

## Ranking Criteria for Assessment Grants

### V.B.1. Community Need (50):

#### V.B.1.a. Targeted Community and Brownfields (25):

##### V.B.1.a.i. Targeted Community Description (5):

San Antonio is the seventh most populous city in the country and the second most populous in Texas. Located in south Texas, the City is the County seat for Bexar County, the fourth most populous county in Texas. Bexar County has the seventh highest population of Hispanics among any county in the United States, and in turn, is one of only two metropolitan areas among the ten largest in the country with a majority Hispanic population.<sup>1</sup>

This assessment grant will target three inner-city areas, known as the Guadalupe Westside, Eastpoint, and River South Target Areas (TAs). The *Guadalupe Westside TA* is 2.85 square miles and represented by Bexar County Census Tracts 1105, 1106, 1702, 1701.02, and 1701.01. This near West Side community is the most heavily Hispanic of the Target Areas, and is the historic center of working-class Latino culture and history of the San Antonio region. The Westside Creeks Restoration Project is located in the heart of this Target Area. The *Eastpoint TA* is 4.12 square miles and represented by Census Tracts 1305, 1306, 1307, 1110, and 1919. This community is one of San Antonio's most diverse, historically containing the largest percentage of the City's African American population. The boundaries of this target area are nearly identical to the Eastpoint Program area, which represents a \$60 million redevelopment effort on the Eastside, including the CHOICE and PROMISE Federal initiatives and Salado Creek Greenway project. The *River South TA* is 3.1 square miles and represented by Census Tracts 1402, 1403, and 1508. River South contains the San Antonio Missions National Historic Park, one of the richest heritage attractions in San Antonio. River South is at the core of a multimillion dollar reinvestment project along the south branch of the San Antonio River known as Mission Reach, connecting the Missions with a series of recreational and bike paths.

##### V.B.1.a.ii. Demographics (5 points)

<b>Table 1: Demographics (2010 Census)</b>						
	<b>Guadalupe Westside Area (CTs #1105, 1106, 1702, 1701.02, &amp; 1701.01)</b>	<b>Eastpoint Area (CTs #1305, 1306, 1307, 1110, &amp; 1919)</b>	<b>River South Area (CTs #1402, 1403, &amp; 1508)</b>	<b>San Antonio</b>	<b>Texas</b>	<b>US</b>
Population	22,808	17,516	9,556	1,327,407	24,145,561	308,745,538
Minority (Non-White) Population	29.0%	49.3%	27.3%	10.1%	29.6%	27.6%
Hispanic / Latino Population	86.9%	68.1%	90.0%	60.9%	37.6%	16.3%
Households with Individuals 65+	30.0%	25.1%	23.2%	21.1%	21.2%	24.9%

<sup>1</sup> <http://www.pewhispanic.org/2013/08/29/iii-ranking-latino-populations-in-the-nations-counties/>

Families w/ Female Householder, No Husband Present, Related Children <18	15.4%	13.9%	18.9%	11.83%	9.67%	8.49%
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While 2010 Census Data is four years old, it is the most complete and accurate demographic data available at the Census Tract level, and is utilized to compare grant target areas with other geographies. The target areas show a minority (non-white) population of 3-5 times higher concentration than San Antonio as a whole, and a Hispanic / Latino population that is nearly 3 times as concentrated as in the State of Texas as a whole.

**Table 2: Unemployment, Income, and Poverty Data (2012 American Community Survey 5-Year Profile 2008-2012)**

	<b>Guadalupe Westside Area (CTs #1105, 1106, 1702, 1701.02, &amp; 1701.01)</b>	<b>Eastpoint Area (CTs #1305, 1306, 1307, 1110, &amp; 1919)</b>	<b>River South Area (CTs #1402, 1403, &amp; 1508)</b>	<b>San Antonio</b>	<b>Texas</b>	<b>US</b>
Unemployment*	20.0%	15.2%	10.9%	8.1%	7.7%	9.3%
Median Household Income	\$22,940	\$22,754	\$26,974	\$44,937	\$51,563	\$53,046
Poverty Rate for Individuals	44.2%	41.9%	34.4%	20.1%	17.4%	14.9%

\*ACS data was used for unemployment because it is the most recent data available that is collected down to the Census Tract Level.

Data on income, unemployment, and poverty were taken from the 2012 American Community Survey data and averaged between Census Tracts to determine an estimate for each target area. All of the target areas have an unemployment rate higher than the City as a whole, while two target areas have an unemployment rate over twice as high as both the state and national rate. Their median household income is generally half of the median household income in Texas and the United States. Finally the poverty rates are excessive relative to other geographies; the poverty rate for these areas is between two and three times that of the nation as a whole and the state of Texas, and between 1.5 to 2 times that of San Antonio.

The target areas for this grant are represented by groups of Census Tracts that represent some of the most impoverished and heavily minority Census Tracts in San Antonio. Within *Guadalupe Westside TA*, Census Tract 17.01.01 is the fourth most Hispanic / Latino of any Tract in Bexar County (97.3%) while Tract 1105 contains the highest concentration of households led by a single mother (42.0%) in all of Bexar County. Tracts 1105 and 1106 have the third and fourth lowest median household incomes, respectively, among all Tracts in Bexar County. Within *Eastpoint TA*, Census Tracts 1305 and 1306 are among the top 10 Census Tracts in terms of minority (non-white) concentration in all of San Antonio. Tract 1110 has the eighth lowest median household income among all Tracts in Bexar County. Within *River South TA*, among all Census Tracts in Bexar County, Census Tract 1508 contains the second highest concentration of households led by a single mother (36.5%). The three tracts of *River South TA* together have a 90% Hispanic / Latino population, a rate 1.5 times greater than San Antonio and 2.4 times greater than Texas as a whole.

### **V.B.1.a.iii. Brownfields (5 points)**

The Center City Development Office (CCDO), a department within the City of San Antonio, began the City's first dedicated Brownfields Program with local general funds in the fall of 2011. CCDO is dedicated to developing innovative programs to revitalize the City's urban core. The program, in partnership with other City departments, has already made substantial progress in inventorying potential brownfield properties. In total, the City's initial inventory contains 754 potential brownfields sites in the form of vacant lots and structures along thirteen inner-city street corridors. In the target areas for this grant proposal, the City has identified 381 vacant lots and structures that could potentially be brownfields project candidates. 60 sites were located in the *River South TA*, 185 in the *Eastpoint TA*, and 136 in the *Guadalupe Westside TA*.

Historically, large-scale brownfield sites have had an impact on neighborhood blight and health. The *River South TA* is adjacent to the former "Big Tex" site, which in 2009 had over 2000 tons of asbestos contaminated soil removed in an EPA supervised cleanup<sup>2</sup>. While the "Big Tex" site is now being supported by the City for a new mixed-use development project, potential brownfield sites remain throughout the area, including Lone Star, a 32-acre former brewery site. Additionally, active uses, including a metal recycling facility and auto service stations, pose potential contamination threats to surrounding neighborhoods and businesses. The major brownfield in the *Eastpoint TA* is the abandoned Friedrich complex, which spreads over two city blocks and was the site of a former refrigeration plant. Recent assessments conducted by the City revealed a high level of asbestos in the buildings on the site, as well as high concentrations of lead-based paint, mold volatile organic compounds (MVOCs), Total Petroleum Hydrocarbons (TPH), and Polychlorinated Biphenyls (PCBs). Many incompatible land uses neighbor each other in the target areas, particularly in the *Guadalupe Westside TA*, as past lax zoning codes allowed uses such as auto body shops and light manufacturing facilities to be located close to residences.

### **V.B.1.a.iv. Cumulative Environmental Issues (10 Points)**

The San Antonio region is the largest in the country that is in attainment according to current National Ambient Air Quality Standards. However, the city has measured increased concentration of ozone since the attainment status was designated, and is at risk of being in nonattainment if the Environmental Protection Agency plans to tighten their air standards over the next few years. While San Antonio's rapid growth contributes to increased motor vehicle traffic and ozone pollution, the grant's Target Areas are particularly impacted as they are all located at the convergence of several Interstate highways. The Eastpoint area contains one of San Antonio's three major freight railyards, the East Yard, an 85-acre site which has been a source of blight for the area, as well as a potential source of polycyclic aromatic hydrocarbons (PAHs) and heavy metal contamination.

All of these target areas contain aging structures, with a mix of commercial and residential uses, as well as historical industrial uses of various sizes. Bexar County Appraisal District (BCAD) property data shows that nearly 98% of all structures in these target areas were built prior to 1978, when asbestos and lead-based paint were highly-used construction materials. According to the Texas Department of State Health Services, Bexar County has the 2<sup>nd</sup> highest incidence rate for elevated blood lead levels (EBLLs) in all of Texas. The grant target areas overlay several historic residential districts containing large amounts of preserved housing stock that is at risk for containing lead-based paint.

### **V.B.1.b. Impacts on Target Community (10 points)**

The combination of large sensitive populations (such as the elderly and single parent households with young children), the concentration of majority-minority neighborhoods, and documented cases of many

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<sup>2</sup> <http://www.epa.gov/superfund/spanish/pdfs/BigTexFctSht10-2009.pdf>

older properties with real or perceived environmental risks in these inner-city areas create a litany of factors that make resources for brownfields urgently needed for the City's program.

Table 3 below summarizes the contaminants found or are at risk to be found in the grant's target areas in reference to the brownfields discussed in section V.B.1.a.iii.

<b>Contaminants / Health Hazard</b>	<b>Location</b>	<b>Public Exposure</b>	<b>Health Effects</b>
PCBs	Eastpoint Target Area	Ingestion; inhalation; direct contact; workplace exposure	Skin rashes; liver damage
Lead	All Target Areas	Ingestion; lead-based paint in older homes; workplace exposure	Nervous system damage; muscle weakness; kidney damage; miscarriages
Petroleum Hydrocarbons	Guadalupe Westside; Eastpoint Target Areas	Inhalation; contaminated drinking water; contact in proximity to leaking petroleum tanks; direct contact	Nervous system damage; headaches and dizziness; effects on blood, immune system lungs, skin, and eyes
Asbestos	All Target Areas	Inhalation	Cancers; Lung Diseases
PAHs	Eastpoint / River South Target Areas	Workplace exposure; direct contact with air, water, or soil near contaminated sites; Ingestion	Cancers; Minor birth defect risks and lower body weights
Molds	All Target Areas	Inhalation; Exposure in older homes; Exposure in flooded properties	Nausea; Infections; Allergic reactions among sensitive population

\*Source – Agency for Toxic Substances & Disease Registry

The impacts of brownfields in these target communities are multifaceted. The hazards present in the contaminants in Table 3 can have profound health effects on sensitive populations that exist in these areas. These chemicals can also run off into the urban creekways, causing water quality impacts that complicate restoration efforts. Moreover, the prevalence of brownfields in each of these areas can have a blighting impact and limit the amount of safe walkable spaces. This creates an indirect health impact as sensitive populations, at high risk for obesity because of their minority status and poverty level, have fewer options for and less motivation toward physical activity in their communities. Brownfields also prevent the development of welcoming open spaces for recreational opportunities, and create barriers to safe access to the urban waterways that are central to these target areas.

Extensive localized health data is unavailable for these target areas. In 2010 however, the San Antonio Metropolitan Health District (SAMHD) conducted a 2010 Behavioral Risk Factor Surveillance System (BRFSS) survey found 36% of Bexar County residents reported that there were no walking trails in their neighborhoods. A 2010 Youth Risk Behavior Survey (YRBS) found that 31.8% of Bexar County youth were overweight or obese, while the San Antonio school districts that were located where most of the racial /

ethnic minorities reside all reported over 50% of students with an unhealthy weight. The zip codes 78207 and 78210, which include much of the Guadalupe Westside target area and River South Target Area, respectively, are of particular interest. They are two of 10 target zip codes that the SAMHD has identified in their 2010 annual Health Profiles report. These zip codes have concentrations of sensitive populations, with higher amounts of Medicaid births, single mothers, and teen mothers with high levels of premature births, low birth weights, and infant mortality. SAMHD identified 4 neighborhoods within the Grant Target Areas for their *Neighborhood Based Physical Activity and Health Promotion Project*, because of the measured indicators of these communities at risk for high rates of childhood obesity. These indicators included income, housing vacancies, sexually transmitted disease (STD) rates, single parent households, and teen birth rates.

#### **V.B.1.c. Financial Need (10 Points)**

##### **V.B.1.c.i. Economic Conditions (5 Points)**

The San Antonio metropolitan area was recently ranked as one of the most economically segregated in the country. According to an August 2012 study of the 30 largest metropolitan areas in the country by the Pew Research Center, the San Antonio metropolitan area contained the highest combined percentages of low-income and high-income households living in, respectively, majority low-income and majority high-income Census Tracts<sup>3</sup>. The lack of wealth distribution in San Antonio has resulted in concentrated areas of poverty, and the target areas represent some of the most impoverished, sensitive populations in the City. The River South Area was also impacted in May of 2013 by a major flood event that caused over \$3.5 million in damage to the river improvement projects along the Mission Reach. Bexar County settled with landowners in the Espada neighborhood at a current cost of \$2.87 million to purchase flood easement and assist residents in relocating to higher ground.

The City's brownfields program has aggressively pursued outside financing for brownfields from other sources. Through an active partnership with the Texas Commission on Environmental Quality (TCEQ), the City has received state-contracted services in the amount of over \$60,000 over the past 18 months to conduct Brownfield Site Assessments. However, the statewide budget for TCEQ's program is only about \$250,000 per year and must be distributed across one of the largest states in the country.

The funding situation for brownfields has reached a critical point for San Antonio. All City Departments, had to contract their budgets by 10% for FY2014. Despite allocating all the funds awarded to the program in FY2013 to 15 important brownfield projects, the Council cut the budget for the local assessment program in FY2014 by 50%. Without EPA funds, the program's ongoing efforts could be scaled back drastically, or eliminated altogether.

##### **V.B.1.c.ii. Economic Effects of Brownfields (10 Points)**

Despite the economic prosperity and growth that San Antonio has enjoyed in recent years, the majority of investment and development in the region has occurred in rapidly growing greenfield areas. While the population of San Antonio grew by 15.9% between 2000 and 2010, making it one of the fastest growing cities in the country, the population of the Council Districts representing the older grant target areas declined by 4%<sup>4</sup>, leaving behind vacant buildings and a climate of disinvestment.

Data collected by the City's Planning and Community Development Department through their Community Indicators projects show that all the populated areas in the proposal's TAs were measured as having high factors of blight, including being in the top 22.39% of Census block groups within the City for graffiti

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<sup>3</sup> Pew Research Center – "The Rise of Residential Segregation by Income" – Wednesday, August 1, 2012 (Available at: <http://www.pewsocialtrends.org/files/2012/08/Rise-of-Residential-Income-Segregation-2012.2.pdf>)

<sup>4</sup> [http://www.sanantonio.gov/planning/gis/pdf/Demographic\\_pdfs/Demographic\\_Web.pdf](http://www.sanantonio.gov/planning/gis/pdf/Demographic_pdfs/Demographic_Web.pdf)

violations, code violations, and property vacancy, and among the bottom 22.39% of Census block groups in terms of new building permits. The Community Indicators Analysis was started by the City to use a data-driven strategy to prioritize limited incentive programs to areas where they would most impact the quality of life of neighborhood residents. The results of the analysis show that the Target Areas have been affected by the types of blighting conditions that brownfields funds need to address.

## **V.B.2. Project Description and Feasibility of Success (50 points)**

**V.B.2.a.i. Project Description (15 points)** The project funded under this proposal will be a community-wide assessment effort for potential brownfields that include vacant lots and structures in the target areas of Guadalupe Westside, Eastpoint, and River South. Central to these target areas are the distinct revitalization initiatives underway to improve the environment or urban neighborhoods through the restoration of urban waterways and related projects. These initiatives are a component of the **Urban Waters Partnership** grant. This program, created by the Environmental Protection Agency, creates a single Federal contact to create a more comprehensive and efficient approach to urban waterways improvements. City and County leadership is strongly supporting efforts to become an Urban Waters Community. The community-wide assessment program, therefore, can be directly tied into millions of dollars of reinvestment in the environmental improvement of urban creeks and waterways and the surrounding neighborhoods of these key natural assets.

Through the recent Urban Waters Partnership initiatives and past redevelopment planning efforts, the target areas are host to redevelopment strategies that are supported by the community-wide assessment proposal. The *Guadalupe Westside TA* community is home to the Westside Creeks Restoration Project conducted by the San Antonio River Authority, which will invest a total of \$128.5 million in ameliorating the environmental conditions of creeks in this target area while creating recreational opportunities for neighbors and visitors. The *River South TA* is part of a larger redevelopment area formed out of a multiagency partnership to leverage \$273.4 million to improve the conditions of the 8-mile stretch of the San Antonio River south of downtown. While the improvements along the River are near completion, the surrounding neighborhoods are still plagued with aging housing stock and former industrial sites that need to be assessed in order to maximize this project's benefits to the community. Finally, the *Eastpoint TA* has received \$60 million in federal funds through the CHOICE and PROMISE neighborhood initiatives. San Antonio Housing Authority (SAHA) successfully applied for a CHOICE Neighborhood grant for the Wheatley Courts area of the City's East Side, which will develop a neighborhood plan to transform an aging public housing project into a mixed-income, safe, and walkable community where residents have access to new parks and recreational opportunities along Salado Creek. The United Way Chapter of San Antonio is the lead agency on the PROMISE initiative, which is a grassroots effort to improve educational and developmental outcomes in distressed communities. The City of San Antonio is one of only two cities in the country to receive both a CHOICE and PROMISE grant. Most recently, the Eastpoint area was one of only 5 communities selected nationwide by President Barack Obama for the Promise Zone program. Promise Zones build on these previous grant success stories to create additional tools to improve housing, education, and public safety.<sup>5</sup>

The ongoing and planned brownfields efforts will be able to identify potential sources of contamination in projects that are major components of the City's proposed Urban Waters Program. Secondly, this proposal will help address the environmental justice concerns in these neighborhoods, since the target areas were also selected for their blighted conditions and sensitive demographic populations (see previous sections of this proposal).

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<sup>5</sup> <http://www.mysanantonio.com/news/local/article/Obama-makes-S-A-promise-zone-official-5129314.php>

This community-wide assessment effort will perform Phase I and Phase II Assessments as well as Clean-up plans in these target areas. This project will serve the region's environmental goals by helping to restore and clean up urban waterways in these areas. In addition, this project will serve the City's redevelopment goals by making these areas more attractive to businesses, new multifamily housing construction, historic renovation and adaptive reuse opportunities.

**V.B.2.b.a.ii Project Timing (5 points)** San Antonio created the City's first dedicated brownfields program in the fall of 2011. The EPA funded portion of the program will be overseen by a Redevelopment Officer in the Center City Development Office and the operations of the program will be managed by a Senior Planner in the same department. Colleagues in another department, Transportation Capital Improvements, provide additional technical assistance and will utilize the environmental engineers available in their own environmental management division to assist program staff in overseeing EPA funded projects.

With local funds and with assistance from the State's environmental agency, the program has already performed a thorough inventory of potential brownfield sites in this grant's target areas and provided assessment services for eighteen brownfield projects. Contractors already procured by the City through a federally-approved procurement process will be provided to the program to conduct assessment and clean-up plan work, and those contractors will perform work in accordance with EPA's All Appropriate Inquiries rule per 40 CFR Part 312 and the ASTM E1527-13 standard. Additionally, work will be overseen by two important coalitions. The Brownfields Technical Team is comprised of City personnel from 11 City departments and serves to provide technical input, devoted staff, and resources for program support and implementation. The Brownfields Advisory Committee consists of a working group of community and local bankers, realtors, and other stakeholders that will provide nongovernmental input into the City's brownfields program.

iii) A subcommittee of the Brownfields Technical Team developed a Brownfields Evaluation System to prioritize potential brownfields sites. This system evaluated each brownfield in the City's inventory by 20 key factors, including proximity to sensitive areas (schools, hospitals, etc.), known environmental history, historic status, and its location along highly visible corridors or priority planning areas. Utilizing staff expertise in Geographic Information Systems (GIS), each property location was given an evaluation score. Properties that scored the highest were contacted by program staff first and offered technical assistance and/or a grant for a Phase I or Phase II environmental site assessment. Projects selected for funding will also be reviewed by the Brownfields Advisory Committee. While this is the most data-driven tool to select projects, community input on project sites will be received through regular neighborhood and stakeholder meetings and the Brownfields Placemapping Tool (described in Section V.B.3.a.).

To obtain access to these brownfield sites, private property owners that agree to our assistance will be required to sign a Consent to Access Property form. This form is part of the City of San Antonio's application for its locally funded brownfields program, and is modeled on the Texas Commission of Environmental Quality's (TCEQ) Brownfields Site Assessment program application.

#### **V.B.2.b. Task Description and Budget Table (20 points)**

##### **V.B.2.b.i. Task Description (15 points)**

**Task 1, Community Outreach:** Costs associated with this task will be used to build upon/implement the community outreach plan discussed later in this application. A Senior Planner will be assigned to carry out the community outreach strategies, such as workshops and presentations. EPA funding provided for this task will be used to cover the costs associated with meeting notification and provision of meeting materials such as large scale maps, bilingual informational handouts, and proposed schematic designs. The cost estimate for this community outreach expense is \$8,000 over the three year grant period for both the petroleum and hazardous substance grants. Contractors with brownfields community outreach experience

under contract with the Transportation Capital Improvements (TCI) department will also be utilized at a cost of \$4,000 for each grant. Travel to conferences has been included in the community outreach budget to allow for networking opportunities and to bring best practices in brownfields redevelopment back to share with community stakeholders. Staff will attend a national brownfields conference and the Region 6 EPA New Grantees Meeting. The City of San Antonio anticipates that the cost for two attendees to attend one national conference total \$3,000. The City of San Antonio has also a budget of \$1,000 for representatives to attend the Region 6 EPA New Grantees Meeting.

**Task 2, Phase I ESAs:** Upon suitable review, ranking and selection by the Brownfields Advisory Committee, approximately 27 Phase I ESAs are estimated to be conducted. The Phase I ESAs for some of the smaller properties such as old service stations, dry cleaning operations, and vacant lots are estimated to average approximately \$5000 each. The City of San Antonio anticipates performing approximately 20 of these smaller Phase I ESAs, which will cost approximately \$100,000 to complete. The City estimates that 7 Phase I ESAs will be completed on larger commercial and light industrial properties at approximately \$10,000 per site for a total of approximately \$70,000 for the larger properties. Asbestos surveys and lead-based paint surveys could be required as part of these Phase I ESAs and therefore would be included in the additional expenses. One half of the Phase I ESAs will be conducted on petroleum sites and the other is budgeted for hazardous sites. Included in the budget is, \$1,500 in personnel expenses per grant for contractor oversight.

**Task 3, Phase II ESAs:** Approximately 6 Phase II ESAs will be completed for a total cost of \$178,000. These 6 sites will include site-specific a Generic and Site-Specific Quality Assurance Project Plans, or (QAPPs). The total costs will be split evenly between the budget for hazardous and petroleum sites. These Phase II ESAs will be performed in accordance with state and/or federal ESA standards and/or state UST standards for performing environmental assessments and will be governed by QAPPs and Health and Safety Plans that will receive prior EPA approval before beginning the Phase II ESAs. The Phase II ESAs will focus on the nature and initial extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined. Included in the budget is, \$1,500 in personnel expenses per grant for contractor oversight.

**Task 4, Cleanup Planning:** We estimate completing clean up plans for two sites at an estimated cost of \$18,500 per site for a total cost of \$37,000. Approximately one-half of the cleanup planning is estimated to be conducted on petroleum sites and the other half is budgeted for hazardous sites. This task involves conducting a feasibility study of remedial options and estimating cleanup costs based on a specific or various redevelopment scenarios for the sites where Phase II ESAs were conducted. Included in the budget is, \$1,000 in personnel expenses per grant for contractor oversight.

**V.B.2.b.ii Budget Tables (5 points)** – Please note: Fringe Benefits, Equipment, and Other Expenses are not included in the proposed budget for both Petroleum Assessment and Hazardous Assessment.

Budget Categories	Budget for Petroleum Assessment Grant Funds				
	(Task 1) Community Outreach	(Task 2) Phase I Investigations	(Task 3) Phase II Investigations	(Task 4) Cleanup Planning	Total
Personnel		\$1,500	\$1,500	\$1,000	\$4,000
Travel	\$2,000				\$2,000
Supplies	\$2,000				\$2,000
Contractual	\$4,000	\$82,000	\$87,500	\$18,500	\$192,000
<b>Total</b>	<b>\$8,000</b>	<b>\$83,500</b>	<b>\$89,000</b>	<b>\$19,500</b>	<b>\$200,000</b>



<b>Budget Categories</b>	<b>Budget for Hazardous Substances Assessment Grant Funds</b>				
<b>(Programmatic costs only)</b>	<b>(Task 1) Community Outreach</b>	<b>(Task 2) Phase I Investigations</b>	<b>(Task 3) Phase II Investigations</b>	<b>(Task 4) Cleanup Planning</b>	<b>Total</b>
Personnel		\$1,500	\$1,500	\$1,000	\$4,000
Travel	\$2,000				\$2,000
Supplies	\$2,000				\$2,000
Contractual	\$4,000	\$82,000	\$87,500	\$18,500	\$192,000
<b>Total</b>	<b>\$8,000</b>	<b>\$83,500</b>	<b>\$89,000</b>	<b>\$19,500</b>	<b>\$200,000</b>

### **V.B.2.c. Ability to Leverage (5 points)**

EPA Assessment Funds will be leveraged by several other funding sources dedicated to addressing brownfields and improving the grant's three Target Areas. Documentation of these leveraged sources are accompanied in Appendix D of this grant proposal. The City of San Antonio General Fund will leverage up to 40% of total assessment project costs with in-kind funds through the use of city personnel and city facilities for brownfields program management, as well as \$100,000 in FY2014 General Fund Allocations dedicated to assessment projects. San Antonio's 2012-2017 Municipal Bond Program has also committed \$40.9 million to 15 infrastructure improvement projects. The Texas Commission of Environmental Quality (TCEQ), the state environmental oversight agency for the state, will provide state funds to supplement the city's efforts by performing targeted brownfields sites assessments. San Antonio Housing Authority (SAHA), the local public housing agency of San Antonio, will manage the \$60 million Eastpoint CHOICE neighborhood initiative and will coordinate improvements of other public housing property that exist in the other target areas. The San Antonio River Authority (SARA) is the sanctioned river authority of the San Antonio River Basin, and will leverage \$358.3 million to improve the environment of urban waterways through creek and river restoration projects. The Westside Development Corporation (WDC), a local government corporation serving the Guadalupe Westside TA, will assist staff with outreach and investment programs on the City's West Side.

### **V.B.3. Community Engagement and Partnerships (35 points)**

#### **V.B.3.a. Plan for Involving Targeted Community & Other Stakeholders (15 points)**

San Antonio understands that community involvement is an important component to the success of the program. The Brownfields Program has been implementing a Community Outreach and Education Strategy since becoming fully staffed, which includes regular presentation to neighborhood groups, Council member staff, and community-based organizations. San Antonio has held over 20 community outreach meetings since the program became fully staffed in the spring of 2012. Recent major education and outreach efforts included a two-day Brownfields workshop held in August of 2013 that provided community and regional brownfield partners with education on grant programs and grant writing. This workshop was facilitated by City staff, partners from the Kansas State University Extension Office, and representatives of the EPA and state environmental and economic development agencies. This two-day workshop was attended by over 100 people. Brownfields were also the key topic of the local chapter of the Urban Land Institute during their industry breakfast meeting held in October, which was attended by over 40 people from the development community.

A bilingual promotional campaign, through e-mail, community newsletters, websites, and television appearances will be started to inform key community leaders and citizens of scheduled meetings and proposed actions of the Brownfield Advisory Committee and Brownfields Program staff. Regular

stakeholder meetings will be comprised of concerned citizens, developers, realtors, bankers and other lending institutions, members of local chambers of commerce, housing and community development corporations, downtown development organizations, local business and industry representatives, county health and economic development officials, and industrial, transportation, and environmental representatives. The Brownfields Advisory Committee will also work closely with San Antonio staff to investigate, assess, conduct clean-up and reuse planning activities, and help to generate interest in the redevelopment of potential brownfield sites.

Another key way for the community to be involved will be through the City’s Brownfields “Place-Map” tool. Available publicly on the City’s Brownfields Program website<sup>6</sup>, concerned community members will be able to use an online map to submit suggested brownfield sites to staff for consideration for the program. The goal of this mapping tool is to allow for the community to suggest additional brownfield sites for program consideration, and also solicits suggestions from community members on how they would like brownfields sites redeveloped. This interactive tool will be promoted at all 26 public libraries, and hard copies of the online submission forms will be available for anyone without access to computers.

A Spanish Speaking Interpreter will be provided by the City of San Antonio at all community outreach events, and sites for all meetings will be ADA-accessible. All literature and website information will be provided in bilingual format for both English and Spanish speaking community members.

**V.B.3.b. Partnerships with Government Agencies (10 points)**

**V.B.3.b.i. Local / State / Tribal Environmental Authority (5 points)**

**V.B.3.b.ii. Other Relevant Governmental Partnerships (5 points)**

The City of San Antonio has already established a network of partnerships with local, state, and federal agencies. The main partnerships and their respective roles are provided below. Letters of support and documentation of leveraged funds from state and local agencies can be found within the supporting documents for Section V.B.2.c (Ability to Leverage).

<b>Partnerships with State and Local Agencies</b>		
<b>Agency</b>	<b>Role</b>	<b>Commitment</b>
Environmental Protection Agency Region 6	Regional EPA Office; oversight of Superfund cleanups and state brownfields program	Availability of Targeted Brownfields Assessment (TBA) funds for community; program support
Texas Commission of Environmental Quality	<b>State environmental protection authority;</b> Provides regulatory oversight on local brownfields and cleanups	Community outreach and education; state assessment funds, and technical assistance
San Antonio Housing Authority	Builds and maintains affordable housing for the citizens in San Antonio	Lead on PROMISE and CHOICE initiatives to revitalize Eastpoint TA.
San Antonio River Authority	Manages stewardship of San Antonio River and develops recreational opportunities around area waterways	Continued planning and assessments of properties along rivers and creeks central to the grant Target Areas

<sup>6</sup> <http://www.sanantonio.gov/ccdo/IncentivesAndPrograms/BrownfieldsPlacemappingTool.aspx>

Westside Development Corporation (WDC)	WDC is a local government corporation that serves to facilitate development efforts on the Westside of San Antonio.	Invest directly into brownfield projects in the Guadalupe Westside TA; Outreach and education on brownfields resources for the West Side
San Antonio Metropolitan Health District (SAMHD)	Sole agency responsible for public health programs in Bexar County.	In-kind services including providing information on opportunities through agency's Neighborhood Initiative, meeting space, event hosting, and specialized health data collection

**V.B.3.c. Partnerships with Community Organizations (10 points)**

**V.B.3.c.i. Community Organization Description & Role (5 points)**

The City has developed an extensive network of partnerships with Community-Based Organizations, which are outlined in the following table.

Partnerships with Key Community-Based Organizations		
Organization	Role	Commitment
Urban Land Institute – San Antonio District Council	Real Estate and Development Industry trade group dedicated to promoting brownfields remediation through Building Health Places Initiative	Outreach and education events; promotion of redevelopment opportunities
American Sunrise Inc.	Educational and economic support to West Side families	Meeting space; Bilingual outreach
King William Neighborhood Association	Active neighborhood association in River South TA	Community input into brownfields sites, promotion through newsletters
Build San Antonio Green	San Antonio's residential green building advocacy program	Outreach materials, promotion, meeting space and event hosting
San Antonio Growth for the Eastside (SAGE)	SAGE is a non-profit organization that serves as a catalyst for redevelopment that benefits individuals, families and businesses on the eastside of San Antonio.	Use of storefront grants to improve facades on identified brownfield properties

**V.B.3.c.ii. Letters of Commitment** Letters of support from these community-based organizations are found in Appendix C.

**V.B.4. Project Benefits (25 points)**

**V.B.4.a. Health and/or Welfare and Environment (10 points)**

**V.B.4.a.i. Health and/or Welfare Benefits (5 points)**

The requested funds will help address the health and welfare challenges stated in the Community Needs section (V.B.1.) by reducing the threat to human health and the environment, and providing more

opportunities for walkable space, sustainable neighborhoods, and access to urban waterways. The proposed budget for both hazardous substances and petroleum sites expends a majority of the grant funds in conducting Phase I and II assessments that will be used to evaluate the existence and potential existence of environmental impacts. Through this grant, the community will become better informed about the location, quantity, types of contaminants, and potential routes of exposure by first thoroughly assessing the sites within their community and then disseminating that information through community outreach activities. As impacts are identified, corrective actions can be adequately planned to mitigate and remove any soil or groundwater contamination based on the appropriate land use and proposed redevelopment of the property.

#### **V.B.4.a.ii. Environmental Benefits (5 points)**

The Brownfields Program, over the past year, has been involved in a multi-agency partnership to pursue an Urban Waters Network grant from the Environmental Protection Agency. This program creates a single Federal contact to coordinate existing water restoration projects, in turn removing administrative silos and creating a more comprehensive and efficient approach to urban waterways improvements. Leadership of the City and County are strongly supporting efforts for San Antonio to become an Urban Waters Community. If the application is successful, the community-wide assessment program can be directly tied into millions of dollars of planned reinvestment in the environmental improvement of urban creeks and waterways and the surrounding neighborhoods of these key natural assets. The ongoing and planned brownfields efforts will be able to identify potential sources of waterway contamination to support the Urban Waters Program. Another benefit to the health and welfare of the community will ultimately be the redevelopment of dilapidated structures into mixed use commercial and residential development. The presence of active businesses instead of abandoned buildings and vacant lots helps reduce crime through additional lighting and traffic that comes with the redeveloped properties. Redevelopments such as commercial businesses, stores, restaurants, and banks help reduce the burden on poorer residents through a reduction of their travel time and transportation costs to reach these services. Also, health is improved in the community by having more of these sites redeveloped within reasonable walking distance.

#### **V.B.4.b. Environmental Benefits from Infrastructure Reuse / Sustainable Reuse (8 points)**

##### **V.B.4.b.i. Planning, Policies, and Other Tools (5 points)**

The City of San Antonio also has one of the most progressive Uniform Development Codes in the country with its alternative use patterns such as mixed use traditional neighborhood development, transit oriented development, infill development, commercial retrofits, and Form Based Development. The Council also adopted a City building code revisions in 2009 that included a goal of “net zero” carbon buildings by 2030 which will provide a powerful institutional example of the region’s commitment to addressing climate change. The City’s energy utility, CPS Energy, has the largest solar power capacity of any city in Texas, and the largest wind power portfolio of any municipal utility in the U.S. The City has weatherized 3,320 low-income homes which now save an average of \$600 per home per year in utilities, and recently won a competitive grant from the Better Buildings program of the U.S. Department of Energy which will invest \$10 million to make over 200 homes and businesses in San Antonio more energy efficient<sup>7</sup>. Inside the targeted brownfield areas, sufficient infrastructure exists, including transportation (roads, rail), utilities (water, sewer, power), and community services (schools, medical, parks, fire, police) that can be repurposed to support the infill development and adaptive reuse opportunities.

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<sup>7</sup> Bill Barker -- “The Greening of San Antonio” – June 3, 2013 – (Available at <http://therivardreport.com/the-greening-of-san-antonio/>)

#### **V.B.4.b.ii. Integrating Equitable Development or Livability Principles (3 points)**

There has been an integration of livability principles into the current brownfields program and other incentive opportunities for infill development. Through the City's Center City Housing Incentive Policy (CCHIP), which is designed to incentivize multifamily infill housing, extra incentives are given to developers in the form of thousands of dollars in low-cost loans to projects that meet certain sustainable and equitable project categories. Infill projects that are mixed income, adaptive reuse, brownfields, transit-oriented development, or contain low-impact development features can automatically receive up to the \$6,500 of low-cost loan funds per housing unit created.<sup>8</sup> The evaluation system for the program's current brownfields inventory also scores potential sites higher if they are in close proximity to a park, school, or transit route.

The City of San Antonio plans to address the potential problem of inequitable development by providing targeted public improvements, code enforcement, an array of affordable housing programs, and other strategic catalytic funding through the use of U.S. Department of Housing and Urban Development CDBG and HOME entitlement grant programs. The majority of the Brownfield Program target areas are located within CDBG-eligible Census Tracts. Staff within the Department of Planning and Community Development will provide outreach and transparency in the Brownfields Program to ensure that community stakeholders are engaged.

#### **V.B.4.c. Economic and Community Benefits (10 points)**

##### **V.B.4.c.i. Economic or Non-Economic Benefits (5 points)**

The Guadalupe Westside TA will benefit from brownfields assessments by broadening the impact of the leveraged dollars involved in the Westside Creeks Restoration Project so that the properties surrounding the creek system are an attractive and safe investment. Both the San Pedro Creek project within the *Guadalupe Westside TA* and the Mission Reach project within the *River South TA*, are part of an ongoing multiagency investment of millions of dollars to improve the environmental conditions and recreational opportunities of the extension of the San Antonio River. Brownfields redevelopment projects will complete the impacts of this investment by improving the conditions of surrounding brownfields properties adjacent to the River's access points. Finally, the brownfields efforts will support the CHOICE and PROMISE neighborhood initiatives in the *Eastpoint TA* more comprehensively, supporting the creation of the Salado Creek trail system through property assessment and cleanup, while enhancing economic development along commercial corridors in the area in the support of revitalizing the market potential of neighborhoods.

##### **V.B.4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs (2 points)**

The City of San Antonio promotes local hiring and procurement through two policies. The Small Business Economic Development Advocacy (SBEDA) program offers preference points to prime contractors who are small, minority, and / or women-owned businesses located in the San Antonio Metropolitan Area. The SBEDA program can also apply subcontracting requirements to assure utilization of small minority and/or women owned firms. Additionally, the Purchasing Division's procurement policy offers preference to local contractors located in the San Antonio city limits. The Brownfields Program is also actively performing outreach and assistance to non-profit organizations that would be good candidates to apply for the EPA's Environmental Workforce Development and Job Training Grant, and we will have partnerships available to link members of the target area communities to employment opportunities in assessment, cleanup, and redevelopment related to proposed projects.

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<sup>8</sup> [http://www.sanantonio.gov/Portals/0/Files/CCDO/CCHIP\\_PROGRAM\\_MANUAL.pdf](http://www.sanantonio.gov/Portals/0/Files/CCDO/CCHIP_PROGRAM_MANUAL.pdf)

## **V.B.5. Programmatic Capability and Past Performance (40 points)**

### **V.B.5.a. Programmatic Capability (28 points)**

Center City's Development Office staff has extensive experience in not only grant management, but also economic and community development, community planning, community relations, group facilitation, education, and environmental planning. The staff also has database and GIS capabilities. City staff work diligently to ensure that grant agencies receive excellent, proper and timely reports, all designated project funds are expended, activities are completed within the prescribed time periods, and goals set forth for the funds are achieved. Mr. Jonah Katz was hired in March of 2012 to be San Antonio's full time Brownfields Coordinator and Senior Planner. Mr. Katz has nearly 10 years of planning and environmental policy experience and previously was integral to the success of the City of Rockford Illinois' brownfields program. In Rockford, he was also responsible for managing financing and federal reporting requirements for programs funded through the American Resource and Recovery Act of 2009. Mr. Katz will be responsible for project oversight and filing all quarterly, annual and final reports. David Garza, (Redevelopment Officer), will be ready to direct activities and manage the project in accordance with the cooperative agreement should Mr. Katz be unable to fulfill his role for any reason. Mr. Garza has over 35 years of community development experience; the last 12.5 years have been with the City of San Antonio. As former Director of Housing and Neighborhood Services department, Mr. Garza has managed Community Development Block Grant (CDBG) and HOME Partnership Investment grants. Mr. Garza has written many successful federal grant proposals and has been involved in project administration.

In addition, San Antonio will utilize highly qualified and experienced environmental consulting firms to provide management assistance and to perform Phase I and Phase II ESAs on targeted sites. This work will be subcontracted to prequalified consultants that have been procured under federal procurement requirements. These firms are already under contract to perform assessments and other environmental work for activities managed by the City's Transportation Capital Improvements (TCI) department. TCI has several environmental specialists on staff that will directly administer these contracts and ensure that the assessments meet industry standards and that Quality Assurance Project Plans (QAPPs) are produced for each project.

San Antonio will measure success by tracking level of community participation and the number of properties assessed and redeveloped. Based upon the inventory of brownfield properties and potential redevelopments, San Antonio plans to report projected outcomes such as brownfield properties being put into reuse, increased tax revenue, leveraged capital investment, business and job creation, and number of community enhancements. Results will be reported through a series of bilingual community meetings and utilization of the city's website and public access channel.

The City of San Antonio will track and measure proposed project outcomes and outputs in the EPA ACRES database on quarterly basis throughout the project performance period. In addition, quarterly and annual reports and a final project report will provide a cumulative project narrative outlining progress on both short-term and long-term project goals. MBE-WBE forms and Financial Status Reports will also be submitted within the 30 days after the close of the reporting periods. The table below provides a list of outputs and outcomes that will be tracked for each project task.

<b>Proposed Project Outputs and Goals</b>		
<b>Project Tasks</b>	<b>Outputs Tracked</b>	<b>Outcomes</b>
Community Outreach	# of Sites Identified, # of BAC meetings, public meetings, meetings with property owners, meetings with prospective developers	# of attendees at meetings; percent of owners of potential brownfield sites contacted by program staff; # of completed

		site inventories in reinvestment plan areas
Phase I Assessments	# of Phase I Assessments planned, underway, or completed	# of acres of property that have been assessed or are planned for assessment; # of housing units created through the redevelopment of brownfields; amount of private developer invested leveraged
Phase II Assessments	# of Phase II Assessments planned, underway, or completed	# of acres of property that have been assessed
Site Clean-Up Planning	Estimated costs per site for remediation and redevelopment	# of total acres remediated; # of acres of community greenspace created; measurable environmental and public health improvements

**V.B.5.b. Audit Findings (2 points)**

The City of San Antonio has successfully managed all Federal, State and Local funds entrusted to the City. There are no past instances of any adverse audit findings from an OMB Circular A-133 audit. In addition, the City of San Antonio has never been required to comply with any special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102.

**V.B.5.c. Past Performance and Accomplishments (10 points)**

**V.B.5.c.i.1. Compliance with Grant Requirements (5 points)**

The City of San Antonio has received EPA Brownfields grants in the past. The City received a Brownfields Assessment Pilot Grant in 1999 and a Brownfields Assessment Grant in 2004. The 1999 grant was primarily for hazardous substances, while the 2004 grant focused on petroleum contaminated sites in targeted revitalization districts. In the case of the 2004 grant, the City was offered a 3-month extension in order to execute Agreements with property owners, and complete two additional projects to complete the grant. The City was in good standing with the EPA during the course of the grants, with quarterly reports submitted in a timely and acceptable manner, and technical reports were submitted appropriately through the Assessments, Cleanup, and Redevelopment Exchange System (ACRES).

**V.B.5.c.i.2. Accomplishments (5 points)**

Administration of the two previous community-wide assessment grants led to several successful redevelopments, including the following:

1. Dr. Frank Bryant Health Center (40,000 sq.ft. medical clinic on City’s East Side)
2. Acuna Site (11-acre, mixed-use development, in historic King William neighborhood on City’s South Side)
3. King William Hospital (completed mixed-use development on City’s South Side)
4. 824/834 Hackberry (completed business incubator project, Bellinger Square, on City’s East Side)
5. Historic Gardens (master-planned, inner-city development of approximately 68 new affordable homes, 22 rehabilitated homes, and community park, on City’s East Side)
6. National Association of Latino Arts and Culture (Westside property on historic Guadalupe Street)

7. 502 Burnet Street (House of the San Antonio Fire Department, Weapons of Mass Destruction Equipment Warehouse on City's East Side)

All of these projects have contributed to the early revitalization of these areas, and were accurately reported into the ACRES system. The NALAC headquarters (Project 6), along with the historically renovated Guadalupe Theater across the street has become a cultural draw for residents and tourists alike, bringing visitors beyond the Riverwalk into this historic ethnic neighborhood for cultural events, classes, and festivals. Projects 2 and 3 have added hundreds of new mixed-income housing to the King William District, one of the most up-and-coming neighborhoods in San Antonio, just South of Downtown. The remaining projects on San Antonio's East Side have provided initial improvements to long vacant and underutilized lots and structures just East of Downtown, driving the need to expand these opportunities to even poorer and more distressed areas in the Eastpoint Target Area.

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