



**FY2021 Application for U.S. Environmental Protection Agency Brownfields
Assessment Coalition Grant**

IV.D. Narrative Information Sheet

The City of Austin, Texas, and its Coalition members, the Austin Housing Coalition (AHC) and the Austin Housing Finance Corporation (AHFC) are pleased to submit this proposal for FY2021 Brownfields Coalition Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:

City of Austin, Resource Recovery
P.O. Box 1088, Austin TX 78767

2. Federal Funds Requested:

- (a) Assessment Grant Type: Coalition
- (b) Federal Funds Requested:
 - (i) Requested Amount: \$600,000
 - (ii) Site-specific Assessment Grant Waiver: *not applicable*

3. Location:

- (a) City: Austin
- (b) County: Travis
- (c) State or Reservation: Texas

4. Property Information for Site-Specific Applications: *not applicable*

5. Contacts:

(a) Project Director:

Name: Christine Whitney
Brownfields Program Manager
Phone: (512) 974-6085
Email: christine.whitney@austintexas.gov
Mailing Address:
City of Austin
Austin Resource Recovery
P.O. Box 1088, Austin TX 78767

(b) Highest Ranking Elected Official:

Name: Stephen Adler, Mayor
Phone: (512) 974-2100
Email: stephen.adler@austintexas.gov
Mailing Address:
City of Austin
City Hall-Mayor's Office
P.O. Box 1088, Austin TX 78767

. **Population:** City of Austin – 988,218 (2020 Estimate); Target Area – 62,287 (2020 Estimate).

. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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 brownfield site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	2,3,4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Expenditure of Assessment Grant Funds

The City of Austin has one EPA Brownfields Assessment Grant pending closure. The attached ASAP ledger shows the full amount, \$300,000.00, was expended and drawn down.

Attachments

- A. Letter from the State Environmental Authority**
- B. Grant Narrative**
- C. Threshold Criteria Response**
 - i. Statement of Lead Applicant and Coalition Member Eligibility**
 - ii. Coalition Eligibility Documentation**
 - iii. Signed Letters of Commitment**
 - iv. Documentation of Community Involvement**
 - v. Compass Data Warehouse General Ledger Entry Form**



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment A:

Letter from State Environmental Authority

Texas Commission on Environmental Quality

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 15, 2020

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

Re: City of Austin's Proposal for a U.S. Environmental Protection Agency FY21 Brownfields Assessment Grant

Dear Ms. Whitney:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's (COA) proposal to the U.S. EPA for a FY21 Brownfields Coalition Grant in the amount of \$600,000 to support affordable housing and greenspace areas within COA's E. Riverside and Airport Blvd. target areas and other select sites throughout the City. The TCEQ believes that the grant will significantly benefit COA by enhancing the local economy, increasing the tax base and improving the environment.

The TCEQ looks forward to working with COA on its Brownfields initiative and supports the grant application. You may contact me at 512-239-2023 or phylicia.allen@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in black ink that reads "Phylicia Allen".

Phylicia Allen
Brownfields Program Coordinator
Remediation Division

PA/cw



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment B:

Grant Narrative



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a.i. Background & Description of Target Area: In 1839 a small town on the Colorado River was chosen to be the Capitol of the new Republic of Texas. Named after Stephen F. Austin "the father of Texas," Austin flourished in 1883 with the founding of the University of Texas and construction of the grand capitol building. The Austin Dam, built in 1893, provided electricity and attracted agricultural manufacturers and fuel industries. By the 1950s, research laboratories drew innovative thinkers and global high-tech companies, contributing to Austin's growth into the **11th largest city in the US**. Today, Austin is home to over 988,218 "Austinites" and is the Travis County Seat (population 1,290,690). As it grows at an explosive rate, Austinites face critical challenges on how to accommodate this growth while honoring the City's history and providing inclusive opportunities for its most vulnerable residents, living in East Austin.

In the shadow of booming skyscrapers, the **East Austin target area** includes 11 square miles east of downtown, bisected by the Colorado River. The southern half of the target area, known locally as "poverty island," includes three opportunity zones (OZs) and is bounded by Interstate 35 (I-35) to the west, Highway 71 to the south and US 183 to the east. North of the river, the target area includes two OZs along a 3-mile stretch of Airport Blvd. After the Civil War, freed slaves flocked to Austin, and settled in what is now East Austin, forming "freedmen's towns". The 1928 City Plan segregated non-whites, African Americans, and an increasing Hispanic population to the target area. To accommodate developing industry, the East Austin target area was designated for unrestricted land use in the 1931 Zoning Plan. With no controls on the types of businesses or industry coming into the target area, manufacturing and waste management operations sprang up alongside homes and schools. Decades of unrestricted development led to a dense patchwork of industrial properties interspersed with homes. Even through the 1960s, parts of East Austin had unpaved streets and lacked infrastructure improvements and city services like public transportation leading to economic and social isolation. Long-time residents, community members, and public health activists, tired of bearing the unfair burden of incompatible land use, united to move some of these facilities out of their neighborhoods. Due to that disinvestment and successful community activism, now-aging buildings and shuttered industrial facilities are brownfields.

Austin continues to grow rapidly, but the long history of **social and environmental injustice** in East Austin demonstrates that prosperity has not extended to all residents. Today 62,287 of Austin's most vulnerable residents live in substandard conditions within the target area, 71.5% of which are minorities and nearly 25% did not graduate high school. With housing costs steadily rising and [suburban poverty rates doubling in a decade](#), affordability is collapsing. Long-time residents can't afford the neighborhoods where they have lived for generations and are most at risk of displacement. Isolating poverty and welfare issues amplify, creating systemic inequities and removing the ability to attain higher education, living wage jobs, and food security, and depriving residents of social mobility and the opportunity to thrive.

The City of Austin is prioritizing inclusive strategies to create healthy, connected, and vibrant communities to meet the urgent needs of marginalized Austinites. For that reason, **the City formed a Coalition with the Austin Housing Finance Corporation (AHFC) and the Austin Housing Coalition (AHC)** to leverage critical resources for much-needed affordable housing, community services and public assets in the increasingly competitive real estate market. The issues facing East Austin require the power of a Coalition to leverage \$600,000 of EPA funding to redevelop community-supported, shovel-ready projects.

1.a.ii. Description of Priority Brownfields: The City inventoried **431 potential brownfields**, which present a significant barrier to equitable development and inclusive growth efforts. Target area brownfields include current and former: landfills and dump sites; industrial facilities (manufacturing, metals recycling, tank farms, chemical/research laboratories, and cement and power plants); commercial properties (warehouses, drycleaners, gas stations and auto sales/repair) and aging multi-family structures. Through a multi-year planning process with extensive community input, the Coalition has identified **seven priority brownfields**. Selection of these sites was based on their ability to impact the community's expressed concerns and identified needs for affordable housing, parks, education, jobs, and essential services:

- **Former Recycling Facility:** 6.1-Acre site at 4800-4906 Bolm Rd. *Current condition:* Vacant since it was condemned by the City. Known soil/groundwater impacts and leaking petroleum storage tanks (LPSTs). *Reuse:* Community vision for an affordable, mixed-use with trails. *Env. Issues/COCs:* Petroleum, VOCs, heavy metals. *Funding Needs:* Supplemental Phase II Env. Site Assessment (ESA); Cleanup Plan.
- **Former Processing Plant:** 2.76-Acre site at 500 Shady Lane. *Current condition:* Vacant manufacturing bldg. *Reuse:* Planned for sustainable reuse as light industrial/commercial flex-space. *Env. Issues/COCs:* Petroleum, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), heavy metals, Asbestos-containing materials (ACM), lead-based paint (LBP) that will be referred to as Regulated Building Materials (RBM). *Funding Needs:* Phase I/II ESA; RBM Survey; Cleanup Plan.



- **Former Home Depot & Car Dealership:** 19-Acre site at 7211 & 7309 N. I-35. *Current condition:* Vacant with deteriorating structures. *Reuse:* Community-approved master plan identified mixed-use affordable housing with a grocery store, park, childcare and health services. *Env. Issues/COCs:* LPSTs, PAHs, VOCs, heavy metals, and ACM/LBP. *Funding Needs:* Supplemental Phase II ESA; RBM Survey; and Cleanup Plan.
- **Undeveloped Land Next to Landfill:** 5.38-Acre site at 600 Kemp Street. *Current condition:* Vacant, next to landfill. *Reuse:* Affordable housing. *Env. Issues/Contaminants of Concern (COCs):* Landfill materials, refuse, methane, heavy metals, petroleum, PAHs, & VOCs. *Funding Needs:* Phase II ESA; Cleanup Plan.
- **Escuela Nueva:** 3.16-Acre site at 2013 Montopolis Drive. *Current condition:* Pre-school (in-use), auto repair (vacant). *Reuse:* AHC member, Guadalupe Neighborhood Development Corporation (GNDC), will build an expanded pre-school campus with inter-generational, multi-family housing. *Env. Issues/COCs:* RBM, PAHs, heavy metals, & petroleum. *Funding Needs:* Phase I/II ESA; RBM Survey; and Cleanup Plan.
- **Multi-Family on Tillery:** 1.17-Acre site at 1003 Tillery. *Current condition:* Underutilized buildings. *Reuse:* Multi-family affordable housing. *Env. Issues/COCs:* ACM/LBP. *Funding Needs:* Phase I ESA; RBM Survey.
- **Multi-Family on Thornton:** 4.3 Acres at 2313-2401 Thornton Rd. *Current condition:* Underutilized older warehouses, auto repair and LPST. *Reuse:* AHFC plans to reuse as multi-family housing. *Env. Issues/COCs:* Petroleum, PAHs, heavy metals & ACM/LBP. *Funding Need:* Phase I/II ESAs; RBM Survey; Cleanup Plan.

1.b.i. Reuse Plan & Strategy: Continuing its efforts to keep Austin a desirable yet affordable place to live, the City continues engagement with the people who live, work and play in the target area, creating plans with actionable strategies to benefit all Austinites and stabilize these sensitive East Austin populations. The 30-year comprehensive plan, [Imagine Austin](#) (2012), establishes priorities for growth of an equitable City. It covers quality of life issues beyond land use and strategies for healthy and vibrant neighborhoods. In 2017, the City completed the [Strategic Housing Blueprint](#) to align resources, ensure a unified, deliberate direction, and facilitate community partnerships to achieve an increase in affordable housing. The [East Riverside Master Plan](#) (2010) guides revitalization to align with the community's vision for the target area, which includes providing affordable housing, enhancing parks/open spaces, and generating business opportunities that stabilize the area. These three plans establish the following goals:

- Active urban centers along public transit lines connect residents with the airport and downtown.
- Home ownership opportunities create stable and diverse neighborhoods.
- Green infrastructure strategies are used, and City-funded buildings include energy efficiency measures.
- Diverse groups of long-time and new residents enjoy safe, vibrant public spaces and amenities.

In alignment with the goals and objectives of the plans above, neighborhood and site-specific reuse plans and strategies for each of the **seven priority brownfields** are provided in the table below.

Site-Specific Reuse Plans and Strategies
Former Recycling Facility-Govalle Neighborhood Plan: City-owned property with public transit access. Assess and develop cleanup plan to build green, energy efficient with solar, affordable multi-family housing connected to open space and urban trails with a new trail segment along former rail line.
Former Processing Plant-Govalle Neighborhood Plan: Large vacant warehouse in floodplain, prime for sustainable reuse near downtown and airport. Assess building/site, reuse as flexible light industrial and commercial space that attracts living wage jobs. Establish public-private partnership, leverage local resources and incentives. Excellent connection to highways and public transit.
Former Home Depot/Dealership-St. John's Neighborhood Plan: City-owned with master plan for mixed-use affordable housing, office, retail, services, and open space. Assess site/building, develop Cleanup Plan; use RLF for cleanup. Near public transportation, and will provide social/public service and educational/vocational training center, green/energy efficient building
Undeveloped Land Next to Landfill-Montopolis Neighborhood Plan: Prime creek-side location for housing. Assess nature and extent of landfill/historic dumping activities, develop cleanup plan, secure AHFC (HUD) financing and leverage local incentives to build energy efficient, affordable housing next to park and nature preserve with excellent highway and public transit access.
Escuela Nueva -Montopolis Neighborhood Plan: Leverage existing school location. Assess site/building for sustainable reuse, secure AHFC financing and local incentives. Build innovative campus that will double pre-school capacity, integrated with multi-story affordable multi-family and senior housing close to public transit with green, energy-efficient features and amenities.
Multi-Family on Tillery-Govalle Neighborhood Plan: Creates home ownership opportunities on land bank to stabilize affordability in neighborhood. Assess site/buildings, secure AHFC funds for construction. GNDC, an AHC member, will develop green/energy efficient (with solar) affordable multi-family housing with seven duplexes for sale and one four-plex for rent.
Multi-Family on Thornton-South Lamar Corridor Plan: Brings affordable housing to under-served area. Assess site/buildings, develop cleanup plan, leverage RLF funds. AHFC intends to purchase three adjacent lots to redevelop as vertical multi-family affordable housing near transportation using green/energy efficient building methods to attain LEED Silver certification.



1.b.ii. Outcomes & Benefits of Reuse Strategy: Economic Benefits: The project will spur economic growth in **five opportunity zones** located entirely within the target area. The estimated number of new **permanent** (non-construction) **jobs (1,224)** that could be generated by reuse of the seven priority brownfields alone is summarized in the table below. The project will also generate significant **tax-based revenue**. Reuse of the Home Depot property will generate up to **\$1,120,000/year in property taxes**. The 2018 Affordable Housing Bond will likely produce the same economic benefits as from the 2013 Affordable Housing Bond. The report documented the average economic impact of 100 affordable housing units is as follows: the average resident sees an increase in annual income of \$1,781 through reduced rents; the construction of the units provided \$18,151,903 in retail sales, \$8,904,320 in wages, and 350 jobs; facility operation, maintenance/support services created an additional 24 jobs with \$1,143,735 in wages.

Project	Est. Size/Type	Est. New Jobs ^a
Undeveloped Land	25 Single-Family	0
Escuela Nueva	93 Multi-Family 4,000 SF Pre-School	13
Recycling Facility	350 Multi-Family	23
Processing Plant	29,767 SF Flex Ind.	18
Former Home Depot/Car Dealership	280 Multi-Family 450,000 SF of Office 70,000 SF of Retail 30,000 SF of Grocery 85,000 SF of Services 5,500 SF of Childcare	1,153
Housing Tillery	7 Duplexes/1 Quad	1
Housing Thornton	235 Multi-Family	16
Estimated Totals	1,001 Residential 674,267 SF Other	1,224 Jobs

Non-Economic Benefits: Redevelopment will result in significant non-economic benefits, including:

- **Quality Affordable Housing:** Reuse of the seven priority brownfields alone will create up to **1,001 affordable housing units**. The grant will also support up to 10 other affordable housing projects from nonprofit affordable housing developers (AHC members) and AHFC.
- **Adaptive Reuse:** The Escuela Nueva pre-school expansion and former processing plant converted to flexible industrial/commercial space will **sustainably reuse up to 33,767 SF of existing structures**.
- **Energy Efficiency:** Affordable housing developments use solar, **all City financed projects must use efficient/green building practices or are LEED Certified**.
- **Parks/Recreation:** Reuse plans will create up to **three acres (parks) and connect over 10 miles of trails**.
- **Education/Community Services:** Escuela Nueva will double the **pre-school** capacity and integrate senior housing to increase inter-generational experiences. The former Home Depot site will include a **childcare center** and up to **85,000 SF for vocational training and education**.

1.c.i. Resources Needed for Site Reuse: Brownfields are often overlooked for affordable housing. Additional assessment funding is needed to address prevalent environmental justice concerns and meet HUD and state funders’ environmental needs. Our priority sites are community-supported infill projects in prime locations with infrastructure already in place. Since reuse focuses on affordable housing, it is imperative that environmental conditions are addressed. Coalition members have used previous grants and other resources to complete brownfield redevelopment projects and achieve their collective revitalization goals. As a municipality, the City is eligible for significant federal and state grant funds, AHFC uses public assistance bonds and grants to support affordable housing, and AHC taps into considerable private/foundation resources available to nonprofits. Coalition members will leverage EPA funding with financing strategies, grants, loans, and other local incentives, including:

- **Assessment & Cleanup:** The Coalition will continue to utilize the City’s FY16 EPA Revolving Loan Fund (RLF) Grant for cleanups. The Coalition will rely on Targeted Brownfields Assessments (TBAs) from EPA and the Texas Commission on Environmental Quality (TCEQ), and partner with the TCEQ Brownfields Program for Voluntary Cleanup Program (VCP) fee waivers and technical support as needed.
 - **Redevelopment:** Voters approved bond funding that supports affordable housing and crucial corridor improvements. The City forms public-private partnerships to further leverage public funding and private investments, bringing impressive resources and incentives to support revitalization efforts, including:
 - General Obligation Bonds – **2018 bond added \$925M** for infrastructure, transit, parks and recreational facilities, and sustainable reuse of existing buildings to provide better health and human services, with \$250M for affordable housing. **2016 bond with \$720M** for mobility improvements. Environmental assessment activities were not approved as eligible uses of bond funds.
 - **Housing and Urban Development (HUD):** \$38.9M funds were awarded to the City in FY20.
 - **Opportunity Zones (OZs):** Developers receive tax breaks for capital gains within the five-target area OZs.
- In-Kind Resources:** The City supplements grant funds with an average \$100,000 in assessments each year.

^a Job estimates based on the USEIA’s 2016 employment estimates for different amounts/types of development. Multi-family jobs based on estimate of 15 job for every 15 units.



- **Development Bonuses:** The City offers Affordability Unlocked, East Riverside Corridor (ERC), and Transit Oriented Development (TOD) tax incentives, decreased fees and fast-tracked permit reviews. These bonuses modify development restrictions for qualified affordable housing and other beneficial types of projects in select areas to allow for increased density and height while decreasing required parking.
- **Austin Energy Green Building/Sustainability Incentives** – The City provides free solar panels and green building technical assistance/ advice for qualifying affordable housing developments.

1.c.ii. Use of Existing Infrastructure: The target area is urban, and the **seven priority sites** are infill properties connected to roads, sidewalks, trails and utilities (waste/storm/potable water, power, and communications/internet), with police/EMS/Fire stations, health clinics and libraries. In the target area, the 2016 Mobility Bond will fund: \$79.9M of needed sidewalk, road, and public transit upgrades to improve connectivity along Airport Blvd.; and a planned \$1.3B Light Rail line that will connect downtown to the airport via E. Riverside Drive and include four stations with TODs in the target area.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a.i. The Community’s Need for Funding: 2010-2020, Austin’s population increased 25% but the City remained the same size, increasing density to more than 3,300 residents per square mile.^b As demand for housing increases, property values and taxes skyrocket, causing financial hardships on vulnerable residents, with over 60,000 at risk of displacement in the **East Austin target area**.

Data Type ¹	Opportunity Zones					Entire Target Area ²	City of Austin	Travis County	Texas	United States
	Montopolis (CT 23.12)	Riverside/Parker Lane (CTs 23.07 & 23.13)	Airport Blvd (CTs 21.09 & 21.11)							
Total Population	8,380	6,264	4,560	4,314	5,474	62,287	988,218 ⁴	1,290,690 ⁴	27.9M	323M
5-yr Unemployment	6.9%	3.0%	2.5%	0.6%	4.6%	3.4%	2.9%	2.9%	3.5%	3.7%
Poverty Rate	27.0%	17.7%	25.1%	19.0%	28.5%	26.0%	14.5%	13.1%	15.5%	14.1%
Per Capita Income	\$18,683	\$29,346	\$23,620	\$27,399	\$23,154	\$24,881	\$40,391	\$41,049	\$30,143	\$32,621
Households with FS/SNAP	26.3%	17.3%	17.0%	21.1%	26.9%	16.4%	8.1%	7.9%	12.2%	12.2%
Minority Population ³	84.9%	58.9%	72.6%	70.8%	77.0%	71.5%	51.7%	50.9%	57.7%	38.9%
%Black/African American	9.6%	10.0%	18.1%	40.3%	10.8%	14.4%	7.8%	8.3%	12.1%	12.7%
%Hispanic or Latino	73.6%	44.1%	49.0%	28.6%	63.6%	51.9%	34.3%	33.9%	39.2%	17.8%
Burdened Households	66.0%	49.7%	55.4%	49.0%	58.1%	55.0%	48.5%	48.2%	47.9%	50.2%
Homeownership Rate	42.1%	20.5%	13.0%	51.4%	55.4%	22.7%	45.2%	52.2%	61.9%	63.8%
High School Graduate	65.4%	84.2%	83.5%	82.0%	72.5%	77.8%	89.1%	89.1%	83.2%	87.7%
Land Area (sq. miles)	1.7	0.81	0.92	1.08	2.59	11.34	291.9	990.2	261,232	3,531,905

¹2014-2018 American Community Survey. ²Includes 12 Census Tracts (CTs 14.03, 21.09, 21.11, 23.04, 23.07, 23.12, 23.13, 23.14, 23.15, 23.16, 23.17 & 23.18). ³Calculated by subtracting the % of “total white persons not Hispanic” from 100%. ⁴2020 Estimate. **Bold/shading** indicates results that exceed and/or are less than (depending on data type) Texas and the U.S., respectively. FS = Food Stamps; SNAP = Supplemental Nutrition Assistance Program.

East Austin neighborhoods are already suffering from extremely high rates of poverty (26%, more than 1.5 times the TX/US averages) and low per capita incomes (\$24,881, less than 2/3 of the City average). 55% of residents don’t have stable, reliable resources for necessities like shelter and healthy food. Homeownership is incredibly low at 22.7%, and recent data indicates average rent increases of more than 5% per year, with median home values increasing at even greater rates in the target area.^b This crisis of affordability means every penny is needed to acquire/develop affordable housing projects, making EPA funds critical to mitigate past environmental injustice and housing instability. Without these EPA grant funds, the coalition lacks essential resources needed to assess brownfield properties, plan for cleanup/reuse, and secure state and federal affordable housing funding. With this catalytic funding, the coalition can produce impressive outcomes. In 2018-2019, AHFC funded 2,000 units of affordable housing, facilitated by Phase I ESAs completed using the City’s FY2017 EPA Grant. \$600,000 of EPA funding will support additional projects, and provide AHFC, AHC and their non-profit partners with critical funding they would otherwise not have capacity to apply for on their own.

2.a.ii. Threats to Sensitive Populations: (1) **Health/Welfare:** Rampant poverty in the target area has discouraged services typically available in middle class neighborhoods. Convenience stores, pawn shops, and abandoned buildings dot the landscape instead of banks, grocery stores, medical facilities, parks or community gardens. These conditions disproportionately threaten the health and welfare of sensitive populations in East Austin, which is made up of 71.5% minorities (up to 40.3% Black & 73.8% Hispanic in select census tracts) with an average per capita income of \$24,881 (38% lower than the city average of

^b <https://www.austintexas.gov/demographics>



\$40,391). The elderly and children are considered the most vulnerable with poverty rates double that of the city's: 24% poverty for the 8.7% elderly population and 49% for the 24% population under 18. Brownfields redevelopment present opportunities to reduce imminent threats and provide solutions to improving quality of life in East Austin, such as to:

Sensitive Population Categories ^c	Percentile of Target Area vs. Entire US
Demographic Index	85
Minority	80
Low Income	83
Linguistically Isolated	86
<High School Education	84

- **Eliminate Exposure:** The Ending Community Homelessness Coalition (ECHO) found Austin had 2255 individuals experiencing homelessness in 2019.^d This sensitive population is at high risk of exposure to environmental contaminants at abandoned buildings/brownfields, which they use as informal shelters. The health risks are greater for families with children, which are 12% of the homeless population. The Coalition will identify properties that present imminent threats to the public and work with community partners to secure site safety, assess property conditions, and develop cleanup and reuse strategies.
- **Reduce Crime:** Home to only 20% of the population of the City, East Austin accounts for 34% of Austin's murders, 35% of Austin's robberies and 29% of Austin's arson cases. In fact, the total crime index for East Austin is 163% higher than the national average. Public safety, a main topic at multiple community planning workshops outlined that crime was a significant issue in the area and that redevelopment of blighted areas could be a solution to the crime problem.
- **Expand Affordable Housing:** In [Austin's Community Health Improvement Plan \(2018\)](#), affordable housing is a priority solution to address mental and physical health, and that intervention is needed in East Austin where residents are facing mental health stresses from the threat of displacement. The Coalition's plan will generate up to 5,000 units of affordable housing by 2025.
- **Increase Educational Attainment:** Despite Austin's reputation for higher education, 22.2% of target area residents lack a high school diploma (Section 2.a.i). Priority site Escuela Nueva will double its early childhood education capacity, and the Home Depot project includes childcare and vocational facilities to provide training for better job opportunities.

(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:

Episcopal Health Foundation research published in 2019 showed nearly a 20-year difference in life expectancy between West and East Austin. Based on Centers for Disease Control and Prevention (CDCP) data, physical and mental health are worse in East Austin than the rest of the city, with greater than normal incidents of obesity, cancer and asthma. Based on Travis County data, minority residents in Austin are unhealthier overall: 22% of black residents and 29% of Hispanic residents fall in the lowest two health tiers (fair to poor), while only 7% of white residents fall in these tiers. This also correlates to poorer behavioral health metrics, with black and Hispanic residents more inactive (38% and 43%, respectively) than white residents (17%) and more overweight or obese (79% and 67% vs. 55%). They also suffer from increased rates of behavioral and environmental diseases, including asthma (16% and 11% vs. 8%) and diabetes (13% and 18% vs. 8%), respectively. Black residents have a higher prevalence of cardiovascular disease; the estimated rate (10.1%) in black residents is twice the estimate (5.1%) for white residents. The age-adjusted mortality rate for heart disease for black residents (194 deaths per 100,000 population) is 48% higher compared with white residents (131 deaths per 100,000 population). These health disparities can be attributed to poor environmental conditions, such as the lack of adequate parks and recreation facilities, poor air quality, and exposure to hazardous chemicals in the urban environment. To combat these issues, the Coalition will support projects which remove contaminants and promote physical/mental wellbeing by enhancing parks, recreational amenities, public spaces, urban trails & gardens that encourage healthier lifestyles. The project will also open doors to quality housing, education, jobs, and healthier food choices that can improve mental and physical health and obesity.

Health Outcomes ^e	Max. Avg. Prevalence in Target Area ^A	Avg. Prevalence in Austin ^B	Target Area Percentile in Austin ^C
Poor Physical Health	15	9.5	96
Poor Mental Health	18	12	97
Obesity	35	26	96
Cancer	6.2	4.4	82
Asthma	9.5	8.1	93

^c Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 07/01/20
^d <https://1zdndu3n3nla353ymc1h6x58-wpengine.netdna-ssl.com/wp-content/uploads/2019/07/Homelessness-in-AustinTravis-County-Current-Needs-and-Gaps-Report.pdf>
^e Notes for Table. Data accessed from the CDC website. A) As described in Section 2.a.i, the target area includes 12 CTs. Units of prevalence are % of occurrence in adults. B) Average of values for entire City of Austin. C) Ranking of the average value for the target area CTs versus those for all 198 CTs in Austin. A value of 95% means that the prevalence in the target area is higher (worse) than that in 95% of all CTs.



(3) Disproportionately Impacted Populations: The Environmental Justice Indicators (EJI) table shows sensitive populations in the **target area** are above the 90th percentile for disproportionate burden and exposure to air quality and other sources of pollution when compared to the US. Historic zoning forced minority communities into areas with unrestricted land use and being constrained on all sides with major highways resulted in legacy contamination and air pollution. Minority neighborhoods are burdened with high traffic/industrial arterials, and carefully planned development is needed to alleviate the impacts of industry and vehicles. The project will reduce health threats to residents from:

- **Air Pollutants:** A primary health issue in the target area is asthma and respiratory ailments associated with exposure to air pollutants from major sources like vehicle emissions and regulated building materials. Infill developments with additional housing, provides opportunities for residents to live closer to public transit options and jobs, reducing reliance on vehicles and decreasing emissions.
- **Hazardous and Petroleum Contaminants:** The grant will identify legacy soil/groundwater contamination in the target area by assessing parcels from an East Austin Tank Farm and vacant remnants of industrial sites. Older structures will be surveyed for ACM/LBP in support of sustainable reuse projects. Grant funded cleanup plans will outline remedial measures necessary to address threats at priority brownfields.

Env. Justice Indicators (EJI) ^a	Percentile of Target Area vs. Entire US
Particulate Matter 2.5	92
Ozone	91
Diesel Particulate Matter	91
Air Toxics Cancer Risk	92
Respiratory Hazard	91
Traffic Proximity/Volume	90
Risk Mngt. Proximity	96
Hazardous Waste	93
Wastewater Discharge	95

2.b. Community Engagement 2.b.i. Project Involvement/2.b.ii – Project Roles: The City’s **Austin Brownfields Redevelopment Office (ABRO)** will work closely with the Coalition members, the **Austin Housing Finance Corporation (AHFC)** and **Austin Housing Coalition (AHC)**, to connect with stakeholders throughout the **East Austin target area** and facilitate a cohesive process to incorporate collective community interests. **ABRO** offers brownfield expertise and incentives and will serve as an important connector with other City departments and developers on near-term projects. Additionally:

- **AHFC** implements strategic housing solutions to benefit low- and moderate-income residents. AHFC will support the project by interfacing with developers to administer affordable housing bonds for the financing of multi-family projects. AHFC also administers the HOME Investment Program (HOME) and Community Development Block Grants (CDBG) on behalf of the City. AHFC will select sites, find developers, engage with the community, and administer the affordable housing bond.
- **AHC** is a coalition of nonprofits, businesses, and citizens who support the development of safe affordable housing for East Austin residents. AHC will support the project by selecting sites, advocating on behalf of the needs of low-income populations and interfacing with a wide spectrum of stakeholders.

For the past two decades, the City has focused six successful grants on the East Austin target area. The City has strong relationships with a diverse group of local partners who continue to bring important resources and voices to the table. Each project partner has committed to assisting with community engagement efforts and participating in the site identification, prioritization, and selection process.

Partner Name (Type)	Contact Person; Email; Phone #	Specific Role in the Project
TCEQ (State Reg. Agency)	Kristi Livingston; (512) 239-2252; kristian.livingston@tceq.texas.gov	Brownfields Program will determine site eligibility, provide TBAs, and technical assistance as needed for complex sites.
DSHS (State Health/Reg. Agency)	Margaret Willis; (206) 395-4096; Margaret.Willis@dshs.texas.gov	DSHS regulates all RBM, conducts inspections on RBM projects, provides guidance for safe childcare facility siting; & COVID guidance.
Austin Travis County (Health Department)	Janet Pichette; (512) 972-5486 Janet.Pichette@austintexas.gov	Will provide toxicological and health/risk assessments for priority/other sites (as needed); stakeholder communication.
PODER (Environmental Justice)	Susa [REDACTED] 311;	Grassroots group with strong community ties in target area; will engage/door-to-door target area residents & inform reuse decisions.
Montopolis CDC (Community Dev. Corp.)	Fred [REDACTED] 027; fmcghee@montopolis.org	Will engage stakeholders, help with site selection, very active in planning & development; inform reuse plans for Montopolis.
Springdale Airport Neighborhood Assoc.	[REDACTED]	Boots on ground canvassing, engage stakeholders, Spanish translation, help with site selection, social media posts & inform reuse plans.
Montopolis Neighborhood Association	P [REDACTED] 6	Will assist with project site selection, engaging community members, will share info and feedback, gather residents, inform reuse decisions.
HousingWorks (Nonprofit/CBO)	Nora Linares-Moeller; (512) 454-1444 nora@housingworksatx.org	Will connect people about affordable housing on brownfields; public outreach; collect community concerns; housing outcomes reporting.
Austin Parks Foundation (Nonprofit/CBO)	LadyeAnne Wofford; (512) 387-3023; ladye.anne@austinparks.org	Will provide private funding to supplement inadequate City funds to create, enhance and maintain parks and community gardens.
Keep Austin Beautiful (Nonprofit/CBO)	Rodney Ahart; (512) 391-0617; rodney@keepaustinbeautiful.org	Will mobilize volunteers to pick up debris at sites deemed ready for reuse; provide environmental education to community.
Sustainable Food Center (Nonprofit/CBO)	Molly Costigan; (512) 220-1096; molly@sustainablefoodcenter.org	Will educate and provide plants and seeds to reduce food insecurity of affordable housing residents; share flyers & info in newsletters.



2.b.iii. Incorporating Community Input: ABRO maintains a Community Involvement Plan (CIP) which is based on five levels of public involvement: inform, consult, involve, collaborate and empower. For this project, ABRO’s CIP will be updated to reflect Coalition member participation with community involvement activities. Coalition members will employ a variety of community engagement methods, tailored to each unique group, allowing stakeholders to provide meaningful input that influences each phase of work. To meet the needs of Spanish speaking stakeholders, translators will be available for meetings and written/printed materials will be available in Spanish. Robust involvement by those most affected by brownfields will lead to strong community buy-in that will maximize the success of priority brownfield redevelopment projects. Though various communication channels, ABRO has successfully been able to incorporate feedback, survey results, polls, and community concerns into the decision-making process for site selection, project implementation, cleanup and reuse planning. In response to COVID guidelines, the City has mainly shifted to virtual outreach, but continues limited socially distanced, in-person outreach and meetings since some stakeholders lack remote/virtual access. To supplement previous engagement around the priority sites, ABRO hosted a public meeting on an interactive online outreach platform, with public comment period and live web meeting/chat in October 2020.

Webpage/Fact Sheets: Update fact sheets and include each project data on the [brownfields web page](#)

Meetings: Meet with stakeholders, developers and community members as needed, and before each Phase II ESA. The AHFC and AHC hold monthly meetings, open to the public, where members and stakeholders share community information, respond to issues and receive and consider input.

Social Media: Use social media channels to ensure residents/stakeholders are informed and included in decision-making, announce project meetings and milestones and receive comments and feedback.

Email & Newsletters: The [East Austin Environmental Initiative \(EAEI\)](#) newsletter is distributed to 20,000 residents and organizations biannually. The coalition will use our AHC, AHFC and partner newsletters to communicate project progress. We use email to ensure coordination between stakeholders.

Boots on the Ground: Our project partners and neighborhood associations will assist with door-to-door campaigns for projects. The Coalition will hold weekend/evening meetings with childcare to capture busy parents, business owners and residents without regular access to the internet or emails.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a. Description of Tasks (i. Implementation Activities; ii. Schedule; iii. Leads; and iv. Outputs): The Coalition is requesting \$600,000 of EPA Assessment Coalition funding to assess and plan the cleanup/reuse of priority brownfields in the **East Austin target area**. The scope has been organized into **four** tasks.

Task 1: Cooperative Agreement (CA) Management, Reporting & Other Eligible Activities
i. Implementation: The City will manage all aspects of the project, including coordination with EPA, Coalition Members & Qualified Environmental Professionals (“QEPs” or “Consultants”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual Disadvantaged Business Enterprise (DBE) & Federal Financial Reports (FFRs); & 4) A Grant Closeout Report documenting outputs, outcomes, accomplishments & successes. The City will attend two conferences and/or workshops.
ii. Schedule: Management/Reporting will be ongoing throughout the three-year implementation period. Regional Workshops/Conferences and the National Brownfield Conference are anticipated in 2021-2023.
iii. Leads: The City will lead all grant management and reporting activities.
iv. Outputs: 12 Quarterly Reports; 3 Annual/Final DBE/FFR Reports; ACRES Updates (ongoing); one Grant Closeout Report; 2 Brownfield Conferences and/or Regional Workshops.
Task 2: Community Engagement & Site Selection
i. Implementation: <u>Community Engagement:</u> The City and Coalition partners have already engaged with stakeholders for each of the seven priority sites, and that process has helped identify preferred solutions for development. Detailed plans for ongoing community engagement that will continue to dynamically involve stakeholders in the interactive decision-making process are described in Section 2.b. Activities are anticipated to include: 1) CIP update; 2) fact sheets & press releases; 3) project webpage; 4) up to 18 Coalition member meetings; and 5) Community Education and Stakeholder meetings. <u>Site Selection:</u> A comprehensive brownfield inventory has been completed for the East Austin target area . As part of the ongoing site selection process, the City will continually survey project partners, local developers, real estate brokers, and other stakeholders for information on potential sites, and conduct desktop studies and windshield surveys to verify existing site conditions. Coalition members will establish criteria to prioritize additional sites that are the most feasible, meet property eligibility determination criteria and offer the greatest socioeconomic benefits for target area residents. At least one site has been selected by each Coalition member , and the Coalition will continue to play a lead role in site selection.



ii. Schedule: The CIP, fact sheets and webpage will be updated during the first quarter (1Q) of the project. A Coalition member kick-off meeting will be held during the first quarter (1Q) and convened bi-monthly thereafter. Other stakeholder meetings will occur as needed. Site selection will occur on an ongoing basis.
iii. Leads: The City will lead this task, with support from the Coalition, Consultants, and other stakeholders.
iv. Outputs: CIP; fact sheets; press releases/articles; webpage content; 18 Coalition Meetings (including presentations, agendas, minutes, etc.); other stakeholder meetings/materials.; GIS files; tables; figures.
Task 3: Environmental Site Assessments (ESAs) & Regulated Building Material (RBM) Surveys
i. Implementation: Completion of 24 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-13 Standard) and 10 Phase II ESAs at priority sites within the East Austin target area, including at least one site selected by each Coalition member. Assessments will adhere to local, state, and federal requirements; EPA and TCEQ data quality objectives; and rely on approved standards, regulations and guidance. Since priority sites are anticipated to have buildings prime for sustainable reuse, 10 RBM Surveys are included. EPA-approved Quality Assurance Project Plans/Sampling and Analysis Plans (QAPPs/SAPs) including Health and Safety Plans (HASPs) will be completed prior to conducting Phase II ESAs and/or RBM Surveys. This task will also include preparation of property eligibility determination (PED) forms and AAI Checklists.
ii. Schedule: Year 1: 8 Phase I ESAs, 4 Phase II ESAs, & 4 RBM Surveys, 8 QAPPs; Year 2: 12 Phase I ESAs, 4 Phase II ESAs, & 4 RBM Surveys, 8 QAPPs; Year 3: 4 Phase I ESAs, 2 Phase II ESAs, & 2 RBM Surveys, 4 QAPPs.
iii. Lead: The QEPs will complete this task under direction of the City, who will secure site access.
iv. Outputs: 44 PED Forms; 24 Phase I ESAs; 10 Phase II ESAs; 10 RBM Surveys; and 20 QAPPs/SAPs.
Task 4: Site-Specific Cleanup and/or Reuse Planning
i. Implementation: Analysis of Brownfield Cleanup Alternatives (ABCAs), Remedial Action Plans (RAPs), and/or Reuse Plans will be completed for 10 sites to inform cleanup and redevelopment plans/strategies. The plans will describe the nature and extent of the contamination, provide remediation options, evaluate use of engineering/institutional controls, factor in reuse costs, feasibility, and establish environmental objectives at the site in accordance with applicable cleanup regulations. The City will work with public health officials and TCEQ to find the appropriate course of action to protect human health and the environment.
ii. Schedule: Year 1: 3 ABCAs/RAPs/Reuse; Year 2: 5 ABCAs/RAPs/Reuse; Year 3: 2 ABCAs/RAPs/Reuse.
iii. Lead: QEPs will complete technical elements of this task under direction of the City.
iv. Outputs: 10 ABCAs/RAPs/Site-Specific Reuse Plans.

3.b. Cost Estimates: The overall budget is summarized in the following table. 89% of funding is allocated towards Phase I/II ESAs & RBM Surveys. No indirect or other costs are requested.

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		CA Management, Reporting	Community Engagement & Site Selection	ESAs & RBM Surveys	Cleanup/Reuse Planning	
1	Personnel	\$0	\$0	\$8,360	\$0	\$8,360
2	Fringe	\$0	\$0	\$3,640	\$0	\$3,640
3	Travel	\$10,000	\$0	\$0	\$0	\$10,000
4	Supplies	\$0	\$1,000	\$0	\$0	\$1,000
5	Contractual	\$0	\$9,000	\$536,000	\$30,000	\$575,000
6	Other	\$2,000	\$0	\$0	\$0	\$2,000
7	Total Budget	\$12,000	\$10,000	\$548,000	\$30,000	\$600,000

CA = Cooperative Agreement; ESA = Environmental Site Assessment; RBM = Regulated Building Material.

The following tables provide a summary of the estimated costs for project outputs by task and budget category.

Task 1 – CA Management, Reporting & Other Eligible Activities: Total Budget = \$12,000
Travel Costs of \$12,000 are budgeted for expenses for up to 4 Coalition members to attend 2 brownfield conferences and/or workshops each. Costs are estimated at \$1,500/person/conference based on recent conference costs of approximately \$400 airfare, \$500 hotel, \$350 incidentals, \$250 registration per event.
Task 2 – Community Engagement & Site Selection: Total Budget = \$10,000
Supply Costs of \$1,000 are budgeted for expenses for outreach materials, supplies and communications. Contractual Costs of \$9,000 are budgeted (60 hrs @ \$150/hr) for assisting with engagement activities, including updating the CIP, fact sheets, stakeholder engagement and participation in select meetings.
Task 3 – ESAs & RBM Surveys: Total Budget = \$548,000
Personnel (\$42/hr) + Fringe Benefit (43.5%) Costs of \$12,000 (200 hrs @ a combined \$60/hr) for the Quality Assurance Manager (QAM) to provide QA/QC support. Contractual Costs of \$536,000 include costs for 24 Phase I ESAs (\$5,250 each = \$126,000); 20 QAPPs/SAPs (\$2,500 each = \$50,000); 10 Phase II ESAs (\$30,000 each = \$300,000); 10 RBM surveys (\$6,000 each = \$60,000).
Task 4 – Site-Specific Cleanup and/or Reuse Planning: Total Budget = \$30,000
Contractual Costs of \$30,000 are estimated based on 10 RAPs/Reuse Plans at an avg. cost of \$3,000/site.



3.c. Measuring Environmental Results: Outputs and short- and long-term outcomes will be tracked in ACRES, reported through Quarterly Progress Reports (QPRs) and the Grant Closeout Report. QPRs will list goals accomplished and upcoming activities. Significant Work Plan deviations will be discussed with the EPA Project Officer to develop corrective actions. Between meetings and QPRs, **outputs** will be tracked including: (1) # of brownfields identified/prioritized; (2) # of Phase I ESAs; (3) # of Phase II ESAs; (4) # of Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs); and (5) # of community meetings and success stories. The following **short- and long-term outcomes** will be tracked: (1) # of sites/acres ready for reuse; (2) # of sites/acres of land redeveloped; (3) # of acres of greenspace created; (4) \$ of private investment/leveraged funding; (5) # of jobs created or retained; and (6) # of affordable housing units created. The City will refine the project schedule/milestones as part of the Work Plan to ensure activities are completed within the three-year period. The City will continue to update ACRES beyond the project end date to ensure outcomes continue to be captured.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a.i. Organizational Structure: The **City of Austin Brownfields Redevelopment Office (ABRO)** will lead the Coalition, supported by **Austin Housing Finance Corporation (AHFC)**, and **Austin Housing Coalition (AHC)** (commitments in **Attachment C.iii**). The Coalition members collaborate to advance revitalization goals throughout the **East Austin target area** and the City. **Governance Structure:** Coalition members will check in bi-monthly to ensure meaningful involvement, with roles and responsibilities outlined in the Coalition Memorandum of Agreement (MOA). Collective governance will ensure all member's interests are represented throughout the project. Each member brings valuable expertise to a common community and mission: developing affordable housing in Austin. ABRO staff has extensive skill managing brownfields grants and the environmental and technical knowledge essential to lead the Coalition successfully. ABRO's screening criteria will direct site selection, with projects showing community-supported reuse accepted on a rolling basis. The Coalition approved the application budget and will guide site prioritization, inform cleanup/reuse planning, and assist with community engagement for the life of the grant. Clear internal objectives will support effective expenditure of funding and project success.

4.a.ii. Description of Key Staff: City staff have extensive experience managing brownfield grant projects:

- **Christine Whitney, Brownfields Program Manager, ABRO:** With 17 years of brownfields experience at the City and the Texas Commission of Environmental Quality (TCEQ), **Christine is the Brownfields Program Manager**. She has a Bachelor of Science (B.S.) in Geology and a Master's in Law. Christine successfully oversaw the City's FY14, FY16, & FY17 EPA Brownfield Grants. Her experience and direction will ensure that EPA funding will further the Coalition's collective revitalization goals.
- **Roslyn Kygar, Brownfield Grant Manager, ABRO:** With over 16 years of experience as a Professional Geoscientist (PG), **Roslyn serves as the Brownfield Grant Manager**. Formerly with TCEQ's Voluntary Cleanup Program (VCP) and Brownfields Program Grant Manager, she's served as the City's Brownfield Grant Manager for the past four years, helping implement the FY16 & FY17 EPA Grants. Roslyn is the primary contact for technical and financial reporting, works closely with stakeholders to achieve project goals, and maintains compliance with the Cooperative Agreement (CA).
- **Amy Moosman, Community Engagement Specialist, ABRO:** Amy has over 15 years of experience leading key growth initiatives within large governmental organizations and is an expert in building stakeholder relationships and delivering public information to increase reach and drive engagement.
- **Adrian Pap, Quality Assurance Manager (QAM), City of Austin:** Adrian has a B.S. in Biochemistry and a Master's in Chemistry. He formerly worked as an environmental laboratory Health & Safety Coordinator and is currently a Compliance Specialist for the City water utility.

Additionally, each Coalition member has assigned senior-level staff to support the brownfield project:

- **AHFC: Rosie Truelove, Director:** Rosie has a Master's in Public Affairs and has worked as the chief executive of AHFC for four years. Previously she managed Austin's Contracts Procurement Department and is an influential Coalition advocate for affordable housing and the Coalition.
- **AHC: Rachel Stone, Chair:** Rachel is the Assistant Executive Director of Guadalupe Neighborhood Development Corporation (GNDC), and a former HUD attorney. She has worked in affordable housing for 9 years and has a passion for clean energy and green building design. Rachel leads AHC, to support the development of safe, quality affordable housing and advocates on behalf of sensitive populations.

4.a.iii. Acquiring Additional Resources: The City and its Coalition members have substantial resources, including technical and support staff to assist with implementation activities. The City has proactive succession plans if staff changes are required, to ensure staff are reassigned that have appropriate



qualifications and experience. Utilizing the City's fair and equal opportunity procurement policy, and in conformance with 2 CFR 200.317-200.326, the City procures multiple consultants to assist with EPA Grants under multi-year contracts. The City's contract process incorporates grant requirements and has procured QEPs to successfully complete the FY14 & FY17 assessment and FY16 RLF grants. Advanced procurement positions the Coalition for expedited grant activities upon execution of the CA and MOA.

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: Since 1998, the City has secured and effectively utilized multiple EPA Brownfield Grants. The status of the City's three most recent EPA grants is:

- **(1) FY14 Community-Wide Assessment (CWA)** | CA No. BF-00F90901 | Total: \$400,000 | Term: 10/01/14 – 09/30/17 (closed).
- **(2) FY16 Revolving Loan Fund (RLF)** | CA No. BF-01F21301 | Total: \$820,000 | Term: 10/01/16-09/30/21 (open).
- **(3) FY17 CWA** | CA No. BF-01F37601 | Total: \$300,000 | Term: 10/01/17 – 09/30/20 (open/pending closure).

4.b.i.(1) Accomplishments:

(1) FY14 CWA Grant: Outputs: One Quality Management Plan (QMP); nine Quality Assurance Project Plans (QAPP); 24 Phase I ESAs; eight Phase II ESAs; one Cleanup Plan; 12 Quarterly Progress Reports (QPRs); three annual Disadvantaged Business Enterprise (DBE) and three Federal Financial Reports (FFR); one Grant Closeout Report; and ACRES profiles. **Outcomes:** Eight sites and 38.45 acres were designated as ready for reuse. Redevelopment resulted in 813 jobs and leveraged over \$230M in public and private funds. Success stories include: i) **Govalle Terrace/Cesar Chavez Foundation** - Phase I/II ESAs completed for 97 unit deeply affordable housing (30-60% AMFI) development with support services on four acres of a master planned development at a 25-acre former bulk storage facility; & ii) **Guadalupe-Saldana Neighborhood** - Phase II ESA at GNDC's 11-acre land bank property with 60 "net zero energy" residential units and childcare/education services, with additional units to be built in phases.

(2) FY16 RLF Grant: Outputs (to date): To date the City has completed one QMP; three QAPPs; three Community Relations Plans (CRPs); QPRs; annual DBE & FFR Reports; and ACRES profiles. To date the City has executed one loan agreement, issued two sub-grant agreements (one pending), and is negotiating two other loans. **Outcomes (to date):** Two sites totaling 7.43 acres have been cleaned up and resulted in 20 jobs and \$23.48M of leveraged funding. Success stories for two completed projects include: i) **Montopolis Park** – Phase I/II ESAs, RBM Survey, ABCA, CRP and QAPP were completed using FY14/FY17 CWA Grants to support a \$15M City bond funded Public Health & Community Center revitalization. Construction activities were completed in 2020; ii) **Roosevelt Gardens** – Completed an ABCA, CRP & QAPP for a non-profit providing low-income housing & social services for people living with HIV/AIDS. Three projects are underway: Burnet Place (25 units affordable housing), Austin Film Society (3500 jobs) and Pharr Recreation Center (Solar power/green).

(3) FY17 CWA Grant: Outputs: Three QAPPs; 32 Phase I ESA Reports; eight Phase II ESA Reports; three ABCA/Cleanup Plans; QPRs; annual DBE and FFR Reports; the Grant Closeout Report, and Final DBE/FFR will be submitted during 1Q21. **Outcomes (to date):** 20 Sites totaling 136 acres were made ready for reuse as affordable housing, community/social services, and recreational/greenspace projects. To date, activities have generated 1413 jobs and \$125M of leveraged funding. Success stories include: i) **Central Health Brackenridge** – A Phase II ESA was completed to support mixed-use development of a medical facility that will help fund health care for low-income people; ii) & iii) **SFC Community Gardens & Walnut Creek Farms** – Phase I/II ESAs were completed in support of expansion of urban agriculture and food production facilities; & iv) **Circulo de Amistad** - Phase I ESA for Habitat for Humanity's construction of affordable duplexes in Montopolis.

4.b.i.(2) - Compliance with Grant Requirements: For each of these grants, the City has maintained compliance with the terms and conditions of the CAs (including the work plan/schedule, site eligibility and uses of funding), and provides timely, thorough progress reports and detailed ACRES entries.

(1) FY14 CWA Grant (Closed): All phases completed successfully, and target outputs achieved within the three-year grant period. 100% of the budget was expended. As detailed in Section 4.b.i.(1), outputs and outcomes exceeded goals established in the Work Plan.

(2) FY16 RLF Grant (Open): The project is on-track to be completed within the five-year grant period. Once the two sub-grants and two potential loans described above are executed, approximately 75% of the funding will be earmarked for cleanup/abatement activities, with one-year remaining in the project.

(3) FY17 CWA Grant (Open): All phases were successfully completed. As of application submittal, 100% of the budget was expended. Outputs and outcomes to date have exceeded goals established in the Work Plan [Section 4.b.i.(1)]. The Grant Closeout Report & Final DBE/FFR will be submitted in 1Q21.



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment C.i:

**Statement of Lead Applicant and
Coalition Member Eligibility**

Coalition Members

The City of Austin, Austin Brownfields Revitalization Office

The City of Austin, Travis County, Texas is a General-Purpose Unit of local government as defined under 2 CFR 200.64 and 40 CFR Part 31.

Austin Housing Coalition, formerly Austin CHDO Roundtable

Austin Housing Coalition is tax-exempt as a nonprofit.

Austin Housing Finance Corporation

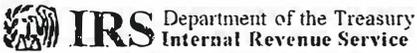
Austin Housing Finance Corporation is tax-exempt as a Domestic Nonprofit Corporation, and correspondence with EPA Region 6 confirming their eligibility as a coalition partner of the City is in Attachment C.ii.



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment C.ii:

Coalition Eligibility Documentation



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248232325
Oct. 25, 2019 LTR 4168C 0
20-5056244 000000 00

00011320
BODC: TE

AUSTIN CHDO ROUNDTABLE INC
% MARK ROGERS
813 EAST 8TH STREET
AUSTIN TX 78702



002481

Employer ID number: 20-5056244
Form 990 required: Yes

Dear Taxpayer:

We're responding to your request dated Oct. 16, 2019, about your tax-exempt status.

We issued you a determination letter in January 2007, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,

0248232325
Oct. 25, 2019 LTR 4168C 0
20-5056244 000000 00
00011321

AUSTIN CHDO ROUNDTABLE INC
% MARK ROGERS
813 EAST 8TH STREET
AUSTIN TX 78702

local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Sincerely yours,



Kim A. Billups, Operations Manager
Accounts Management Operations 1



Austin Housing Finance Corporation

P.O. Box 1088, Austin, TX 78767-1088
(512) 974-3863 • Fax: (512) 974-3161 • www.cityofaustin.org/ahfc

Margaret Shaw, Acting Community Development Director
(512) 974-3184 Fax: (512) 974-1063, margaret.shaw@austin.tx.us

Date: May 12, 2008
From: Margaret Shaw 
To: Whom it May Concern
Re: Tax Exempt Status of the Austin Housing Finance Corporation
Federal Tax ID #52-1418169

The Austin Housing Finance Corporation (AHFC) is a local housing finance corporation established by the City of Austin under Chapter 394 of the Local Government Code. Under section 394.905 of the code, "the housing finance corporation, all property owned by it, the income from the property, all bonds issued by it, the income from the bonds and the transfer of the bonds are exempt, as public property used for public purposes, from license fees, recording fees, and all other taxes imposed by this or any political subdivision of this State."

For federal purposes, AHFC is tax exempt because it was formed as a "political subdivision" or "government instrumentality" of the City and not as a 501(c)3 or 501(c)4 organization. The corporation is exempt from the payment of federal income tax pursuant to section 115 of the Internal Revenue Code. As a governmental instrumentality of the City of Austin, all donations to AHFC are for public purposes and are tax deductible as provided under section 1780 of the Internal Revenue Code.

Board of Directors and Officers: Will Wynn, President • Sheryl Cole, Director • Mike Martinez, Director
Betty Dunkerley, Director • Jennifer Kim, Director • Lee Leffingwell, Director • Brewster McCracken, Director
Toby Hammett Futrell, General Manager • Paul Hilgert, Treasurer • Shirley Genety, Secretary • David Smith, General Counsel

The Austin Housing Finance Corporation is committed to compliance with the American with Disabilities Act and will provide reasonable modifications and equal access to communications upon request.



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Incorporation for AUSTIN HOUSING FINANCE CORPORATION (file number 50078801), a Domestic Nonprofit Corporation, was filed in this office on December 18, 1979.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 25, 2010.



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

From: Williams, Denise
To: Denise.Williams@epa.gov
Cc: Roslyn.Kygar@cityofaustin.gov
Subject: RE: Coalition partner question
Date: Tuesday, August 4, 2020 11:21 PM
Attachments: [image001.png](#)

After checking with legal counsel and despite the fact that the board members are mutual to the City Council of Austin, the determination is that this is, in fact, an eligible entity for a coalition partner to the City of Austin.

Denise Williams

EPA Region 6 Brownfields Project Officer
214.665.9749 | williams.denise@epa.gov
Office Hours: 6:30am - 3:00pm



From: Kygar, Roslyn <Roslyn.Kygar@cityofaustin.gov>
Sent: Tuesday, August 4, 2020 11:05 AM
To: Williams, Denise <Williams.Denise@epa.gov>; Johnson, Paul <pjohnson.Paul@epa.gov>
Cc: Christine Whitney <christine.whitney@cityofaustin.gov>
Subject: RE: Coalition partner question

Good Morning,

Please find attached copies of letters outlining AHFC's nonprofit status from the Texas Secretary of State. Please let us know if this answers our questions about whether AHFC is eligible to partner with us for an assessment grant coalition. Is this documentation sufficient or do we need something else?

We would appreciate if you could let us know before we spend too much more time into developing the coalition.

Thank so much!

Roslyn

Roslyn Kygar, P.G.
Brownfields Program Coordinator
Austin Resource Recovery | City of Austin
Office 512.974.3533
Email Roslyn.Kygar@cityofaustin.gov
www.austinbrownfields.com

From: Whitney, Christine <Christine.Whitney@cityofaustin.gov>
Sent: Thursday, July 23, 2020 1:10 PM
To: Kygar, Roslyn <Roslyn.Kygar@cityofaustin.gov>; Williams, Denise <Williams.Denise@epa.gov>; Johnson, Paul <pjohnson.Paul@epa.gov>
Subject: RE: Coalition partner question

Hi Paul,

I hear you had a death in your family, and I want to express my condolences. We have been thinking about you and hope you and your family are doing well.

While you were out, we had a question about coalitions. We are considering doing a coalition assessment grant this year, and are doing some research, looking into potential partners.

We have done work with the [Austin Housing Finance Corporation](#). The website says: The Austin Housing Finance Corporation (AHFC) was created in 1979 as a public, nonprofit corporation and instrumentality of the City of Austin under the provisions of the Texas Housing Finance Corporation Act, Chapter 394, and Local Government Code. The Austin City Council serves as the AHFC's Board of Directors.

They appear to fit into the quasi-governmental entity/nonprofit, but I wanted to check with you all before we get too far along with them. We are wondering if they would be an eligible partner to form a coalition with us, as part of the City of Austin, or if they are still considered the same entity, i.e. part of the City of Austin?

We are still exploring our options, are just wondering if this is a potential for us to pursue or not. Please let me know if you need any additional information for this.

Thank you,

Christine

Christine Whitney
Office (512) 974.4085
ARRD Logo Attached Small

From: Kygar, Roslyn <Roslyn.Kygar@cityofaustin.gov>
Sent: Thursday, June 18, 2020 3:10 PM
To: Williams, Denise <Williams.Denise@epa.gov>
Cc: Whitney, Christine <Christine.Whitney@cityofaustin.gov>
Subject: Re: Coalition partner question

Thanks Denise! I'll be interested to hear what Paul says. I will get in touch with our legal folks to see what they think also.

Thanks,

Roslyn

Roslyn Kygar, P.G.
Brownfields Program Coordinator
Office 512.974.3533

From: Williams, Denise <Williams.Denise@epa.gov>

Sent: Thursday, June 18, 2020 3:06 PM

To: Kygar, Roslyn

Subject: RE: Coalition partner question

*** External Email - Exercise Caution ***

Well, we have had several discussions today in this regard. Paul Johnson is out through next week and he is our "eligibility" expert. Having said that, I would refer you to Page 7 of the Assessment Guidelines. It speaks to this point. If you think you need clarification, you could run up your flagpole to see how our attorneys interpret it. When Paul returns, we will certainly have a conversation, too. The Council/Board makes the distinction a bit less clear.

Denise Williams
EPA Region 6 Brownfields Project Officer
214.665.9749 | williams.denise@epa.gov
Office Hours: 6:30am - 3:00pm

-----Original Message-----

From: Kygar, Roslyn <Roslyn.Kygar@cityofaustin.gov>

Sent: Wednesday, June 17, 2020 3:28 PM

To: Williams, Denise <Williams.Denise@epa.gov>; Johnson, Paul <pjohnson.Paul@epa.gov>

Cc: Christine Whitney <Christine.Whitney@cityofaustin.gov>

Subject: Coalition partner question

Hi Denise, Paul,

I hope you all are doing well, and staying safe right now. I have a question about coalitions. We are considering doing a coalition assessment grant this year, and are doing some research, looking into potential partners.

We have done work with the Austin Housing Finance Corporation. <https://www.austintexas.gov/department/97/austin-housing-finance>

<https://www.austintexas.gov/department/97/austin-housing-finance> The website says: The Austin Housing Finance Corporation (AHFC) was created in 1979 as a public, nonprofit corporation and instrumentality of the City of Austin under the provisions of the Texas Housing Finance Corporation Act, Chapter 394, and Local Government Code. The Austin City Council serves as the AHFC's Board of Directors.

They appear to fit into the quasi-governmental entity/nonprofit, but I wanted to check with you all before we get too far along with them. We are wondering if they would be an eligible partner to form a coalition with us, as part of the City of Austin, or if they are still considered the same entity, i.e. part of the City of Austin?

We are still exploring our options, are just wondering if this is a potential for us to pursue or not. Please let me know if you need any additional information for this.

Thanks!

Roslyn

Roslyn Kygar, P.G.
Brownfields Program Coordinator
Austin Resource Recovery | City of Austin
Office 512.974.3533

Email Roslyn.Kygar@cityofaustin.gov

<https://www.austintexas.gov/department/97/austin-housing-finance>

<https://www.austintexas.gov/department/97/austin-housing-finance> The website says: The Austin Housing Finance Corporation (AHFC) was created in 1979 as a public, nonprofit corporation and instrumentality of the City of Austin under the provisions of the Texas Housing Finance Corporation Act, Chapter 394, and Local Government Code. The Austin City Council serves as the AHFC's Board of Directors.

[ARRD Logo Attached Small]

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@cityofaustin.gov.



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment C.iii:

Signed Letters of Intent



September 23, 2020

Mr. Ken Snipes
Department Director
Austin Resource Recovery, City of Austin
P. O. Box 1088
Austin, TX 78767

RE: Letter of Commitment for FY2021 EPA Brownfields Assessment Coalition Grant

Dear Mr. Snipes,

I am pleased to confirm Austin Housing Coalition (AHC) will be a member of the Brownfields Assessment Coalition led by the City of Austin's (COA) Austin Brownfields Revitalization Office (ABRO). We support this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2021 Environmental Protection Agency (EPA) Brownfields Grant Program.

Austin Housing Coalition (formerly the CHDO Roundtable) represents nonprofit housing developers, housing and policy experts, and others who support the development of safe, affordable housing for Austin residents. Our members work to house people experiencing homelessness, provide quality affordable rental housing, and empower low-income households to become successful, first-time homebuyers. As "housers," we are intimately familiar with the barriers low-income Austinites face in obtaining safe, decent and affordable housing.

Austin Housing Coalition formed in 2003 to help the Greater Austin Chamber of Commerce revitalize vacant, tax-delinquent properties, brownfields, into affordable housing projects for nonprofit housing organizations. We helped establish an affordable housing capacity building program with the COA Neighborhood & Community Development and were actively involved in Austin's first affordable housing bond election, resulting in \$55 million funding for affordable housing development. Austin Housing Coalition has committed to leveraging our experience and resources to assist the City of Austin serve the housing needs of Austin's low-income populations, including seniors, young adults aging out of foster care, persons with disabilities, chronically and non-chronically homeless, veterans, and low-income students.

Grant funding will further our community vision to revitalize rapidly changing neighborhoods by allowing the Coalition to assess brownfields sites and plan for their future redevelopment, unlocking affordability for some of Austin's most at-risk residents. This EPA grant will support our community's long-term well-being by creating useable properties, complementing existing affordable housing efforts and encouraging much-needed reinvestment, economic development, and job opportunities for Austin's low-income populations.

ABRO has successfully managed brownfields grants since 1998, supporting affordable housing through free environmental assessments and cleanup planning. Their familiarity with brownfields issues, technical expertise, and guidance on environmental concerns has helped multiple AHC members in Austin's competitive real estate market. This grant will provide funding for critical services needed to achieve affordability goals and ensure Austin remains a great city for people with different needs, values, and incomes.



If funds are awarded, members of our staff will participate as a Coalition member to assist with critical tasks to help guide successful implementation of our proposed projects. AHC will communicate with membership about Brownfields services, coordinate with key stakeholders for community meetings, outreach to engage community members, and help identify potential brownfields sites. We appreciate being involved in this process because we believe strongly that this will help to provide positive environmental outcomes and improve the quality of life for all Austinites.

If you need any additional information, please contact me at the phone or email below. We look forward to collaborating with the City of Austin on this endeavor to revitalize our community. We sincerely appreciate the Environmental Protection Agency for allowing us to apply for these funds.

Thank you,

A handwritten signature in black ink, appearing to read 'Rachel Stone', written over a light blue horizontal line.

Rachel Stone, Chair
Austin Housing Coalition
(203) 640 1678
Rachel@guadalupendc.org



Austin Housing Finance Corporation

P.O. Box 1088, Austin, TX 78767-1088
(512) 974-3100 ♦ Fax (512) 974-3161 ♦ www.austintexas.gov/ahfc

September 30, 2020

Mr. Ken Snipes
Department Director
Austin Resource Recovery, City of Austin
P. O. Box 1088
Austin, TX 78767

RE: Letter of Commitment for FY2021 EPA Brownfields Assessment Coalition Grant

Dear Mr. Snipes,

I am pleased to confirm Austin Housing Finance Corporation (AHFC) will participate as a member of the Brownfields Assessment Coalition, led by the City of Austin's Austin Brownfields Revitalization Office (ABRO). We support this application to secure funding through the Fiscal Year 2021 Environmental Protection Agency (EPA) Brownfields Grant Program.

Austin Housing Finance Corporation, established in 1979 as a nonprofit instrumentality of the City of Austin, is charged with implementing strategic housing solutions to benefit low- and moderate- income residents. As one of the country's fastest-growing cities, Austin has expanded to nearly a million residents in the last few years, displacing lower income Austinites further away from transportation, jobs, and social services. Using brownfields properties supports AHFC's mission by maximizing impactful opportunities, sustainably achieving affordability goals and ensuring Austin remains a great city for people with different needs, values, and incomes.

AHFC and ABRO have formed a strong partnership over many years through a shared goal to help improve the lives of all Austinites. ABRO's familiarity with brownfields issues, technical expertise, and guidance on environmental concerns has aided AHFC in creating much needed affordable housing. This grant will provide funding for critical services needed to achieve Austin's goal of creating 60,000 new housing units affordable to households earning at or below eighty percent of the area median family income over 10 years. Increasing the number of available housing units by redeveloping useable properties into useful ones will complement existing efforts and unlock affordability for some of Austin's most at-risk residents.

Austin Housing Finance Corporation is committed to leveraging our experience and resources to assist ABRO. If funds are awarded, staff members will participate as a Coalition member, identify and prioritize sites, work with site representatives to bring the project to

Board of Directors: Steve Adler, President ♦ Delia Garza, Vice President
Natasha Harper-Madison, Director ♦ Sabino Renteria, Director ♦ Gregorio Casar, Director ♦ Ann Kitchen, Director
James Flannigan, Director ♦ Leslie Pool, Director ♦ Paige Ellis, Director ♦ Kathie Tovo, Director ♦ Alison Alter, Director
Spencer Cronk, General Manager ♦ Rosie Truelove, Treasurer ♦ Jannette Goodall, Secretary
♦ Anne L. Morgan, General Counsel ♦

The Austin Housing Finance Corporation is committed to compliance with the American with Disabilities Act and will provide reasonable modifications and equal access to communications upon request.

fruition, undertake necessary stakeholder engagement, and assist with other tasks critical for successful implementation of our proposed project. By identifying and assessing brownfields sites and planning for their future redevelopment, the EPA Grant will further the Coalition's shared vision to revitalize rapidly changing neighborhoods and secure safe, affordable housing for all Austinites.

We appreciate being involved in this process because we believe strongly that this will help provide critical funding for services needed to achieve affordability goals and positive environmental outcomes to improve the quality of life for all Austinites. If you need any additional information, please contact me at 512-974-3064 or rosie.truelove@austintexas.gov or Regina Copic at 512-974-3180 or regina.copic@austintexas.gov. We look forward to collaborating with the Austin Brownfields Revitalization Office on this endeavor to revitalize our community and appreciate the Environmental Protection Agency for allowing us to apply for these funds.

Sincerely,



Rosie Truelove
Treasurer, Austin Housing Finance Corporation

Board of Directors: Steve Adler, President ♦ Delia Garza, Vice President
Natasha Harper-Madison, Director ♦ Sabino Renteria, Director ♦ Gregorio Casar, Director ♦ Ann Kitchen, Director
James Flannigan, Director ♦ Leslie Pool, Director ♦ Paige Ellis, Director ♦ Kathie Tovo, Director ♦ Alison Alter, Director
Spencer Cronk, General Manager ♦ Rosie Truelove, Treasurer ♦ Jannette Goodall, Secretary
♦ Anne L. Morgan, General Counsel ♦

The Austin Housing Finance Corporation is committed to compliance with the American with Disabilities Act and will provide reasonable modifications and equal access to communications upon request.



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment C.iv:

Documentation of Community Involvement



The City of Austin Brownfields Revitalization Office will continue to involve the community and other stakeholders during the planning, implementation and assessment activities using the proven methods and approach outlined in the Austin Brownfields Redevelopment Office's *Assessment Grant Community Engagement Plan: From Blight to Bright*. The City believes engaging the community and soliciting feedback on Brownfields activities and redevelopment plans are essential to the overall success of the City's Brownfields program. Two-way open and honest communication between the City and stakeholders forms the basis of our communication style and has allowed us to forge strong partnerships with our community-based organizations (CBOs), which in turn, has driven greater public participation. We believe our success with community engagement is reflected in the success of projects and the Brownfields Program itself.

The purpose of the City's Brownfields Program, as outlined in the Community Involvement Plan (CIP), is to transform blighted properties into revitalized sites despite the potentially daunting environmental, economic and legal challenges. The Coalition partners, Austin Housing Finance Corporation (AHFC), Austin Housing Coalition (AHC), and Austin Brownfields Revitalization Office, are driven by mutual goals in providing affordable housing based on community needs. As individual organizations and a Coalition, all are committed to incorporating community feedback to achieve program objectives and project goals rooted in an inclusive decision-making process. The CIP outlines services offered by each Coalition member, promotes accessibility to information, and fosters transparency and accountability of the Coalition's decision-making procedures. Through implementation of the CIP, members of the community are offered the opportunity to provide feedback and meaningful participation in the planning, assessment and redevelopment of Brownfields properties. Public participation builds community pride, support, and invites innovative ideas that result in a better-informed decision-making process for the City, Coalition members, and the community. Austin strives to be a city where public participation barriers are eliminated and ALL voices are heard, respected, and incorporated into the process.

The CIP is based on five levels of public involvement: inform, consult, involve, collaborate and empower. The Coalition engages the community as advisers throughout the Brownfields planning, implementation, assessment and cleanup plan activities. Community engagement is most effective when it is a flexible process enabling relationships and trust to build and strengthen over time through communication tools tailored to a particular site, level of participation and timeframe. Additional flexibility with engagement strategies will be used during COVID restrictions to allow for social distancing, while still providing opportunities for input. Overlapping strategies will enable the City to cover all of the five levels of public involvement from "inform" to "empower."

The general process is:

1. A site will be identified either by Coalition members or through an application process open to developers, nonprofits, and other stakeholders.
2. Coalition partners will discuss site eligibility and select projects that align with program priorities. Coalition members will establish criteria to prioritize sites that offer the greatest socioeconomic benefits for area residents to inform the site selection process.
3. Selected sites will be presented to an open forum to discuss relevant decisions (like site reuse, environmental justice, and cleanup planning) with the neighbors and the community. Austin residents are very familiar with and expect online participation on publicly funded projects,



specifically with the online community engagement platform called Speak Up Austin! that allows for polling, public comment, open discussions, and surveys.

4. After initial resident input, community needs are surveyed and the results are shared with the neighborhood before decisions are finalized.
5. As part of the site selection process, the City will continually survey project partners, local developers, real estate brokers, and other stakeholders for information on potential sites, conduct desktop studies and undertake windshield surveys to verify existing site conditions.

The Coalition has the tools and resources needed to determine the level of outreach needed, the target audience, timing, and methods to adding new voices to the conversation. Local community development networks and support organizations are involved in identifying stakeholders, their interests and needs. Key potential stakeholders include:

- Residents (directly & indirectly impacted)
- Renters
- Neighborhood Associations
- Community-Based Organizations/ Partners
- Community Businesses & Members
- Faith/Interest-based groups
- Environmental Activists
- City Brownfields Program Manager
- Austin Housing Finance Corporation
- Austin Housing Coalition Members
- City Marketing Team
- Local, State & Federal Agencies
- Site Project Managers & Partners
- Other City Staff /Departments

The City will utilize proven successful communication methods such as:

- Community meetings (in-person & virtual)
- Public notices, flyers, & educational materials
- Web-based notices
- Newsletters (City & partner)
- Direct email lists
- News releases
- Interpreter/Translators
- Door-to-Door Canvassing

Community meetings, discussions and workshops will provide an opportunity for members of the community to participate in the Brownfields redevelopment process: acquiring information, asking questions, stating concerns and providing input regarding the site assessment process and redevelopment plans. To meet virtually, the Coalition can use Speak Up Austin!, the City's community engagement website. The platform provides a forum to share information for each project, lets residents learn about what's happening in community, share ideas and provide feedback.

Public notices, postcards, flyers and educational materials will serve as the frontline of the City's campaign to inform and educate the community. These materials will publicize meeting announcements, project status reports and other significant communications to area residents and community groups. Where necessary, materials will be presented in English and Spanish to make certain all community members are aware of ongoing activities and initiatives. ABRO does periodically include information and engagement announcements on mailed utility bills.

Web-based engagements such as the City of Austin's webpage and social media (Facebook, Nextdoor, Twitter, etc.) will enable the community to choose when, where and how long they want to participate in the process and is particularly useful for those that are homebound. They are cost effective, less time-consuming and can target large numbers of the community and provide access to those not able or not wanting to attend a workshop or public meeting.



Direct email lists allow the City of Austin's staff to communicate with individual stakeholders, as well as members of the community that might have missed a community meeting, discussion or workshop. The City will use the Austin Resource Recovery's MailChimp account to disseminate important information and project updates.

News releases will help attract media coverage which may assist in community awareness. The City's Brownfields Program Manager has been interviewed for radio and television and print publications several times recently. This nearly free method reaches a large, diverse group.

Newsletters provide citizens with timely information. We will utilize the East Austin Environmental Initiative biannual newsletter, that is directly mailed to over 20,000 residences, religious institutions and community-based organizations. We are also able to use our partner newsletters to expand our reach.

Door-to-Door Canvassing allows us to engage with residents without computers or an internet connection. Several partner organizations provide this assistance because they already routinely go door-to-door in our target area, and volunteers are able to speak English and Spanish as the need arises. During COVID-19, necessary precautions will be taken to ensure volunteer and resident safety.

The City is well prepared to consult and inform citizens with limited English proficiency (i.e., *speak English less than well*) and will use competent, trained and culturally sensitive translators. Staff will also refer to the City's *Employee Language Bank*, an internal list of employees tested and approved to use their conversational, translation, and grammatical skills in interpreting foreign languages to assist in explaining these projects. Our program is fortunate to be well connected with community organizations whose members are often bilingual and happy to translate for us.

In addition, the City will pursue press coverage, print materials and provide for meeting translation in the Spanish language. These tools will help engage the community residents with limited English proficiency who are traditionally underrepresented in civic engagement and city planning processes. All these methods of public engagement have been utilized in previous City of Austin initiatives with high levels of success.

The Coalition has a process of assessing each site and engaging the public around the challenges and opportunities for reuse. AHFC and AHC are focused on providing affordable housing and supportive services, the City also focuses on providing additional quality of life redevelopments such as greenspace, community gardens, living wage jobs, and education.



AUSTIN BROWNFIELDS
REVITALIZATION OFFICE

Attachment C.v:

Compass Data Warehouse

General Ledger Entry Form



Compass Data Warehouse



Document Review

Compass Document: GO BF01F37601

10/22/2020 05:15:27
Welcome

Document Summary: [General Ledger Entries](#)

Doc Type: GO

Doc No: [REDACTED]

Vendor Code: 746000085B V

IGMS Grant No: [REDACTED]

IGMS Budget Start Date: 10/01/2017

IGMS Budget End Date: 09/30/2020

IGMS Project Start Date: 10/01/2017

IGMS Project End Date: 09/30/2020

Order Date: 08/18/17

Closed Date: 10/06/20

Servicing Finance Office: LVFC

Order Amount: [REDACTED]

Net Paid Amount: [REDACTED]

Closed Amount: [REDACTED]

Available Amount: \$0.00

Vendor: AUSTIN RESOURCE RECOVERY

Vendor Legal Name: AUSTIN, CITY OF

Alternate Vendor:

Description:

Extended Description:

[GPAS FFR Status:](#) 10/01/2020-First letter requesting final FFR sent by RTPFC

Document Details: [Expand](#)

Line#	Line Amt	Expended Amt	Closed Amt	Refunded Amt	Available Amt	BFY	Fund	Org	Program	Project	FOC	CostOrg	Comments	Extended Description
1	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Document Activity:

Date	Ref Amount	Related Document	Direction	Date	Ref Amount	Related Document	Date	Ref Amount	Related Document
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="10/27/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Austin"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="REDACTED"/>	* c. Organizational DUNS: <input type="text" value="1483950280000"/>	
d. Address:		
* Street1:	<input type="text" value="PO Box 1088"/>	
Street2:	<input type="text" value="City of Austin"/>	
* City:	<input type="text" value="Austin"/>	
County/Parish:	<input type="text" value="Travis"/>	
* State:	<input type="text" value="TX: Texas"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="78767-1088"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Austin Resource Recovery"/>	Division Name: <input type="text" value="Diversion Facilities"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Christine"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Whitney"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Brownfields Program Manager"/>		
Organizational Affiliation: <input type="text" value="City of Austin"/>		
* Telephone Number: <input type="text" value="512-974-6085"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="christine.whitney@austintexas.gov"/>		

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

City of Austin's Brownfield Assessment Coalition Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

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

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

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

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

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

Yes No

If "Yes", provide explanation and attach

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

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: