on completion by the environmental contractor of 4 ABCAs or RAWs at an average cost of \$8,000 each.</p> |
| <p>Task 5 – Community Outreach: Total Budget = \$25,000 Cost Basis and Assumptions: Personnel Costs of \$6,000 are budgeted for an estimated 120 hrs of work by City staff (@ \$50/hr) leading outreach activities. Supply Costs of \$3,000 are budgeted for printing costs (\$500) and mailing costs for public notices (\$2,500). Contractual Costs of \$16,000 are budgeted for an estimated 128 hrs of work by the consultant (@ \$125/hr) assisting with outreach activities.</p> |
| <p>Task 6 – Reuse Planning: Total Budget = \$48,000 Cost Basis and Assumptions: Personnel Costs of \$6,000 are budgeted for an estimated 120 hrs of work by City staff (@ \$50/hr) in coordinating various reuse planning activities. Contractual Costs of \$42,000 are budgeted for completion by the consultant of 4 reuse plans or market studies (@ \$10,500/each).</p> |

3.c. Measuring Environmental Results: The City will update the existing brownfield program tracking matrix to record and monitor progress towards completion of the various outputs listed in **Table 6**. The tracking matrix will be reviewed quarterly against project progress and incorporated into the QPRs and serve as one means of tracking and measuring progress towards achieving the specific outputs identified in the approved project work plan. If needed, the City will work with the consultant and the EPA project officer to identify and implement any corrective measures necessary to assure the output goals are met. The City will also track the other standard outcomes and accomplishments to be reported in ACRES, including public and private funding leveraged, acres of land made available for reuse, number of jobs created, etc. The City commits to continuing ACRES updates beyond the life of the grant to capture longer-term outcomes. The City will develop methods to measure and track progress towards broader outcomes in the TA, including creating affordable housing, mitigating the homelessness crisis, and improving air quality. Additional goals identified by City staff for the FY2022 CWA Grant include: 1) using the project as a platform for sustaining the City's long-term brownfields program, and 2) using the BAC meetings as a forum to build and enhance local institutional knowledge related to brownfields revitalization and community capacity for meaningful engagement in brownfield projects. The City and/or consultant will perform a qualitative assessment on a quarterly basis of the progress in advancing redevelopment at the priority sites identified in Section 1.a.ii, as well as at additional priority sites identified during grant implementation. The qualitative assessment will identify roadblocks to progress, next steps, and to help maintain progress towards achieving desired project outcomes and results.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i/ii Organizational Structure and Capacity: As previous EPA grant recipients the City will be responsible for day-to-day management of project activities, compliance with administrative and programmatic conditions under the grant, and providing support in planning, GIS data management, and public outreach activities. The City has assembled a core project management team (Section 4.a.iii) to oversee grant implementation. Each of the personnel were active participants in the City's FY2017 CWA grant and are committed to supporting the FY2022 CWA grant as well as site cleanup and reuse efforts. The BAC (Section 2.b.i/ii) will play a key supporting role in ensuring the timely and successful expenditure of funds and the overall success of the project. BAC representatives have decades of experience managing and implementing a wide range of federal grants and will serve as a resource throughout all phases of grant implementation process. The BAC will include representatives from the City and from the project partners listed on **Table 5**. All BAC members will have a vote in the site selection and prioritization process to be implemented for Task 2 as well in the allocation and use of funds at individual

sites as part of Tasks 3, 4, and 6. This will ensure that funding decisions are based on the overall community's best interest, even though individual BAC members may have interests in individual sites.

4.a.iii. Description of Key Staff

Cecelia Griego, Economic Development Principal Planner, will serve as the Project Manager – a role she has successfully performed for implementation of the City's FY2017 grant. Cecelia will be responsible for managing the team and ensuring progress is achieved as documented in the project work plan. Cecelia has over 15 years of experience in local government planning with the City of Bakersfield. She has led large land use planning efforts; administered and implemented comprehensive plans and economic development strategies; and engaged extensively with citizens and special interest groups in the development of City plans.

Paige McCallister, Economic & Community Development Planner, will serve as the Assistant Project Manager. In this role, Paige will serve as the main point of contact for the public on the project. Paige is experienced in coordinating grant requirements and reporting and will oversee administrative tasks (e.g., financial maintenance and reporting) to comply with grant requirements and help coordinate public/community outreach activities.

Cassandra Cotera, Business Manager, will serve as the financial manager for the FY2022 grant. She has grant management experience with the City's HUD entitlement funds and State homeless and housing grants, and will be handling the drawdowns, invoice payments, etc.

4.a.iv. Acquiring Additional Resources: The City maintains a fully staffed purchasing division responsible for procuring materials and services in accordance with the city charter and municipal code as well as applicable state or federal regulations. The division routinely contracts out for engineering and consulting services and has expertise in complying with the requirements in 2 CFR 200.317-326 – including having completed this process for the City's FY2017 EPA CWA grant. The City's project management team has the experience and expertise needed to manage the environmental consultant and any other contractors or subrecipients, as they complete grant funded activities.

4.b. Past Performance & Accomplishments (Previous USEPA Brownfields Grant Recipient): The City has received one previous EPA brownfields grant. Requested information for this grant is provided below.

4.b.i.(1) Accomplishments

EPA FY2017 Brownfield CWA Grant (BF-99T62201; \$300,000; 10/1/2017 to 10/31/2021): As of the end of the most recent fiscal quarter (10/30/2021), the following achievements have been recorded in ACRES: 9 Phase I ESAs (versus a goal of 8); 4 Phase II ESAs and/or RBM surveys (versus a goal of 6); and 1 area-wide reuse plan (versus a goal of 1). Key accomplishments at individual priority sites are summarized below.

Former CalCot, Ltd. Property (Brundage Lane Navigation Center): Although the site remains a priority site for FY2022 grant funding, assessment activities completed using the FY2017 grant (which include a Phase I ESA and RBM survey) facilitated subsequent purchase of the property by the City in 2020 for \$4.9M, and an initial \$1.9M phase of redevelopment – the renovation and conversion of the 34,832 ft² office building and adjoining 34,976 ft² warehouse to the Brundage Lane Homeless Navigation Center – a 150-bed emergency homeless shelter that also provides wraparound services for homeless adults (i.e., on-site medical and mental healthcare, job training, and educational opportunities). The facility opened for its first residents on 10/26/2020. **814-820 Monterey St.:** Phase I ESAs completed on these two parcels aided the Boys and Girls Club of Kern County (BGCKC) in planning the demolition of a blighted house on the 814 Monterey St. parcel, and the planned construction of a \$586,000 Club Education and Support Center. **Haven Apartments (231 Quantico Ave.) and Madison Place Apartments (1885 Madison St.):** Phase I ESAs were completed to facilitate the planned sale to a not-for-profit affordable housing management company (Self-Help Enterprises) which will maintain the combined 80 units in the two facilities as affordable housing. The sale, once completed, will be followed by >\$1M in renovations to update the units and make them compliant with Americans with Disabilities Act standards. The Phase I ESA is aiding the buyer in securing funding, as it is one document required in support of the buyer's application for Multi-family Housing Program funding. **Bakersfield Senior Center (530 and 610 4th Street):** Although this site remains a priority for the FY2022 grant, assessment activities completed using the FY2017 grant (which include a Phase I ESA and RBM survey) helped the BSC in advancing their initial planning for redevelopment of their site. **South Union Avenue Corridor Revitalization Plan:** A key accomplishment of the FY2017 grant was the "South Union Avenue Corridor Revitalization Plan", an area-wide revitalization plan which is intended to be formally adopted by the City to provide a roadmap for coming years for revitalization of an approximately 150 acre area that includes a 1-mile section of S. Union Avenue.

4.b.i.(2) Compliance with Grant Requirements: The City has complied with all work plan, schedule, terms and conditions, and timely and acceptable reporting requirements associated with the referenced FY2017 brownfield assessment grant. On 4/2/20 the City requested (and EPA approved) an extension in the project end date (from 10/31/20 to 10/31/21) to accommodate delays attributable to COVID-19 pandemic. As of 10/31/2021, 100% of the grant funds (\$300,000) have been drawn down. During the grant period, \$219,332 or approximately 73% of the grant budget was expended on direct assessment tasks and activities. The City completed quarterly updates in ACRES and participated with the EPA project officer in reviewing and updating ACRES entries as part of the closeout of the FY2017 brownfield assessment grant. The City will continue to update ACRES entries for sites assessed under the FY2017 grant with future redevelopment/reuse milestones.

ATTACHMENT A

Threshold Criteria Responses

Application for FY2022 USEPA Brownfields Community Wide Assessment Grant

City of Bakersfield

Threshold Criteria Response

1. Applicant Eligibility: The City of Bakersfield is a 'general purpose unit of local government' as that term is defined under 2 CFR 200.64. Therefore, the City is eligible to receive Environmental Protection Agency (EPA) Brownfield Assessment Grant funding.

2. Community Involvement: The project will build on the community outreach efforts and methods utilized effectively during implementation of the City's FY2017 Grant. A dedicated webpage for the City's Brownfield and Site Reuse Program¹ was created for the FY2017 grant and will continue to be used as one method to communicate project progress and solicit input during the FY2022 grant, if awarded. Other methods currently in use as well as planned for the FY2022 grant include posting of information on public notice boards at City buildings, direct mail, project fact sheets, comment cards, public meetings, website updates, and press releases and articles in local publications to communicate project progress. To accommodate the City's large Spanish speaking population, both English and Spanish language versions have been created for all project fact sheets and site nomination forms. Notices will be also published in Spanish through a local Spanish language newspaper and on-line publication named El Popular/www.elpopularnews.com. Furthermore, public literature will include a statement that citizens may request alternative formats or special accommodations. In-person community meetings will be held at ADA-compliant facilities and locations to ensure access to members of the target area.

Extensive outreach for the key reuse planning project completed as part of the FY2017 grant was performed in its entirety during the period of COVID-19 meeting and travel restrictions. Zoom and other virtual meeting software proved to be effective in meeting with a wide range of stakeholders in particular those with access to computer for whom relevant documentation could more readily be shared than at a typical public meeting. In addition, an ArcGIS StoryMap was created and posted on the City's Brownfield and Site Reuse Program webpage and proved to be an extremely effective method presenting key planning concepts and strategies for stakeholder and public input, in particular those that benefit significantly from detailed graphic illustrations. Some of the methods refined during this process as well as those implemented on other City planning efforts during the COVID-19 pandemic will be adopted for use if travel or meeting restrictions related to COVID-19 remain in effect when the project begins in October 2022.

3. Names Contractors and Subrecipients: Not applicable – no contractors or subrecipients have been identified in the application narrative.

4. Expenditure of Assessment Grant Funds: The City's FY2017 \$300,000 community wide assessment grant period closed on October 31, 2021, and final project reporting and closeout is currently underway. As of October 1, 2021, the City has drawn down nearly 100% of funding (only an unused balance of \$18.02 remained). Documentation is provided in **Attachment B**.

¹
https://bakersfieldcity.us/gov/depts/development_services/economic_and_community_development/brownfield_n_site_reuse_program.htm