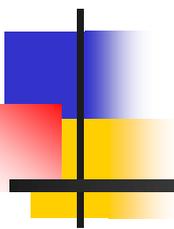


# Department of Toxic Substances Control Revolving Loan Fund Program



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U.S. EPA Region 9  
Brownfield Workshop  
Brownfield Funding Session

Thomas Cota, Branch Chief  
Department of Toxic Substances Control  
Cleanup Program

November 8, 2012

# Revolving Loan Fund Program



**Purpose:** Facilitate reuse and redevelopment of Brownfields

- Low Interest Loans
- Sub-grants to qualified entities

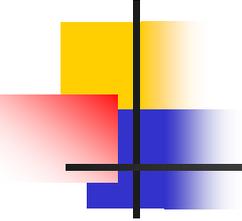
**Goals:** Cleanup brownfield sites; provide gap funding for cleanup, and enhance economic development

# Revolving Loan Fund Overview

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- U.S. EPA awarded DTSC \$6.3 million total
  - Cost Share of \$900,000
- To Date Loans and Sub-grants
  - 4 loans totaling \$3,502,000
  - 12 subgrants totaling ~ \$3,800,000

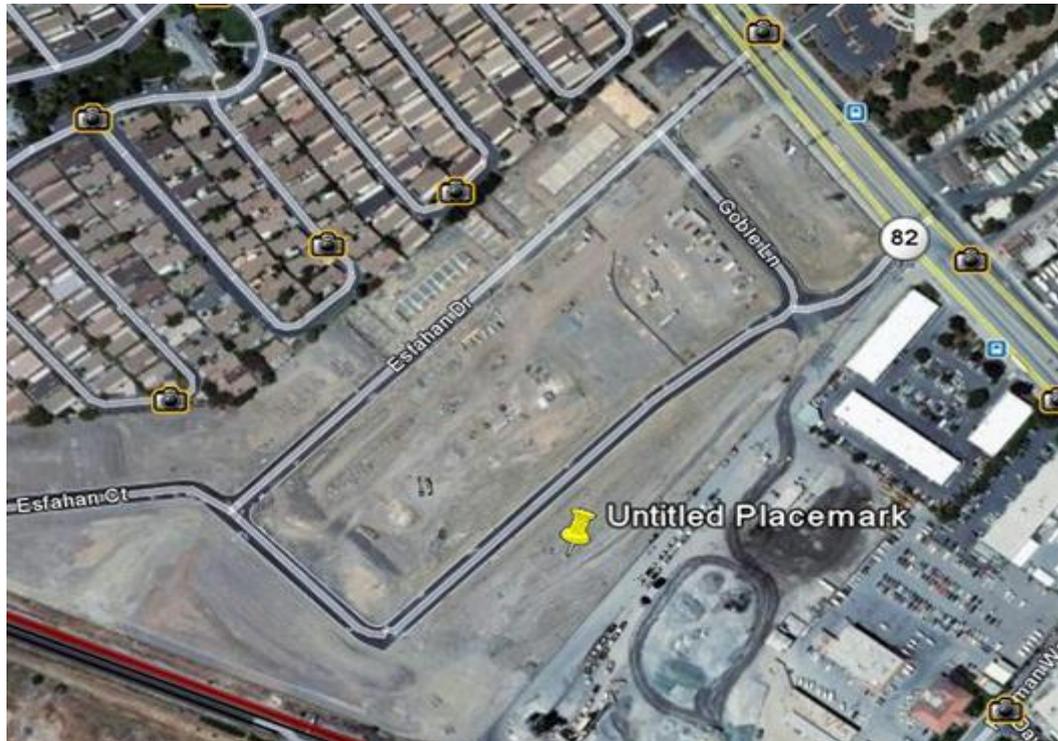


# Loans and Sub-grants

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- Six Housing Projects ~ \$4 million
  - Low Income Housing ~ \$1 million
  - Private Housing Projects ~ \$2.9 million
- Five Open Spaces Projects
  - \$1.76 million sub-grants
- Two Community Redevelopment Projects
  - \$400,000 sub-grant
- One School Project
  - ~ \$800,000 sub-grant

# Orvieto Family Apartments San Jose, CA



**Former Scrap Iron & Metal Yard 1924 – 1999**

**Chemical of Concern: Lead, PCBs & TPH**

# Orvieto Family Apartments San Jose, CA



- City of San Jose received \$525,000 Sub-grant
- 92 affordable housing units
- Leveraged over \$18 million in funding

# 2235 Third Street Project San Francisco, CA



**Former Scrap Iron & Metal Yard  
1924 to 1999**



**Illinois Street Perspective**

\$1.675,000 Loan (Repaid in 12 months)

### **Project Benefits**

196 new housing units, 39 affordable units

200 new construction jobs for 2 years

\$800K annual increase in sales tax revenue

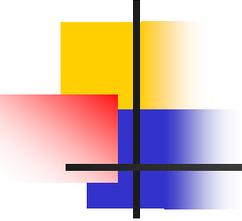
\$400K annual increase in property tax revenue

Restored 2 historic brick buildings



2235 THIRD STREET | THIRD STREET PERSPECTIVE  
SAN FRANCISCO, CALIFORNIA

MARTIN  
BUILDING CO.



# Eligible Sites

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- The site must meet the federal brownfield definition:
  - *“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*
- Abandoned, idled, or underused industrial or commercial properties
- Reuse/redevelopment is complicated by real or perceived environmental contamination

# Eligible Sites

Sites with the following contaminants can be eligible for RLF loans and sub-grants:

- Hazardous substances
- Petroleum contamination
- Asbestos & lead based paint
- Controlled substances (e.g., meth labs)

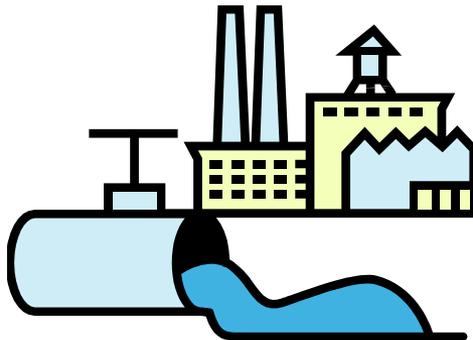


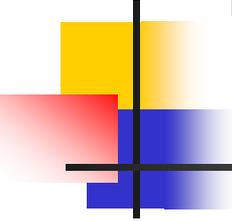
# Parties Not Eligible



## Potentially Liable Parties CERCLA § 107

- Past owner or operator during release of contamination
- Cause or contributor to contamination
- Generator or transporter of contamination





# Properties not Eligible

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- Listed sites or sites proposed for listing on the National Priorities List (NPL);
- Sites subject to CERCLA orders or consent decrees; or,
- Federal properties (except land held in trust for an Indian tribe)

# Eligible Borrowers and Sub-grantees

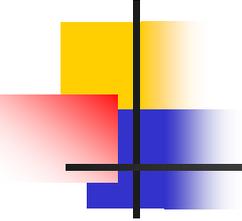
## Eligible Borrowers

- Any public or private entity with control or access of the brownfields site



## Eligible Sub-grantees

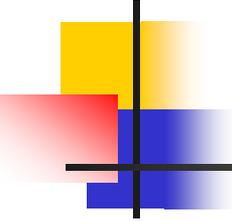
- Local governments
- Non-profit organizations
- Housing Authorities
- School Districts
- Indian Tribes
- Other quasi-governmental entities created by state or local governments



# Sub-grantee Eligibility Restrictions

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- Sub-grantee must own the property
- For profit organizations are not eligible for sub-grants
- OK to pair a \$200k cleanup grant and a \$200k RLF sub-grant
- Max of \$200,000 sub-granted per site



# Targeted Site Investigation (TSI) Program Overview

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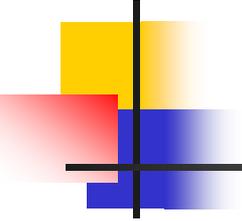
- Under this program, DTSC selects Brownfields sites to receive investigative services at no cost to the applicant.
- TSI Program is funded by U.S. EPA Grant
- The TSI program facilitates redevelopment by providing information that affects decisions on property acquisition or reuse strategy.
- TSI projects have been awarded services in the range of \$30,000 to \$150,000

# TSI Grants

## A bridge to EPA Grants

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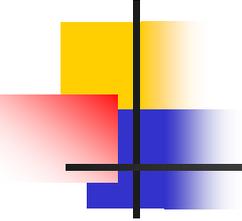
- Since 2003, DTSC has awarded approximately 70 TSI grants
- Grantees include cities, counties, school districts, parks, non-profits and redevelopment agencies
- More than a dozen of the former TSI grantees have used their TSI experience to successfully apply for EPA Brownfields grants



# Targeted Site Investigation Type of Work Performed

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- Phase I Reports
- Preliminary Endangerment Assessment
- Health Risk Assessment
- Soil Gas Investigations
- Removal Action Workplan
- Other Reports



# Contact Information

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Target Site Investigation:

Maryam Tasnif-Abbasi

(714) 484-4589

**[maryam.tasnif-abbasi@dtsc.ca.gov](mailto:maryam.tasnif-abbasi@dtsc.ca.gov)**

Revolving Loan Program

Thomas Cota

(714) 484-5459

**[thomas.cota@dtsc.ca.gov](mailto:thomas.cota@dtsc.ca.gov)**