



IV.D. Narrative Information Sheet

1) Applicant Identification: City of Austin, Resource Recovery, P.O. Box 1088, Austin TX 78767

2) Federal Funds Requested:

- a) Assessment Grant Type: Community-wide Assessment
- b) Federal Funds Requested: \$500,000

3) Location: (a) City: Austin

(b) County: Travis

(c) State or Reservation: Texas

4) Target Area and Priority Site Information:

a) The East Austin Target Area is bound by I-35 to the west, MLK Blvd to the north, HWY-183 to the west, and RTE-71 to the south.

b) Our focus will be on census tracts 48453000801; 48453000802; 48453000902; 48453002110; 48453002111; 48453002214; 48453002310; 48453002313; 48453002315; 48453002316; 48453002320*; 48453002321*; 48453002325; and 48453002327.

*In 2021, CT 48453002312 was split into 48453002320 & 48453002321, but some data sources still reference CT 48453002312.

c) Priority Sites include:

- i) 4800-4906 Bolm Rd.
- ii) 4900 Gonzales St.
- iii) 900 Chicon

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) Chief Executive/Highest Ranking Elected Official:

Name: Kirk Watson, Mayor
Phone: (512) 978-2100
Email: kirk.watson@austintexas.gov
Mailing Address:
City of Austin, City Hall-Mayor's Office
P.O. Box 1088, Austin TX 78767

6) Population: City of Austin – 975,335 (American Community Survey, 2022 1-year estimate)

7) 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).	
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.	2, 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	2,3,6
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 5, 6
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8) Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Texas Commission on Environmental Quality (TCEQ) is attached.

9) Releasing Copies of Applications: Personal information, including phone numbers and email addresses, is sensitive information and should not be shared.

Attachments:

- A. Letter from State Environmental Authority
- B. Grant Narrative
- C. Threshold Criteria Response
 - a. Statement of Eligibility Documentation
 - b. Documentation of Community Involvement
 - c. Expenditure of Existing Grant Funds
 - d. Discussion of Contractors

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 12, 2023

Ms. Christine Whitney
City of Austin
P.O. Box 1088
Austin, Texas 78767

Sent via Email

Re: City of Austin Proposal for a U.S. Environmental Protection Agency FY24 Brownfields
Community-Wide Assessment Grant

Dear Mr. Whitney:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's proposal for the U.S. Environmental Protection Agency FY24 Brownfields Community-Wide Assessment Grant. TCEQ believes the work completed under the grant will significantly impact the enhancement of this community and supports the grant proposal. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

Kristy Livingston

Kristy Mauricio Livingston
Team Leader
Remediation Division

KML/dl



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION a. Target Area & Brownfields i. Overview of Brownfield Challenges & Description of Target Area: Established in 1839 in central Texas along the Colorado River, the City of Austin (Travis County seat, State Capital, grant geographic boundary) has grown to 944,658 residents and remained the fastest growing US metro area for a decade.^a Anchored by state government and the University of Texas (UT), Austin’s economy swelled with **agricultural manufacturing and petrochemical companies** due to electricity production from the newly constructed Austin Dam in 1893. With the population boom came Interstate 35 (I-35), constructed in the 1960s, dividing Austin as it extends north to Canada. Starting in the 1970s, **over 400 high-tech manufacturers came to Austin**, including IBM, Texas Instruments, and Motorola. Austin was nicknamed “Silicon Hills”, but not all Austinites benefitted equally from its growth into a tech hub. **The continued growth, including Tesla’s move to Austin, has put significant strain on Austin’s housing market, and disproportionately impacted vulnerable populations, specifically renters, people/persons of color (POC), low-income households, and children in poverty.** This is especially true in east Austin, where 66% are persons of color (POC), and 38% of children in the Target Area (TA) live in poverty (more than double the TX/US rates). With housing costs steadily rising, wages stagnating, and suburban poverty rates doubling in a decade,^b affordability is collapsing.

Projects east of I-35 have been the priority for Austin Brownfields Revitalization Office’s (ABRO) grant program for two decades and remain the focus to address environmental injustice, create inclusive economic opportunities, and combat displacement. In the shadow of booming tech skyscrapers, the East Austin TA includes 14 connected census tracts (CT) east of downtown [08.01, 08.02, 09.01, 21.10, 21.11, 22.14, 23.10, 23.13, 23.15, 23.16, 23.20, 23.21, 23.25, & 23.27]. The TA is bisected by the Colorado River and bound by I-35 to the west, MLK Blvd to the north, HWY-183 to the east, and HWY-71 to the south. After the Civil War, freed slaves flocked to Austin and settled in “freedmen’s towns”, now East Austin. The 1928 City Plan segregated the City, forcing non-white, African American, and Hispanic populations to the TA. To accommodate developing industry, **East Austin was designated for unrestricted land use per the 1931 Zoning Plan.** The lack of zoning led to a dense patchwork of industrial, manufacturing and waste management sites alongside homes and schools.

Even through the 1960s, parts of East Austin had unpaved streets and lacked infrastructure and city services like public transportation, which led to economic and social isolation. Public health activists and long-time residents, tired of bearing the unfair burden of unacceptable land uses, united to move some of these industrial facilities out of their neighborhoods. Due to that divestment and successful community activism, the TA has hundreds of brownfields in the form of aging buildings, shuttered facilities, and abandoned land illegally used for waste disposal. Part of the TA is **known locally as “poverty island,” characterized by poor living conditions, crime, blight, and persistent poverty.** Redevelopment of many of these properties created community assets, but development pressures in East Austin continue to push out long-time residents who can no longer afford the exponentially growing cost of living. ABRO conducted a study in 2019, demonstrating that these residents have the highest risk for displacement and are most susceptible to environmental justice issues compared to other areas of the City. Collaborative planning efforts by the City and community members demonstrated that the TA is also the most vulnerable to climate threats. Within the East Austin TA, 10 CTs are disadvantaged per the Climate and Economic Justice Screening Tool (CEJST). These overburdened and underserved census tracts are the focus of numerous City and community efforts to combat the housing crisis and prevent displacement of people and culture while maximizing community benefits with Justice40 incentives. The City is applying for \$500,000 of EPA Community-Wide Assessment Grant funding to stimulate affordable housing creation and catalyze resilience and climate adaptation strategies throughout Austin.

ii. **Description of Priority Brownfields:** The City inventoried over **400 brownfields in the East Austin TA**, that present significant barriers to expanding affordable and sustainable housing, achieving environmental justice, and providing inclusive economic opportunities, as defined by the community. TA 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, dry cleaners, gas stations, and auto repair) and aging multi-family structures. Through a multi-year planning process with extensive community input, **three priority brownfields** were identified. The sites were selected and prioritized based on their ability to impact the community’s expressed concerns and identified needs for resilient, affordable housing near jobs, schools, parks, transportation, and services:

^a <https://www.austintexas.gov/news/austin-now-10th-largest-cityus#:~:text=Metro%2Dlevel%20Population%20Estimates,at%20a%20rate%20of%202.7%25.>

^b <https://www.brookings.edu/articles/the-changing-geography-of-us-poverty/>



Site & Size	Historical/Current Use	Env. Risks	Funding Needs	Reuse Plan/Why the Site is a Priority
4800-4906 Bolm Rd; 6.1-Acres in CT 21.11	Former Recycling Facility, next to former 52-acre East Austin Tank Farm	Petroleum, VOCs, metals	Phase II ESA, Cleanup and Reuse Planning	Community vision for an affordable, mixed-use development with trail connection
4900 Gonzales St; 20-Acres in CT 21.11	Aging Institutional Building, adjacent to 3 leaking petroleum storage tank (LPST) sites	Petroleum, metals, VOCs, lead paint (LBP) & asbestos (ACM)	Phase I & II ESAs, Building Materials Survey, Reuse & Cleanup Plan	Community need for affordable teacher & staff housing, greenspace
900 to 1100 Chicon; 5-acres between CT 08.04 & 09.02	Historically Black College/University (HBCU) aging buildings, vacant land & illegal dumping	Petroleum, metals, VOCs, SVOCs, LBP & ACM	Phase II ESA, Building Materials Survey, Cleanup Plan	Community vision for affordable student & faculty housing, greenspace

iii. Identifying Additional Sites: ABRO maintains a GIS inventory of potentially eligible projects. New sites will be identified by City staff and community members through city-wide planning activities (see Section 1.b), desktop research, community engagement events, and marketing the program. The City prioritizes projects in disadvantaged census tracts (defined by CEJST and EJ Screen) with projected reuse outcomes that will benefit underserved communities and vulnerable populations. ABRO’s 2022 Strategic Plan established criteria to guide program decisions and select projects: 1) Protect human health and the environment through assessment, cleanup, or risk-based closures; 2) Encourage sustainable redevelopment practices; 3) Honor the cultural integrity of all our communities; 4) Foster meaningful community participation and inclusive development; 5) Promote affordable housing options; 6) Support existing residents’ intent to remain in their communities; 7) Create and preserve equitable access to green space. ABRO’s screening criteria will direct site selection, with community-supported reuse projects accepted on a rolling basis.

b. Revitalization of the Target Area i. Reuse Strategy & Alignment with Revitalization Plans: The East Austin TA is the epicenter of City plans and actions to combat gentrification, address racial inequality, and ensure the most vulnerable receive the greatest benefit. City planning is guided by Imagine Austin (30-year comprehensive plan), which establishes priorities for growth of an equitable City, including quality of life issues beyond land use and actionable strategies for healthy and vibrant neighborhoods. Neighborhood plans like Govalle/Johnson Terrace Combined NP (CTs 09.02, 21.10, & 21.11), Montopolis NP (CT 23.21^c and 23.20), and East Riverside/Oltorf Combined NP (CT 08.04 & 08.02) allow community members to shape where they live, work and play. The City also focuses on issues that directly influence the reuse of brownfields in the TA, including Strategic Housing Blueprint (2017, updated 2021); Climate Equity Plan (2021); One Austin: Our Resilience (2023); plans for Six Square District (2023) (CT 08.04), and I-35 Cap and Stitch (2020) (CT 09.01). These community plans show the City’s commitment to the “long-overdue reckoning with racial injustice by addressing disparities that stem from institutionalized racism over centuries, which has resulted in unequal health, economic, environmental, and social outcomes for people of color in Austin when compared to their white neighbors.”^d The plans were created by elevating community voices and experiences through extensive, meaningful public participation, to guide solutions and action strategies. All three priority projects align with objectives and community priorities identified across the various plans: 1) advance affordability, 2) advance racial justice, and 3) advance climate action.

Site #1: Former Recycling Facility Strategic Housing Blueprint, Johnson Terrace NP, and One Austin
City-owned property with public transit access, reuse plan to build green, energy efficient affordable multi-family housing to combat displacement connected to open space & trails.
Site #2: Aging Institutional Building Strategic Housing Blueprint, Johnson Terrace NP, One Austin
School district property in floodplain using green building/LEED standards with solar/solar-ready. 500 affordable housing units from 30-100% MFI, pedestrian friendly amenities, connects to public transit, creates greenspace, and preserves heritage trees with strategies to mitigate flood impacts.

^c CEJST refers to CT 23.12, which was split in 2021 into CT 23.20 & 23.21. EJScreen references CT 23.20 & 23.21

^d One Austin: Our Resilience Framework for Action, <https://www.austintexas.gov/sites/default/files/files/Resilience/resilience-framework.pdf>



Site #3: HBCU property | Strategic Housing Blueprint, Six Square, One Austin, Climate Action

Prevent displacement and preserve African American culture & heritage in historically Black neighborhood. Develop affordable student & staff housing with solar and sustainable buildings.

1.b.ii. Outcomes & Benefits of Reuse Strategy: Economic Benefits: In the TA, the priority sites will be reused as affordable housing, and will spur economic growth in 10 urban disadvantaged census tracts defined by CEJST. The 2022 Affordable Housing Bond will likely produce the same economic benefits as the 2018 Affordable Housing Bond. The Bond economic impact report^e documented the average resident saw a yearly income increase of \$4,909 through reduced rents and utilities. The average economic impact for 90 affordable housing units was: construction leveraged \$16,222,301 and provided 105 jobs. Provision of permanent supportive housing provided an additional 30 jobs and yielded \$30,012 annually. Reuse projects will emphasize the Department of Labor’s Good Jobs Principles as a decision factor for selecting contractors and partners, requiring a goal to include 31.6% certified Minority and Women Business Enterprises, and setting a \$20 living wage for employees & contractors. The project will also generate significant tax-based revenue. **Non-Economic Benefits:** ABRO eagerly supports brownfields projects that result in workforce development, climate action, resilience strategies, and equitable economic development. Redevelopment will result in significant non-economic benefits, including (1) Quality Affordable Housing: Reuse of the three priority brownfields alone will create up to 1,000 affordable housing units. The grant is also anticipated to support up to 10 other affordable housing projects from nonprofit affordable housing developers. This aids in Austin’s goal of adding 60,000 affordable units by 2027. (2) Preventing Displacement: Enabling long-term residents to remain in their neighborhoods and retain community bonds built over decades. (3) Climate Adaptation & Energy Efficiency: Affordable housing developments will use solar energy and all City financed projects must use efficient/green building practices and attain LEED Certification. Using nature-based solutions for stormwater management will mitigate climate threats and reduce urban heat island effects. (4) Greenspace: Reuse of three sites will create up to three acres (parks) and connect over 10 miles of trails.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City is eligible for state grant funds, significant federal opportunities through the Justice40 initiative, and leverages nonprofit partners use of public assistance bonds, grants, and private/foundation resources to support affordable housing. ABRO will continue to utilize the City’s FY16 EPA Revolving Loan Fund (RLF) Grant for cleanups and will rely on Targeted Brownfields Assessments (TBAs) from EPA and the Texas Commission on Environmental Quality (TCEQ). In 2022, voters approved \$350M bond funding to create affordable housing. The 2020 Mobility bond approved \$300M to prevent displacement. Environmental assessment activities are required to receive bond funding but were not included as eligible uses of the bond funds. Similarly, this grant will enable affordable housing projects to use the City’s FY22 \$14M Housing and Urban Development (HUD) award and Texas Department of Housing and Community Affairs (TDHCA) tax credits, loans, and grants towards affordable housing construction. To support cleanup and redevelopment, Austin supplements grant funds with \$100,000 each year. The City offers development incentives like decreased fees, fast-tracked permit reviews, and Transit Oriented Development (TOD) tax incentives. Additionally, Austin Energy Green Building (AEGB) provides free solar panels and sustainability advice for qualifying affordable housing developments.

1.c.ii. Use of Existing Infrastructure: The three priority sites are urban 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. The grant will leverage the following TA investments: The 2016, 2018 & 2020 Mobility Bonds initiated \$440M of investments in sidewalk, road, and public transit upgrades to improve connectivity through 2028. A \$7.1B Light Rail line is now slated to connect downtown to the airport via E. Riverside Drive (in the TA) and include four stations with TOD including affordable housing. Austin received a \$22.8M USDOT grant to improve systemic safety (address sidewalk gaps, install ramps & audible pedestrian signals) for underserved communities.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT a. Community Need i. The Community’s Need for Funding: Since the 2020 Census, Austin expanded its population by 12,547 residents, growing at a rate of 1.3%.^f As stated in One Austin “Gentrification and displacement are disproportionately taking place in East Austin where low-income people and people of color have been forced to live due to historical segregation and present-day de facto segregation.” Residents in the TA are fighting to stay in their homes due to increased property taxes and living costs, and do not have funding resources available for

^e <https://housingworksaustin.org/affordable-housing-bond-funded-developments/>

^f <https://www.austintexas.gov/news/austin-now-10th-largest-city-us>



environmental assessment or reuse development. As demand for housing increases, property values and taxes skyrocket, causing financial hardships for vulnerable residents, with over 12,000 at severe risk of displacement in the TA. Despite rapid population growth, Austin is the only major city in the US experiencing a reduction in the number of Black residents.”⁸ East Austin neighborhoods suffer 2-3 times rates of poverty compared to City/TX/US averages, 23% TA average to 39% in CT 08.02. Average household income (\$58,032 in TA & low of \$38,602 at CT 23.21) is 44% of the City average of \$78,965. 43% of residents don’t have stable resources for necessities like shelter and healthy food. Austin’s median home prices have doubled in 5 years with values increasing at even greater rates in the TA. Homeownership is incredibly low (22.7%) in the TA, and recent rent increases are >5% per year. With many TA residents unable to afford rent, dreams of homeownership are out of reach. Nonprofit developers are trying to create as many affordable housing units as possible, and this affordability crisis means every penny is needed to acquire/develop affordable housing projects. **Recent affordable housing bonds excluded environmental assessment costs, making EPA funds critical to ensuring new housing development appropriately addresses environmental risk and rectifies past environmental injustice through equitable brownfields redevelopment practices.**

2.a.ii. Threats to Sensitive Populations:

(1) Health/Welfare: Persistent poverty in the TA has discouraged services typically available in middle class neighborhoods. Unrestricted zoning led to convenience stores, pawn shops, former industrial facilities, and abandoned buildings next to homes and schools, instead of banks, grocery stores, medical facilities, or parks. These conditions disproportionately threaten the health and welfare of people in East Austin, where skyrocketing housing and living costs remove the ability to attain higher education, living wage jobs, and food security, ultimately depriving TA residents of social mobility and the opportunity to thrive.

The majority of buildings and homes in East Austin were built prior to the EPA lead-based paint ban in 1978 and the asbestos ban in 1999, posing a great risk to sensitive populations, such as pregnant women, the elderly, and children. Today 44,188 of Austin’s most vulnerable residents live in substandard conditions, with elderly and children making up 8.7% & 24% of the TA. The elderly and children are considered the most at risk, with poverty rates double that of the City’s: 24% for the elderly and 49% for those under 18. Austin had 3,160 individuals experiencing homelessness in 2021,^h who are at higher risk of exposure to environmental contaminants while sheltering at abandoned buildings/brownfields. These health risks are greater for families with children, which are 13% of the homeless population. Furthermore, East Austin is home to only 20% of the population of the City, but accounts for 34% of Austin’s murders, 35% of robberies and 29% of arson cases. 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.** Brownfields redevelopment presents opportunities to reduce this blight, identify contaminants at brownfields sites, and create reuse plans. Since 2018 ABRO’s partners funded 2,500 units of affordable housing, facilitated by Phase I/II ESAs completed using the City’s EPA Brownfields Grants. This grant will catalyze redevelopments that address health and welfare impacts by creating quality affordable housing to keep people housed in their communities and prevent them from experiencing homelessness.

(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 (CDC) PLACES data, physical and mental health is worse in East Austin than the rest of the city with greater than normal incidence of asthma (CTs 08.02, 23.17), cancer (CT 08.01), kidney disease (CTs 08.01, 08.02), heart disease (CT 08.01), diabetes (CTs 08.01, 08.02, 21.11, 23.10, 23.20, 23.21), depression (CTs 08.01, 08.02, 23.10, 23.13, 23.20, 23.21, 23.17), obesity (CTs 08.02, 21.11, 23.10, 23.20, 23.21), stroke (CTs 08.01, 08.02) and loss of all teeth (CTs 08.01, 08.02, 21.11, 23.10, 23.17, 23.12, 23.13, 23.20, 23.21)ⁱ. According to Austin Public Health, hospitalization and mortality rates disproportionately affect Latinx and Black communities. Consistent with this, a 2018 Travis County study reported 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. Due to the legacy of brownfields, residents have limited access to safe, walkable space or recreation. This also correlates to poorer behavioral health metrics, with Black and Hispanic residents more inactive (38% and 43%, respectively, vs. 17% for white residents) and more overweight or obese (79% and 67% vs. 55%),

⁸ https://www.austintexas.gov/sites/default/files/files/Sustainability/Climate%20Equity%20Plan/Climate%20Plan%20Full%20Document_FINAL.pdf

^h https://www.austintexas.gov/sites/default/files/files/Health/Austin%202022%20CHA_050622_FINAL_Corrected.pdf

ⁱ <https://www.cdc.gov/places>, CDC refers to CT 23.12, which was split in 2021 into CT 23.20 & 23.21 in 2021.



as well as increased rates of behavioral and environmental diseases, like asthma (16% and 11% vs. 8%) and diabetes (13% and 18% vs. 8%). Poor air quality from traffic and industry affects vulnerable residents by irritating their respiratory systems, reducing lung function, and aggravating asthma. Black residents have twice the prevalence of cardiovascular disease (10.1% Black vs. 5.1% for white residents). The age-adjusted mortality rate for heart disease for Black residents is 48% higher compared with white residents.

It's clear that these disparities are rooted in historical neglect, racial injustice, poor environmental conditions, the lack of parks and recreation facilities, poor air quality, and exposure to hazardous chemicals at brownfields interspersed in the community. Climate change exacerbates these disparities. Austin experienced 68 triple-digit days in 2022 and 78 days in 2023 (compared to a typical 29 days historically). Redlining created commercial and industrial lots that were developed to the property line. Industrial lots next to bungalows with small yards and few trees cause East Austin to suffer extreme heat island effects due to lack of shade, dark building materials, and asphalt roads. These extreme heat events exacerbate chronic diseases like diabetes and are associated with worse cardiovascular and respiratory outcomes. In the last 10 years, Austin has had four devastating floods and two historic ice storms. This is expected to continue to impact vulnerable residents in the future, as extreme weather events are predicted to increase.^f

With a priority focus on affordable housing, the outcomes of brownfields redevelopment go well beyond the number of affordable units created. Affordable housing is a city-wide priority and solution to address mental and physical health, **especially in East Austin where residents are facing mental health stresses from the threat of displacement.** Priority site reuse for stable, affordable housing will improve the depression and cardiovascular outcomes of persons living with the stress of displacement or homelessness. ABRO intentionally supports projects that promote physical/mental well-being by eliminating blight and environmental hazards, and creating parks, recreational amenities, public spaces, gardens/farms & urban trails that provide access to resources for healthy lifestyles. Climate adaptation is crucial to all ABRO projects, as brownfields reuse presents an opportunity to build community resilience and mitigate climate risk. Lighter building materials, permeable pavers, rain gardens, and cool pavement technology will be incorporated into reuse plans, as well as a focus on creating parks and greenspaces interconnected by trails.

(3) Environmental Justice, (a) Identification of Environmental Justice Issues: By age 35, people raised in neighborhoods across East Austin earn up to \$20,000 less than residents raised in West Austin, and face greater social vulnerabilities that make it more difficult to recover from shocks and stresses, like COVID, extreme heat, and flooding.^j According to the CEJST tool, 10 CTs in the TA are disadvantaged in Housing, Transportation, Workforce Development, Climate Change, Legacy Pollution and Low Income. ABRO's three priority sites are in or immediately adjacent to disadvantaged CTs.

CT 21.11 [Site #1 & 2]: Disadvantaged in Workforce Development, Linguistic Isolation (97th), Low-medium Income (90th) & High School Education (37%). EJ Screen data shows CT 21.20 & 23.21 have 74% POC; EJ Indices above the 90th percentile include exposure to particulate matter (PM) and Risk Management Plan (RMP) facilities; 81st percentile for low life expectancy; also a food desert, housing burdened, and low transportation area. **Site #3** is two city blocks, sandwiched between CTs 09.02 & 08.04. **CT 09.02 [Site #3]:** Disadvantaged in Housing and Water/Wastewater, with historic underinvestment and low income (70th), underground storage tanks (UST)/release (90th) and Low Income (70th). EJ Screen data shows CT 09.02 has 51% POC with EJ Indices above the 80th percentile in exposure to PM and USTs. **CT 08.04 [Site #3]:** Disadvantaged in Housing and Workforce Development, with historic underinvestment and low-income (74th), and low-medium income (96th) with only high school education (23%). EJ Screen data shows CT 08.04 has 39% POC and EJ Indices above the 80th percentile for exposure to PM, Diesel PM, Air Toxics Cancer Risk, Lead Paint, RMP, and USTs.

EJScreen shows sensitive populations in the target area are disproportionately burdened above the 80th and 90th percentile for exposure to poor air quality and other sources of pollution when compared to the US. Primary health issues in the target area are asthma and respiratory ailments associated with exposure to air pollutants from major sources like vehicle emissions and regulated building materials. Reuse projects are expected to provide opportunities for residents to live closer to public transit options and jobs, reducing reliance on vehicles. The grant will also identify potential or known threats to human health from legacy soil/groundwater contamination in the TA and survey older structures for asbestos/lead-based paint.

(3)(b) Advancing Environmental Justice Housing, environmental justice, and climate are inextricably linked. This grant will focus on providing affordable housing, preventing displacement, and creating greenspace.

^j One Austin: Our Resilience Framework for Action, <https://www.austintexas.gov/sites/default/files/files/Resilience/resilience-framework.pdf>



ABRO will work with the City’s new Displacement Prevention Office on additional strategies to stabilize current residents while creating more affordable housing. Priority projects will further environmental justice through brownfields redevelopment by: advancing affordability through housing with access to essential services and resources (transit, food, healthcare); advancing racial justice by cleaning up contaminated sites to create stable, sustainable housing with pathways for economic inclusion, workforce development, job creation, and reducing living expenses; advancing climate action with resilience efforts, extreme heat and flood mitigation, sustainable infrastructure and green energy through LEED/green building practices.

b. Community Engagement i Project Involvement / ii Project Roles:

ABRO will continue to work closely with nonprofit stakeholders, community-based organizations, and community advisory committees established through various planning efforts, to connect with stakeholders throughout the East Austin TA and facilitate a cohesive process that includes 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. Each partner is 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 and assistance provided
TCEQ (State Reg. Agency)	Kristi Livingston: [REDACTED]	Brownfields Program will determine petroleum site eligibility, provide TBAs, and technical assistance as needed for cleanups and complex sites.
DSHS (State Health/Reg. Agency)	Omar Valdez: [REDACTED]	DSHS regulates all RBM, conducts inspections on RBM projects, provides guidance for safe childcare facility siting; & health guidance.
Austin Travis County (Health Dept.)	Janet Pichette: [REDACTED]	Will provide toxicological and health/risk assessments for priority/cleanup/other sites (as needed); stakeholder communication.
PODER (Environmental Justice)	Susana Almanza: [REDACTED]	Grassroots Justice 40 group with strong community ties in target area; Founder, Susana Almanza, will serve as community liaison to engage target area residents and inform reuse decisions.
Montopolis CDC (Community Dev. Corp.)	Fred L. McGhee: [REDACTED]	Will engage stakeholders, help with site selection, very active in planning & development; inform reuse plans.
Montopolis Neighborhood Association	Pedro Hernandez: [REDACTED]	Will assist with project site selection, engaging community members, will share info and feedback, gather residents, inform reuse decisions.
HousingWorks (Housing)	Nora Linares-Moeller; [REDACTED]	Will connect people about affordable housing on brownfields; public outreach; collect community concerns; housing outcomes reporting.
Austin Parks Foundation (Recreation)	Colin Wallis: [REDACTED]	Will provide private funding to supplement inadequate City funds to create, enhance and maintain parks and community gardens.
Keep Austin Beautiful (CBO)	Rodnev Ahart: [REDACTED]	Will mobilize volunteers to pick up debris at sites deemed ready for reuse; provide environmental education to community.
Austin Economic Development Corp.	Anne Gatling-Havnes: [REDACTED]	Identify brownfields in alignment with economic development initiatives & Six District plans that benefit vulnerable populations.
Go Austin/Vamos Austin (GAVA) (CBO)	Carmen D. Llanes: [REDACTED]	Will help identify sites and engage community to determine revitalization priorities and desired outcomes at Brownfields sites.
Austin Housing Coalition	Abbv Tatkow: [REDACTED]	Affordable Housing developers will identify projects, deliver services and housing to residents.

iii. Incorporating Community Input: ABRO maintains a Community Involvement Plan (CIP) to share project progress, 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 lessons learned and build on positive



experiences with this grant. Robust involvement by those most affected by brownfields will lead to strong community buy-in and maximize the success of priority brownfield redevelopment projects. ABRO plans to use historically successful communication channels to incorporate feedback and respond to community concerns in the decision-making process for site selection, project implementation, and cleanup and reuse planning. ABRO's Community Engagement Specialist will lead many of these efforts. The City offers both virtual and in-person outreach and meetings since some stakeholders lack remote/virtual access. Meetings with stakeholders, developers and community members are held as needed. ABRO also has public meetings on PublicInput, an interactive online outreach platform, with public comment period and live web meeting/chat. To meet the needs of Spanish speaking stakeholders, translators will be available for meetings and written/printed materials will be available in Spanish. ABRO attends monthly partner and public meetings where members and stakeholders share community information, respond to issues, and receive and consider input. Updated fact sheets, including project data, are on the brownfields web page. Social media channels announce meetings and project progress, ensure stakeholders are informed and included in decision-making, and receive comments and feedback. ABRO will use newsletters from various partners to communicate project progress. The East Austin Environmental Initiative (EAEI) newsletter is distributed to 20,000 TA residents and organizations biannually. We use email for coordination between stakeholders. Our project partners and neighborhood associations will assist with boots-on-the-ground, door-to-door campaigns for projects. ABRO will use chalk-paint walls near schools and weekend meetings, to catch busy parents, business owners and residents without regular access to internet or emails.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

a. Description of Tasks/Activities/Outputs: ABRO is requesting \$500,000 of Community-Wide Assessment funding to assess and plan the cleanup/ reuse of priority brownfields in the East Austin TA, and affordable housing throughout the City to benefit vulnerable populations. This will make projects more competitive for the private grants and LIHTC funds needed for project construction. The scope has been organized into four tasks, with ABRO time to oversee grant tasks provided in-kind, through the City's budget.

<p>Task 1: Cooperative Agreement (CA) Management, Reporting & Other Eligible Activities</p> <p>i. <u>Implementation:</u> The City will manage all aspects of the project, coordinating with EPA & Qualified Environmental Professionals (QEPs, 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 up to two national conferences and two regional workshops in the grant period.</p> <p>ii. <u>Schedule:</u> Management/Reporting will be ongoing throughout the four-year implementation period. Regional Workshops/Conferences and the National Brownfield Conference are anticipated in 2025-2028.</p> <p>iii. <u>Leads:</u> The City will lead all grant management and reporting activities.</p> <p>iv. <u>Outputs:</u> 15 Quarterly Reports & one Grant Closeout Report; 4 Annual/Final DBE/FFR Reports; ACRES Updates (ongoing); 4 Brownfield National Conferences and/or Regional Workshops.</p>
<p>Task 2: Community Engagement & Site Selection</p> <p>i. <u>Implementation: Community Engagement:</u> ABRO has engaged with partners and stakeholders for each of the three priority sites to identify preferred solutions for development. Detailed plans for ongoing community engagement to dynamically involve stakeholders in the interactive decision-making process are described in Section 2.b. Anticipated activities include: 1) CIP update; 2) fact sheets & press releases; 3) webpage updates; 4) up to 16 planning meetings with City dept/offices; 5) work with a TA Community Liaison (Work proposals will be pre-approved for grant eligibility and transactions recorded in an online system. Invoices to include statement affirming work was only for projects for this grant and outreach notes/comments from meetings and applicable receipts prior to reimbursement); and 6) Community Education & Stakeholder meetings.</p> <p><u>Site Selection:</u> A brownfield inventory was completed. For ongoing site selection, 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 site conditions in the TA.</p> <p>ii. <u>Schedule:</u> The CIP, fact sheets and webpage will be updated during the first quarter (1Q) of the project. A brownfields planning kick-off meeting will be held with City stakeholders (Q1) and a pre-identified Community Liaison and convene quarterly thereafter. Other community and stakeholder meetings will occur as needed. Site selection will occur on an ongoing basis.</p> <p>iii. <u>Leads:</u> The City will lead this with support from the liaison, partners, consultants, and other stakeholders.</p>



iv. **Outputs:** CIP; fact sheets; press releases/articles; webpage content; 16 planning 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 22 Phase I ESAs (per AAI Final Rule/ASTM E1527-21 Standard) and 7 Phase II ESAs at priority sites within the TA. Assessments will adhere to local, state, and federal standards, regulations, and guidance, and EPA and TCEQ data quality objectives. Since priority sites are anticipated to have buildings prime for sustainable reuse, 10 RBM Surveys are included. 17 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:** 5 Phase I ESAs, 2 Phase II ESAs, 2 RBM Surveys, & 4 QAPPs. | **Year 2:** 6 Phase I ESAs, 2 Phase II ESAs, 3 RBM Surveys, & 5 QAPPs. | **Year 3:** 6 Phase I ESAs, 2 Phase II ESAs, 3 RBM Surveys, & 5 QAPPs | **Year 4:** 5 Phase I ESAs, 1 Phase II ESA, 2 RBM Surveys, & 3 QAPPs.

iii. **Lead:** The QEPs will complete this task under the direction of the City, who will secure site access.

iv. **Outputs:** 39 PED Forms; 22 Phase I ESAs; 7 Phase II ESAs; 10 RBM Surveys; and 17 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 12 sites to inform cleanup and redevelopment plans/strategies. The plans will provide remediation options, identify the range of sustainable reuse options; factor in reuse costs, feasibility, and establish objectives in line with applicable cleanup regulations. ABRO will work with public health officials and TCEQ to protect human health and the environment. PEDs will be prepared.

ii. **Schedule:** **Year 2:** 5 ABCAs/RAPs/Reuse | **Year 3:** 5 ABCAs/RAPs/Reuse | **Year 4:** 2 ABCAs/RAPs/Reuse.

iii. **Lead:** QEPs will complete technical elements of this task under direction of the City.

iv. **Outputs:** 12 PEDs; 12 ABCAs/RAPs/Site-Specific Reuse Plans.

b. **Cost Estimates:** The overall budget is summarized in the following table and is based on ABRO experience performing eligible activities from current and past grants. 95% of funding is allocated towards Phase I/II ESAs, RBM Surveys and Cleanup/Reuse Plans.

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		CA Mgmt. & Reporting	Community Engagement & Site	ESAs & RBM Surveys	Cleanup/Reuse Planning	
1	Personnel	\$0	\$0	\$5,940	\$0	\$5,940
2	Fringe	\$0	\$0	\$2,970	\$0	\$2,970
3	Travel	\$10,160	\$0	\$0	\$0	\$10,160
4	Supplies	\$0	\$430	\$0	\$0	\$430
5	Contractual	\$0	\$7,000	\$416,500	\$50,000	\$473,500
6	Other	\$1,000	\$6,000	\$0	\$0	\$7,000
7	Total Budget	\$11,160	\$13,430	\$425,410	\$50,000	\$500,000

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. ABRO staff time is City-funded, except Quality Assurance Manager (QAM) time.

Task 1 – CA Management, Reporting & Other Eligible Activities: Total Budget = \$11,160
Travel Costs of \$11,160 are budgeted for 2 staff to attend 2 brownfield conferences and 2 regional workshops each. Travel costs are estimated at \$1,270/person/conference based on recent conference costs \$200 airfare, \$800 hotel, and \$270 incidentals per event. Other includes registration fees of \$250/person for 2 conferences.
Task 2 – Community Engagement & Site Selection: Total Budget = \$13,430
Supply Costs of \$430 budgeted for expenses for outreach materials, supplies and communications.



Contractual Costs of \$7,000 are budgeted (5-6 hrs./month @ \$28/hr. based on similar positions in Austin) for a community liaison for outreach assistance & participation in select meetings. **Other Costs \$6,000** for eligible participant support costs including 12 community meeting refreshments & childcare (\$500/meeting).

Task 3 – ESAs & RBM Surveys: Total Budget = \$425,410

Personnel (\$42/hr.) + Fringe Benefit (43.5%) Costs of \$9,000 (150 hrs. @ a combined \$60/hr.) for the QAM to provide QA/QC support. **Contractual Costs of \$425,410** include costs for 22 Phase I ESAs (\$5,500 each = \$121,000); 17 QAPPs/SAPs (\$1,500 each = \$25,500); 7 Phase IIs (\$30,000 each = \$210,000); 10 RBM surveys (\$6,000 each = \$60,000).

Task 4 – Site-Specific Cleanup and/or Reuse Planning: Total Budget = \$50,000

Contractual Costs of \$50,000 estimated based on 10 RAPs at \$3,000/site and 2 Reuse Plans at \$10,000 each.

c. **Plan to Measure and Evaluate Environmental Progress and Results:** ABRO project managers prepare quarterly reports, update ACRES, and meet with EPA regularly to track, measure, and evaluate progress. ABRO monitors publicly available information like HUD applications for updates on affordable housing project status and stays in touch with community groups and past applicants to learn about previous project progress and possible new ones. We participate in professional organizations and meet with staff/contractors to learn about project completion updates. 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. We proactively monitor progress to minimize impacts to the project if things go wrong or are delayed. 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 number of brownfields identified/prioritized; reports completed (ESAs; RBM Surveys, ABCAs, RAPs, and Reuse Plans); community meetings and success stories. We plan to track the number of sites/acres ready for reuse; sites/acres of land redeveloped; acres of greenspace created; private investment/leveraged funding; jobs created or retained; and affordable housing units created for short- and long-term outcomes. The City will refine the project schedule/milestones as part of the Work Plan to ensure activities are completed within the four-year period. The City will update ACRES beyond the project end date to ensure outcomes continue to be captured.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: a.i - iii Organizational Capacity, Structure &

Description of Key Staff: The City has the necessary systems and procedures in place as demonstrated by our capacity to successfully manage multiple federal grants. ABRO has proven experience to manage all financial, administrative, and programmatic aspects of this grant effectively and efficiently. All staff have the environmental and technical knowledge essential to fulfill all grant and project requirements. With 17 years of brownfields experience at the City and the Texas Commission of Environmental Quality (TCEQ), **Christine Whitney is the ABRO Brownfields Program Manager**. She has a Bachelor of Science (B.S.) in Geology and a Master of Law. Christine successfully oversaw the City's FY14, FY16, FY17 & FY21 EPA Brownfield Grants. Her experience and direction will ensure that EPA funding will further revitalization goals. With over 16 years of experience as a Professional Geoscientist (PG), **Roslyn Kygar serves as the ABRO 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 six years, helping implement the FY16, FY17 & FY21 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). Staff will receive support from internal technical and support staff, the City's project partners and a QEP/brownfield consultant team. **Lauren Hust, ABRO Community Engagement Specialist**, has over eight years' experience building relationships with local communities as a communications specialist, Peace Corps volunteer and former public-school teacher. Her expertise includes developing and executing outreach and engagement plans, organizing events, and facilitating learning experiences. **Casey Forrest, Compliance Supervisor with Austin Energy (the City's electric utility) will serve as the Quality Assurance Manager (QAM)**. Casey has a B.S. in Chemical Engineering and a Master of Environmental Engineering. Casey has 9+ years' experience as an engineering consultant, working on field sampling design for Superfund and State Managed Cleanup Program sites.

4.a.iv. Acquiring Additional Resources: The City has 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 reassigned staff have appropriate qualifications and experience. Using fair and equal opportunity procurement policies, conforming with 2 CFR 200.317-200.326, the City will procure multiple consultants to perform environmental assessment, reuse plans, and eligible workplan activities under this



EPA Grant. ABRO affirms the City's commitment to supporting strong labor practices and equitable workforce pathways. The City's Austin Civilian Conservation Corps (ACCC) is a re-employment and workforce development program, aimed at providing equitable access to green jobs and careers to underserved and marginalized residents and creating positive sustainability and resilience outcomes.

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) FY16 Revolving Loan Fund (RLF) | CA No. BF-01F21301 | Total: \$1,320,000 | Term: 10/1/16-09/30/25 (open).

(2) FY17 CWA | CA No. BF-01F37601 | Total: \$300,000 | Term: 10/1/17 – 09/30/20 (closed).

(3) FY21 Coalition CWA | CA No. BF-01F96301 | Total: \$600,000 | Term: 10/1/21 – 09/30/24 (open).

4.b.i.(1) Accomplishments:

(1) FY16 RLF Grant: Outputs (to date): To date the City has completed one QMP; four QAPPs; four Community Relations Plans (CRPs); QPRs; annual DBE & FFR Reports; and ACRES profiles, as well as executed two loan agreements and issued two sub-grant agreements. **Outcomes (to date):** Three 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, with \$163K cleanup RLF loan 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. Award-winning, energy efficient building created five jobs and leveraged \$9.2M; ii) **Burnet Place**– Completed ABCA, CRP & QAPP for low-income housing & social services for people living with HIV/AIDS. Project leveraged \$16M+, construction of 61 units underway. One project, Austin Film Society (AFS), is underway, and due for completion in 2026 (estimated 3500 jobs).

(2) FY17 CWA Grant: Outputs: Eight QAPPs; 32 Phase I ESAs; eight Phase II ESAs; three ABCA/Cleanup Plans; QPRs; annual DBE and FFR Reports; Grant Closeout Report, and Final DBE/FFR. **Outcomes (to date):** 20 Sites totaling 136 acres were made ready for reuse as affordable housing, community/social services, and recreational/greenspace projects. Activities have generated 1413 jobs and \$170M of leveraged funding. Success stories include: i) **DMA Arbor Park/McNeil** – Phase I ESA & Asbestos Survey completed to support senior/55+housing, with 147 units of affordable housing, leveraging \$25M; ii) & iii) **Philomena & Circulo De Amistad Townhomes** - Phase I ESAs for Habitat for Humanity's construction of 47 affordable homes, 11 Mueller townhomes & 36 Montopolis duplexes; & iv) **Salvation Army Rathgeber Center** – Phase I ESA at Women & Children's Shelter to support construction of 81 units.

(3) FY21 Coalition CWA Grant: Outputs: One QMP; 13 QAPPs; 27 Phase I ESAs; six Phase II ESAs; five ABCA/Cleanup Plans; QPRs; annual DBE and FFR Reports; the Grant Closeout Report, and Final DBE/FFR will be submitted during 1Q25. **Outcomes (to date):** 36 sites were assessed, with 39 acres ready for reuse as affordable housing, community/social services, and recreational/greenspace projects. To date, activities have generated 301 jobs and \$286M of leveraged funding. Successes include: i) **Foundation Communities N. Prosper Center** – Phase I/II ESA completed to support affordable housing with health insurance, financial, & education support services; ii) **The Sasha/SAFE** – Phase I ESA to support redevelopment of women & children's center, 12.3 acre property with, \$25M leveraged; iii) **The ROZ** – Phase I ESA to construct 100 affordable housing units, leveraging \$21M & iv) **Redfield 34** - Phase I ESA, ACM Survey & Management Plan to support 33 affordable housing units assisting with people transitioning from homelessness.

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) FY16 RLF Grant (Open): We requested a 2-year extension to complete the 3-year AFS cleanup project. After three previous projects fell through, we revised the workplan and are actively working on a new site to use up the remaining funds within the performance period.

(2) FY17 CWA Grant (Closed): All phases were successfully completed, and 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 were submitted in 1Q21.

(3) FY21 Coalition CWA Grant (Open): The project is on track to be completed within the grant period. As of October 1, 2023, 76% of the budget has been drawn down and 90% allocated. 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 1Q25.

III.B. Threshold Criteria for Assessment Grants

1. Statement of Eligibility Documentation

- a. The City of Austin, Travis County, Texas is a General-Purpose Unit of Local Government as defined under 2 CFR 200.1.
- b. No, the City of Austin is not a 501(c)(4) organization.

2. Documentation of Community Involvement

The City of Austin Brownfields Revitalization Office (ABRO) will continue to involve the community and other stakeholders during the planning, implementation and Brownfield assessment activities using the proven methods and approach outlined in the Austin Brownfields Revitalization 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, honest communication between the City and stakeholders is the basis of our communication style and is why we believe the program has enjoyed such community participation and forged strong, successful partnerships with our community-based organizations (CBOs).

The purpose of the City's Brownfields Program is to transform blighted properties into revitalized sites despite the potentially daunting environmental, economic, and legal challenges. We are committed to incorporating community feedback to achieve program objectives and project goals rooted in an inclusive decision-making process. 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, stakeholders, 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. ABRO 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 the community needs, the site, level of participation and timeframe. Additional flexibility with engagement strategies will be used during public health restrictions, such as COVID, to allow for social distancing, while still providing opportunities for input. Overlapping strategies will enable the City to cover all the five levels of public involvement from "inform" to "empower."

ABRO 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)	● Faith/Interest-based groups
● Community-Based Organizations/ Partners	● Environmental Activists
● Community Businesses & Members	● 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
- Door-to-Door Canvassing
- Interpreter/Translators

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. ABRO may provide refreshments, light meals, and childcare at evening meetings to remove barriers to participating. PublicInput, the City’s community engagement website, provides a forum for virtual meetings to share information and ideas for each project, 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. Materials will be presented in English and Spanish when needed. ABRO can include information and engagement announcements on mailed utility bills.

Web-based engagements, such as the City of Austin’s webpage and social media 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 efficient, cost effective, target diverse stakeholders, and provide access to those unable to attend in-person.

Direct email lists allow the City of Austin’s staff to communicate important information and project updates with individual stakeholders and members of the community.

News releases will help attract media coverage which reaches a large, diverse group and may assist in community awareness.

Newsletters provide citizens with project updates. 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.

Translation Services by trained and culturally sensitive translators will be used to consult and inform citizens with limited English proficiency and to help engage community residents who are traditionally underrepresented in engagement and planning processes.

Door-to-Door Canvassing allows us to engage with residents without computers or an internet connection. Several partner organizations assist with this because they already routinely go door-to-door in our target area. Necessary precautions will be taken to ensure volunteer and resident safety due to public health restrictions, such as COVID.

A community liaison may assist with engaging historically marginalized residents in the target area. Having a trusted member of their own community will encourage greater dialogue and transparency, resulting in a more effective flow of communication. Compensation may be provided for one person acting as the community liaison in the target area.

These methods of public engagement have been utilized in previous City of Austin initiatives with high levels of success.

3. Expenditure of Existing Grant Funds

- a. As of October 1, 2023, ABRO has drawn down 76% of our open assessment grant, totaling \$458,873.00.

GO BF01F96301

Line#	Itemized Line#	IPP_Item_Code	Commodity Code	Line Amt	Paid Amt	Available Amt	BFY	Fund	Org	Program
1				\$600,000.00	\$458,873.00	\$141,127.00	2021	E4	06B5AG7	000D79

Payment Transactions

Document	Voucher Date	Amount Paid
DT 22AS1391502	05/05/2022	\$5,999.14
DT 22AS1400913	07/07/2022	\$19,903.51
DT 22AS1413826	09/30/2022	\$49,311.97
DT 23AS1431294	01/31/2023	\$44,079.14
DT 23AS1445483	05/03/2023	\$163,593.79
DT 23AS1462040	08/16/2023	\$175,985.45
Total		\$458,873.00

Order Amount: \$600,000.00
 Net Paid Amount: \$458,873.00
 Closed Amount: \$458,873.00
 Available Amount: \$141,127.00
 Vendor: AUSTIN RESOURCE RECOVERY
 Vendor Legal Name: CITY OF AUSTIN
 Alternate Vendor:
 Description:
 Extended Description:

[GPAS FFR Status:](#) 09/02/2021-Grant entered into GPAS by RTPFC

Document Details: [Expand](#)

Line#	Itemized Line#	IPP Item Code	Commodity Code	Line Amt	Expended Amt	Closed Amt	Refunded Amt	Available Amt	BFY	Fund	Org	Program	Project	FOC	Cos
1				\$600,000.00	\$458,873.00	\$458,873.00	\$0.00	\$141,127.00	2021	E4	06B5AG7	000D79	n/a	4114	

4. Discussion of Contractors

- a. Not Applicable. ABRO plans to procure contractors to provide environmental services under this grant and will follow City of Austin procurement policies and procedures for an open and fair competition that fully comply with CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.